



DANA POINT HARBOR MASTER SIGN PROGRAM

April 11, 2014

PROJECT DIMENSIONS
Project Management

MVE INSTITUTIONAL
Planning • Architecture • Interiors

SQUARE PEG DESIGN
Branding • Wayfinding • Signing

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DANA POINT HARBOR - PART 1 MASTER SIGN PROGRAM

**Dana Point Harbor Revitalization Plan & District Regulations/Commercial Core
Master Sign Program
Chapter 15**

The following Sign Standards and Regulations originated from the Dana Point Harbor Revitalization Plan & District Regulations and have been modified to provide additional information necessary for the Master Sign Program.

Sign Standards and Regulations

15.01 Purpose and Intent

These regulations provide and govern the usage of signs within the Dana Point Harbor Commercial Core and establish standards for the uniform regulation of signs and are intended to produce consistency in sign design that reinforces the collective image of Dana Point Harbor Revitalization Plan while maintaining flexibility for individual tenant identification needs. All signs are to be designed, built and installed according to the requirements set forth in this Master Sign Program.

This Master Sign Program permits adequate signage and seeks to prevent unnecessary and unsightly signs inconsistent with the purpose and intent of the Dana Point Harbor Revitalization Plan.

15.02 Approval Requirements

To ensure compliance with these regulations, sign applications shall be submitted to the Director, OC Dana Point Harbor. The sign application shall include the following components at a minimum:

- a) A written description of the purpose and type(s) of signs proposed.
- b) Plans, drawn to scale, including the following:
 - 1) All sign details including sign area, dimensions, colors, materials, letter style (s), proposed copy, letter height and method of illumination;
 - 2) A site plan indicating the location of all existing and proposed signs with a specific description of all signs to remain or be replaced;
- c) All building elevations with sign area and locations depicted. No signs shall be erected, constructed or altered except for maintenance or repair, without prior written approval from the Director, OC Dana Point Harbor. A separate approval shall be required for each sign or group of signs. All applicable building and electrical permits shall be obtained in accordance with the Uniform Building Code and Uniform Electrical Code as adopted by the County of Orange. Any signs determined to be inconsistent with the design standards and regulations of this Master Sign Program will require approval of a Coastal Development Permit by the city of Dana Point.

15.03 Exempted Signs

Except as otherwise specified in the Dana Point Harbor District Regulations, the following signs are exempt from the requirement of Section II 15.2:

- a) Governmental signs providing general information to the public and for control of traffic or similar regulatory purposes may include, but are not limited to street signs, danger signs, landside and water side warning signs.
- b) Signs required to be maintained by law or governmental order, rule or regulation, with a total surface area not exceeding ten (10) square feet on any building or leasehold. Street address numbers are to be provided in accordance with Orange County Fire Authority design requirements for size and location.
- c) Signs not visible beyond either the boundaries of the leasehold on which they are located or from any public right-of-way or from any parking area or circulation area open to the general public.
- d) Parking lot or other traffic directional signs not exceeding four (4) square feet in area per sign. Each parking lot is permitted one (1) such sign per entrance to the lot or premises, to direct pedestrian or vehicular traffic on the same premises.

15.04 Approved Signs (Specific to DPH Commercial Core)

Signs within Dana Point Harbor shall conform to this Master Sign Program, or as otherwise established by approval of the Director, OC Dana Point Harbor. Applications for free-standing ground signs, including monument, directional, identification, bulletin boards and temporary, shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area and general location of all signs on the building or leasehold site.

- AA1 Destination ID (Entry Monument)
Mariner's Village/Dana Wharf Gateway Monument Sign - is placed in landscaped areas at Golden Lantern entry drive and shall flank both sides of the entry drive. Text is limited to the identity of the harbor, the village, and general village attractions. No specific tenant listings are allowed. The sign is not required to be two sided. The sign shall be sized to aesthetically integrate within the landscape and to provide adequate, legible identification. The overall sign size per each side of entry drive shall not exceed (including horizontal or vertical base structures) 200 square feet with a height limit of 5 feet. Only one side of the entry drive will be allowed an additional 80 square feet for an attractions listing (no specific tenants), with a height limit of 16 feet. The additional 80 square foot sign component shall be part of the overall cohesive sign design and shall appear as such. Text/graphics can be internally or externally illuminated with all electrical components concealed from view. Use of natural materials in conjunction with endurance metals that are painted or custom finished and suited for the seaside environment is suggested. All materials and colors should be in keeping with the overall harbor project aesthetic. Minimal use of colorful flags or banners can be added to further enhance the entry drive experience.
- AA4 Parking Area ID
Parking Area ID - to be located at freestanding parking lot light poles to assist the orientation and wayfinding for guests and visitors at parking areas. The parking area ID portion of the sign shall be mounted at a height that is easily visible to motorists and pedestrians, but low enough to receive illumination from the lightpole light source. The identity numbering system shall be in an alpha-numeric sequence that creates an orderly demarkation of parking areas, the size of these graphic elements should be not less than 9". These fabricated and painted signs shall have highly legible contrast in color and be securely fastened to the lightpole structure.

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DRAWING TITLE

**PART 1 – SECTION 1
Sign Standards and
Regulations**

DRAWING NUMBER

GD00.01

Each Parking Area ID will have a corresponding pair of fabricated 1" thick tube brackets to hold graphic banners. These banner can be used for advertising, branding, promotion or any purpose as deemed suitable by The Director, OC Dana Point Harbor. Banner support brackets can be removed if no banners are to be displayed at a given time.

- AB1 **Pedestrian Directory**
Pedestrian Directory - to be located at key wayfinding decision points around the property, these signs shall provide orientation and wayfind assistance to pedestrians. Two fabricated sign panels shall be securely fixed to a painted aluminum pylon with a pointed cap to deter bird perchings. Decorative chain link fasteners will connect each sign panel and subtly reinforce a nautical theme. The graphic portion of the sign panels contains an overall map of the property for easy orientation, a larger, detailed map of the viewer's immediate surroundings (including restrooms, elevators, parking) and a listing of destinations and venues. The larger detailed map shall be oriented to match the viewer's standing position. For branding purposes, each graphic area shall include the Dana Point Harbor logo. These signs will be anchored securely into the designated hardscape or landscape locations and will draw on ambient or externally located illumination.

- AB2 **Pedestrian Directional**
Pedestrian Directional - to be located at key wayfinding decision points around the property, these sign shall provide immediate directions to pedestrians. A four-sided fabricated panel shall be fixed to a tall fabricated and painted aluminum post. A fabricated weather vane finial element will be fixed to the top of the post. The finial will include a swivel joint so that it may swing in the direction of the wind, to further reinforce the nautical theme as well as to deter bird perchings. Each graphic panel will include painted directional arrows and messages, not to be smaller than 5/8" tall, to direct visitors to destinations in their immediate area. Paints colors shall be of sufficient contrast for optimal legibility. Height placement shall consider ideal legibility. Each sign panel surface shall include either the Dana Point Harbor seal or the County or Orange seal, on opposite sides. Sign shall be securely anchored into hardscape at approved locations and will draw on ambient or externally located illumination.

- AC1 **Parking Lot Tow Information**
Parking Lot Tow Information - located at all vehicular entry points, this sign shall identify the property and indicate regulations regarding unauthorized use of parking stall reserved for persons with accessibility needs, as distinguished via displayed placards or special license plates. This shall be communicated via applied vinyl graphics and typographic messages, the latter of which not to be smaller than 1" in height. Graphic elements shall be applied to a fabricated durable aluminum 1/8" thick sign panel which is in turn fixed secure to a painted aluminum post. The sign is anchored securely into landscaping at approved locations.

- AC2 **ADA Parking ID**
ADA Parking ID - to be located at each ADA accessible parking stall location. As dictated by California and federal ADA regulations, this sign shall carry the required graphics and symbols to clearly identify the stall, the minimum fine and if the stall is van accessible. Color and graphics to conform with ADA regulations. Fabricated aluminum sign and post to be anchored securely in hardscaping at approved locations, Base of sign to be located no lower than 80" above grade.

- AC3 **Accessible Path Sign**
Accessible Path - these fabricated and painted aluminum 1/8" thick sign panels shall be located near stairs in order to direct any guest with accessibility needs to the nearest elevator. These shall be installed onto flat wall locations that are in clear view to guests and provide a clear direction to the nearest elevator. Multiple signs may be used to direct a guest to an elevator destination. All graphic symbols shall have sufficient color contrast for optimal legibility.

- AD2 **Primary Auto Directional**
Primary Auto Directional - to be located along approach to or at key decision points, these signs are intended to direct motorists to multiple destinations around the property. All written graphics shall be applied reflective vinyl no smaller than 4" in height and arrow symbols shall also be applied reflective vinyl no smaller than 6 1/2" in diameter. Signs may carry alternate messages such as regulatory information related to boat launchings or loading docs or farewell messages. All signs are double sided and consist of flat aluminum sign panels fixed to a fabricated tube frame, to resemble heavy nautical anchor chains and cleats. Entire sign structure shall be anchored secure into landscaping at approved locations and shall draw lighting from external illumination sources.

- AD3 **Secondary Auto Directional**
Secondary Auto Directional - to be located along approach to or at key decision points, these signs are intended to direct motorists to single destinations around the property. All written graphics shall be applied reflective vinyl no smaller than 4" in height and arrow symbols shall also be applied reflective vinyl no smaller than 6 1/2" in diameter. Signs may carry alternate messages such as directional options or branding elements. All signs are double sided and consist of flat aluminum sign panels fixed to a fabricated tube frame, to resemble heavy nautical anchor chains and cleats. Entire sign structure shall be anchored secure into landscaping at approved locations and shall draw lighting from external illumination sources.

- AD5 **Electronic Parking Space Counter – OPTION ONLY**
Electronic Parking Space Counter - OPTION ONLY - to be located along approach to parking garage ramp, these signs are intended to notify motorists of parking availability. The primary sign cabinet shall be fabricated from aluminum and painted and shall include an electronic LED message board to display parking availability numbers or vacancy messages. Sign is single-sided and will require a power supply and connection to parking garage vacancies counts, to be coordinated with garage consultant. All written static graphics shall be applied reflective vinyl no smaller than 4" in height and arrow symbols shall also be applied reflective vinyl no smaller than 6 1/2" in diameter. Primary sign cabinet shall be mounted securely within a fabricated tube frame, to resemble heavy nautical anchor chains and cleats. Entire sign structure shall be anchored secure into landscaping at approved locations and will require no external illumination.

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GD00.02

- AE1 Traffic Control Sign**
Traffic Control - these signs shall be located at the arrival roundabouts on both the upper and lower levels, to alert motorists to the roundabout traffic formation as well as designated passenger drop-off and pick-up pullout zones. Signs consist of a fabricated 3" deep circular panel, 24" in diameter with reflective vinyl and painted graphics, to be either an international "roundabout" arrow symbol or a written "Passenger Drop-off Only" message. Base of panel not to be higher than 27" above grade. Panel mounted secure atop a painted aluminum round post, securely anchored into hardscaping or landscaping at approved locations. A 1/8" flat aluminum panel version of this sign may be installed onto flat vertical surfaces such as concrete columns if no ground space is available. In this instance the center of the sign shall be located no higher than 40" above grade.
- AE2 Vehicular Regulatory Sign**
Vehicular Regulatory - to be located at various points around the property where traffic conditions require motorists to stop, slow down for pedestrian traffic or be alerted to an area they may not enter. All sign panels shall consist of a fabricated and painted aluminum 3" deep sign panel mounted atop a 3" round painted aluminum tube. "STOP" and "DO NOT ENTER" signs shall conform to CA DOT requirements of color, size, legibility, contrast and letter heights. "Slow" signs shall be painted to match property signage scheme and shall include color contrasts and graphic sizes for optimal legibility.
- AE5 Overhead Clearance Sign – Parking Garage Lower Level**
Overhead Clearance - to be located at the two traffic access points to the parking garage at the lower level. Sign messages are intended alert motorists to the lowest clearance height within the garage to prevent potential collisions. Signs consist of fabricated and painted 6" round aluminum tubes suspended from overhead structure via secure cables, base of sign suspended to match the maximum clearance height as called for by the architectural drawings. Messages shall be applied reflective vinyl graphics for optimal legibility.
- AE6 Overhead Clearance Sign – Parking Garage Upper Level**
Overhead Clearance - to be located at the two traffic access points to the parking garage at the upper level. Sign messages are intended alert motorists to the lowest clearance height within the garage to prevent potential collisions. Signs consist of fabricated and painted 6" round aluminum tubes suspended from a fabricated aluminum gantry structure via secure cables, base of bang bar suspended to match the maximum clearance height as called for by the architectural drawings. Gantry structure to have rigid overhead support to resist sag over time and shall be anchored secure into parking garage hardscape. Messages shall be applied reflective vinyl graphics for optimal legibility.
- AE7 Designated Boater Parking ID**
Designated Boated Parking - to be located at each designated boater parking stall on the parking garage lower level. Sign consists of a 1/8" thick painted aluminum sign panel with applied reflective graphics, mounted directly to vertical surface at each stall. "DESIGNATED" message shall not be smaller than 3" in height, "BOATER PARKING ONLY" shall be no smaller than 1 3/4" in height.
- CB1 Garage Parking Row ID**
Garage Parking Row ID - to be located at selected vertical concrete column structures in the parking garage on the lower level. Graphics shall carry a sequential alpha-numeric sequence to assist motorists and pedestrians with parking orientation and wayfinding. All signs shall consists of high contrast graphics painted directly onto concrete surfaces. Colors shall have sufficient contrast for optimal legibility.

- BA1 Elevator ID**
Elevator ID - to be located at each elevator entry elevation, so visitors and pedestrians may easily identify each elevator location. Sign consists of a fabricated aluminum sign panel with painted graphics that include an international elevator symbol (not smaller than 14" in height) and the message "ELEVATOR" no smaller than 2 3/4" in height. Colors shall have sufficient contrast for optimal legibility. Sign panel mounted to finished wall via fabricated aluminum bracket with exposed bolt and nut cap hardware. Base of sign shall be no lower than 96" above the finished floor.
- BA2 Restroom ID**
Restroom ID - to be located at each restroom entry elevation, so visitors and pedestrians may easily identify each restroom location. Sign consists of a fabricated aluminum sign panel with painted graphics that include an international male/female restroom symbol (not smaller than 6" in height) and the message "RESTROOMS" no smaller than 2 3/4" in height. Colors shall have sufficient contrast for optimal legibility. Sign panel mounted to finished wall via fabricated aluminum bracket with exposed bolt and nut cap hardware. Base of sign shall be no lower than 96" above the finished floor.
- BA3 Room ID**
Room ID - to be located at any room that is accessible to visitors. Signs consist of a fabricated 1/4" thick acrylic panel with raised photopolymer tactile symbols, messages and braille to conform with ADA code as required. Paint colors shall satisfy code requirements. Signs to be mounted directly to finished wall with stud mounts and adhesives, at heights required by ADA standards.
- BC2 Restroom ID - Wall Mounted**
Door ID: to be located at all restroom doors. Signs consist of a fabricated 1/4" thick acrylic panel with raised photopolymer tactile symbols, gender-specific shape and paint colors to conform with ADA code as required. Signs to be mounted directly to door, at heights required by ADA standards.

Wall Plaque ID - to be located adjacent to all restroom doors. Signs consist of a fabricated 1/4" thick acrylic panel with raised photopolymer tactile symbols, messages and braille to conform with ADA code as required. Paint colors shall satisfy code requirements. Signs to be mounted directly to finished wall with stud mounts and adhesives, at heights required by ADA standards.
- BC3 Boater's Locker ID - Wall Mounted**
Door ID: to be located at all restroom doors. Signs consist of a fabricated 1/4" thick acrylic panel with raised photopolymer tactile symbols, gender-specific shape and paint colors to conform with ADA code as required. Signs to be mounted directly to door, at heights required by ADA standards.

Wall Plaque ID - to be located adjacent to all restroom doors. Signs consist of a fabricated 1/4" thick acrylic panel with raised photopolymer tactile symbols, messages and braille to conform with ADA code as required. Paint colors shall satisfy code requirements. Signs to be mounted directly to finished wall with stud mounts and adhesives, at heights required by ADA standards.

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EA1 Service Area ID
Service Area ID - to be located at doors in public areas that are for service access only and are restricted from guests or visitors. Sign consists of cut vinyl letters applied directly to door surface at a height visible to visitors. Color to match that of overall project palette.

15.05 Approved Signs (Not Specific to DPH Commercial Core)

Signs within Dana Point Harbor shall conform to this Master Sign Program, except as provided for in the following standards or as otherwise established by approval of the Director, OC Dana Point Harbor. Applications for free-standing ground signs, including monument, directional, identification, bulletin boards and temporary, shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area and general location of all signs on the building or leasehold site.

a) Freestanding Monument Signs – for single retail tenants, signs shall be restricted to a maximum height of six (6) feet (including base structure) and width of twelve (12) feet for an overall area of seventy-two (72) square feet. For multi-tenant signs, the maximum dimensions shall not exceed eight (8) feet in height or sixteen (16) feet in width for an overall area of one-hundred and twenty-eight (128) square feet.

All Freestanding Monument Signs shall be two (2) sided, placed in landscaped planter areas in a location perpendicular to the street. All multi-tenant signs shall be restricted to a maximum of six (6) tenant names.

b) Primary Roadway Directional Signs – are two-sided, freestanding post, panel or monument signs paced perpendicular to the roadway and is intended to provide direction information to vehicles and pedestrians. Signs shall not exceed seven (7) feet in height or an overall sign area of thirty-two (32) square feet. Sign text shall be restricted to general Harbor location directional information only. Previously approved under CDP 12-0014. Not in DPH Commercial Core.

c) Secondary Roadway Directional Signs – are two-sided, freestanding post and panel signs (may also be located on a pole) placed perpendicular to the roadway or pedestrian pathway and is intended to provide directional information to vehicles and pedestrians. Signs shall not exceed ten (10) feet in height or an overall sign area of twenty-four (24) square feet. Sign text shall be restricted to general Harbor location directional information only. Previously approved under CDP 12-0014. Not in DPH Commercial Core.

d) Public Trail and Visitor Information Signs - provide general information to the public in locating recreation areas and other visitor recreational amenities and for the protection of areas containing sensitive habitat or coastal marine resources. These signs may include but are not limited to directional signs, trail names and/or use/restriction signs, habitat or wildlife protection (limiting access to area containing delineated wetlands, sensitive habitat and/or marine resources) and public safety hazard information signs. Signs may be freestanding or mounted to a light pole and shall not exceed a total surface area of ten (10) square feet.

e) Temporary Banners and Fabric Signs – are temporary fabric signs intended for special events or announcements and must be approved by the Director, OC Dana Point Harbor following submittal of an application stating the size, type, style, type size, color, and purpose of such banners. Banners for special events may be posted up to two (2) consecutive weekends preceding the event and must be removed within twenty-four (24) hours following the events conclusion or as determined by the Director, OC Dana Point Harbor.

f) Memorial Tablets or Signs – are signs indicating the names of buildings and dates of construction, when cut into a masonry surface or inlaid so as to be part of the building, or when constructed of bronze or similar non-combustible material.

g) Temporary Real Estate Signs – “for lease” or “for rent” signs pertaining to the property they are placed on and limited to four (4) square feet in area or window signs when limited to forty percent (40%) of the total window area.

h) Signs or Banners – announcing the opening of a new business that, in the aggregate, do not exceed twenty (20) square feet or thirty percent (30%) of the total window area, whichever is greater. Such signs may be erected for a maximum of thirty (30) days during the opening of a new business.

i) AA3 - Dry Boat Storage Building ID
Dry Boat Storage Building - will have building identity and tenant graphics that are compatible with the scale of the dry boat storage building. “Dana Point Harbor” identity will be on the building facade facing the waterfront as well as the other three building facades (total 4 sides). These signs will be limited to 5% maximum of each building elevation. Each tenant or service provided in the boat storage building will have identity along the building front (total 1 side), with a range of 80 - 160 square feet allowed per tenant or service depending on the building facade location and the tenant name or service parameters. All identity/tenant graphics are to be painted directly onto the building facades to replicate the character of traditional “rustic” building paintings seen at warehouses or weathered seaside buildings. Logo forms may be allowed at OC Dana Point Harbor’s discretion as long as they maintain a traditional and cohesive look. Graphics can only be illuminated with external lighting fixtures that are characteristic of warehouse or marina style lighting. Colors used for the painted graphics should be contrasting but cohesive with the building paint colors.

15.06 Prohibited Signs

a) Signs that incorporate any manner of mechanical movement, audible elements, flashing or intermittent lighting or moving or otherwise animated forms.

b) Signs that project above a parapet or roof line or signs that are located upon or affixed to the roof of a building.

c) Off-premises signs (except for approved direction signs and free-standing monument/ground signs), including signs or graphics applied to parked vehicles for nearby vendor identification.

d) Signs or graphics, except for addresses, printed directly on the exterior of a building or temporary construction structure.

e) Landscaping that becomes a sign or message.

f) Graphics printed on or adhered to trash bins or their enclosures.

g) Advertising signs on benches.

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PART 1 – SECTION 1
Sign Standards and Regulations

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GD00.04

15.07 General Sign Requirements

- a) No free-standing sign or sign structure shall be permitted closer than five (5) feet from the edge of the street right-of-way line (except Harbor Directional Signs located in landscaped medians/parkways).
- b) Sign letter styles and sign colors identifying an individual tenant (tenant sign) shall be tenant's option from an approved project letter style and color palette.
- c) Monument Signs shall be constructed per the Master Sign Program Requirements.
- d) All illuminated signs shall be per the approved Harbor Sign Program. Illumination of graphics shall be of a concealed internal monolith light fixture and/or external ground mounted light fixture construction. All mechanical and electrical connections shall be concealed. Visible bracing, conduit or raceways shall not be permitted. All illuminated signs or lighting devices shall employ only lights emitting a light of constant intensity and no sign shall be illuminated by nor contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination to be directed or beamed upon a public street, sidewalk or adjacent premise

causing glare or reflection that may constitute a traffic hazard or nuisance.

- e) Harbor Directional Signs may be placed in the street right-of-way in a landscaped median area or parkway.
- f) All signage shall be of a consistent architectural style. All externally illuminated signs in the landscape areas shall have lighting sources that are hidden by vegetation or installed flush with the grade. Signage shall be designed to complement the architecture of the building.
- g) Signs shall not constitute a traffic hazard. No person shall erect, maintain or cause to be erected or maintained any sign that simulates or imitates in size color, lettering or design any traffic sign or signal, or that make use of the words "Stop", "Look", "Danger" or any other words, phrases, symbols or characters in a manner to interfere with, mislead or confuse traffic.

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DRAWING SUBMITTALS

April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 1
Sign Standards and
Regulations

DRAWING NUMBER

GD00.05

Typography & Symbols

Typography

Helvetica Black Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Helvetica Inserat Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Gill Sans Display MT Std

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Goudy Old Style

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Univers Ultra Condensed

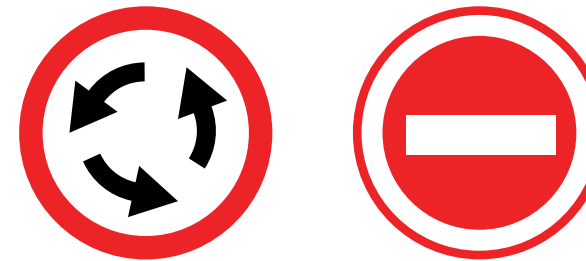
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Symbols

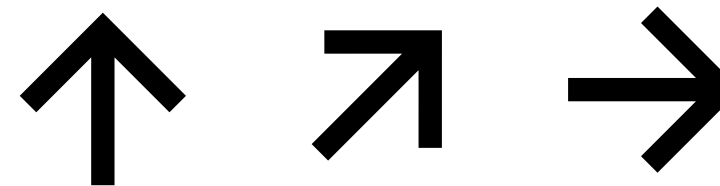
Official Seals



Regulatory Traffic Symbols



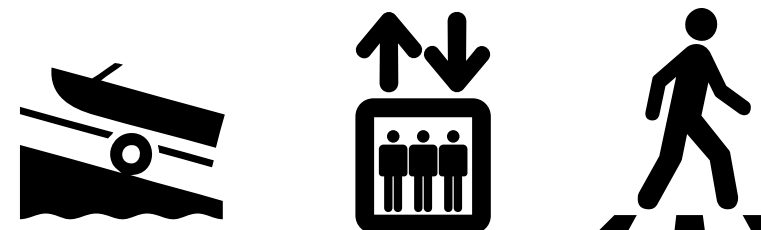
Directional Arrows



Accessibility Symbols



Misc. Symbols



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PROJECT ARCHITECT

MVE Institutional
Planning Architecture Interiors

PROJECT : 13003

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April 11, 2014	Master Sign Program

DRAWING TITLE

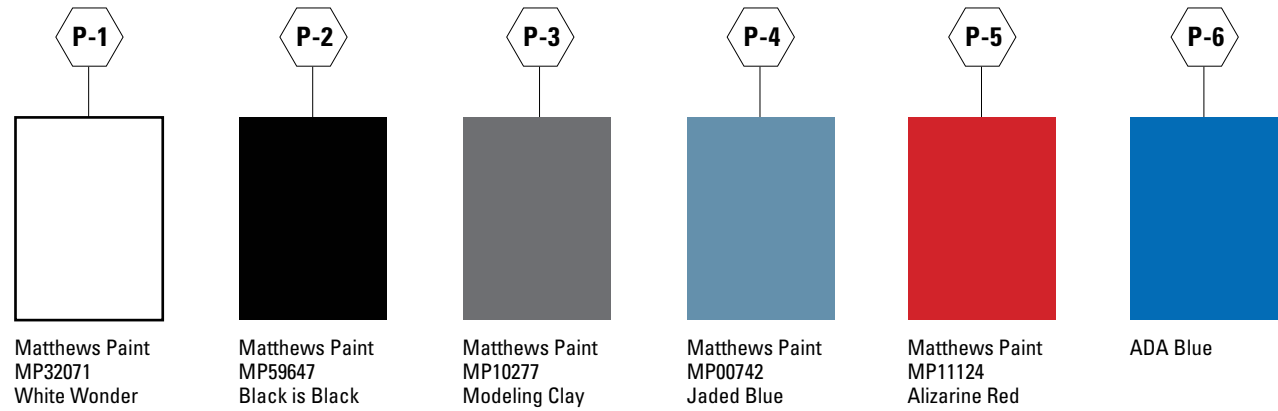
PART 1 – SECTION 2
Typography & Symbols

DRAWING NUMBER

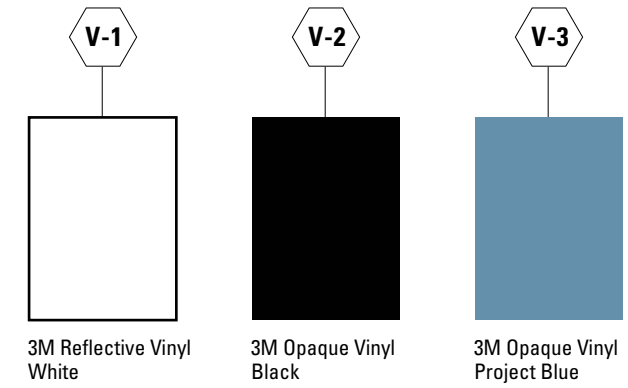
GD00.10

Colors & Materials

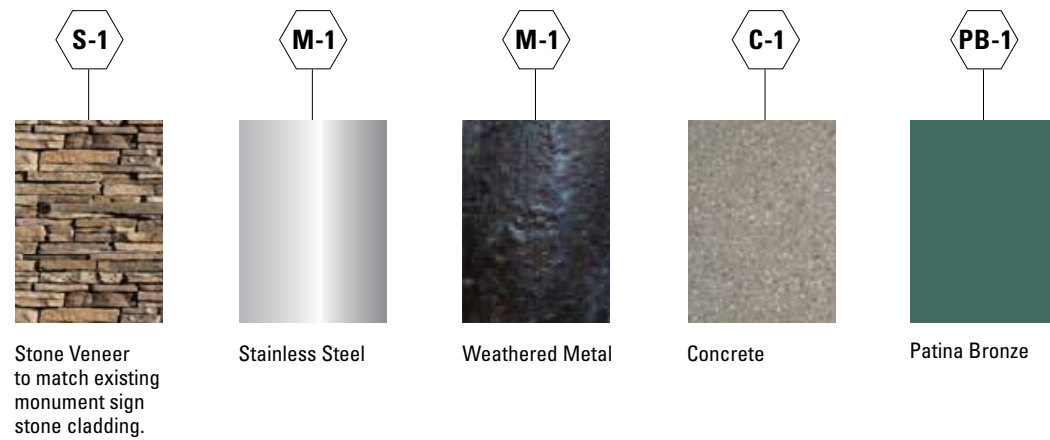
Paint Colors



Vinyl Film



Specialty Material - Metal/Wood/Concrete M-1, W-1, C-1, etc.)



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PART 1 – SECTION 2
Colors & Materials

DRAWING NUMBER
























GD00.20

Sign Count

Sign Type	Description	QTY
AA1	Destination ID (Entry Monument)	2
AA3	Dry Boat Storage Building ID	2
AA4	Parking Area ID	30
AB1	Pedestrian Directory	9
AB2	Pedestrian Directional	5
AC1	Parking Lot Tow Information	4
AC2	ADA Parking ID	40
AC3	Accessible Path	4
AD2	Primary Auto Directional	4
AD3	Secondary Auto Directional	14
AD5	Electronic Parking Space Counter	2
AE1	Traffic Control	10
AE2	Vehicular Regulatory Sign	6
AE5	Overhead Clearance - Lower Level	2
AE6	Overhead Clearance - Upper Level	2
AE7	Designated Boater Parking ID	72
CB1	Garage Parking Row ID	30
BA1	Elevator ID	4
BA2	Restroom ID	3
BA3	Room ID	2
BC2	Restroom ID - Wall Mounted	8
BC3	Boater's Locker ID - Wall Mounted	4
EA1	Service Area ID	2

TOTAL SIGNS: 261

Sign Legend

	AA1 - Destination ID (Entry Monument)
	AA3 - Dry Boat Storage Building ID
	AA4 - Parking Area ID
	AB1 - Pedestrian Directory
	AB2 - Pedestrian Directional
	AC1 - Parking Lot Tow Information
	AC2 - ADA Parking ID
	AC3 - Accessible Path
	AD2 - Primary Auto Directional
	AD3 - Secondary Auto Directional
	AD5 - Electronic Parking Space Counter - Option Only
	AE1 - Traffic Control
	AE2 - Vehicular Regulatory Sign
	AE5 - Overhead Clearance - Lower Level
	AE6 - Overhead Clearance - Upper Level
	AE7 - Designated Boater Parking ID
	CB1 - Garage Parking Row ID
	BA1 - Elevator ID
	BA2 - Restroom ID
	BA3 - Room ID
	BC2 - Restroom ID - Wall Mounted
	BC3 - Boater's Locker ID - Wall Mounted
	EA1 - Service Area ID

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April 11, 2014	Master Sign Program
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DRAWING TITLE

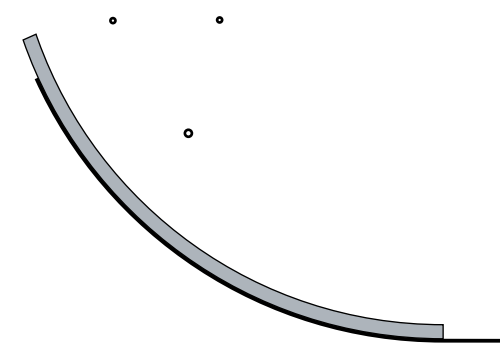
PART 1 – SECTION 2
Sign Count

DRAWING NUMBER

GD00.30



1 PLAN – LEFT ENTRY (Ref. 5/GD01.02 for details)
Scale: 1/16" = 1'-0"



2 PLAN – RIGHT ENTRY (Ref. 4/GD01.03 for details)
Scale: 1/16" = 1'-0"



3 ELEVATION (at GOLDEN LANTERN ENTRY DRIVE)
Scale: 1/16" = 1'-0"



4 EXISTING MONUMENT
Not to Scale

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DRAWING TITLE

PART 1 – SECTION 3
AA1
Destination ID

DRAWING NUMBER

GD01.01

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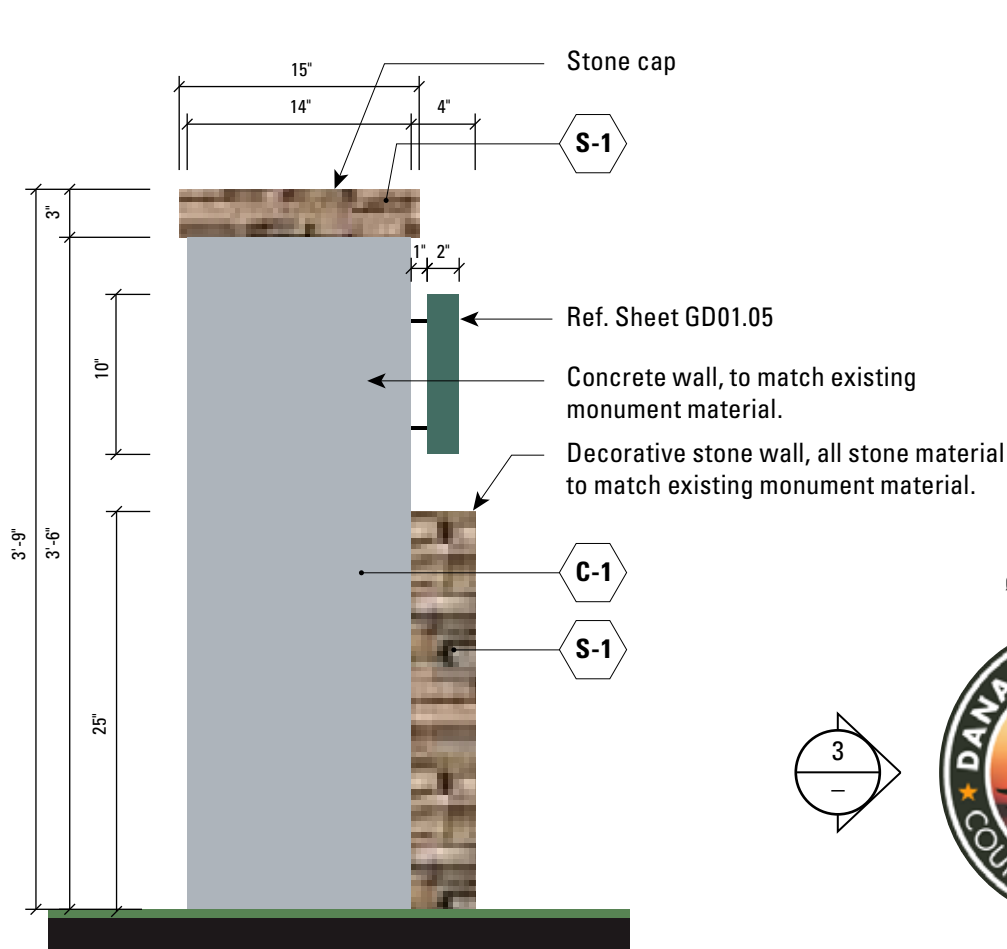
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AA1
Destination ID

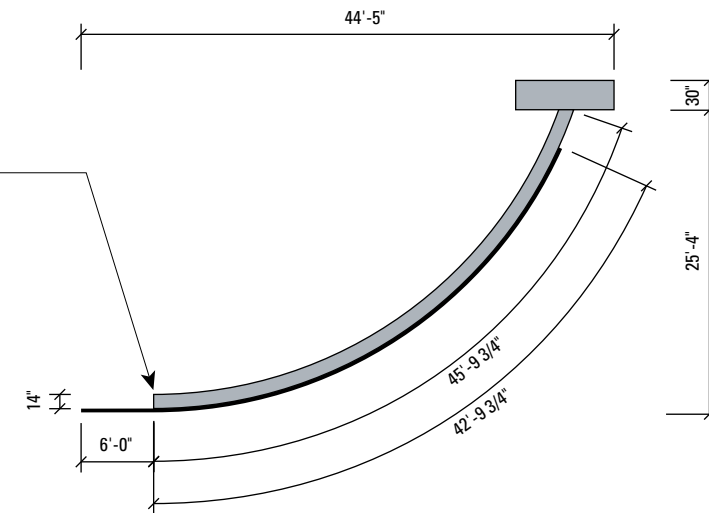
DRAWING NUMBER

GD01.02

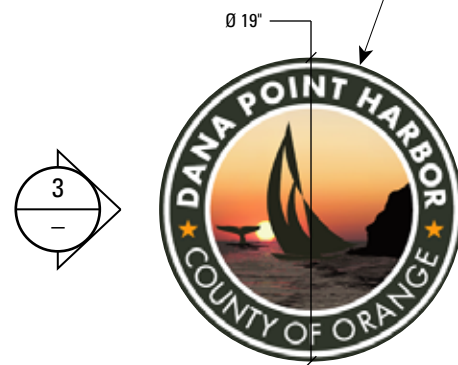


1 SECTION
Scale: 1" = 1'-0"

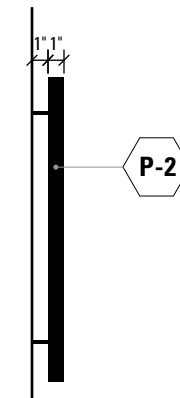
Radial monument sign wall, inside end terminates at vertical sign structure.



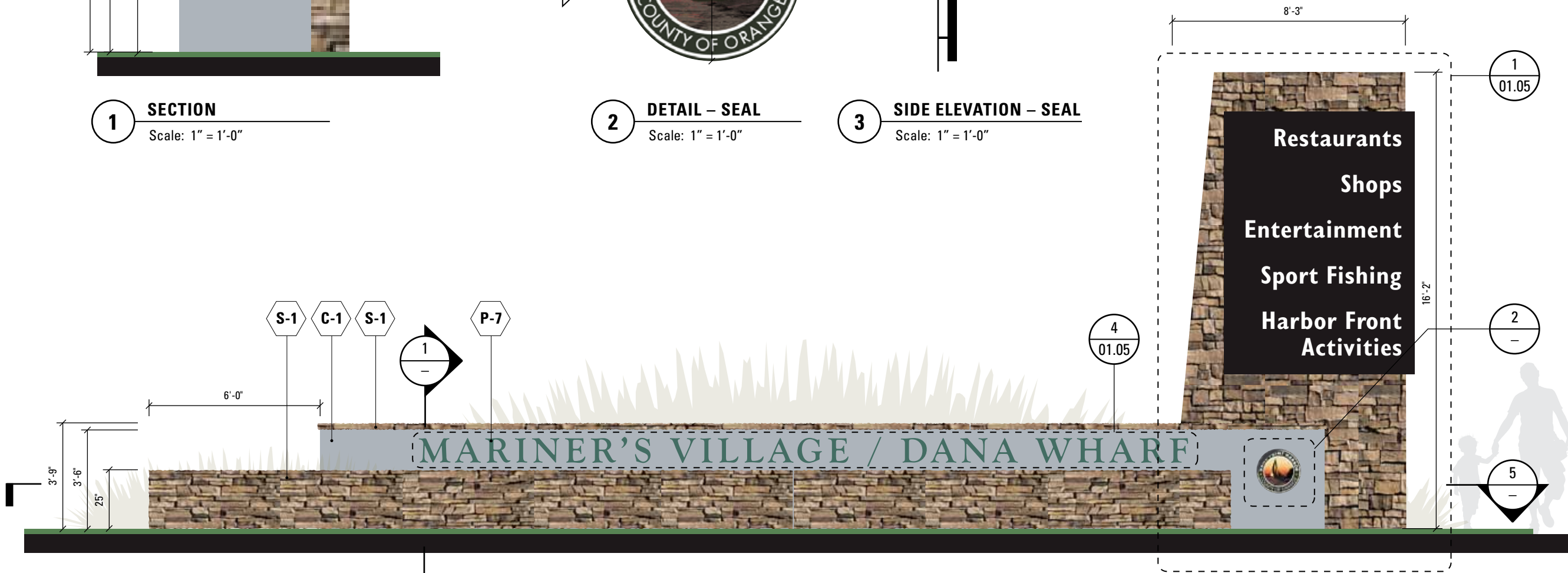
5 PLAN VIEW – LEFT ENTRY MONUMENT
Scale: 1/16" = 1'-0"



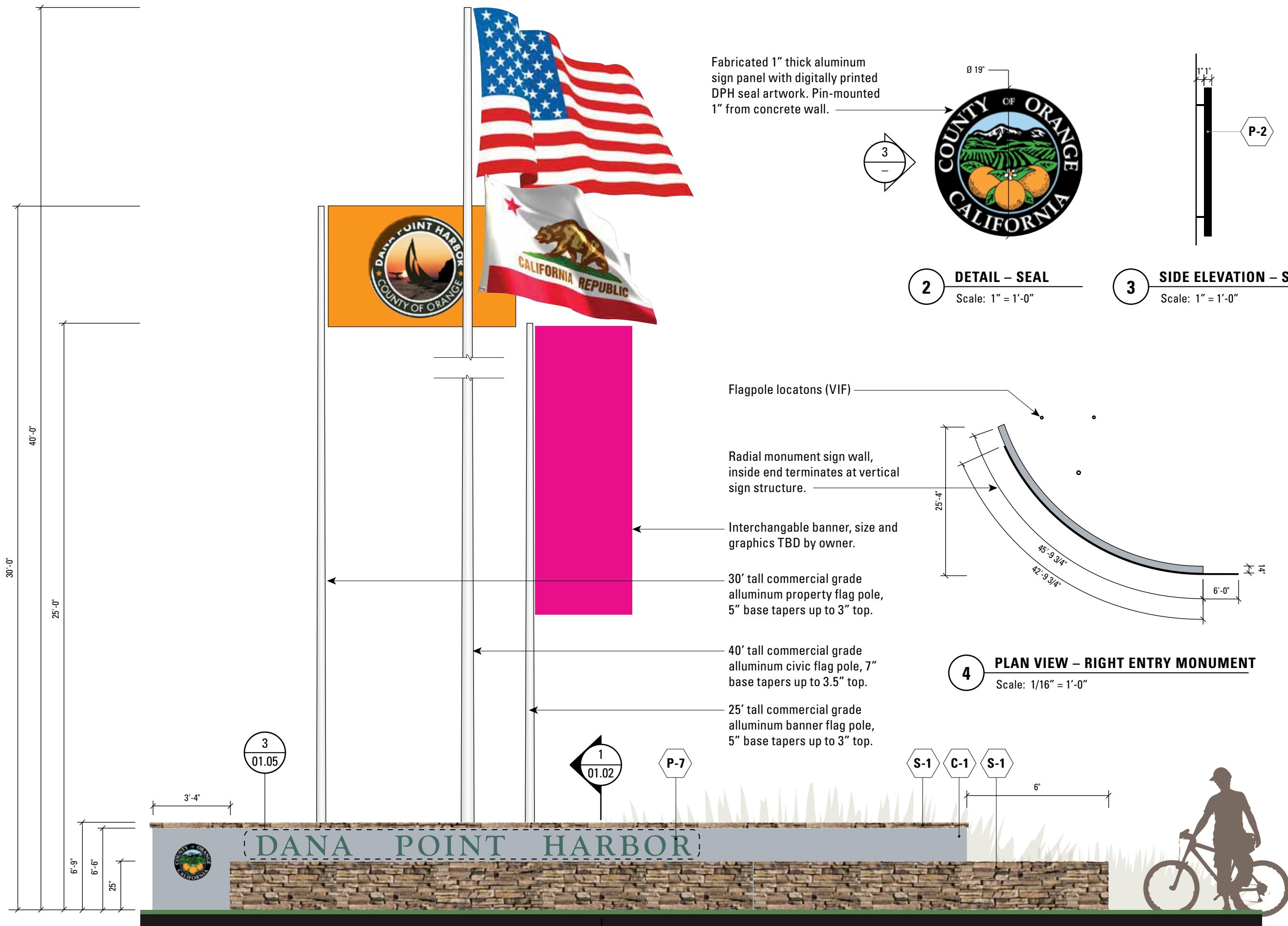
2 DETAIL – SEAL
Scale: 1" = 1'-0"



3 SIDE ELEVATION – SEAL
Scale: 1" = 1'-0"



4 ELEVATION, LEFT ENTRY MONUMENT
Scale: 1/4" = 1'-0"



Fabricated 1" thick aluminum sign panel with digitally printed DPH seal artwork. Pin-mounted 1" from concrete wall.



2 DETAIL – SEAL
Scale: 1" = 1'-0"

3 SIDE ELEVATION – SEAL
Scale: 1" = 1'-0"

Flagpole locations (VIF)

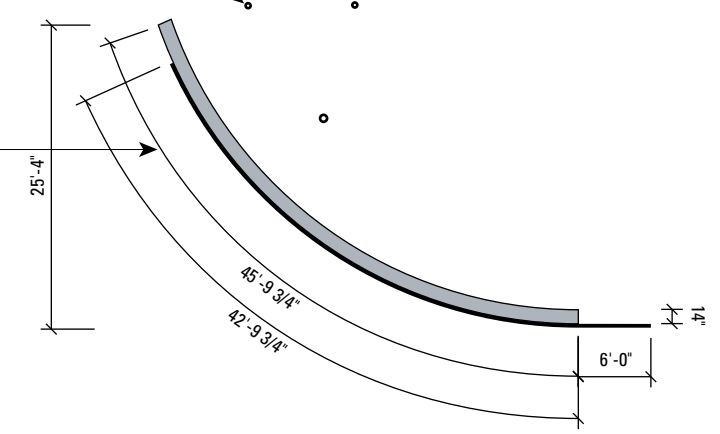
Radial monument sign wall, inside end terminates at vertical sign structure.

Interchangeable banner, size and graphics TBD by owner.

30' tall commercial grade aluminum property flag pole, 5" base tapers up to 3" top.

40' tall commercial grade aluminum civic flag pole, 7" base tapers up to 3.5" top.

25' tall commercial grade aluminum banner flag pole, 5" base tapers up to 3" top.



4 PLAN VIEW – RIGHT ENTRY MONUMENT
Scale: 1/16" = 1'-0"

1 ELEVATION, RIGHT ENTRY MONUMENT
Scale: 1/4" = 1'-0"

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DRAWING TITLE

PART 1 – SECTION 3
AA1
Destination ID

DRAWING NUMBER

GD01.03

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DRAWING TITLE

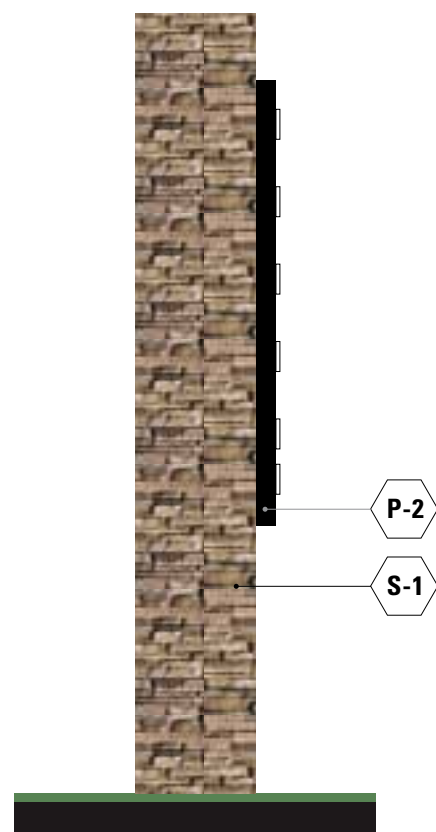
PART 1 – SECTION 3
AA1
Destination ID
Vertical Wall

DRAWING NUMBER

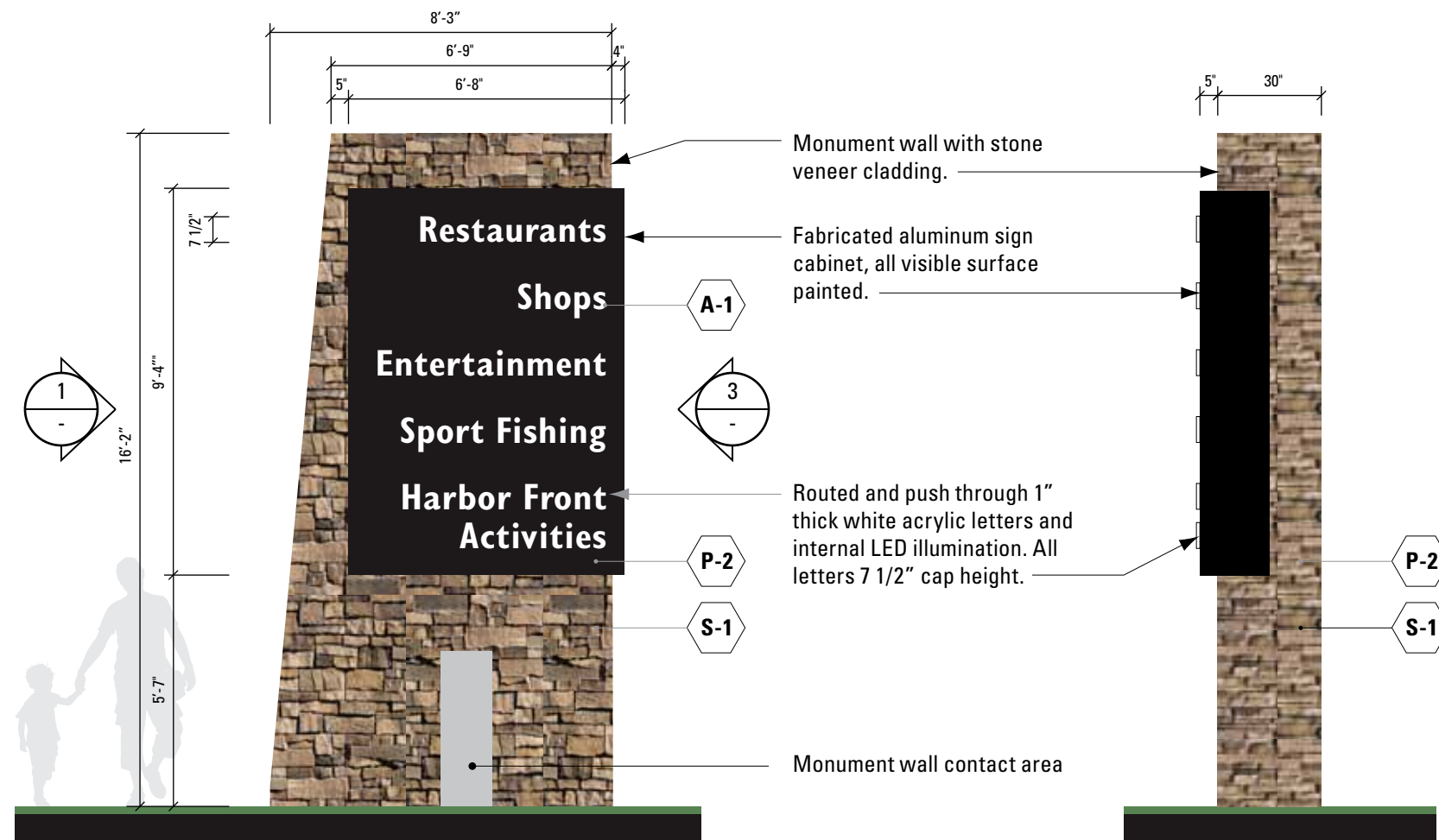
GD01.04



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



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



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

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

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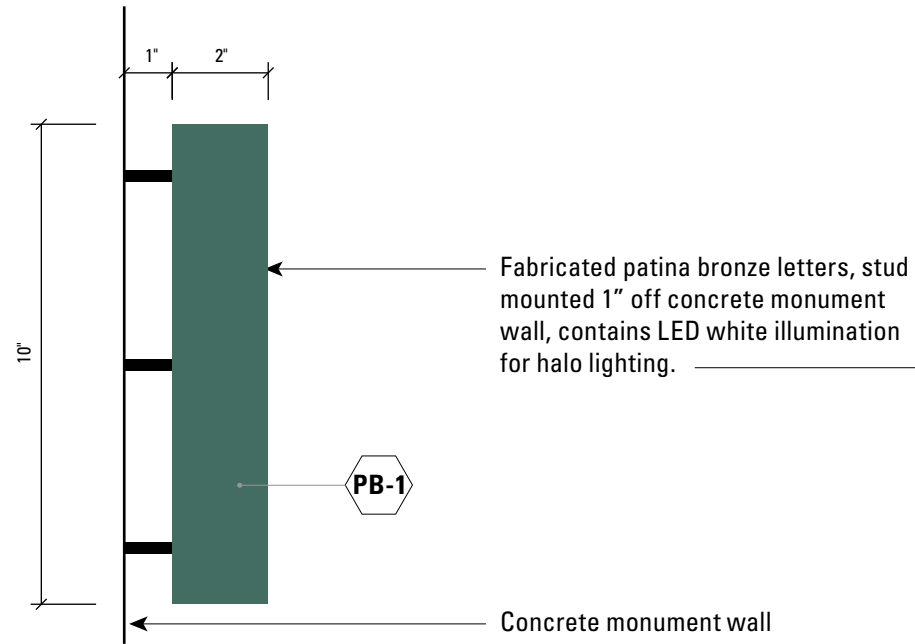
April 11, 2014 Master Sign Program

DRAWING TITLE

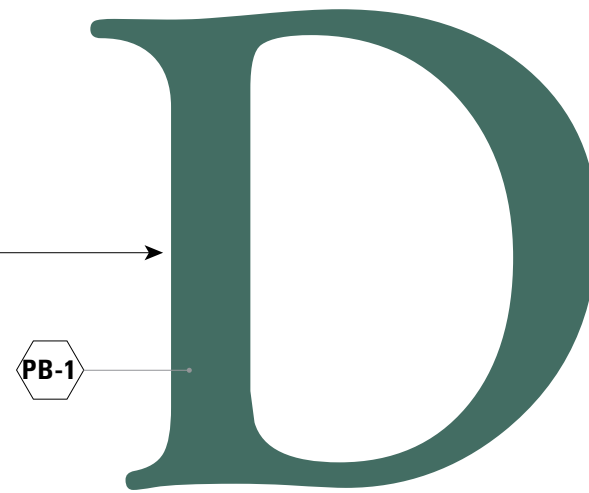
PART 1 – SECTION 3
AA1
Destination ID

DRAWING NUMBER

GD01.05



1 SIDE ELEVATION
Scale: 3" = 1'-0"



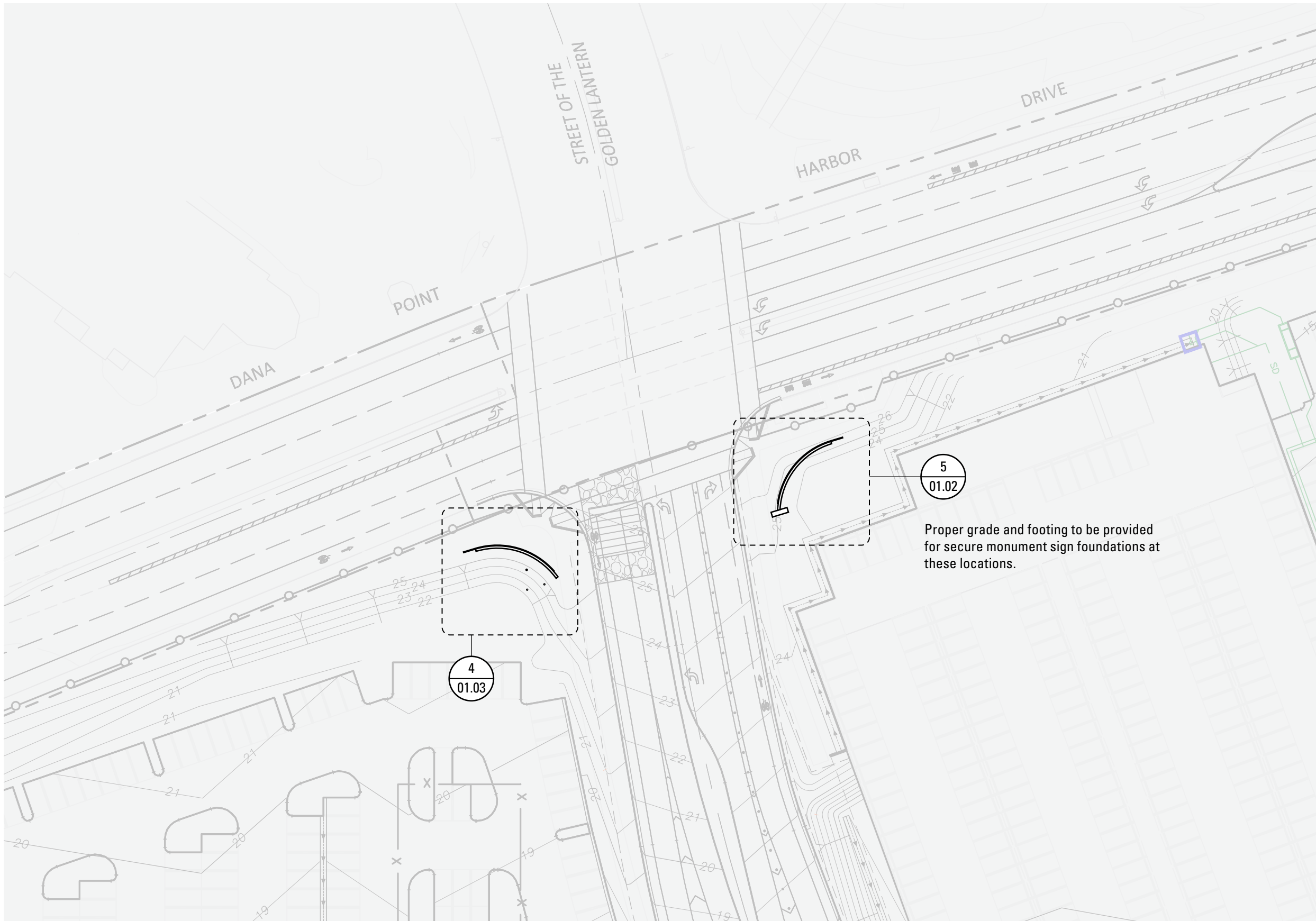
2 DETAIL ELEVATION
Scale: 3" = 1'-0"



1 DETAIL, RIGHT ENTRY MONUMENT
Scale: 1/2" = 1'-0"



4 DETAIL, LEFT ENTRY MONUMENT
Scale: 1/2" = 1'-0"



1 PROPOSED ENTRY MONUMENT LOCATIONS
Scale: 1" = 50'

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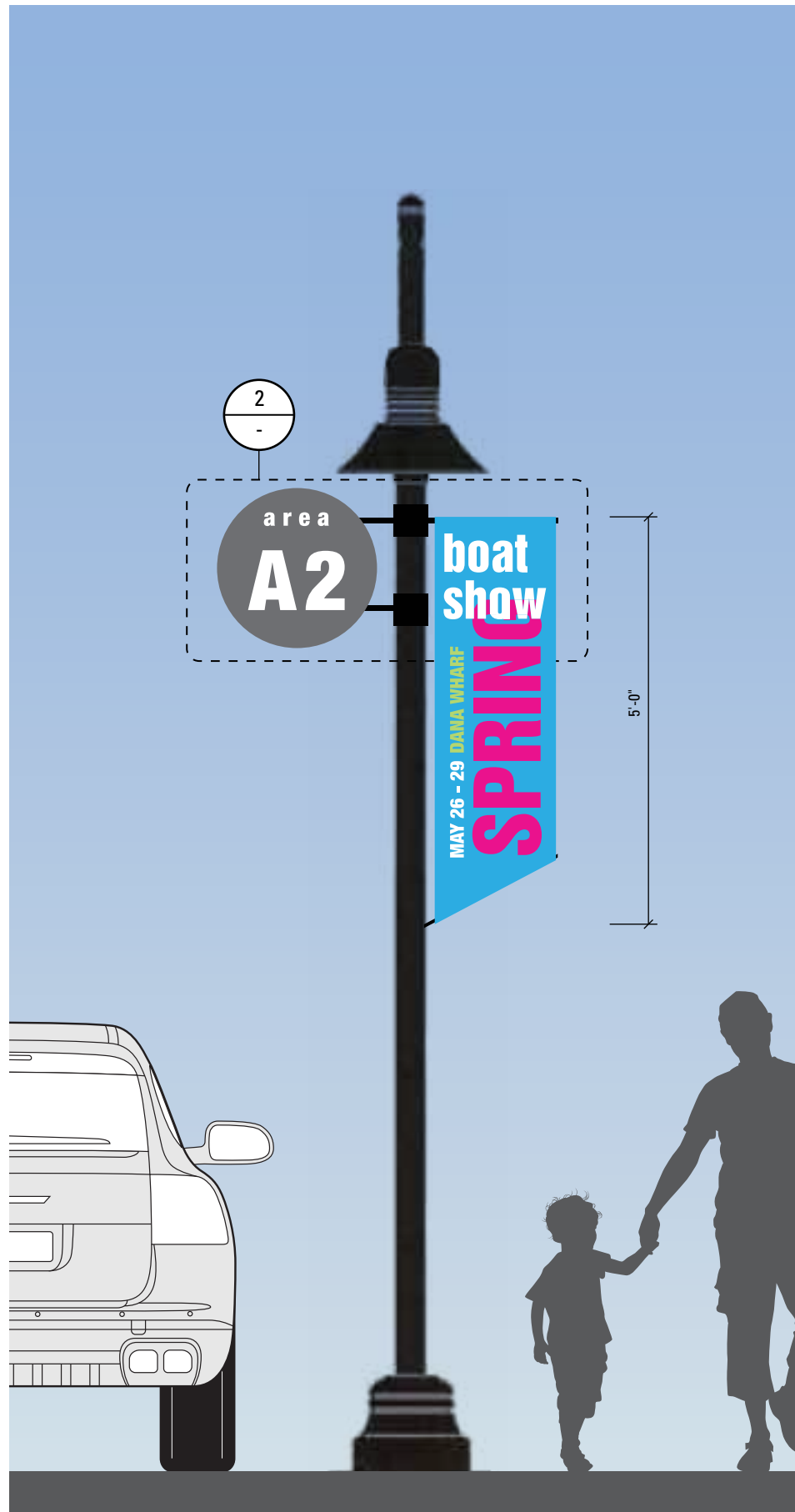
April 11, 2014	Master Sign Program

DRAWING TITLE

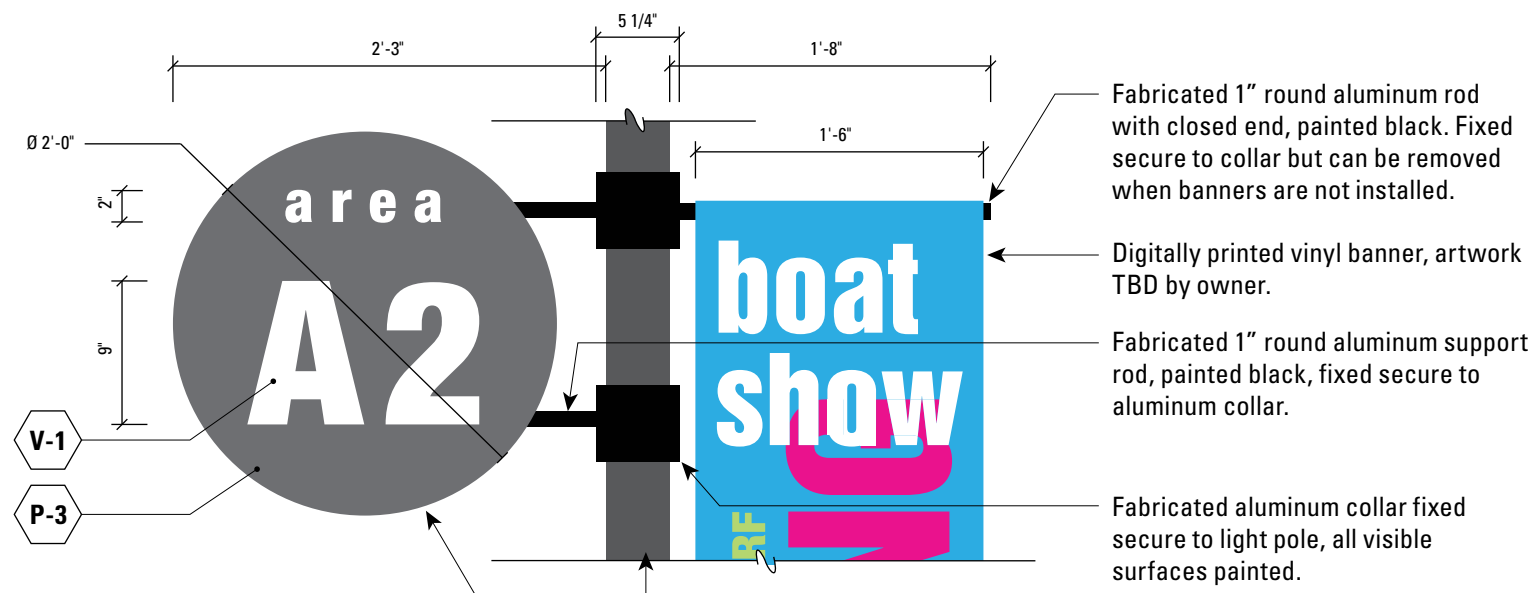
PART 1 – SECTION 3
AA1 - Destination ID
Site Locations

DRAWING NUMBER

GD01.06



1 **CONTEXT ELEVATION (16' POLE)**
Scale: 1/2" = 1'-0"



2 **FRONT ELEVATION**
Scale: 1" = 1'-0"

Fabricated 1" round aluminum rod with closed end, painted black. Fixed secure to collar but can be removed when banners are not installed.

Digitally printed vinyl banner, artwork TBD by owner.

Fabricated 1" round aluminum support rod, painted black, fixed secure to aluminum collar.

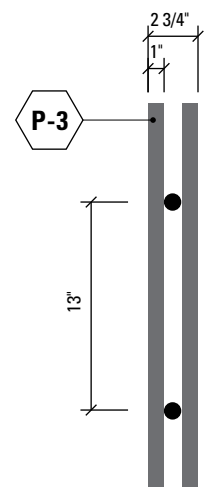
Fabricated aluminum collar fixed secure to light pole, all visible surfaces painted.

Light Pole (Pending Spec)

Fabricated 1" thick aluminum sign panel, affixed to aluminum support rods. All visible surfaces painted with reflective vinyl graphics.



3 **IDENTITY SEQUENCE**
Scale: 1/2" = 1'-0"



4 **SIDE ELEVATION - SIGN PANEL**
Scale: 1" = 1'-0"



5 **LIGHT POLE REFERENCE (PENDING)**
Scale: 1/4" = 1'-0"

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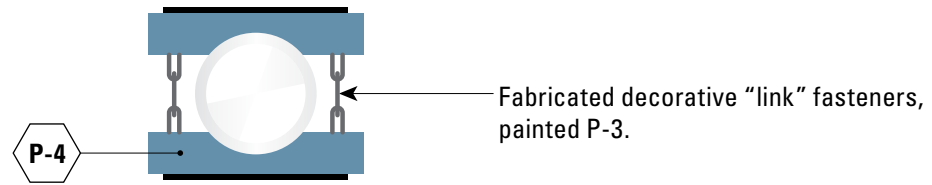
April 11, 2014	Master Sign Program

DRAWING TITLE

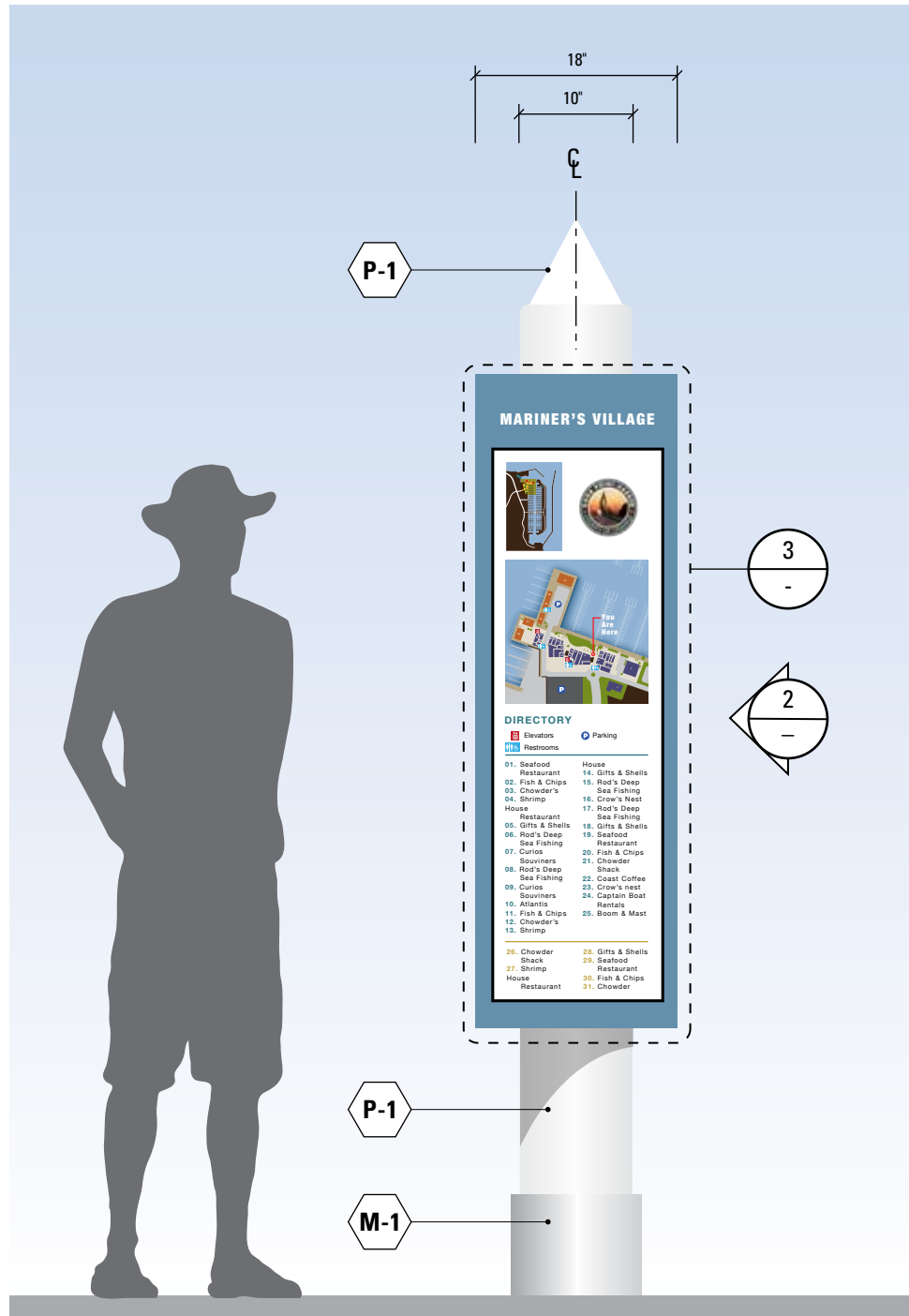
PART 1 - SECTION 3
AA4
Parking Area ID

DRAWING NUMBER

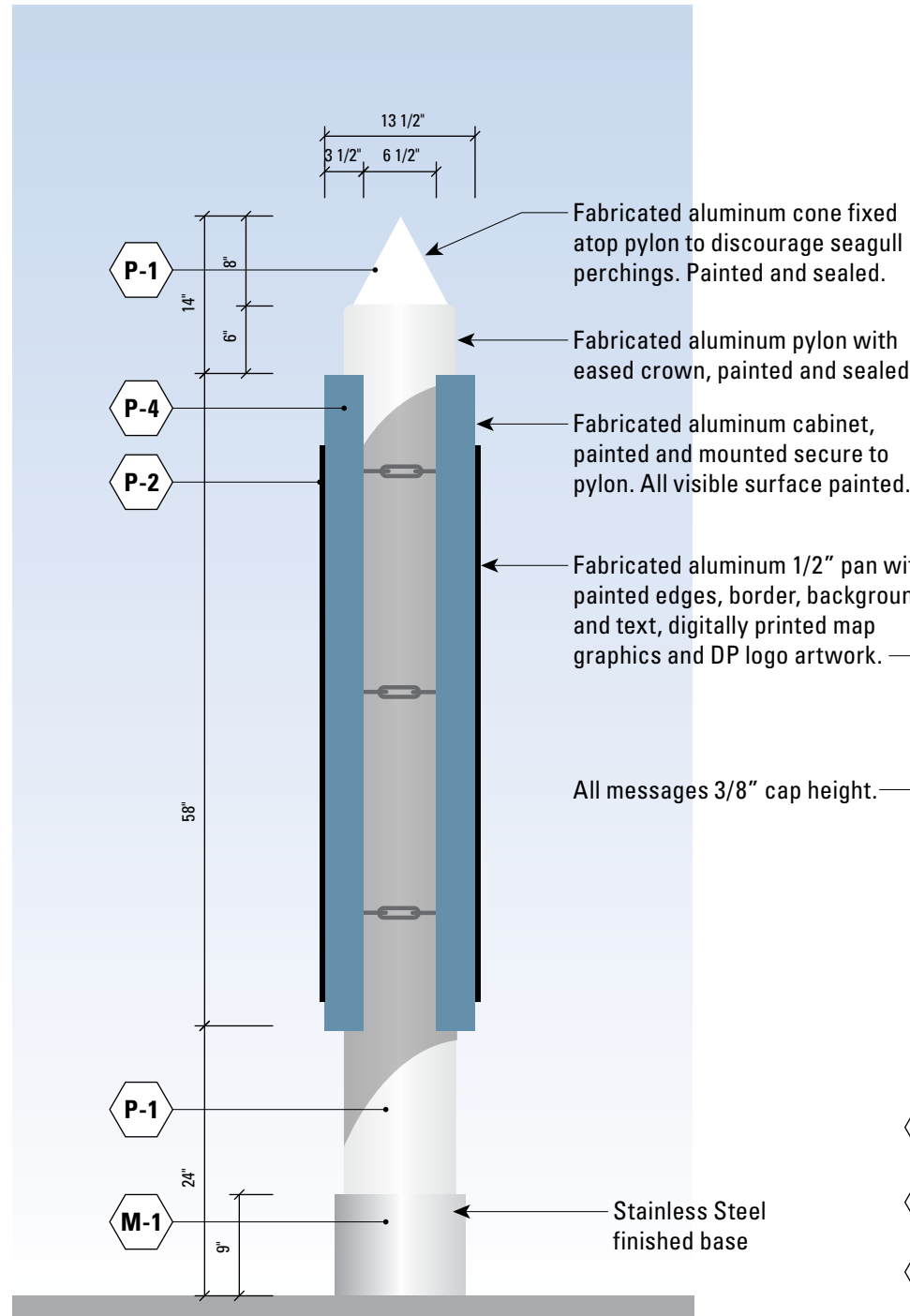
GD04.01



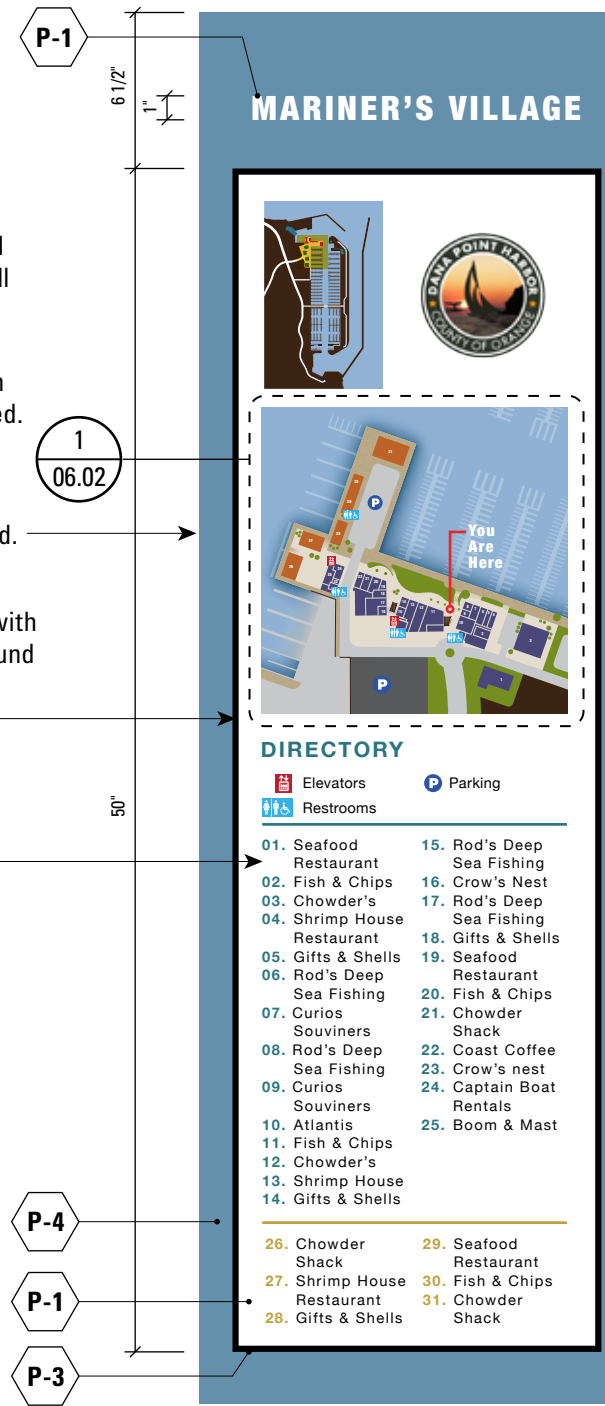
4 TOP VIEW
Scale: 3/4" = 1'-0"



1 FRONT ELEVATION (DOUBLE SIDED)
Scale: 3/4" = 1'-0"



2 SIDE ELEVATION
Scale: 3/4" = 1'-0"



3 DIRECTORY DETAIL
Scale: 1 1/2" = 1'-0"

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DRAWING SUBMITTALS

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DRAWING TITLE

PART 1 – SECTION 3
AB1
Pedestrian Directory

DRAWING NUMBER

GD06.01



1 MAP ARTWORK DETAIL
Half Size

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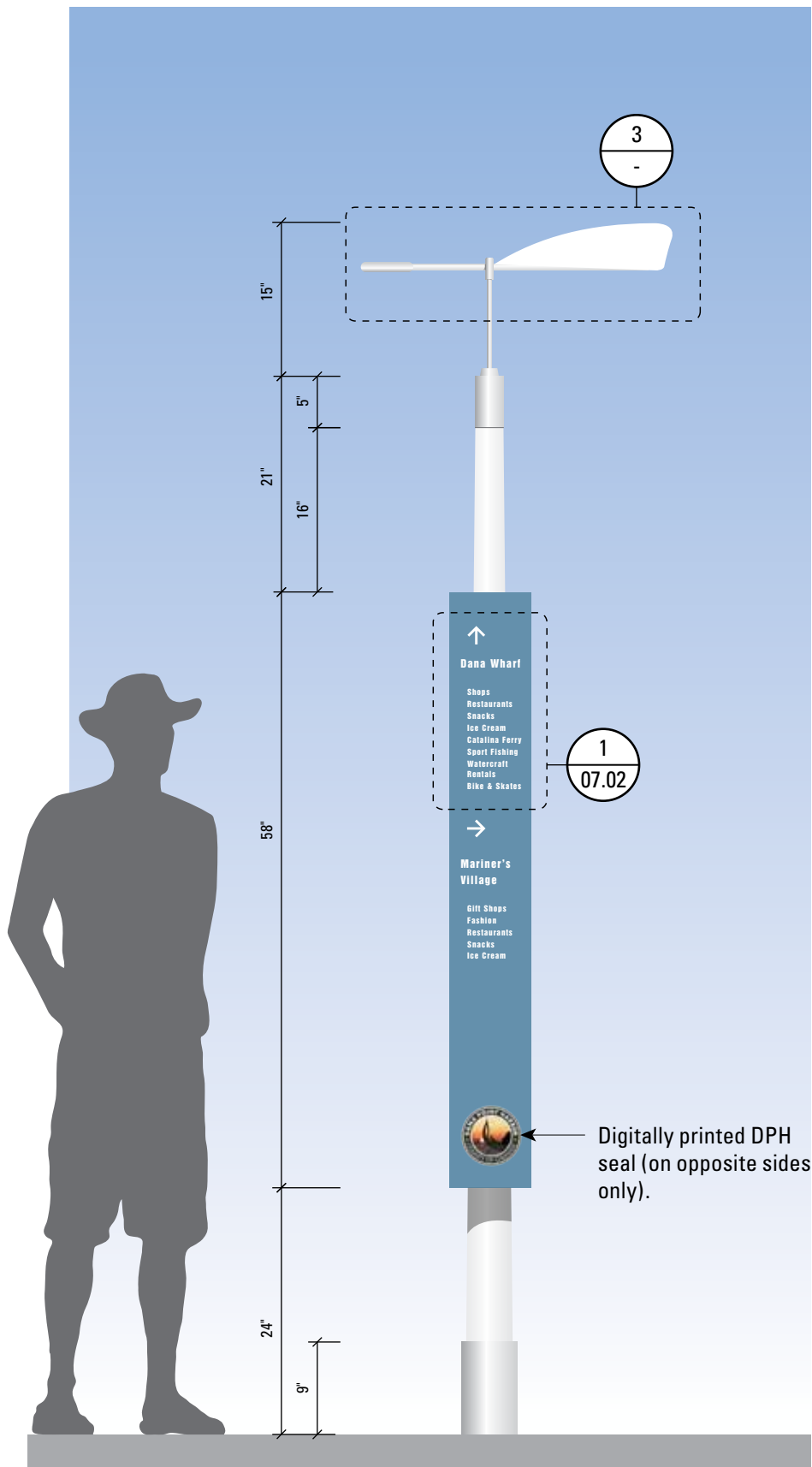
April 11, 2014	Master Sign Program

DRAWING TITLE

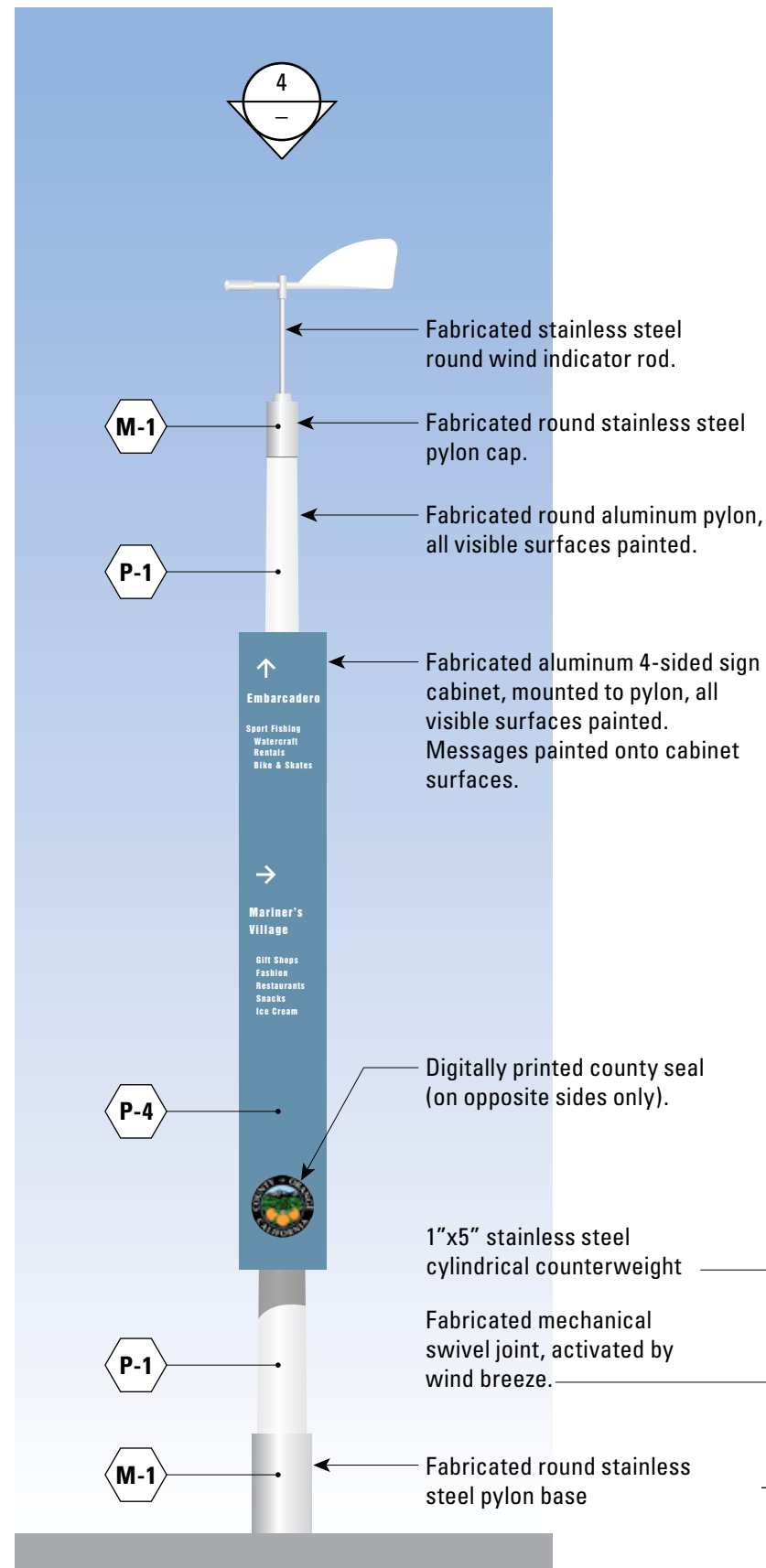
PART 1 – SECTION 3
AB1
Pedestrian Directory

DRAWING NUMBER

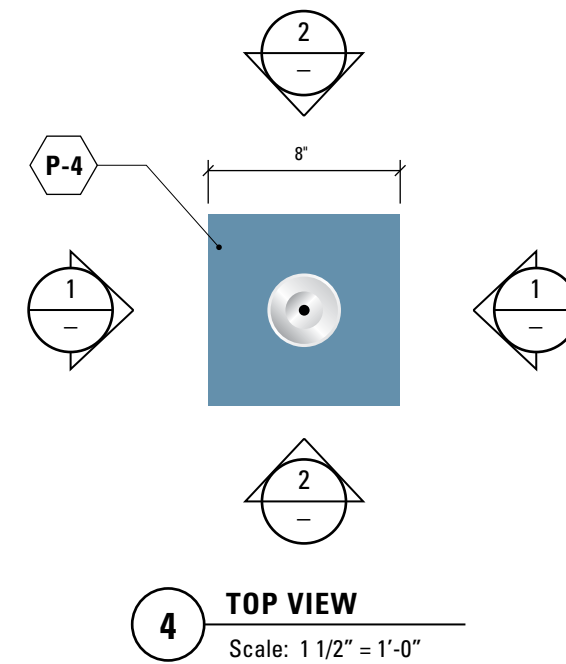
GD06.02



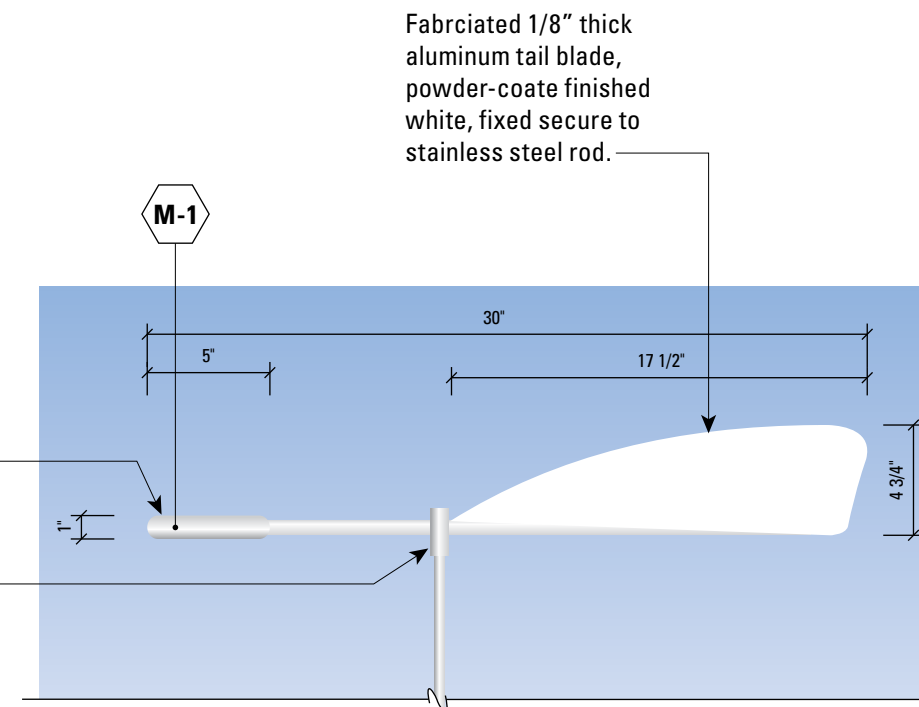
1 ELEVATION
Scale: 3/4" = 1'-0"



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



4 TOP VIEW
Scale: 1 1/2" = 1'-0"



3 FINIAL ELEVATION
Scale: 1 1/2" = 1'-0"

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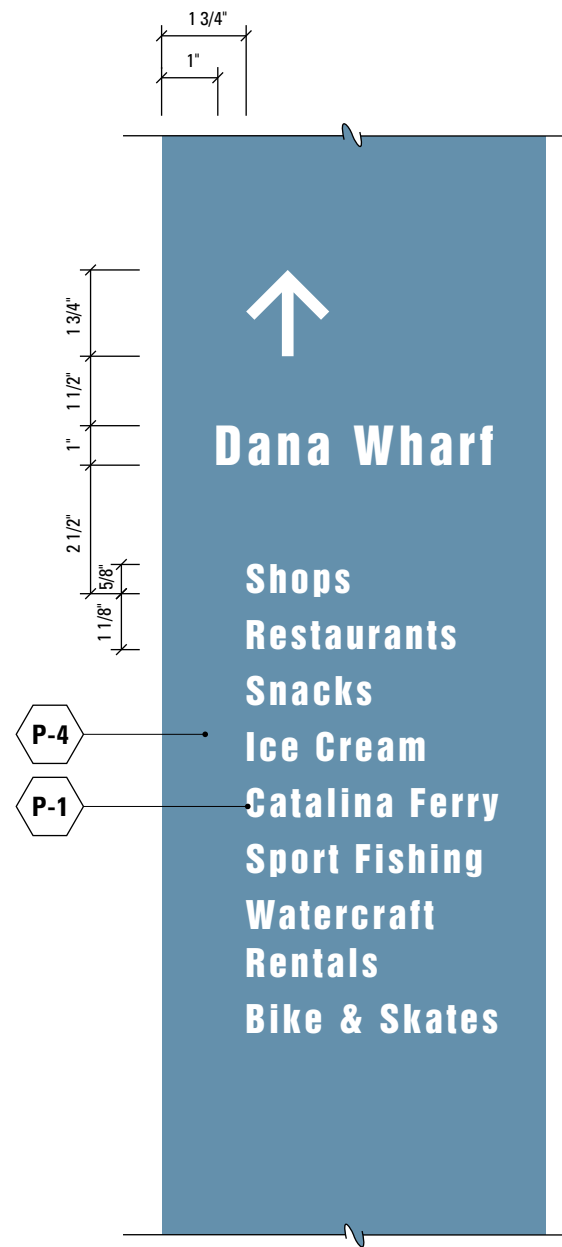
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AB2
Pedestrian Directional

DRAWING NUMBER

GD07.01



1 GRAPHIC DETAILS
Scale: 3" = 1'-0"

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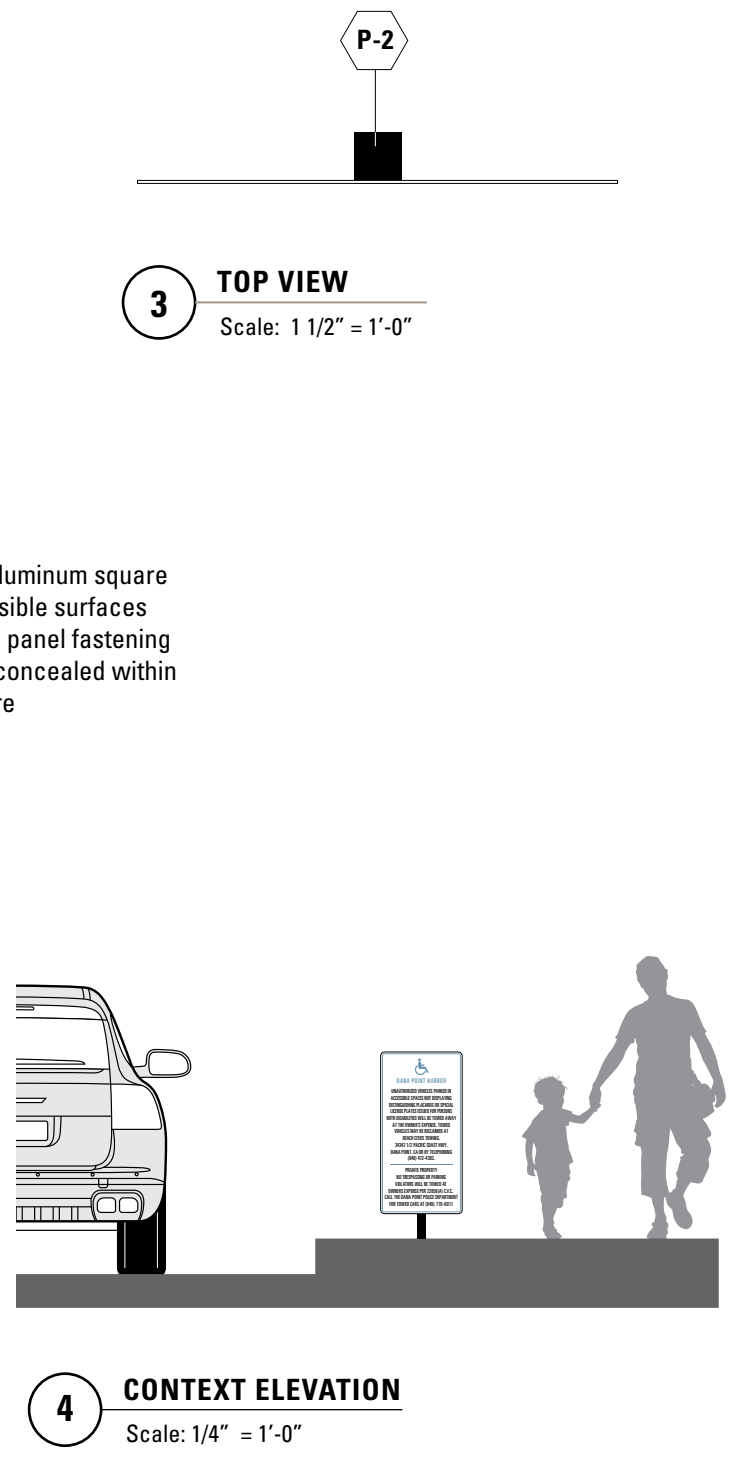
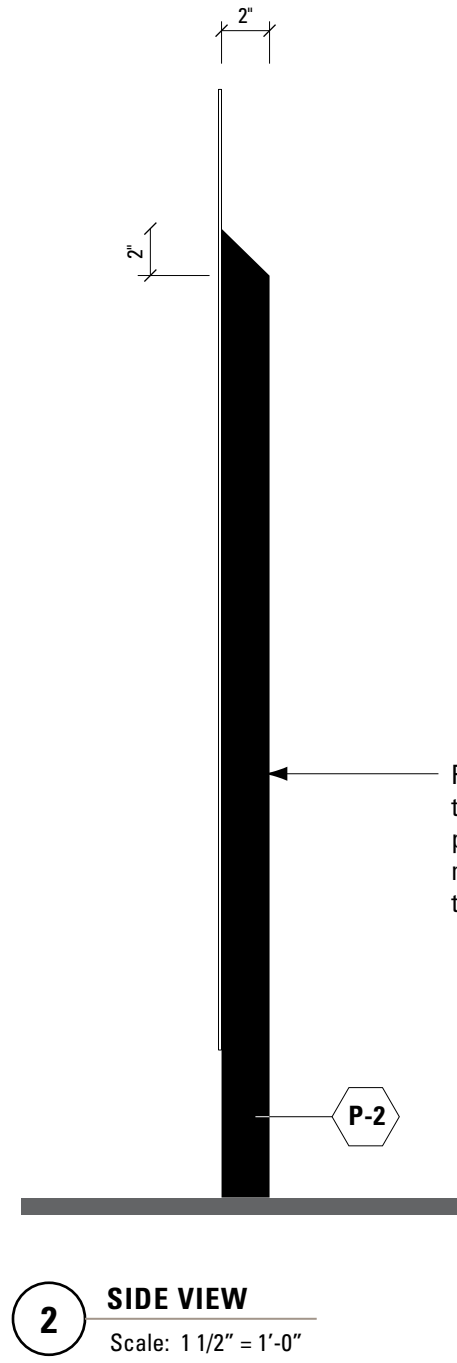
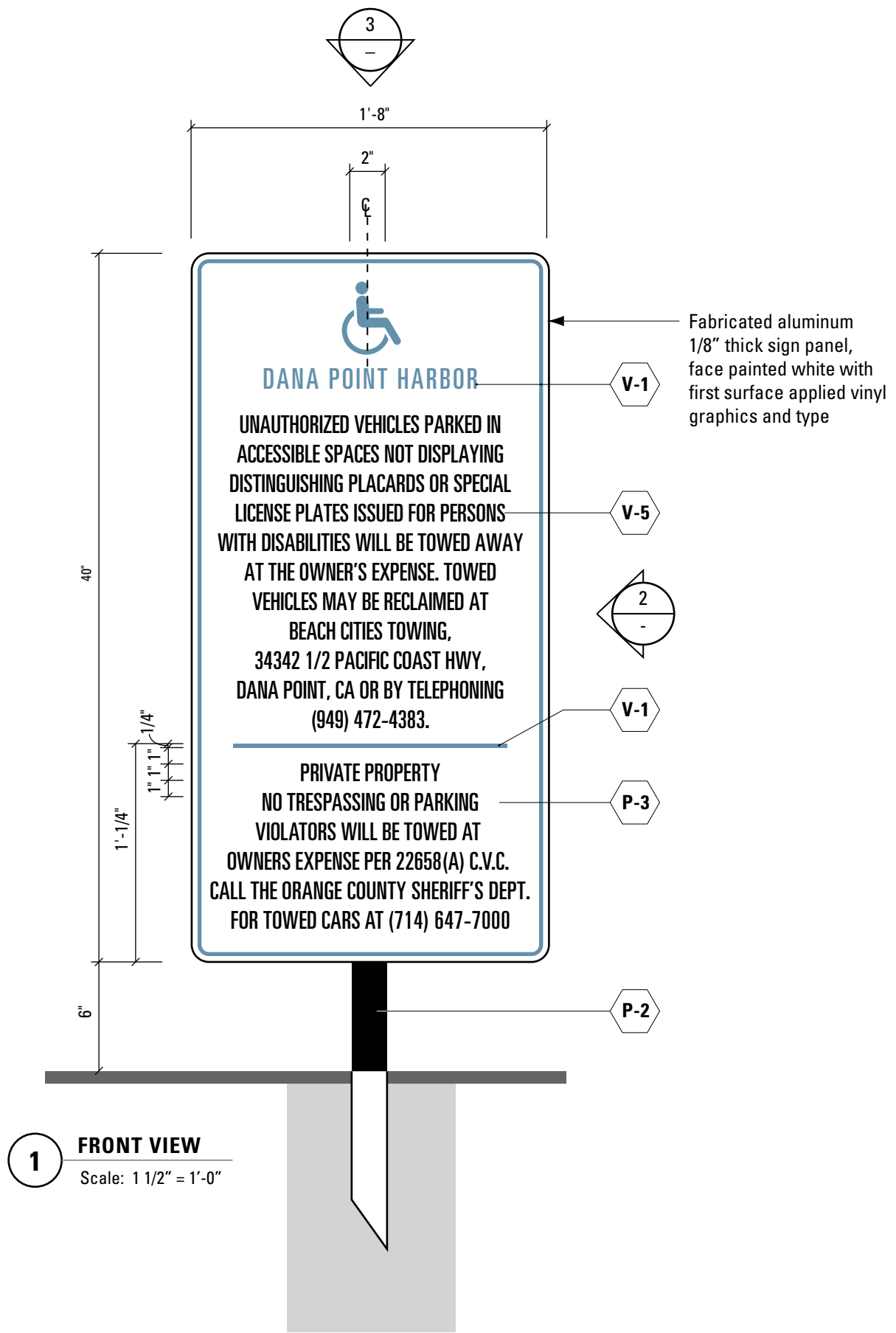
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AB2
Pedestrian Directional

DRAWING NUMBER

GD07.02



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PROJECT ARCHITECT

MVE Institutional
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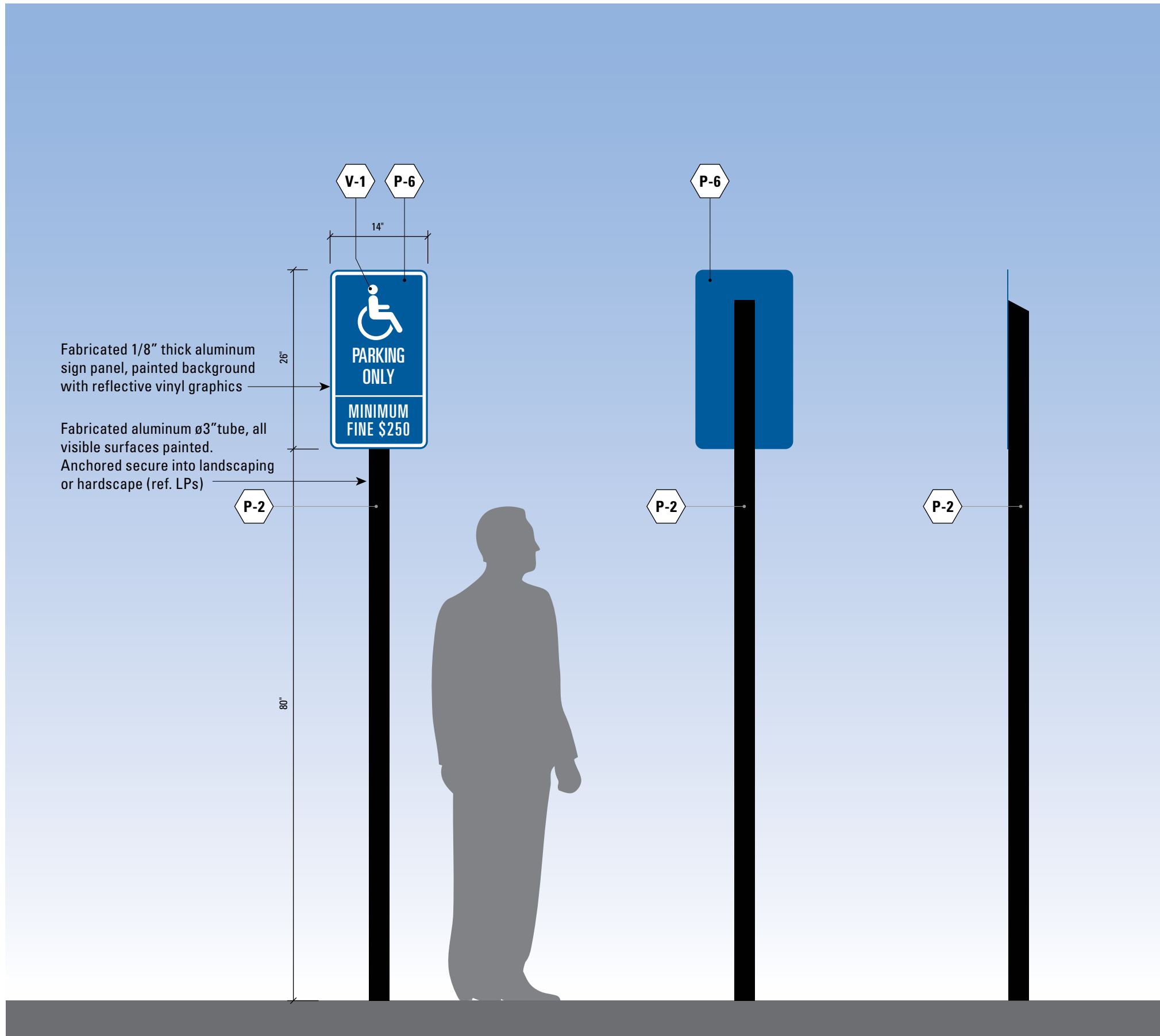
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AC1
Parking Lot Tow Info

DRAWING NUMBER

GD08.01



Fabricated 1/8" thick aluminum sign panel, painted background with reflective vinyl graphics

Fabricated aluminum ø3" tube, all visible surfaces painted. Anchored secure into landscaping or hardscape (ref. LPs)

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

2 BACK ELEVATION
Scale: 3/4" = 1'-0"

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



4 ALTERNATE MESSAGE (AS REQUIRED)
Scale: 1 1/2" = 1'-0"

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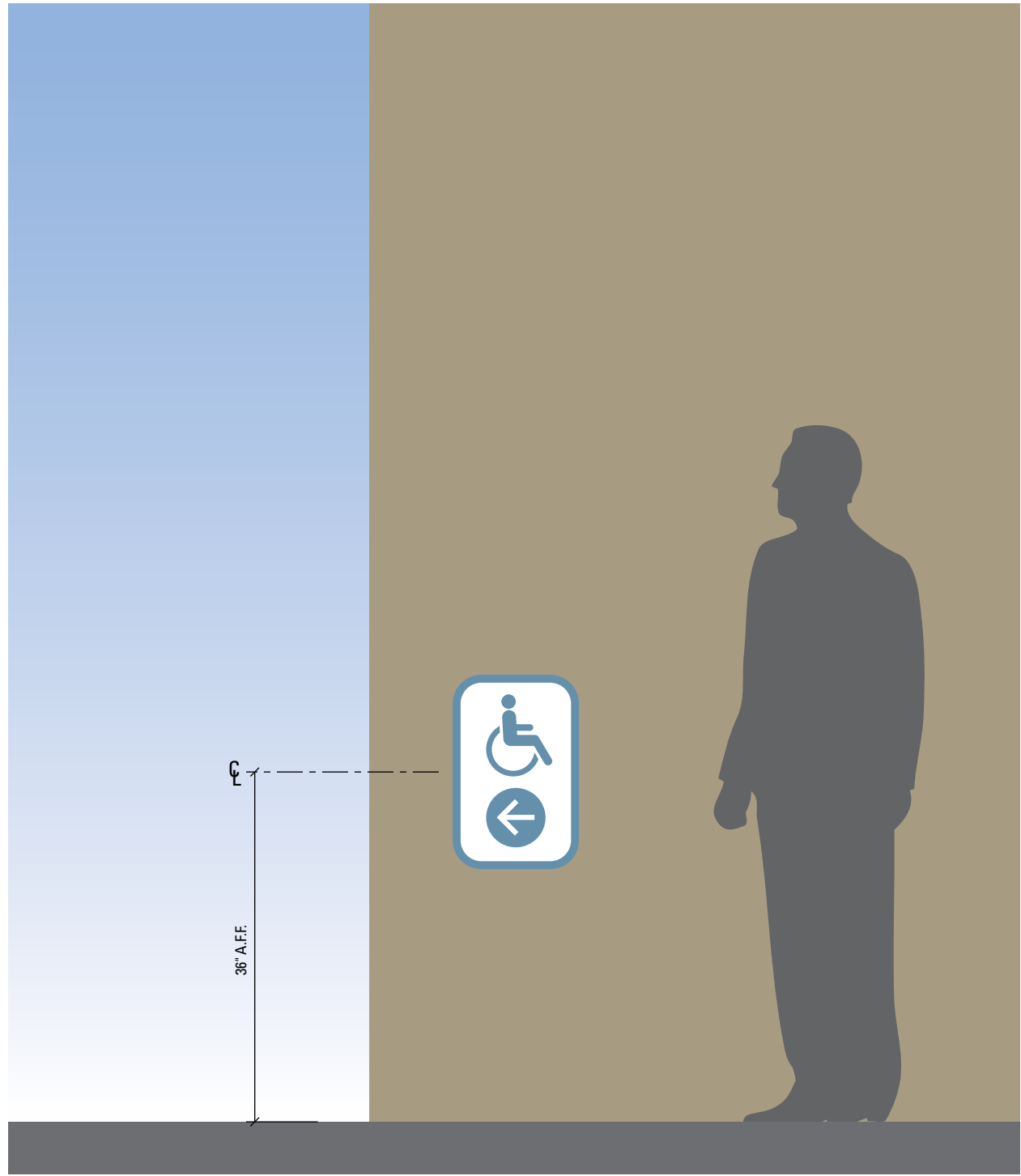
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AC2
ADA Parking ID

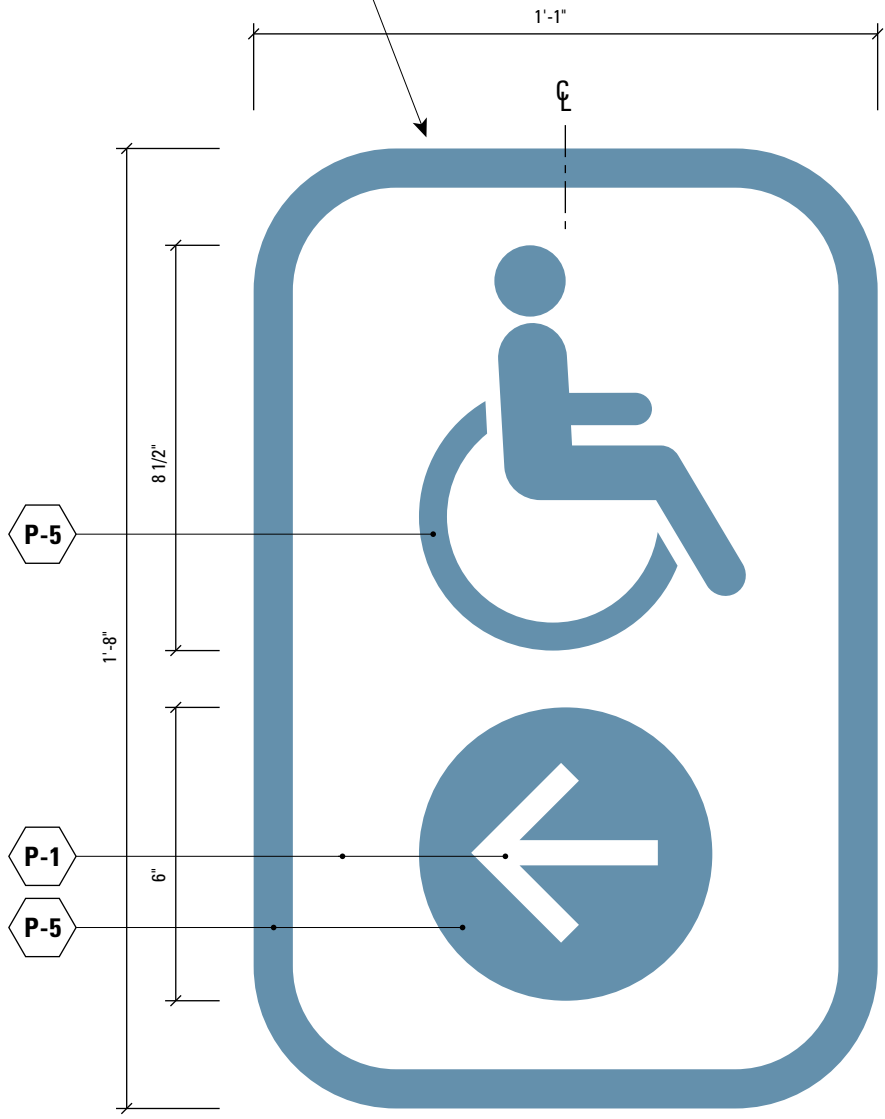
DRAWING NUMBER

GD09.01



1 **CONTEXT ELEVATION**
Scale: 3/4" = 1'-0"

Fabricated aluminum 1/8" thick sign panel, all visible surfaces painted, mounted flush to finished wall.



2 **ELEVATION**
Scale: 3" = 1'-0"

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Planning Architecture Interiors

PROJECT : 13003

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DRAWING TITLE

PART 1 – SECTION 3
AC3
Accessible Path

DRAWING NUMBER

GD10.01

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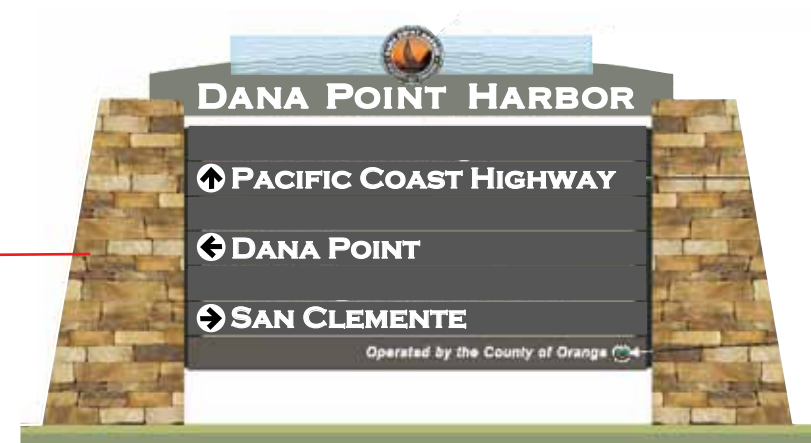
DRAWING TITLE

**PART 1 – SECTION 3
AD1
Previously Approved
DHP Directional**

DRAWING NUMBER

GD11.01

**N.I.C.
FOR INFO ONLY**



1 PREVIOUSLY APPROVED DPH DIRECTIONAL
Not to Scale

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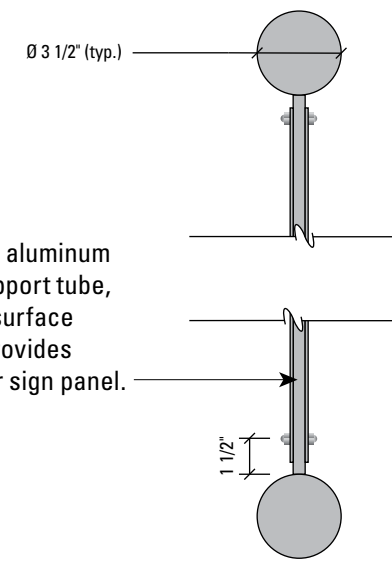
April 11, 2014 Master Sign Program

DRAWING TITLE

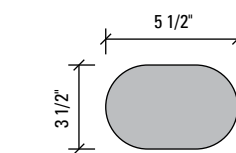
PART 1 – SECTION 3
AD2
Primary Auto Directional

DRAWING NUMBER

GD12.01

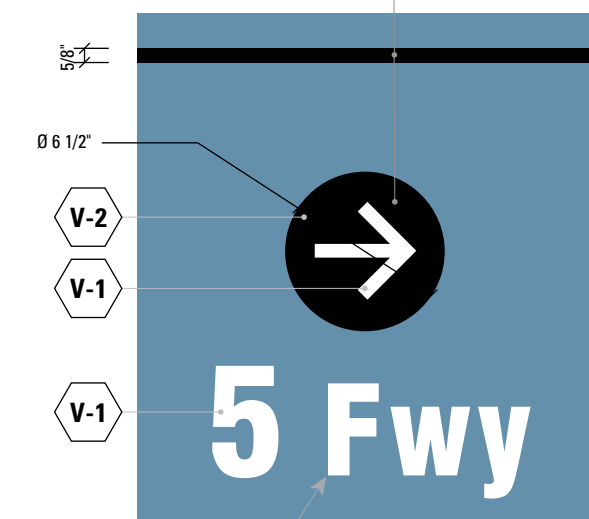


3 SECTION
Scale: 1 1/2" = 1'-0"

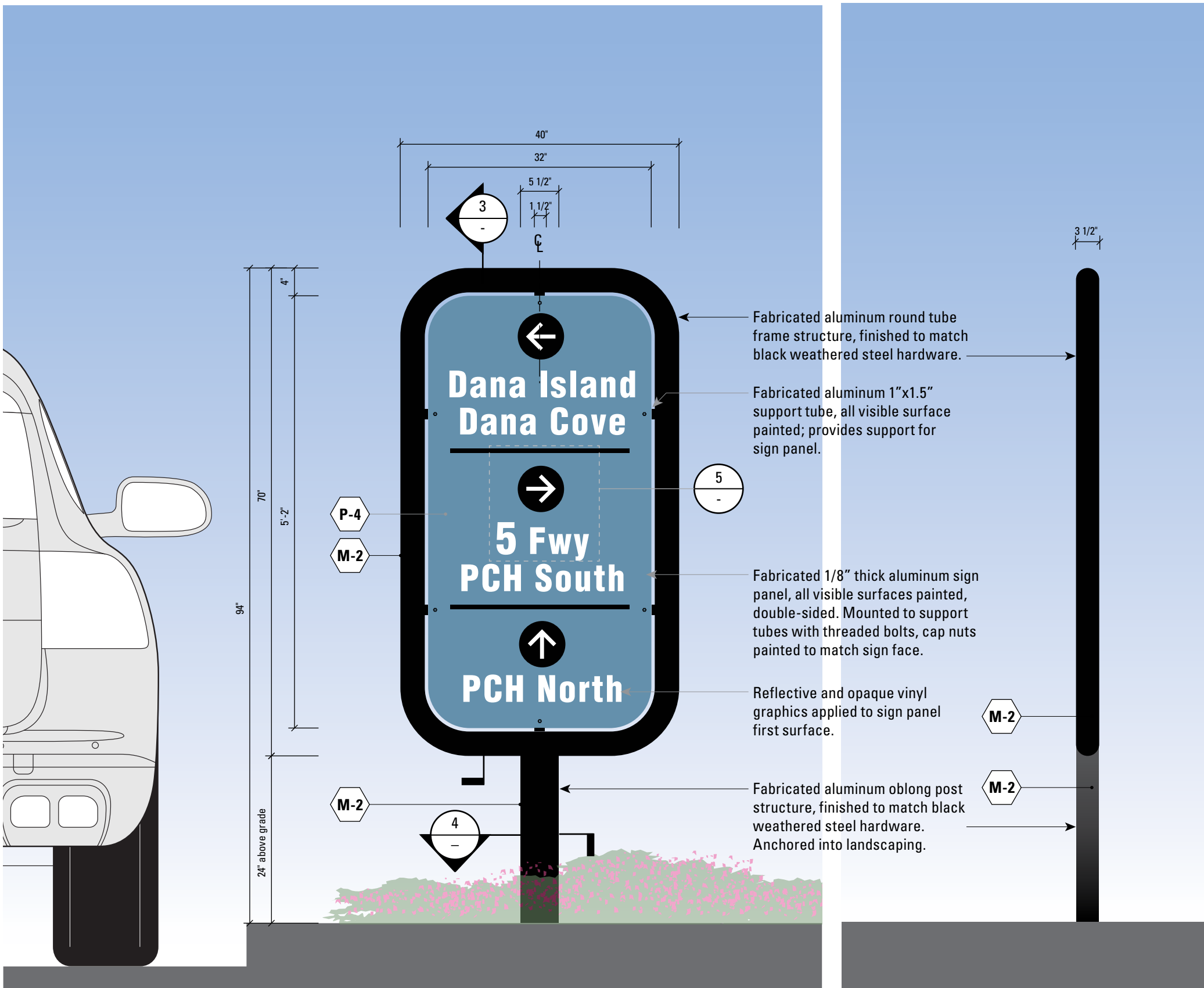


4 SECTION
Scale: 1 1/2" = 1'-0"

All graphics are reflective and opaque vinyl applied to sign panel first surface

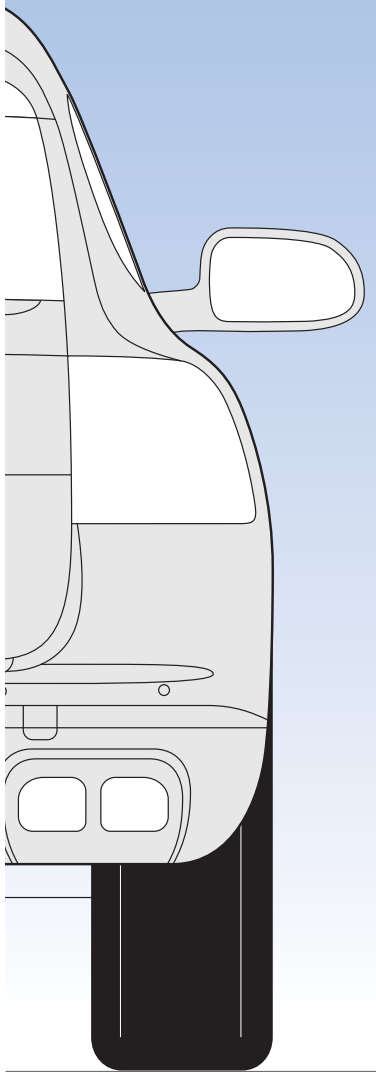


5 GRAPHIC DETAIL
Scale: 1 1/2" = 1'-0"



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

2 SIDE ELEVATION
Scale: 3/4" = 1'-0"





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



2 ALTERNATE LAYOUT
Scale: 3/4" = 1'-0"

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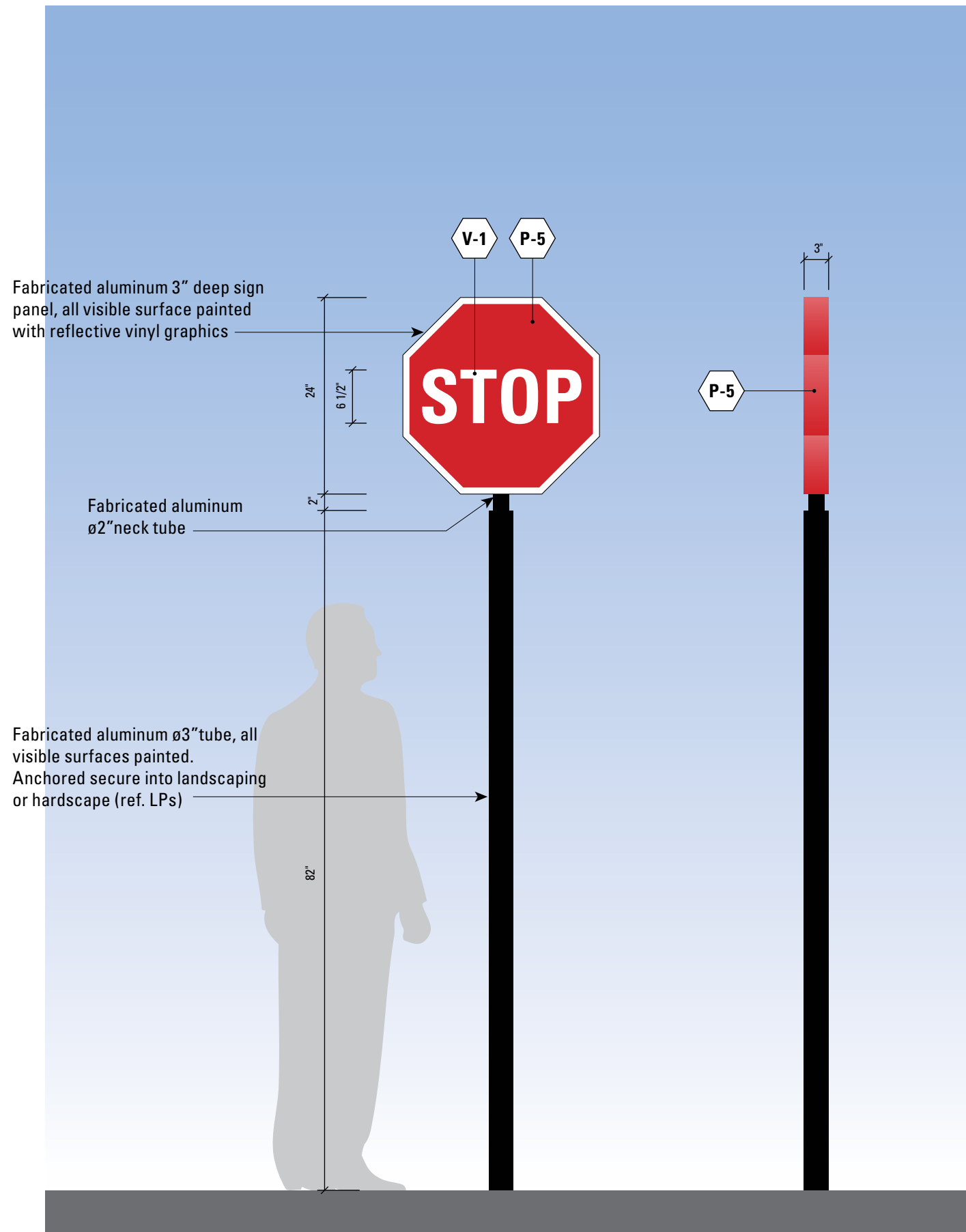
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AD2
Primary Auto Directional
Alternate layouts

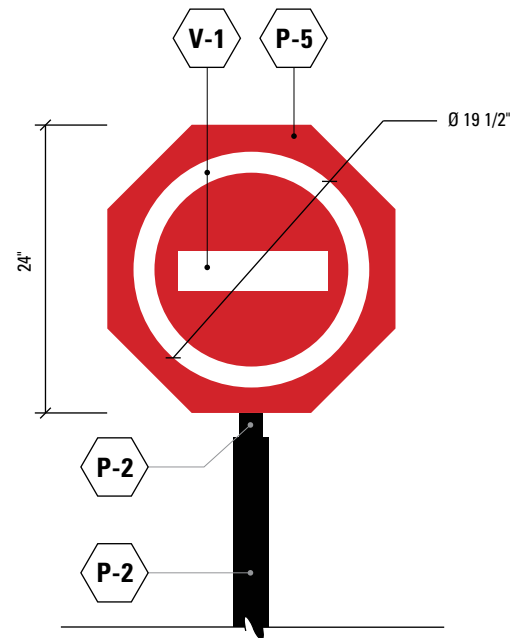
DRAWING NUMBER

GD12.02

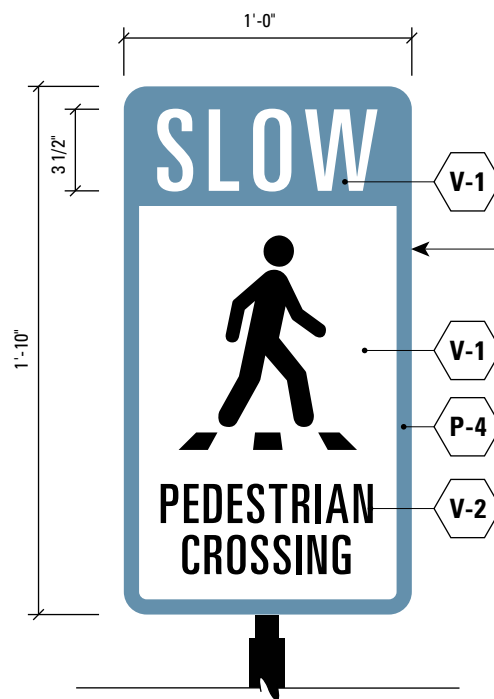


1 FRONT ELEVATION
Scale: 3/4" = 1'-0"

2 SIDE ELEVATION
Scale: 3/4" = 1'-0"



5 BACK ELEVATION (Location 202)
Scale: 3/4" = 1'-0"



3 ALTERNATE DESIGN FRONT ELEVATION
Scale: 1 1/2" = 1'-0"

Fabricated aluminum 3" deep sign panel, all visible surface painted with reflective vinyl graphics.

SPECIFIC TO LOCATION 547:
1/8" aluminum panel mounted to finished column. Painted and reflective vinyl graphics.



4 ALTERNATE DESIGN SIDE ELEVATION
Scale: 1 1/2" = 1'-0"

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DRAWING TITLE

PART 1 – SECTION 3
AE2
Vehicular Regulatory Sign

DRAWING NUMBER

GD17.01

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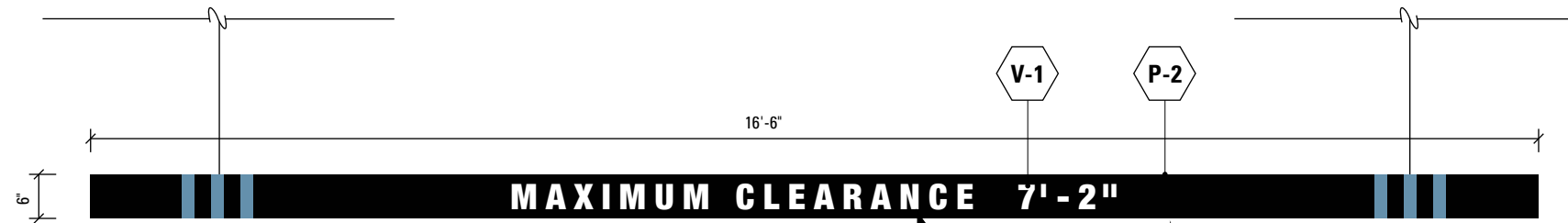
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AE5
Overhead Clearance
Lower Level

DRAWING NUMBER

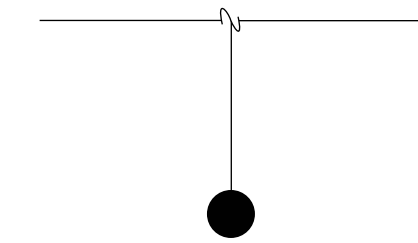
GD20.01



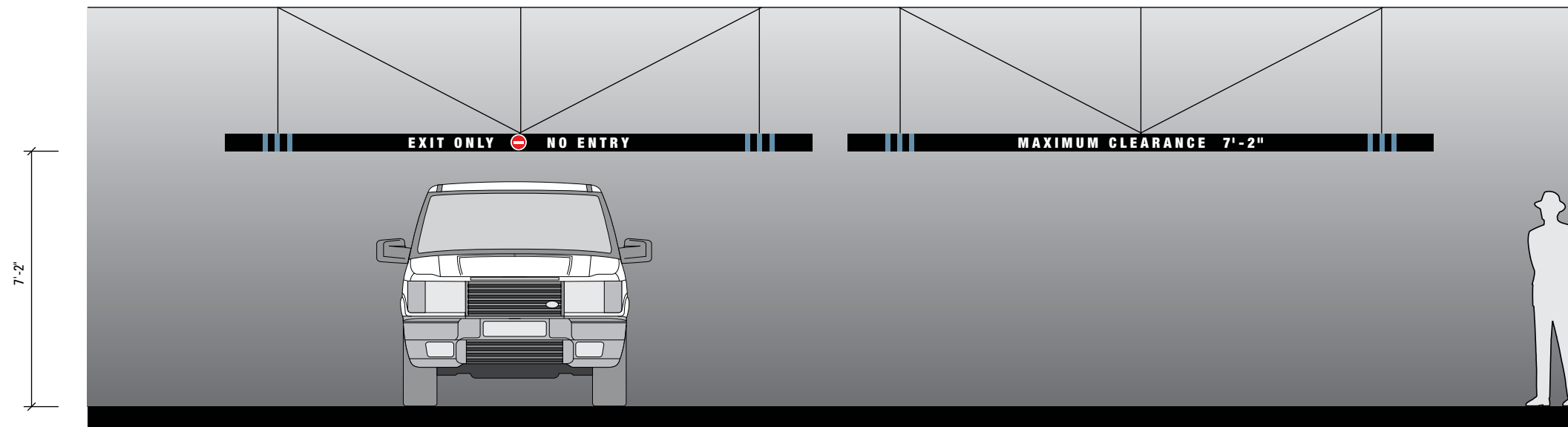
1 ENTRANCE ELEVATION
Scale: 1/2" = 1'-0"

3 1/2" tall
reflective
vinyl letters

ø 6" aluminum bang bar
tube, all visible surfaces
painted. Suspended from
overhead structure with
airplane cable or sim.



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



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

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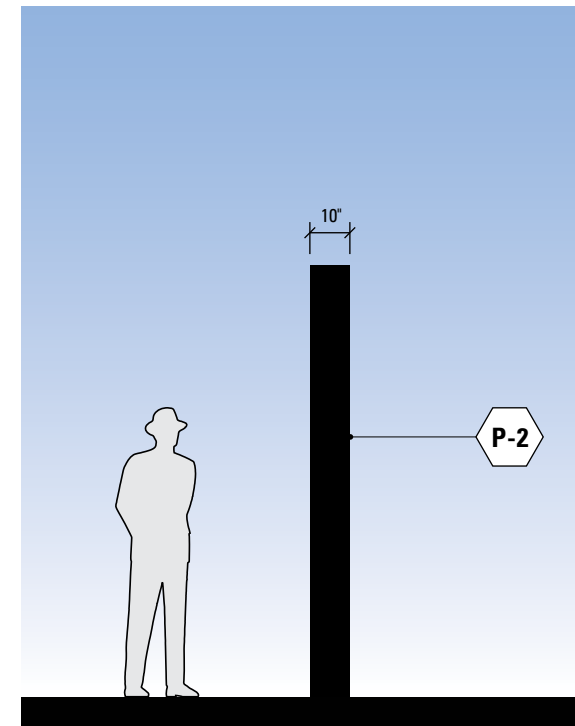
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AE6
Overhead Clearance
Upper Level

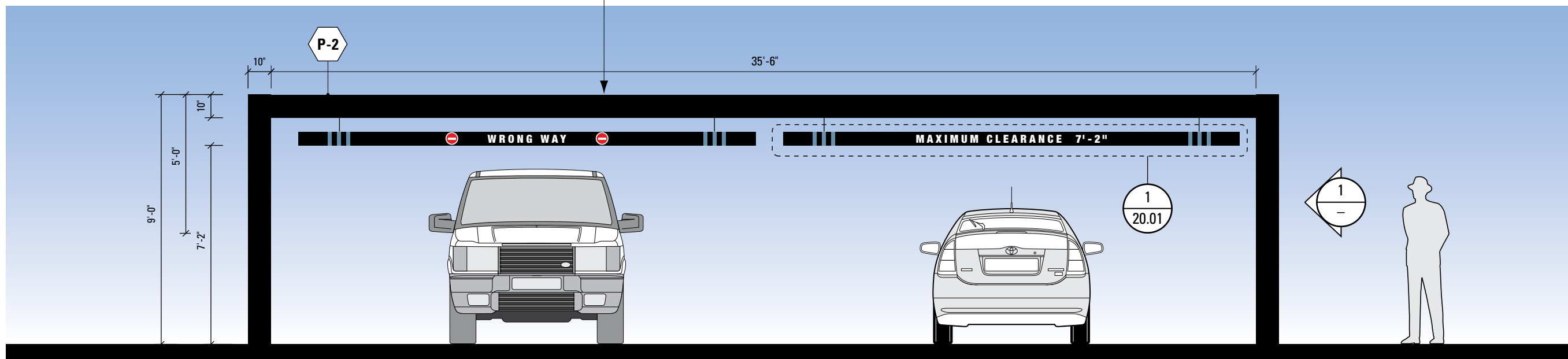
DRAWING NUMBER

GD21.01



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

Fabricated aluminum gantry, all visible surfaces painted, anchored to garage wall (by Arch.).



2 INSTALL ELEVATION
Scale: 1/4" = 1'-0"

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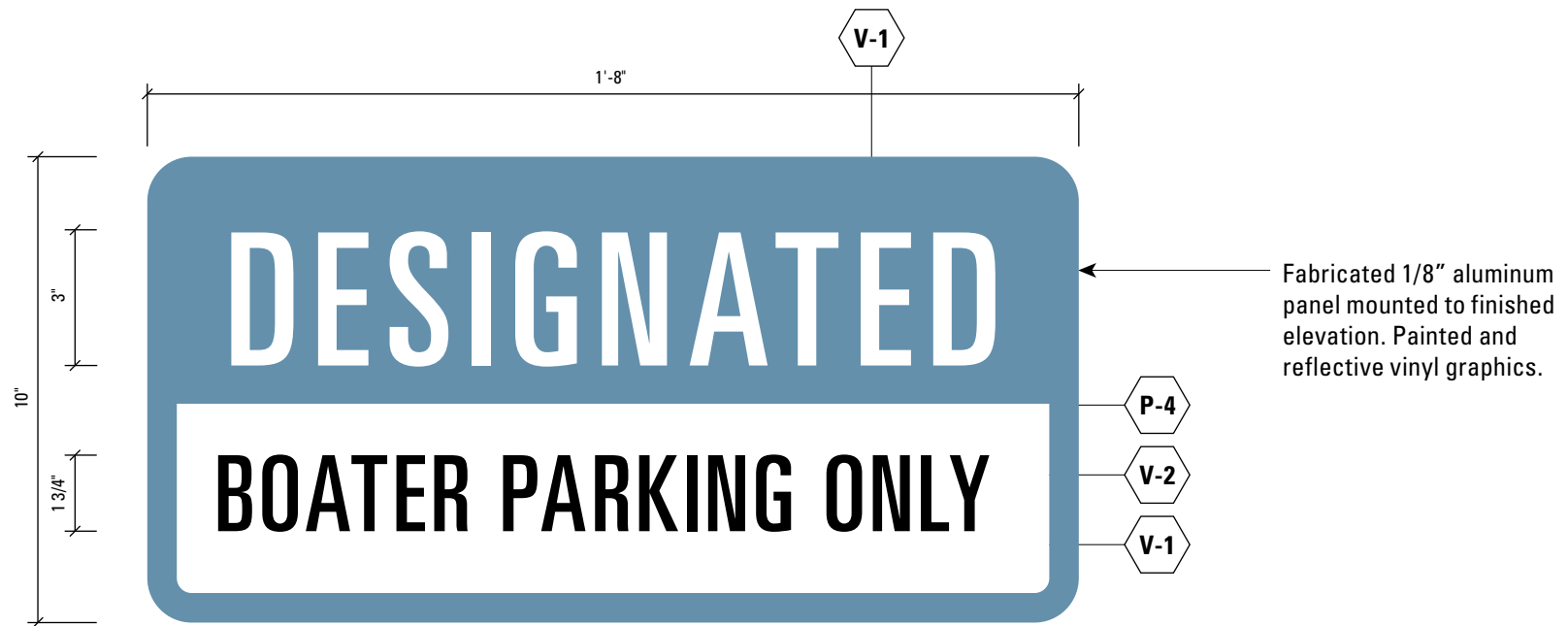
April 11, 2014	Master Sign Program

DRAWING TITLE

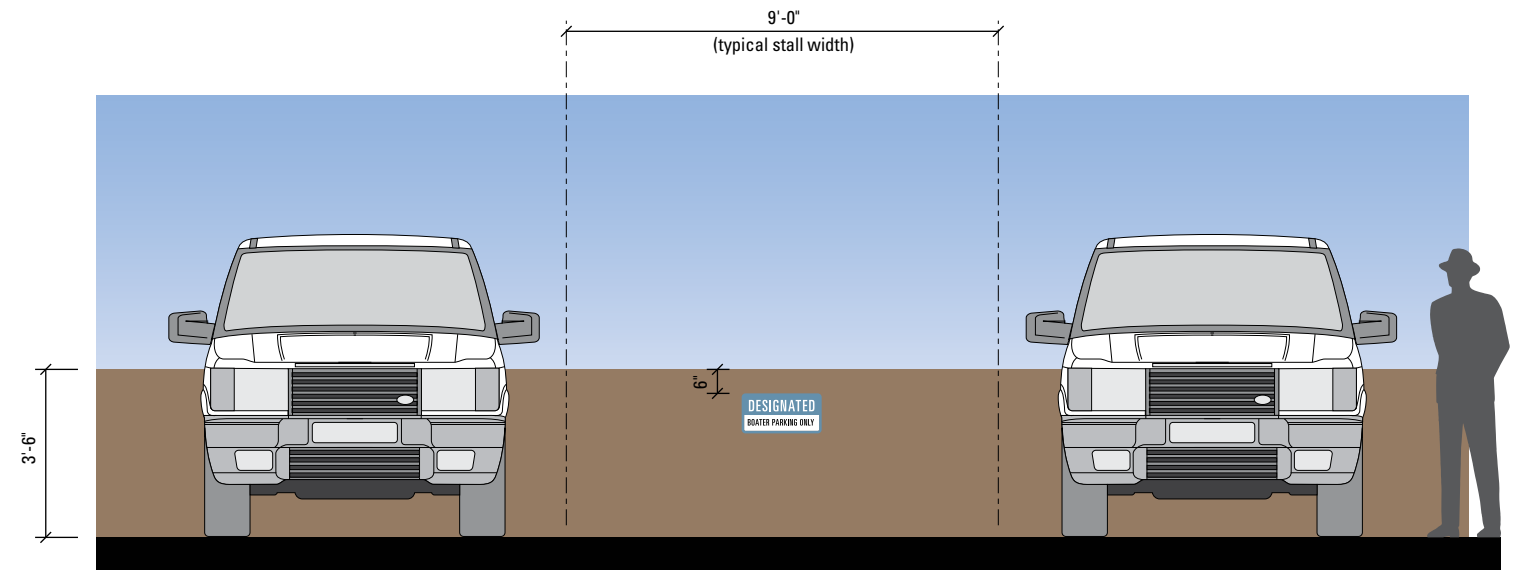
PART 1 – SECTION 3
AE7
Designated Boater Parking ID

DRAWING NUMBER

GD22.01



1 FRONT ELEVATION
Scale: 3" = 1'-0"



2 CONTEXT ELEVATION
Scale: 1/4" = 1'-0"

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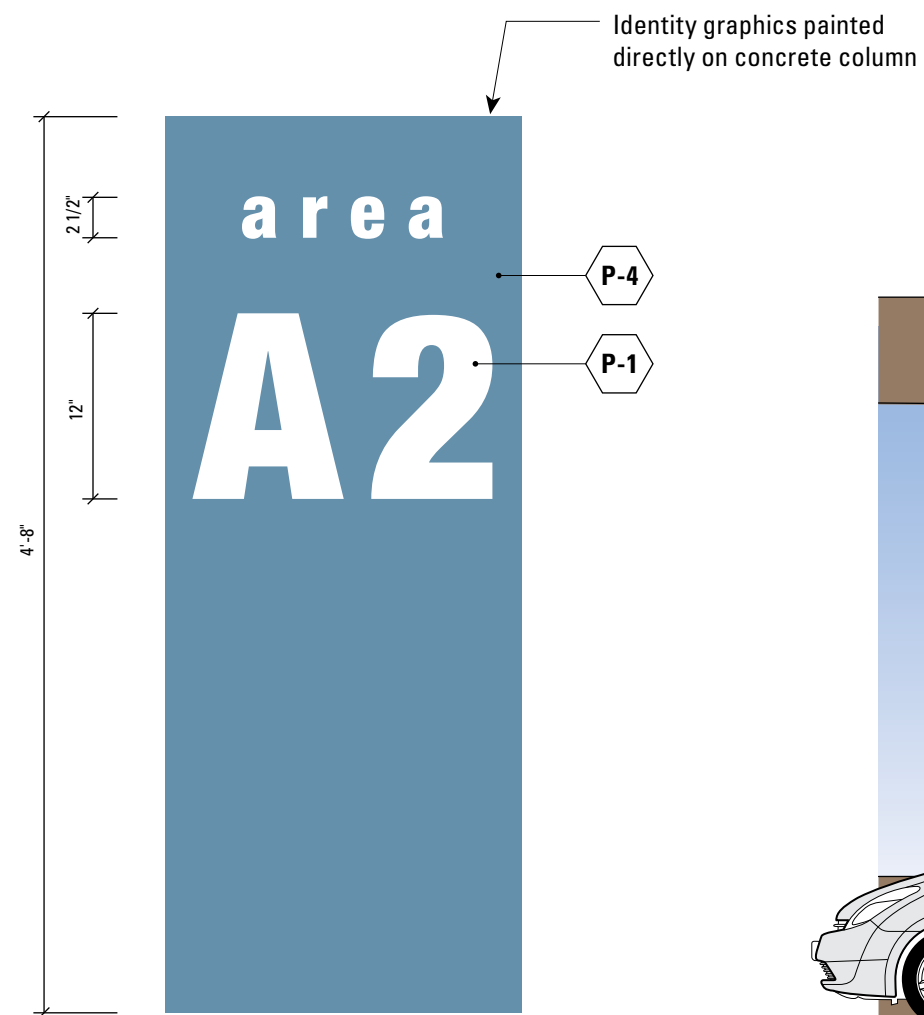
April 11, 2014 Master Sign Program

DRAWING TITLE

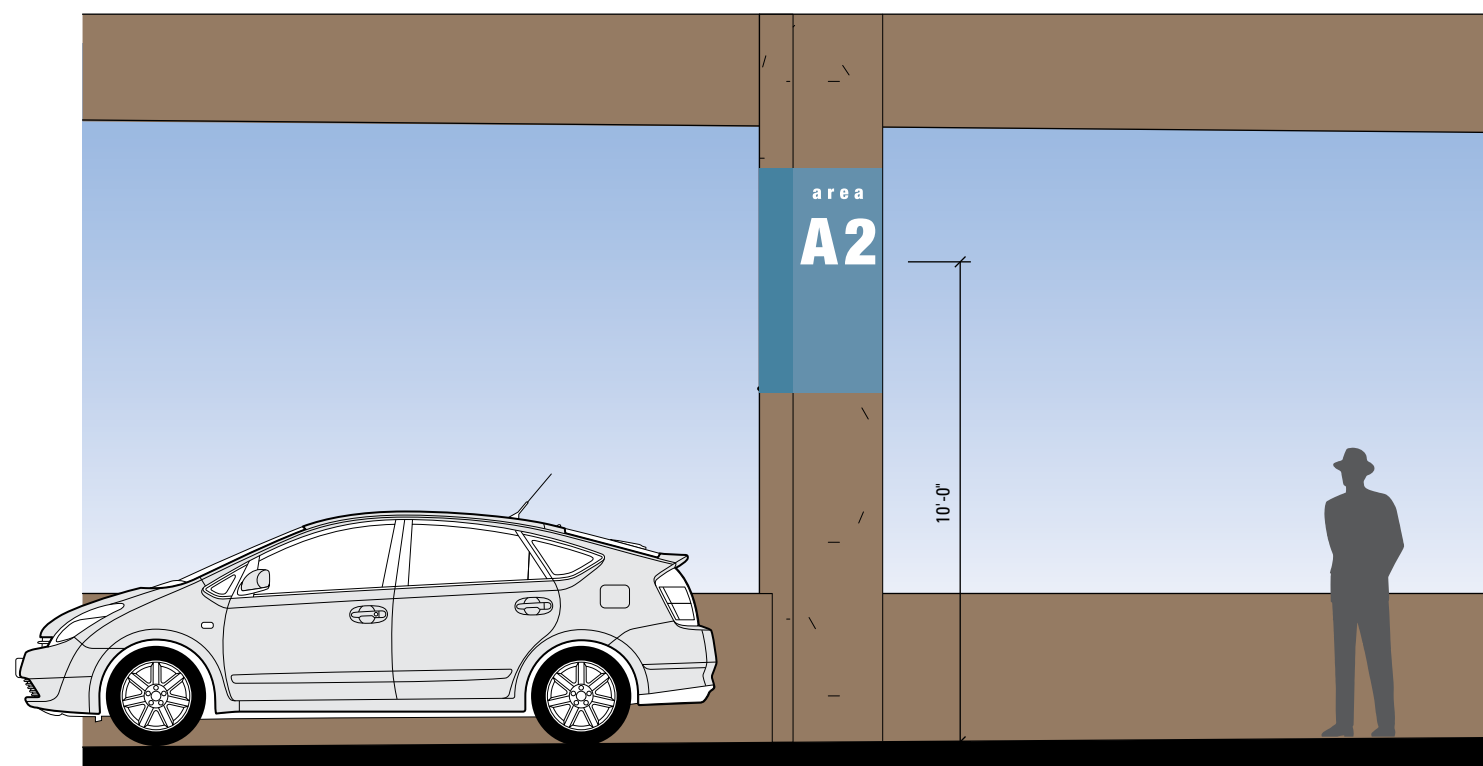
PART 1 – SECTION 3
CB1
Garage Parking Row ID

DRAWING NUMBER

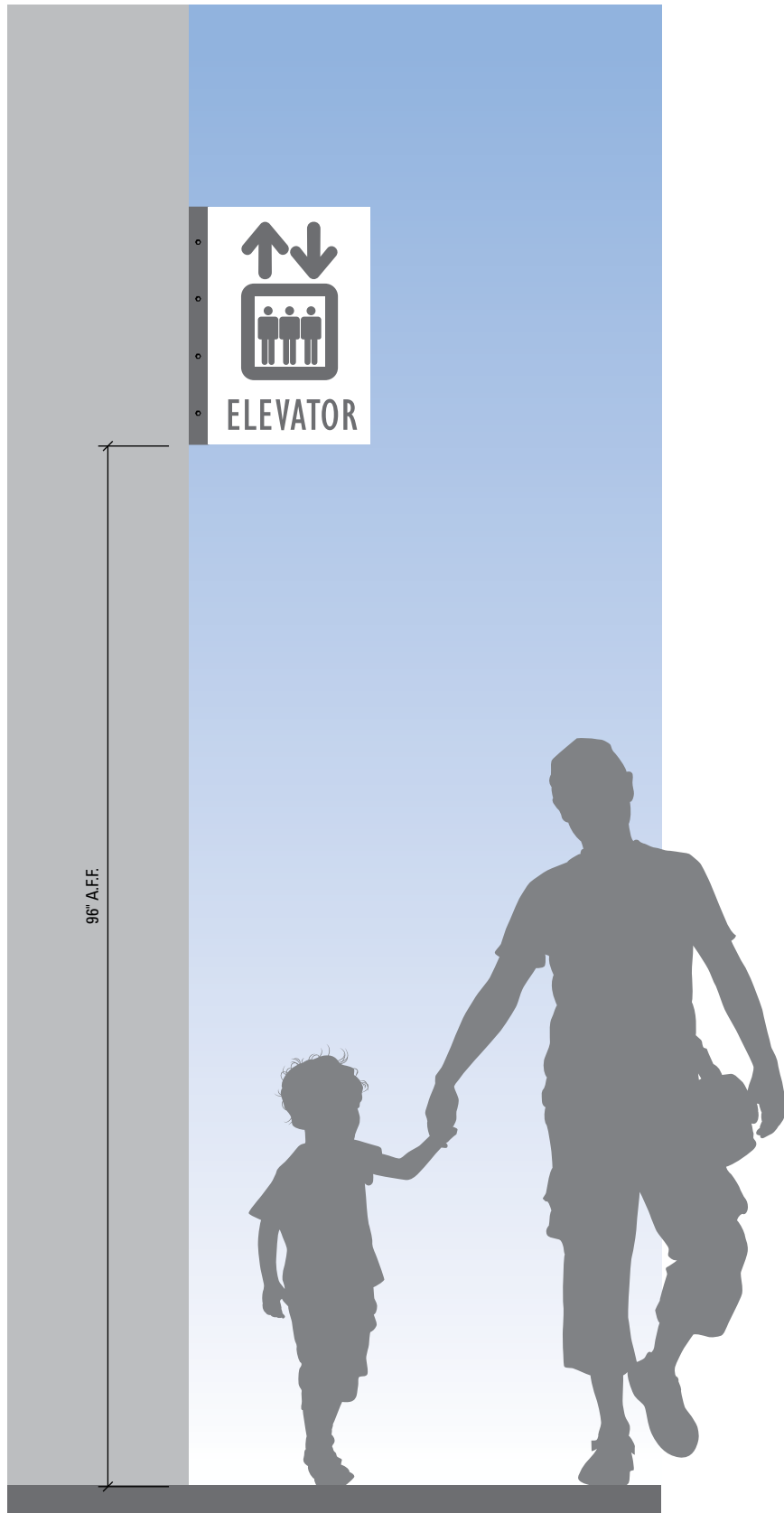
GD23.01



1 FRONT ELEVATION
Scale: 1" = 1'-0"



2 CONTEXT ELEVATION
Scale: 1/4" = 1'-0"



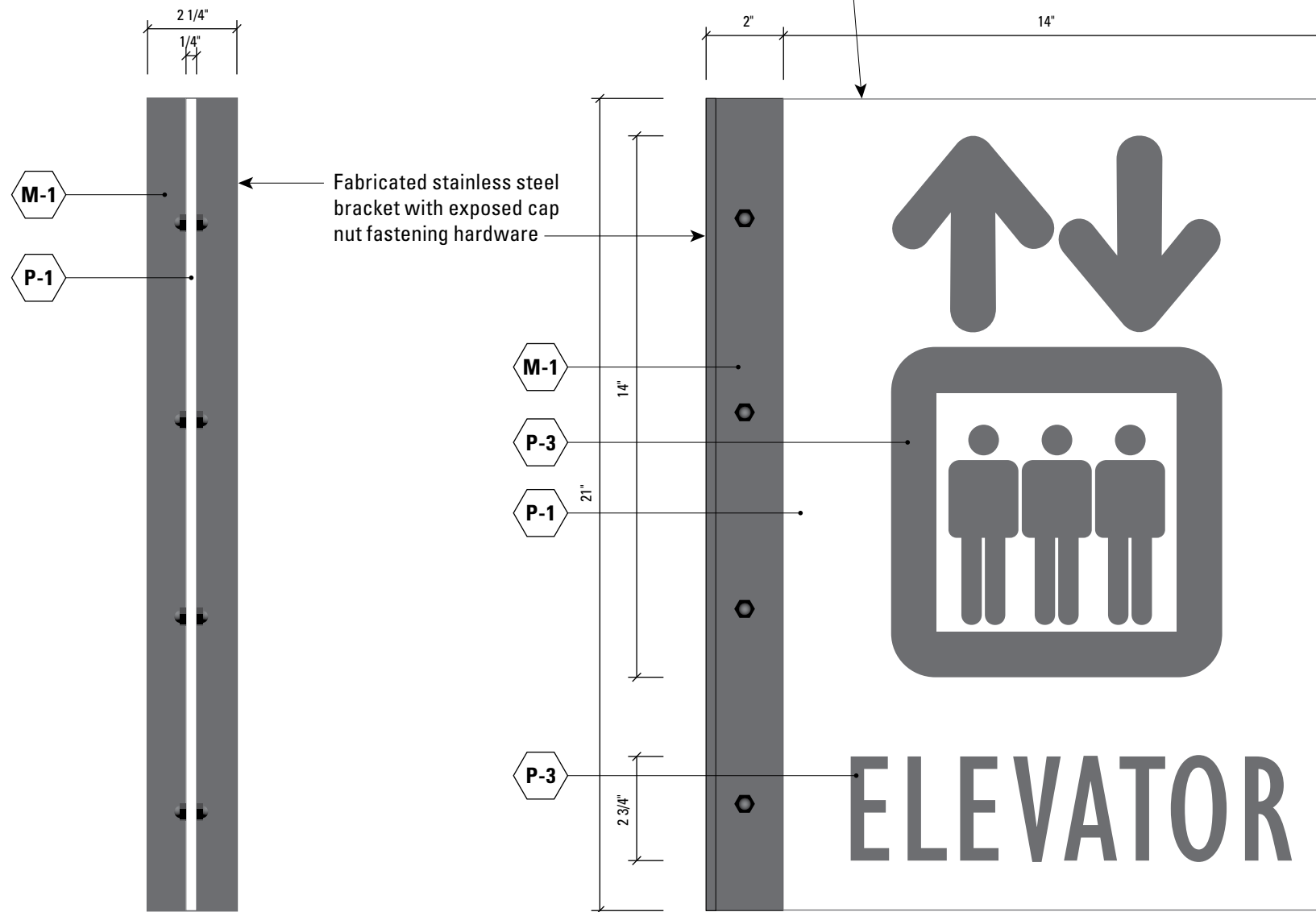
1 INSTALL ELEVATION
Scale: 3/4" = 1'-0"

Fabricated stainless steel bracket with exposed cap nut fastening hardware



4 TOP VIEW
Scale: 3" = 1'-0"

Fabricated 1/4" thick aluminum sign panel fasted to stainless steel bracket, all visible surfaces painted white, symbols and graphics painted on first surface. Double-sided.



2 END VIEW
Scale: 3" = 1'-0"

3 FRONT ELEVATION
Scale: 3" = 1'-0"

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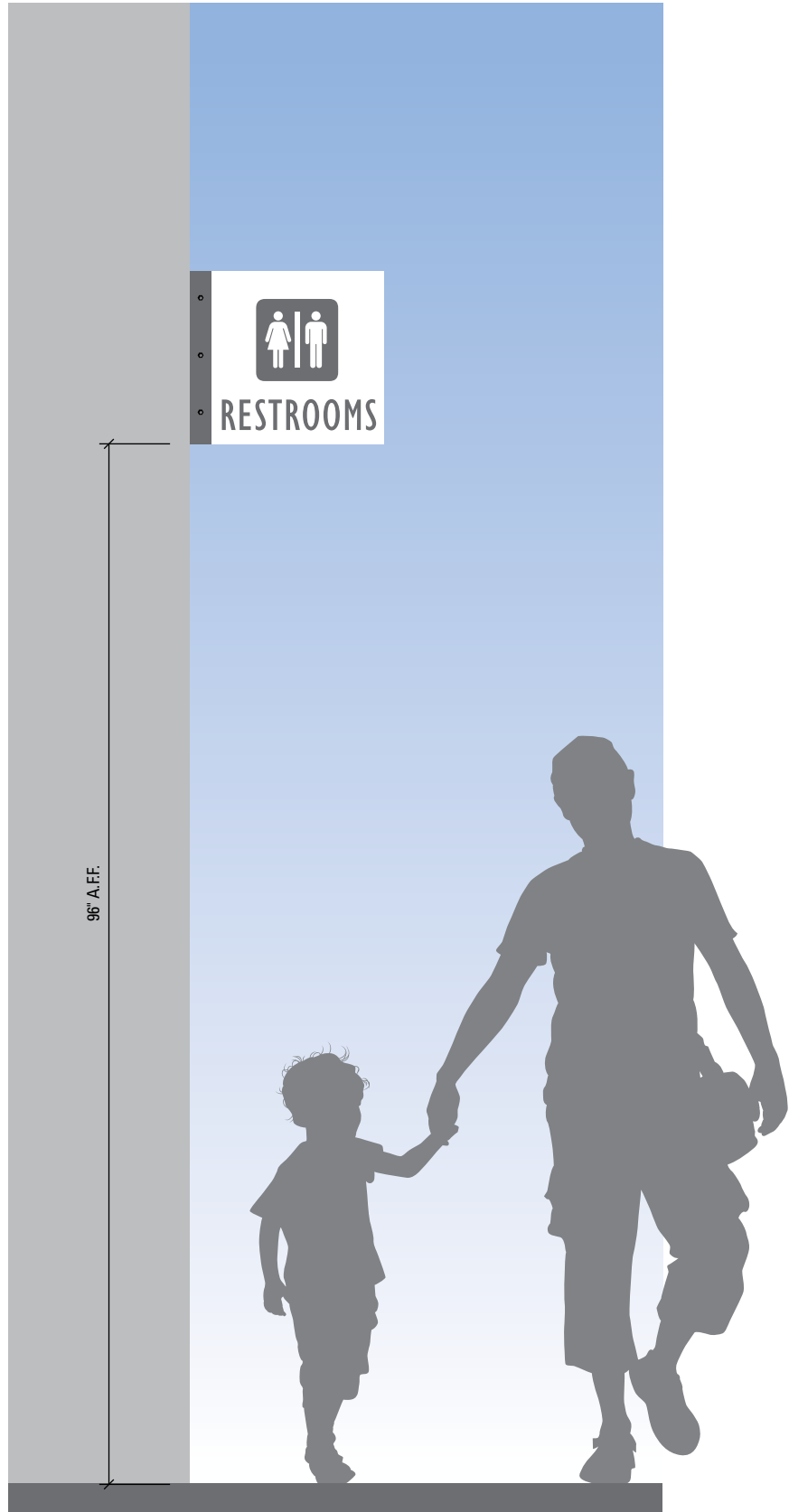
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
BA1
Elevator ID

DRAWING NUMBER

GD24.01



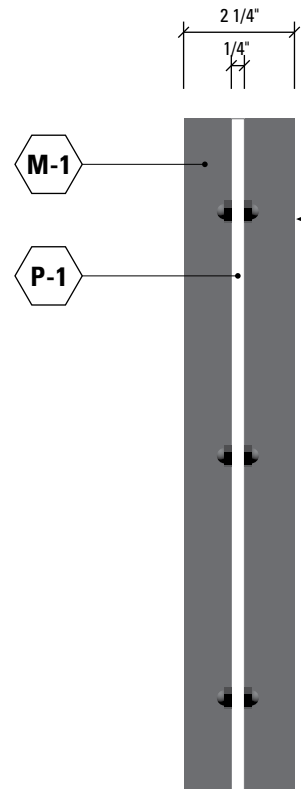
1 **INSTALL ELEVATION**
Scale: 3/4" = 1'-0"

Fabricated stainless steel bracket with exposed cap nut fastening hardware



4 **TOP VIEW**
Scale: 3" = 1'-0"

Fabricated 1/4" thick aluminum sign panel fasted to stainless steel bracket, all visible surfaces painted white, symbols and graphics painted on first surface. Double-sided.



2 **END VIEW**
Scale: 3" = 1'-0"



3 **FRONT ELEVATION**
Scale: 3" = 1'-0"

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DRAWING TITLE

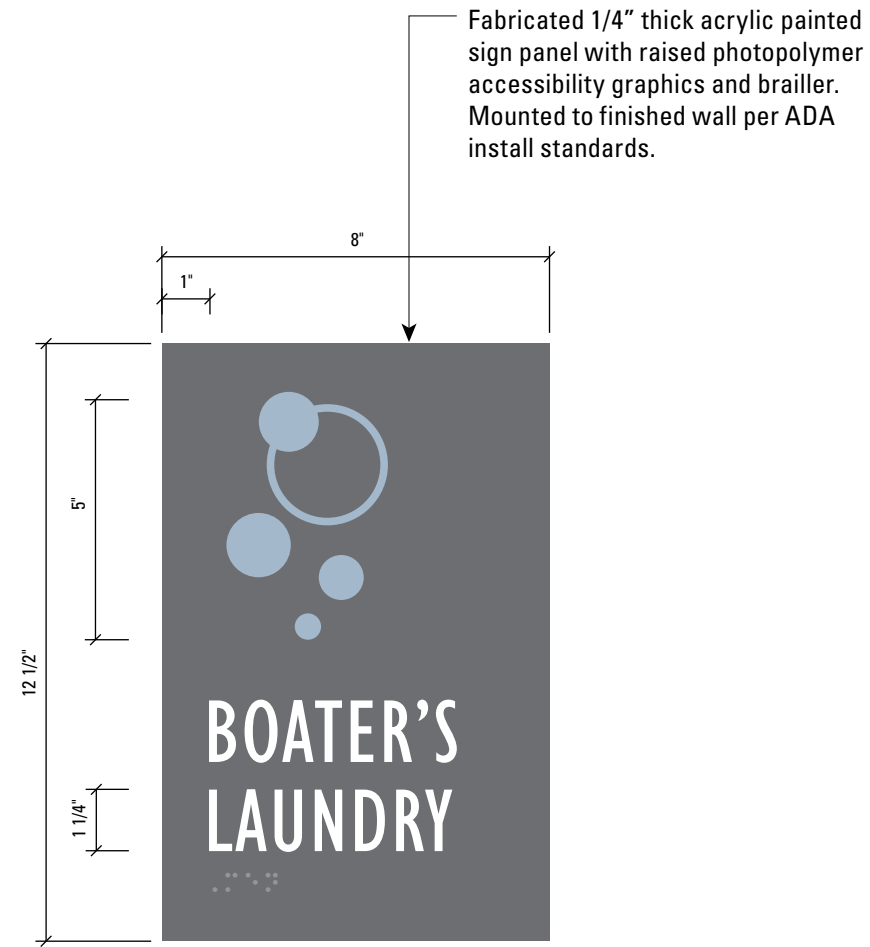
PART 1 – SECTION 3
BA2
Restroom ID

DRAWING NUMBER

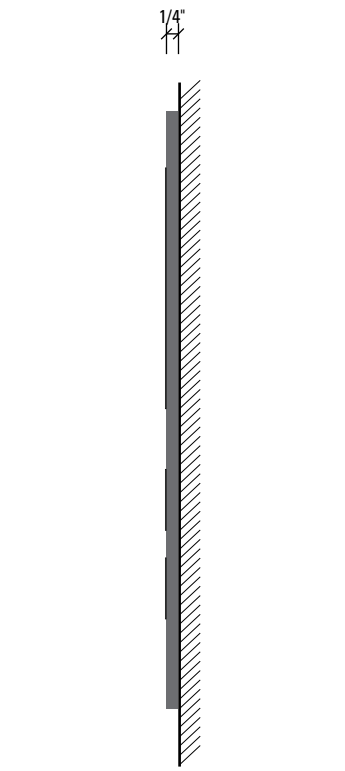
GD25.01



1 **INSTALL ELEVATION**
Scale: 3/4" = 1'-0"



2 **ROOM ID ELEVATION**
Scale: 3" = 1'-0"



3 **SIDE ELEVATION**
Scale: 3" = 1'-0"

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DRAWING TITLE

PART 1 – SECTION 3
BA3
Room ID
(Boater Laundry Room)

DRAWING NUMBER

GD26.01

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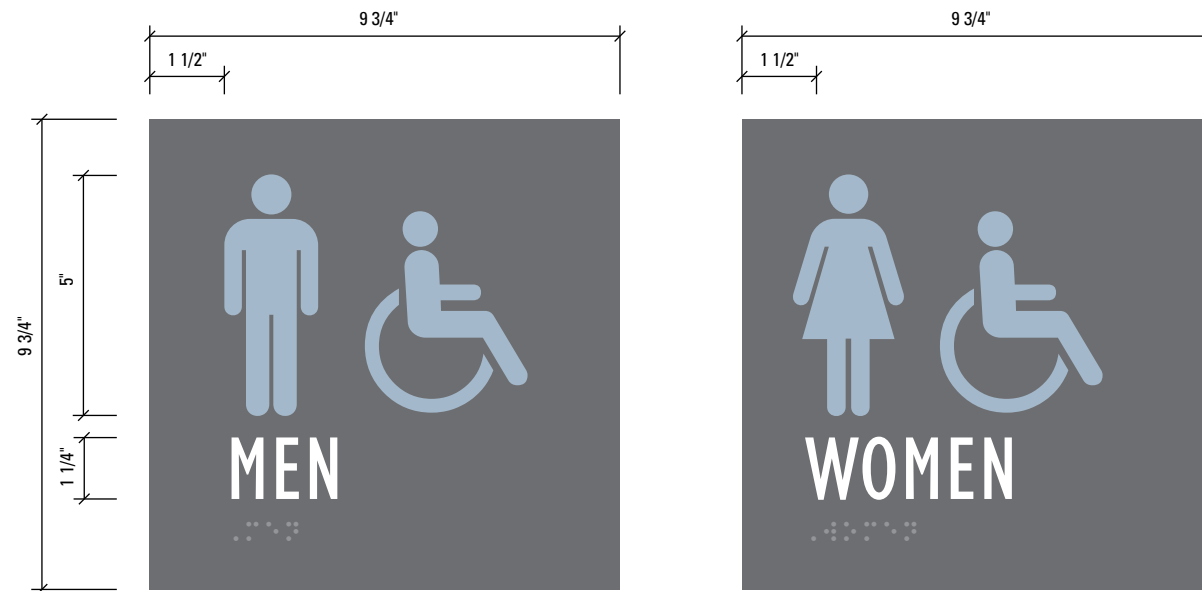
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
BC2
Restroom ID
Wall Mounted

DRAWING NUMBER

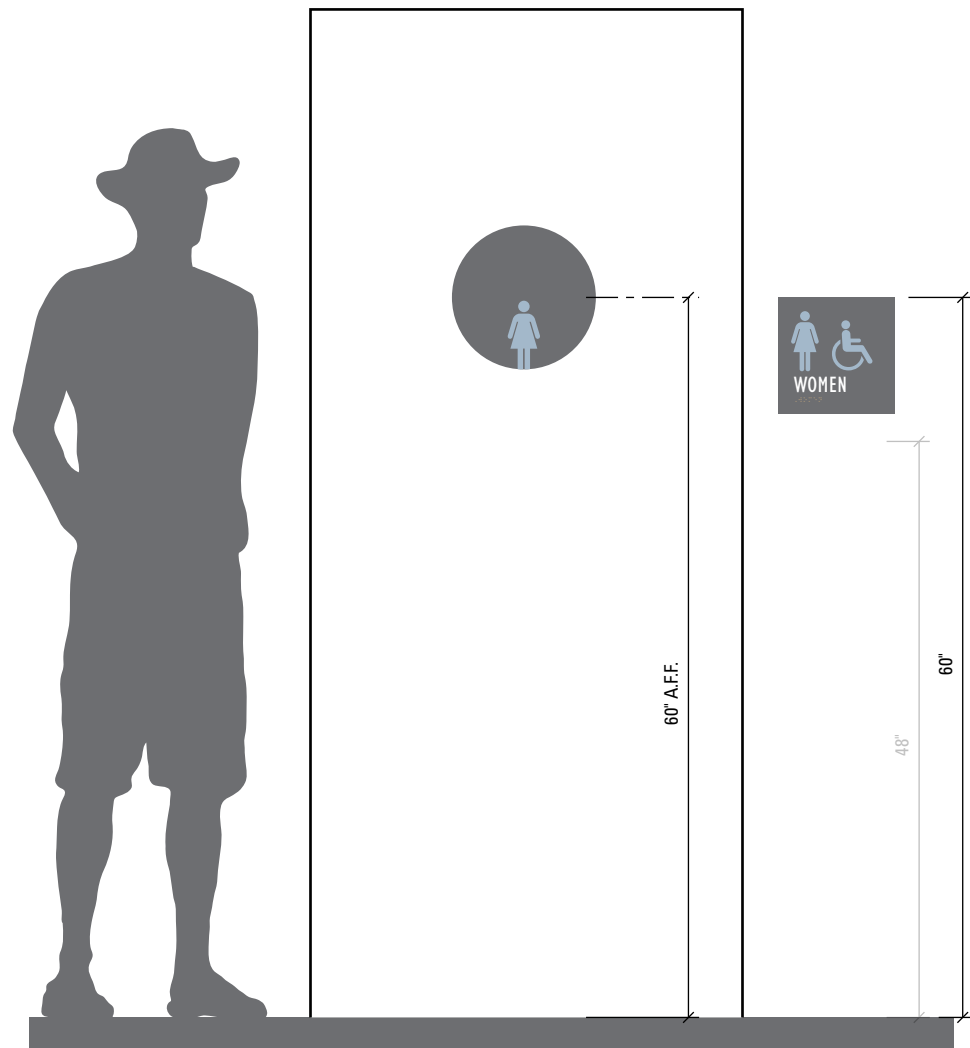
GD28.01



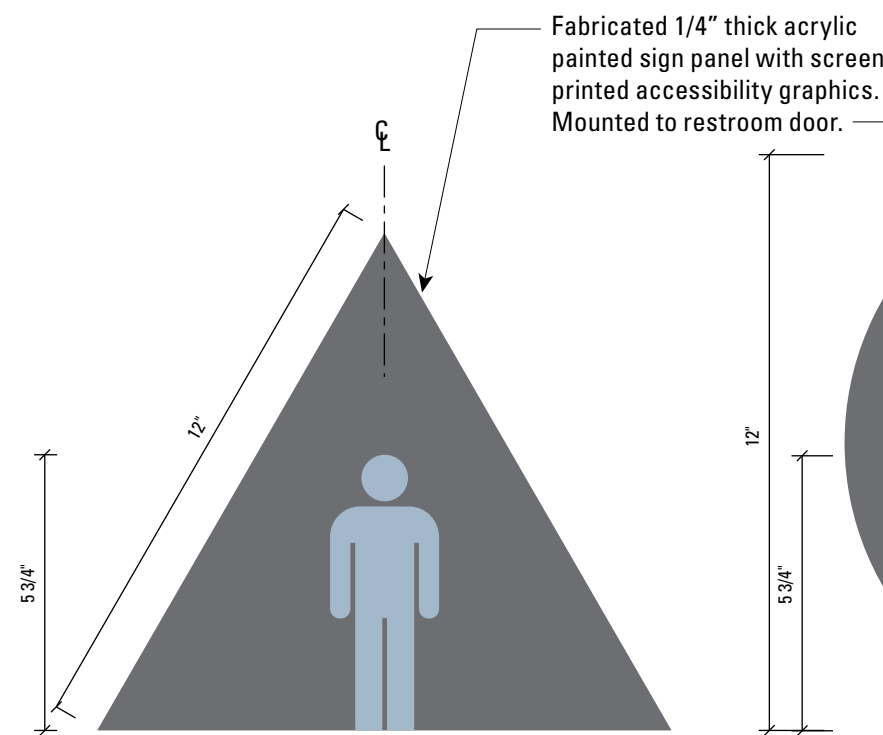
4 ADA ROOM ID ELEVATION (BOTH GENDERS)
Scale: 3" = 1'-0"

5 SIDE ELEVATION
Scale: 3" = 1'-0"

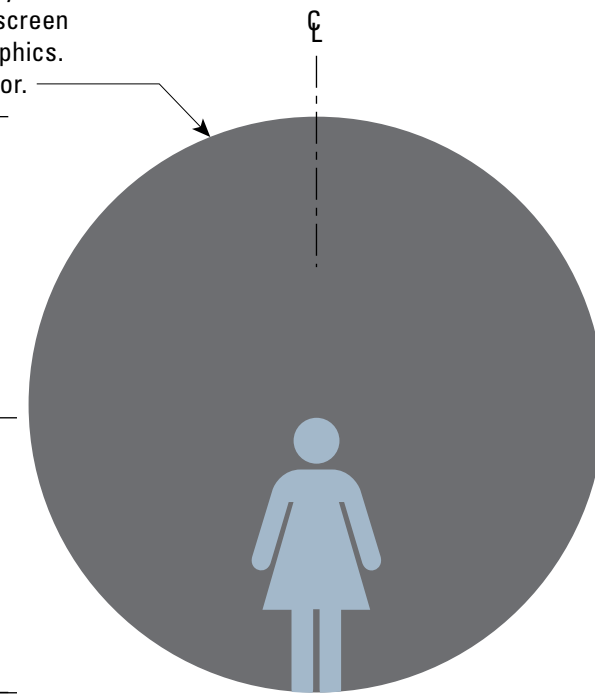
Fabricated 1/4" thick acrylic painted sign panel with raised photopolymer accessibility graphics and braille. Mounted to finished wall per ADA install standards.



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



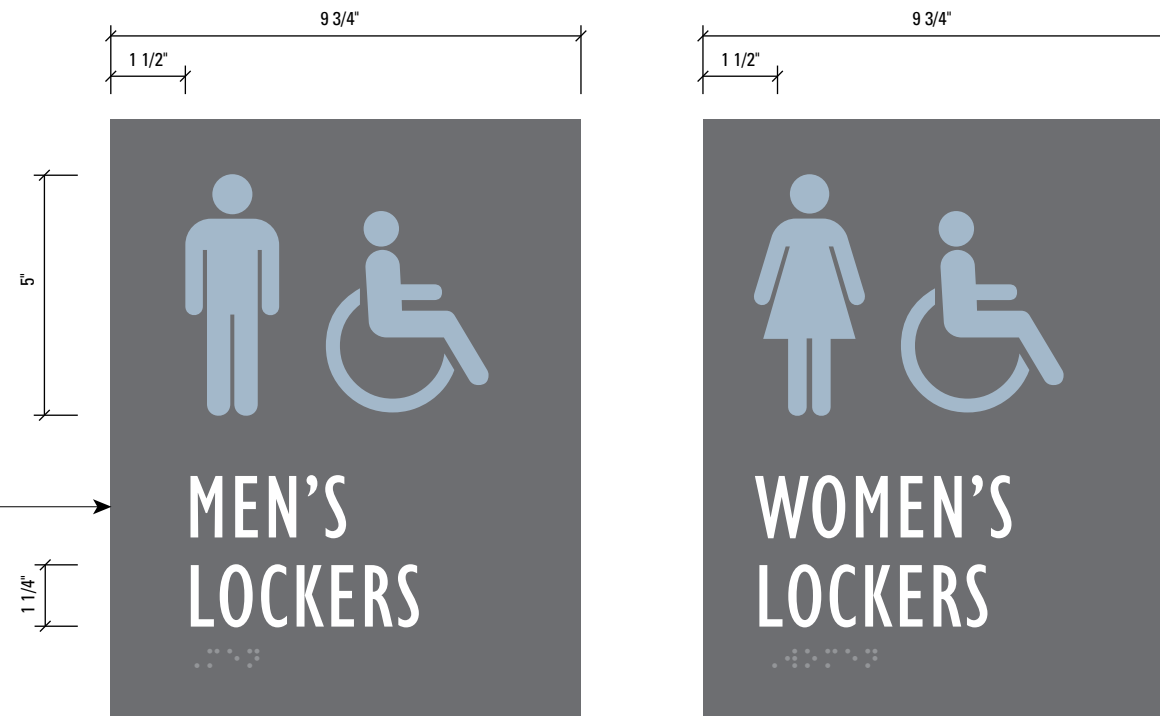
2 DOOR ID ELEVATION (MEN)
Scale: 3" = 1'-0"



3 DOOR ID ELEVATION (WOMEN)
Scale: 3" = 1'-0"

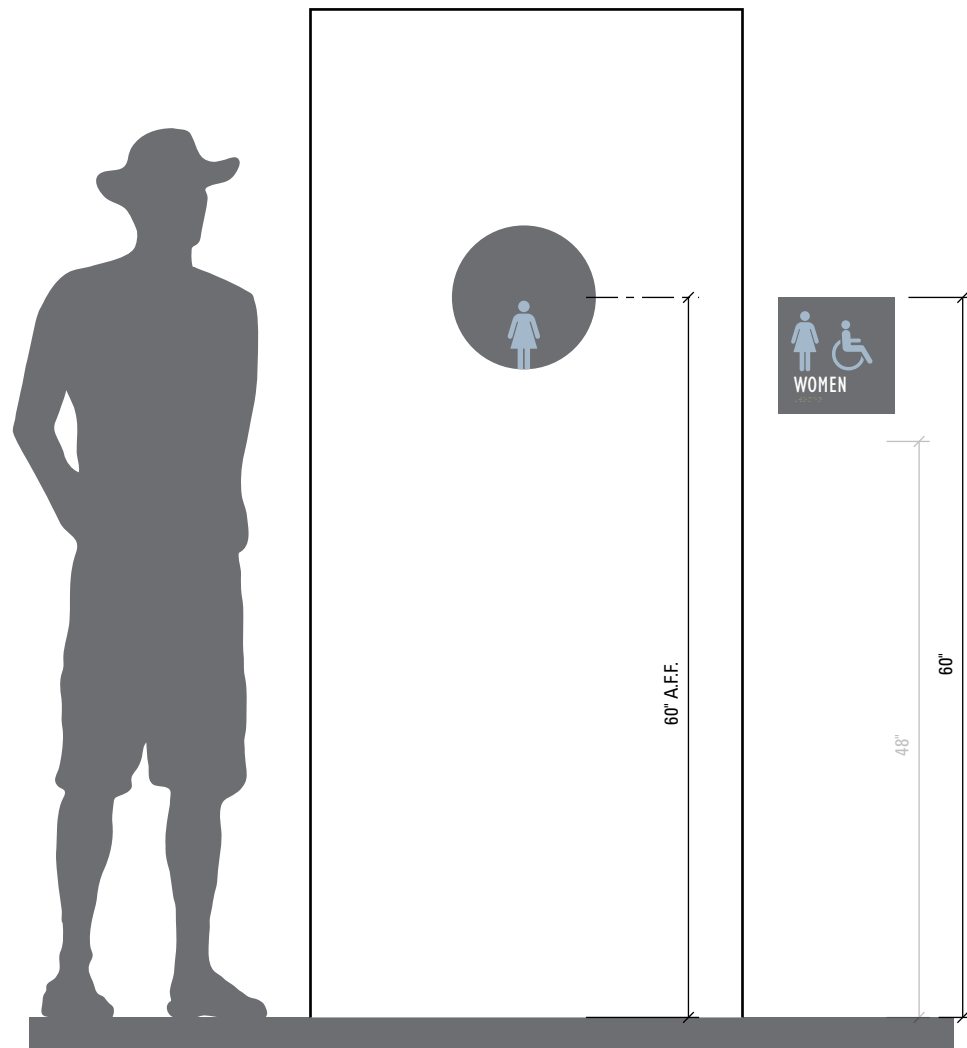
Fabricated 1/4" thick acrylic painted sign panel with screen printed accessibility graphics. Mounted to restroom door.

Fabricated 1/4" thick acrylic painted sign panel with raised photopolymer accessibility graphics and braille. Mounted to finished wall per ADA install standards.

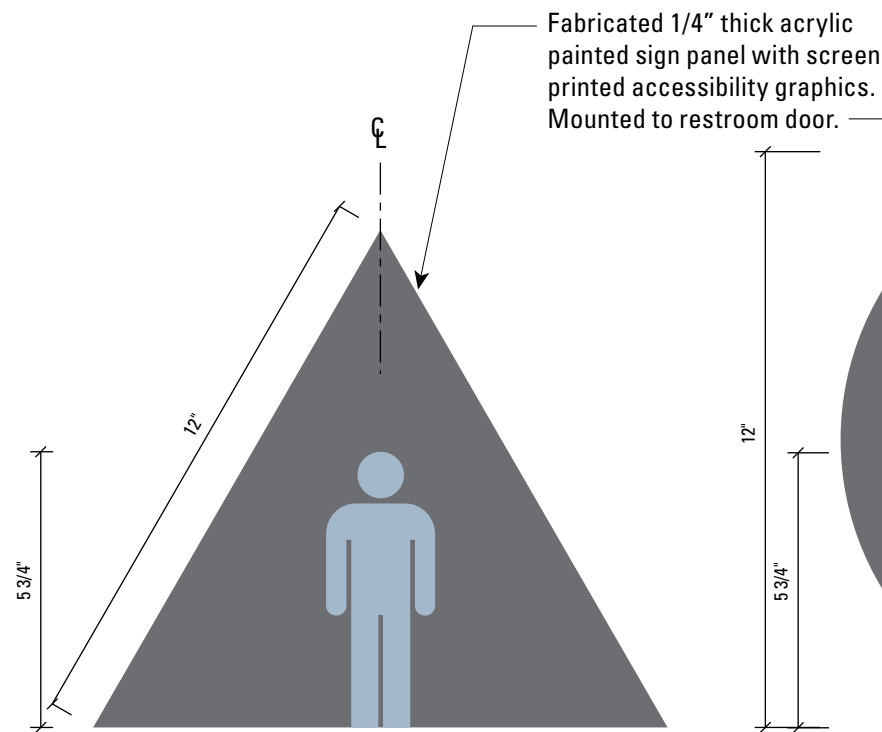


4 ADA ROOM ID ELEVATION (BOTH GENDERS)
Scale: 3" = 1'-0"

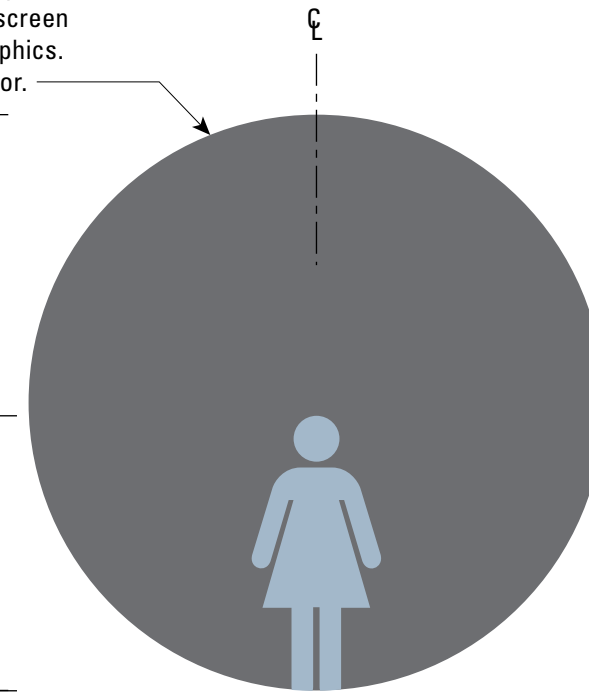
5 SIDE ELEVATION
Scale: 3" = 1'-0"



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



2 DOOR ID ELEVATION (MEN)
Scale: 3" = 1'-0"



3 DOOR ID ELEVATION (WOMEN)
Scale: 3" = 1'-0"

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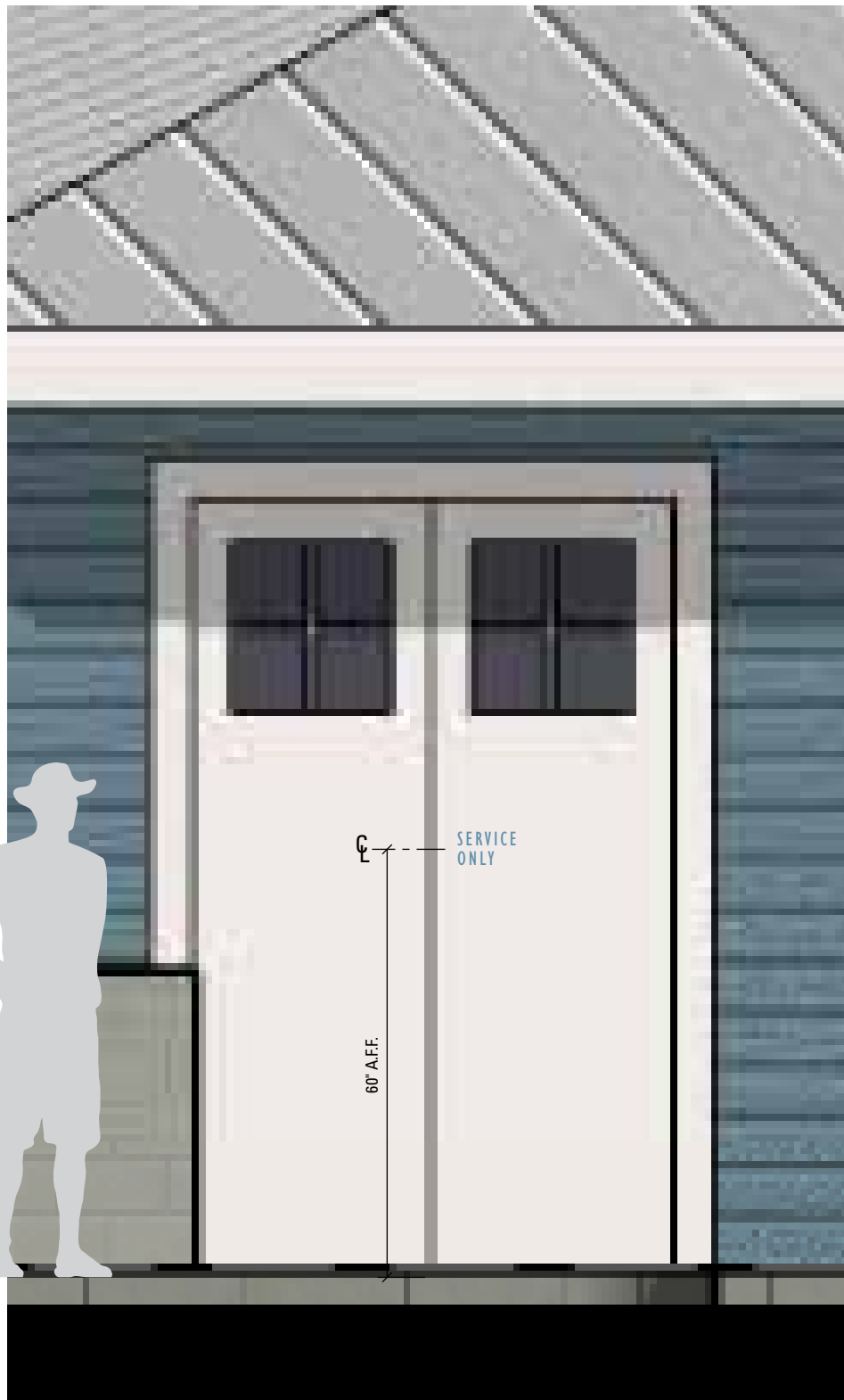
April 11, 2014	Master Sign Program

DRAWING TITLE

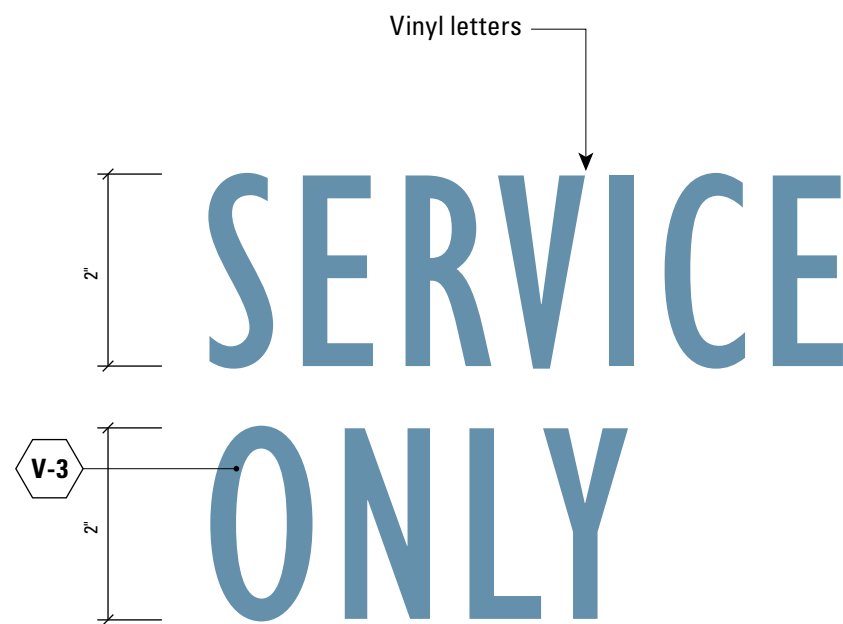
PART 1 – SECTION 3
BC3
Boater's Locker ID
Wall Mounted

DRAWING NUMBER

GD29.01



1 **CONTEXT ELEVATION**
Scale: 1/2" = 1'-0"



2 **ELEVATION**
Half Size

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DRAWING TITLE

PART 1 – SECTION 3
EA1
Service Area ID

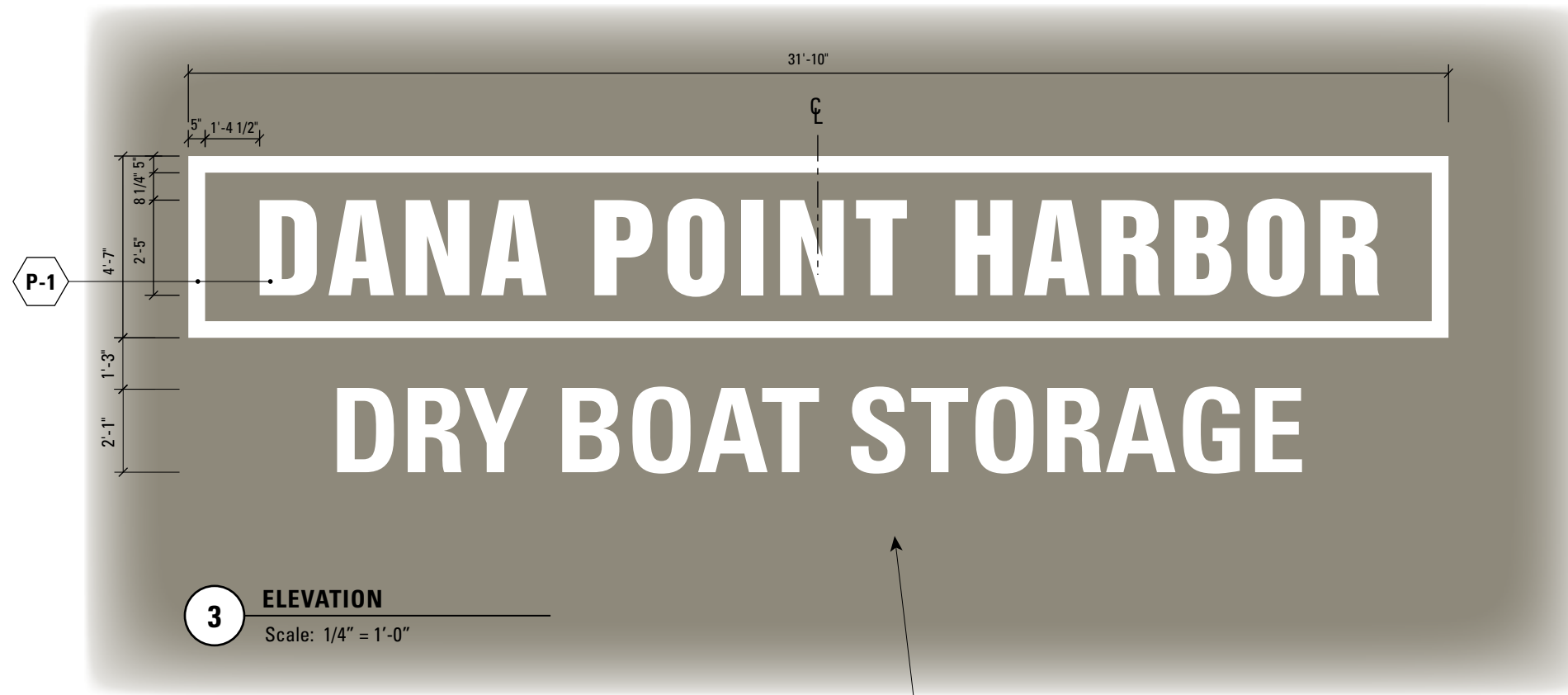
DRAWING NUMBER

GD30.01



1 **CONTEXT REFERENCE**
Not to Scale

2 **CONTEXT ELEVATION**
Scale: 1/32" = 1'-0"



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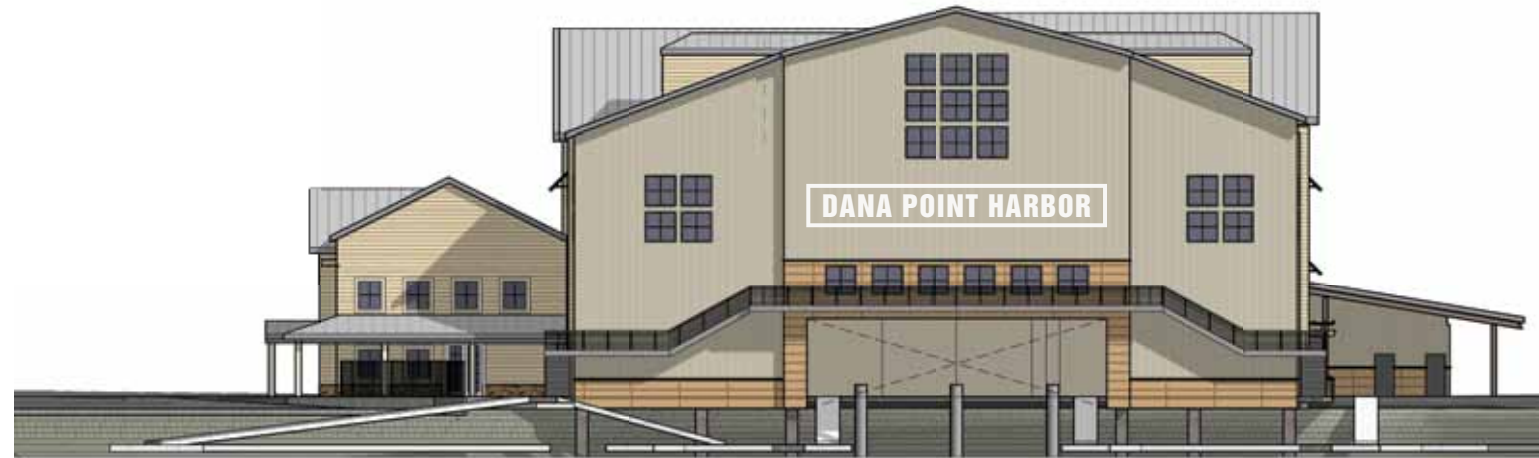
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 3
AA3
Dry Boat Storage Building ID

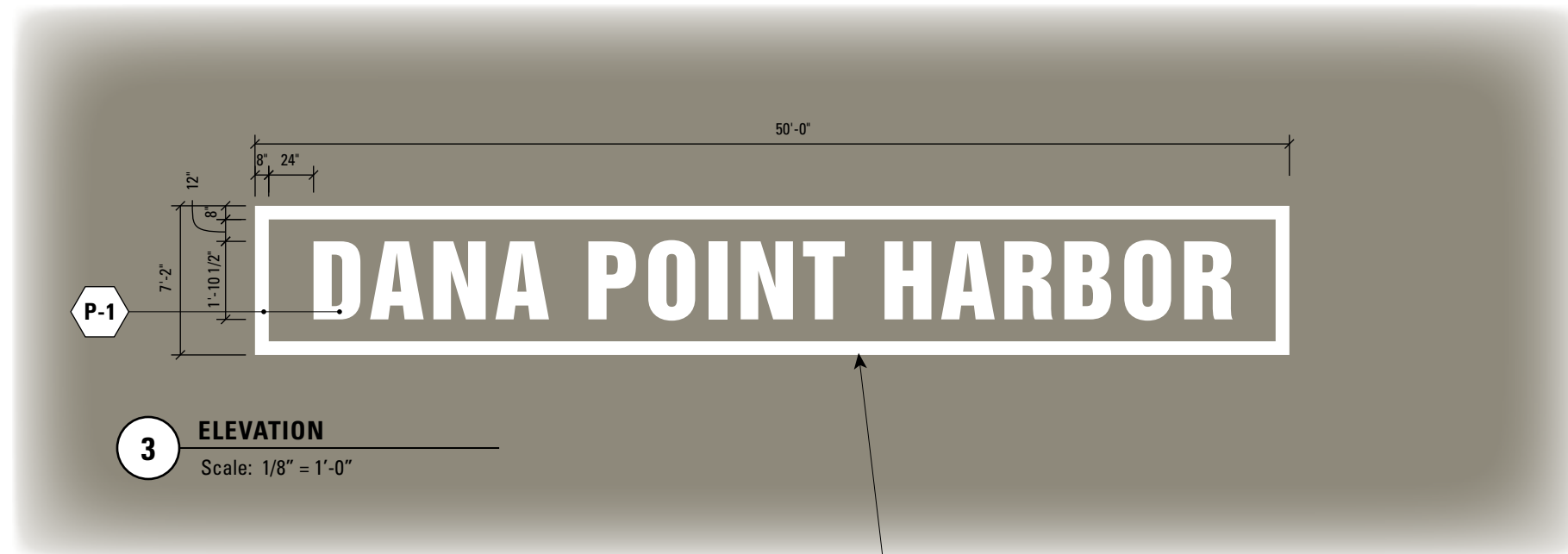
DRAWING NUMBER

GD33.01



1 **CONTEXT REFERENCE**
Not to Scale

2 **CONTEXT ELEVATION**
Scale: 1/32" = 1'-0"



3 **ELEVATION**
Scale: 1/8" = 1'-0"

Painted graphics onto building exterior

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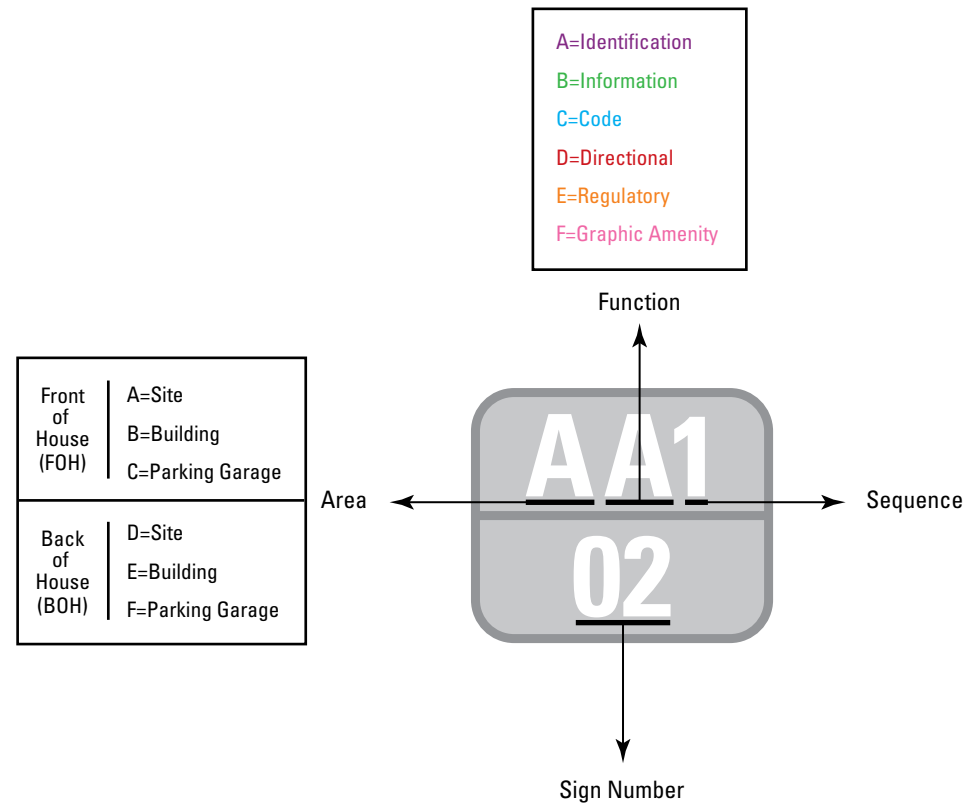
DRAWING TITLE

PART 1 – SECTION 3
AA3
Dry Boat Storage Building ID

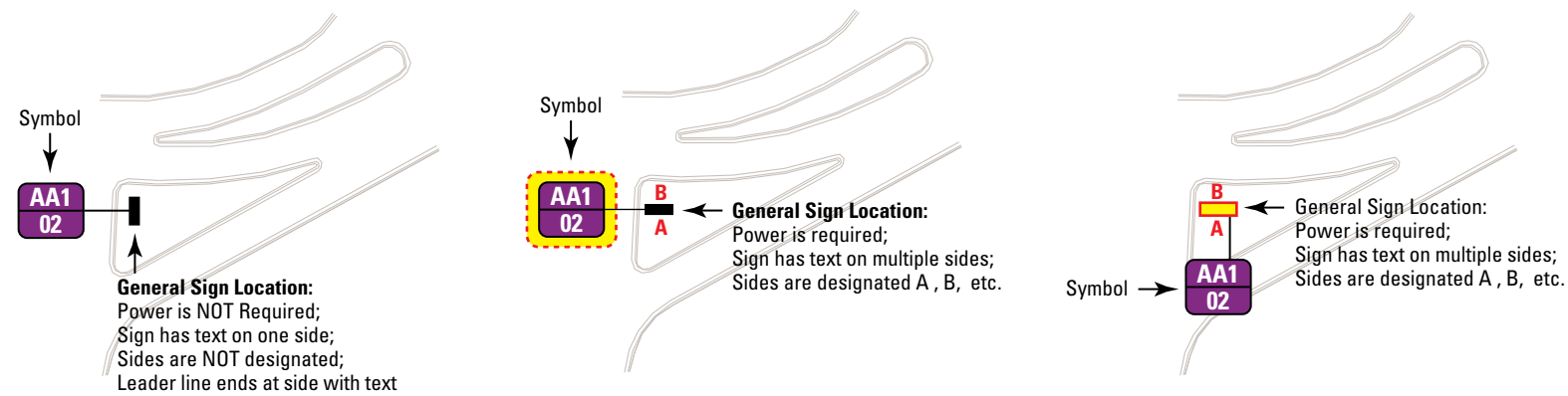
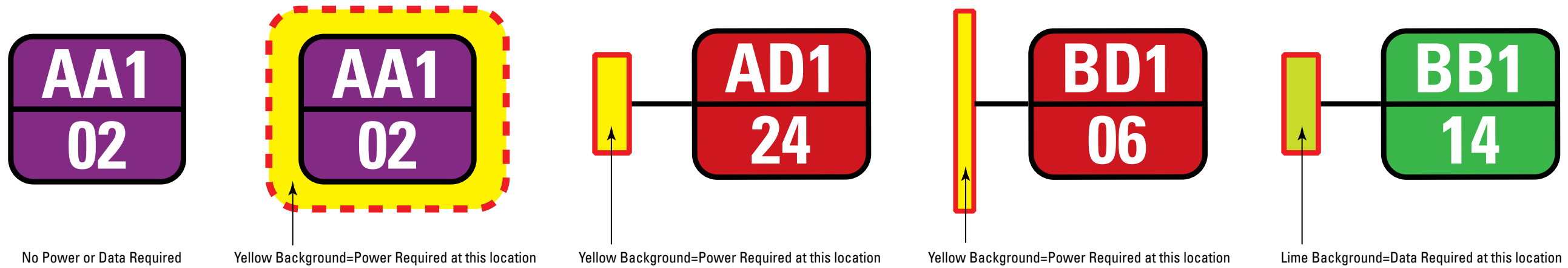
DRAWING NUMBER

GD33.02

Location Plan Sign Code Key



	Site		Building		Parking Garage	
	FOH	BOH	FOH	BOH	FOH	BOH
Identification	AA1 02	DA1 02	BA1 02	EA1 02	CA1 02	FA1 02
Information	AB1 02	DB1 02	BB1 02	EB1 02	CB1 02	FB1 02
Code	AC1 02	DC1 02	BC1 02	EC1 02	CC1 02	FC1 02
Directional	AD1 02	DD1 02	BD1 02	ED1 02	CD1 02	FD1 02
Regulatory	AE1 02	DE1 02	BE1 02	EE1 02	CE1 02	FE1 02
Graphic Amenity	AF1 02	DF1 02	BF1 02	EF1 02	CF1 02	FF1 02



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DRAWING TITLE

PART 1 – SECTION 4
Sign Code Key

DRAWING NUMBER

LP00.00

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Planning Architecture Interiors

PROJECT : 13003

GRAPHIC CONSULTANT



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April 11, 2014 Master Sign Program

DRAWING TITLE

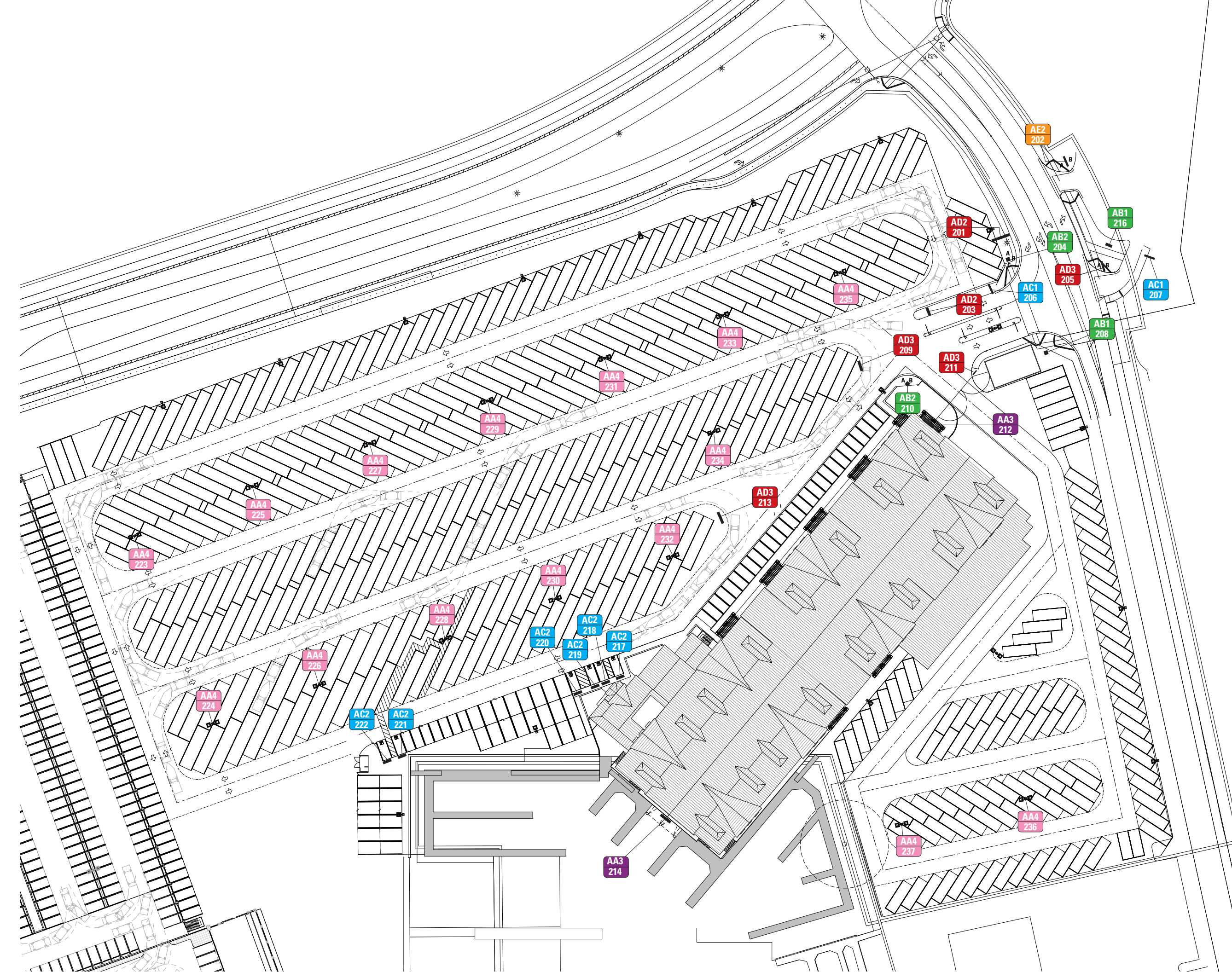
PART 1 – SECTION 4
Sign Location Plan
Previously Approved Signs on
Dana Point Harbor Drive

DRAWING NUMBER

LP01.00

Prominent Signs Not Included In Scope - Previously Approved under CDP 12-0014.





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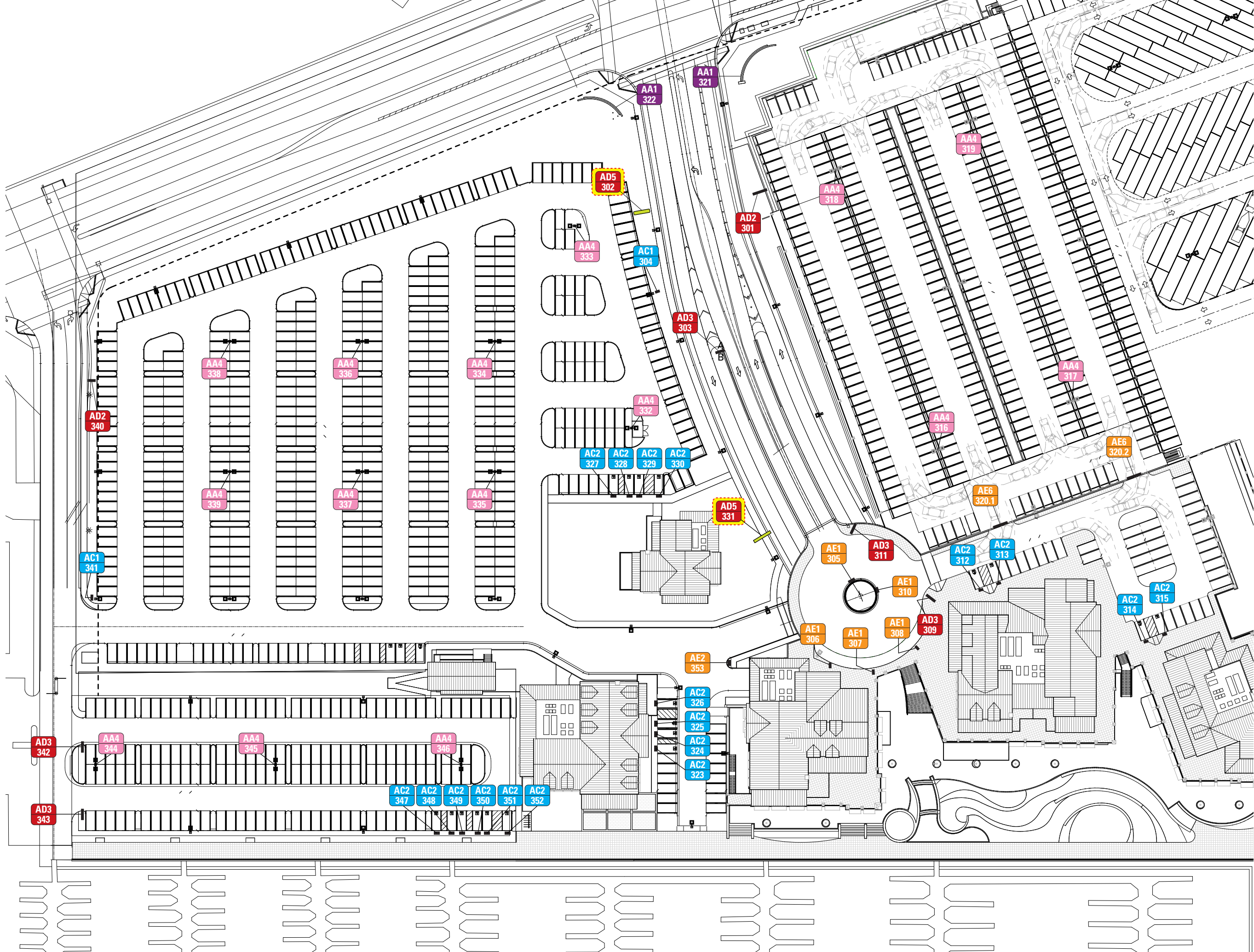
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DRAWING TITLE

PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP02.00



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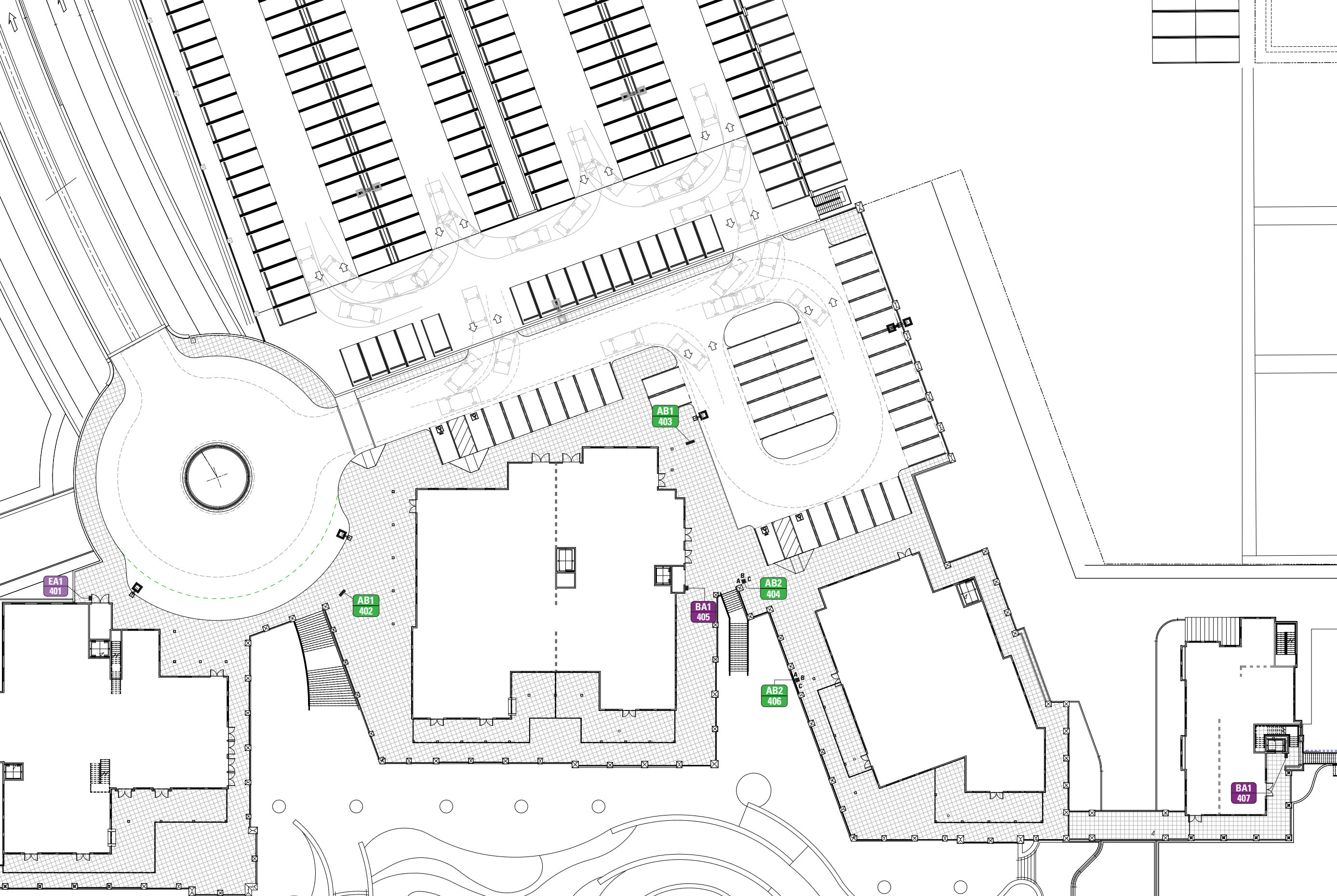
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DRAWING TITLE

PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP03.00



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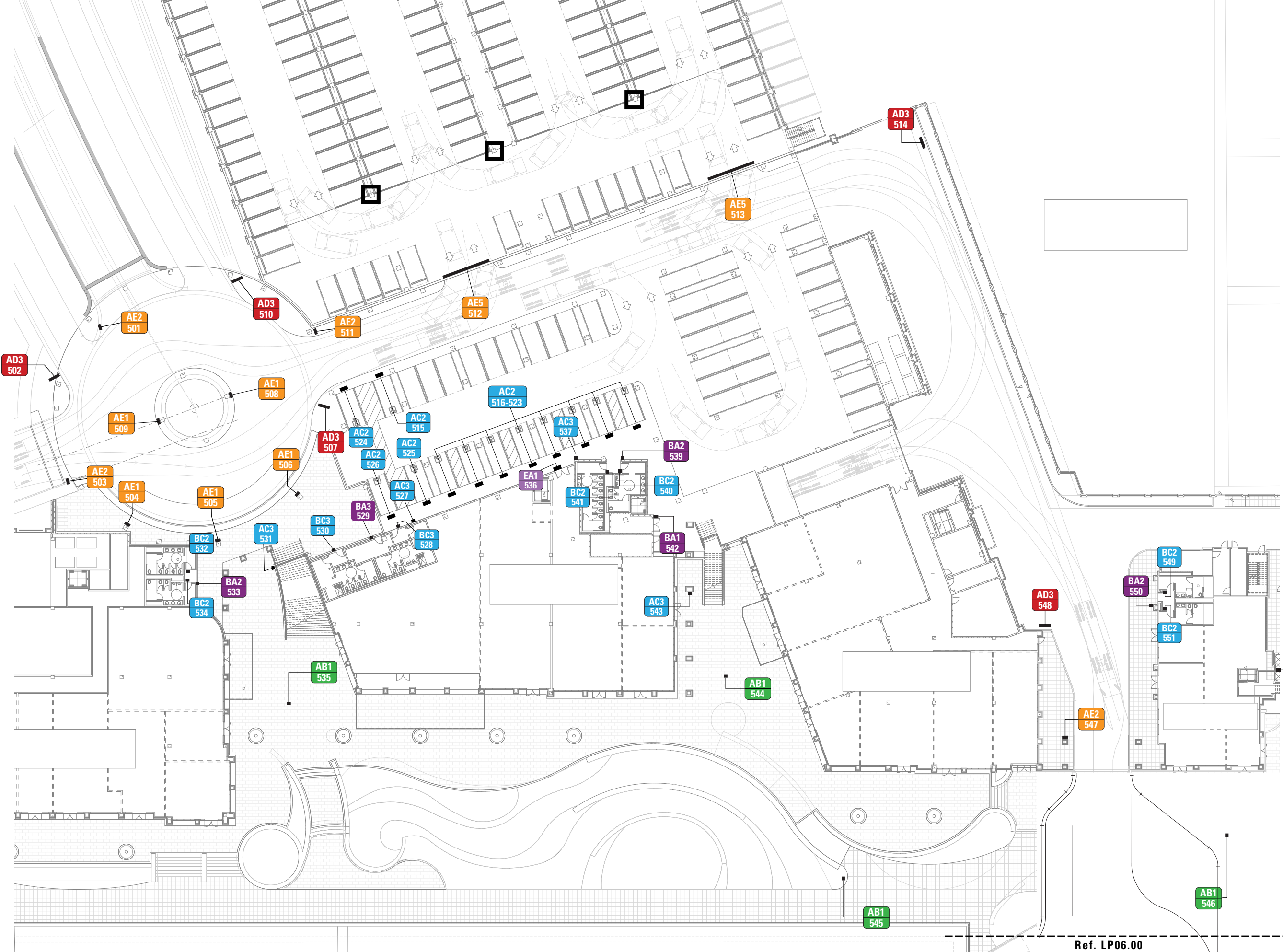
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP04.00



Ref. LP06.00

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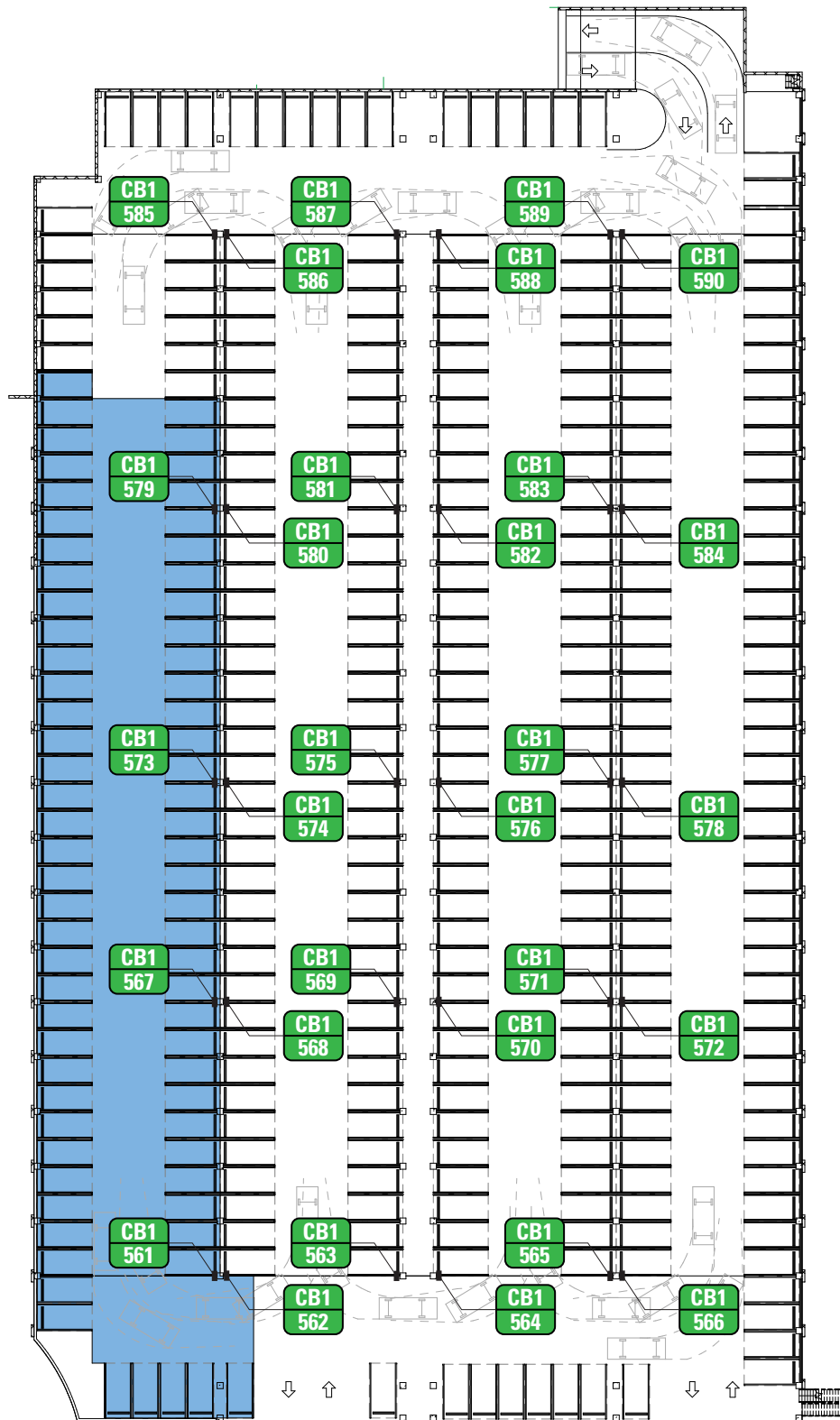
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP05.00



AE7 Designated Parking Stall ID
 Located at each stall in shaded parking deck area. 72 stalls.

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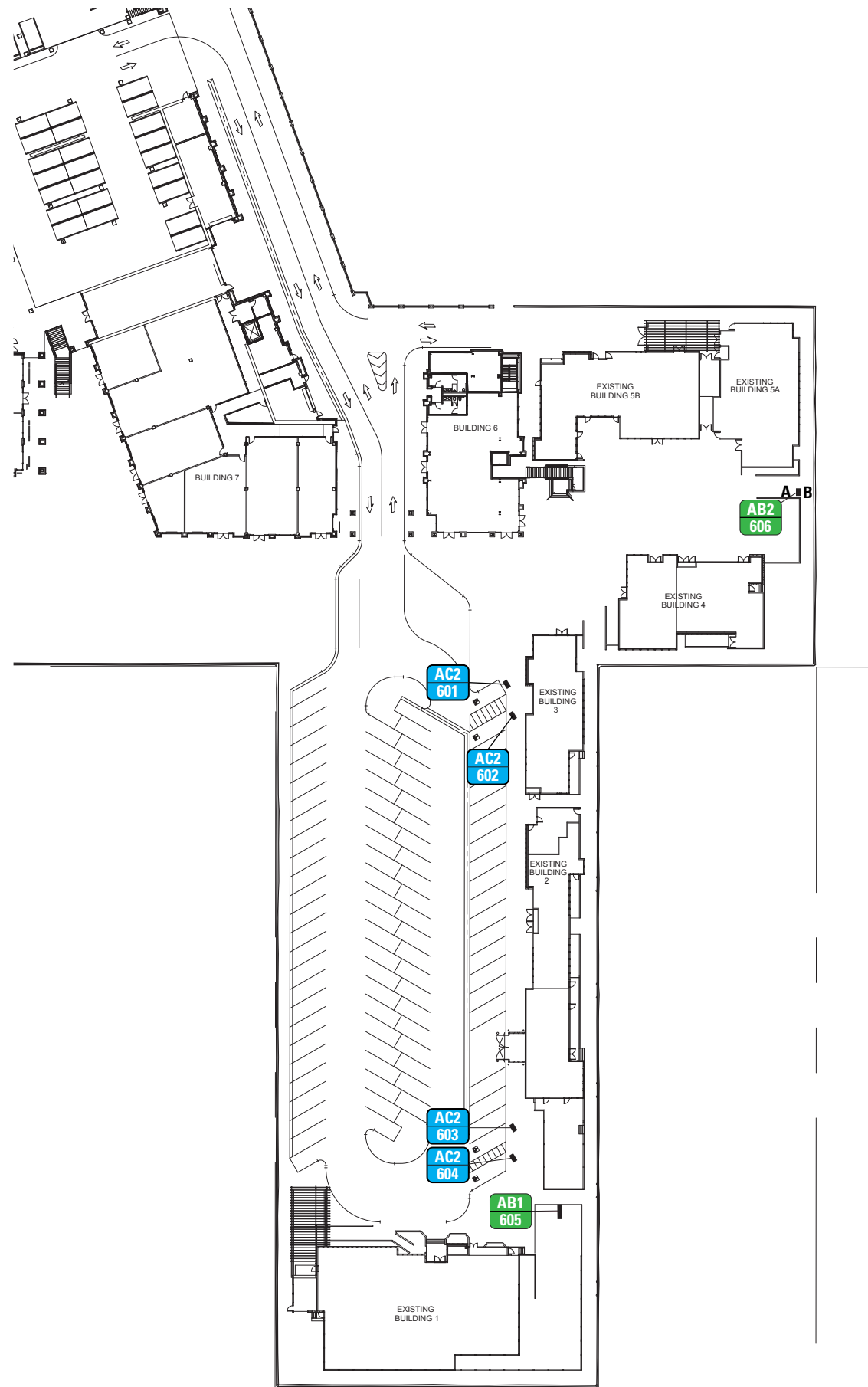
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP05.50



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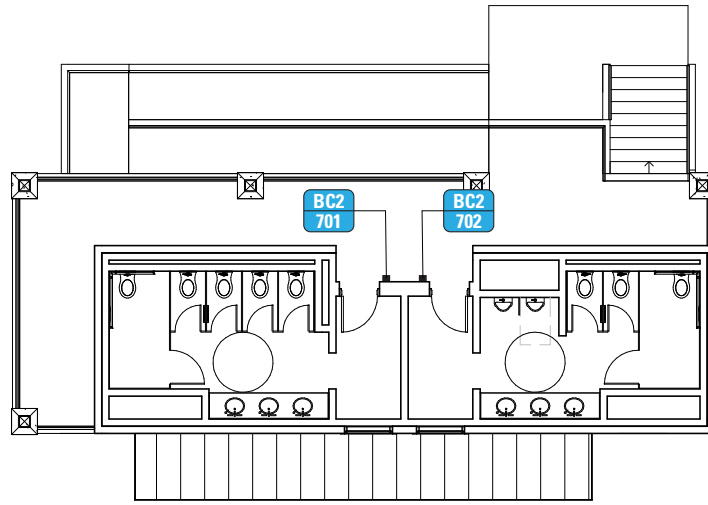
April 11, 2014	Master Sign Program

DRAWING TITLE

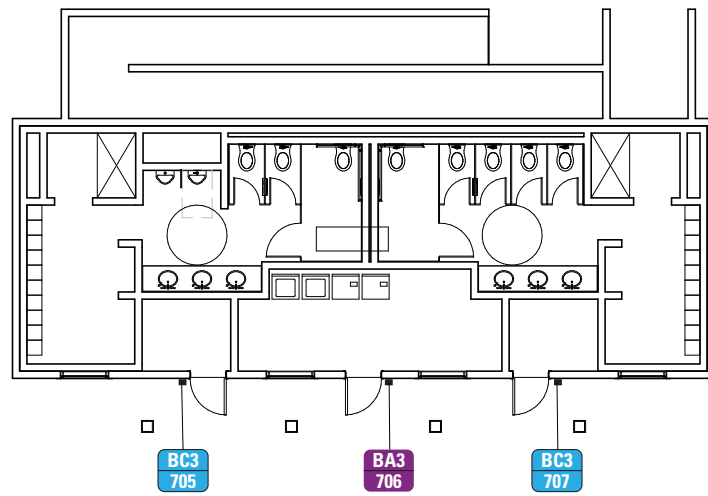
PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP06.00



1 **BUILDING 12 PLAN – LEVEL 2**
Scale: 1/16" = 1'-0"



2 **BUILDING 12 PLAN – LEVEL 1**
Scale: 1/16" = 1'-0"

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PART 1 – SECTION 4
Sign Location Plan

DRAWING NUMBER

LP07.00



DANA POINT HARBOR - PART 2 TENANT SIGNAGE DESIGN CRITERIA

Tenant Signage Design Criteria

15.08 OC Dana Point Harbor's (OC DPH) Objective

The objective of the Tenant Signage Design Criteria guidelines is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout the project. The criteria are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence can best be achieved through open and frequent dialogue between Tenant, Landlord and the project's graphic design consultant. Signing at Dana Point Harbor's Commercial Core is an integral part of the image and appeal, so signs shall be carefully placed and proportioned to the individual architectural facade on which they are located. Care in the design and installation of store signs will enhance the customer's appreciation of individual Tenants and contribute to the project's overall success.

15.09 Approved Signs

Tenant Signs within Dana Point Harbor shall conform to this Tenant Signage Design Criteria, except as provided for in the following standards or as otherwise established by approval of the Director, OC Dana Point Harbor. Applications for free-standing ground signs, including monument, directional, identification, bulletin boards, and restaurant menu boards, shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area and general location of all signs on the building or leasehold site.

- a) Upper Level Tenant Identification Signs (**See Exhibit 1, p7**) – are wall mounted signs placed on a building at or above the second floor level for greater visibility and are intended to identify businesses to pedestrian and roadway traffic. The maximum sign area height and width shall not exceed one-half the wall area height or width to which the sign is attached or a maximum letter height of twenty-four (24) inches. The total sign area shall not exceed one (1) square foot per lineal foot of leased space frontage up to a maximum of forty-two (42) square feet.

Upper Level Tenant Identification Signs will be limited to one (1) sign per street, parking lot or interior courtyard frontage, not to exceed two (2) signs per building. Sign text will be restricted to the tenant name and type of business (if applicable) or a combination of name and logo (limited to no more than ten percent (10%) larger than the largest letter height).

- b) Tenant Awning Identification Signs (**See Exhibit 2, p9**) – include a printed name and/or graphic on an architectural awning valance above individual tenant entries and are intended to identify select Harbor tenants to adjacent pedestrian and roadway traffic. The maximum sign area height shall not exceed a maximum letter height of ten (10) inches. The total sign area shall not exceed seven (7) square feet or 70% of the awnings length.

Tenant Identification Awning Signs will be limited to one (1) sign per tenant entry awning and is limited to the tenant's name only. No more than one (1) sign per tenant on any one building elevation when located on the vertical element of the awning.

- c) Ground Level Tenant Identification Signs (**See Exhibit 3, p8**) – are wall mounted signs placed on a building at the ground floor level and are intended to identify select Harbor tenants to adjacent pedestrian and roadway traffic. The maximum sign area height and width shall not exceed one-half (1/2) the wall area height or width to which the sign is attached or a maximum letter height of eighteen (18) inches. The total sign area shall not exceed on (1) square foot per lineal foot of leased space frontage up to a maximum of thirty-six (36) square feet.

Ground Level Primary Tenant Identification Signs will be limited to one (1) sign per street, parking lot, or interior courtyard frontage, not to exceed two (2) signs per building. Sign text will be restricted to the tenant name and type of business (if applicable) or a combination of name and logo (limited to no more than ten percent (10%) larger than the largest letter height).

- d) Tenant Entry Identification Sign – (**See Exhibit 3, p8**) are wall mounted, blade, or hanging panel signs placed above or adjacent to individual tenant entries and are intended to identify tenant entry locations to pedestrians. The maximum sign area height shall not exceed four (4) feet and sign area width shall not exceed eight (8) feet or one-half (1/2) the perimeter area height and width to which the sign is attached. The maximum letter height shall not exceed ten (10) inches. The total sign area shall not exceed one (1) square foot per linear foot of leased space frontage up to a maximum of eight (8) square feet.

Tenant Entry Identification Signs will be limited to one (1) sign per tenant entry and is limited to two (2) signs per building per tenant. No more than one (1) sign per tenant on any one building elevation when signs are wall mounted or hanging and placed above or adjacent to the tenant's entry. Signs text shall be restricted to the tenant name, business type and/or logo (limited to no more than ten percent (10%) larger than the largest letter height). Signs may be externally illuminated only. All mechanical connections shall be concealed from view.

- e) Tenant Directory Signs – are freestanding monument or wall mounted panel signs located at common multi-tenant entry portal areas and are intended to identify all tenants within the specific common multi-tenant area. The maximum sign area height shall not exceed four (4) feet and sign area width shall not exceed six (6) feet or twenty-four (24) square feet. Signs shall be limited to one (1) Tenant Directory Sign per entry portal and sign text shall be restricted to Harbor and/or Commercial Core area maps, tenant names and addresses.

- f) Tenant Window Signs (**See Exhibit 4, p9**) – Tenant will be allowed window signs or decals that present their Identity or Brand. No other information, advertising, phone numbers, etc shall be allowed. (Locations not indicated due to possible quantities.)

Tenants can use the door glass or adjacent window sign area at entry for hours of operation, service information, contact information, etc. If adjacent window or door glass are used for this information Tenant Window Signs (**See Exhibit 4, p9**) will not be allowed to share this area.

Window signs may be placed on any occupied active window space. Window signs will not be larger than 1½ square feet. Window signs are not allowed on back of house areas or patio windbreak windows.

15.10 Prohibited Signs

- a) Unadorned rectangular cabinet signs with translucent or opaque faces.
- b) Exposed junction boxes, wires, transformers, lamps, tubing, conduits, or raceways of any type.
- c) Signs using trim-cap retainers that do not match the color of letter and logo returns (polished gold, silver or bronze trim caps are not permitted).
- d) Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria.
- e) Signs, banners, stickers, or decals hung around or behind storefronts.

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PART 2 – SECTION 1
Tenant Signage Design
Criteria

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01

- f) Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
- g) Simulated materials such as wood grained plastic laminates or wall coverings.
- h) Flashing, oscillating, animated lights or other moving sign components, except as specifically approved by the Landlord.
- i) Rooftop signs or signs projecting above roof lines or parapets.
- j) Signs on roofs or equipment screens.
- k) Advertising or promotional signs on parked vehicles.
- l) "Open" or "Closed" signs in storefront doors or display windows.
- m) Sandwich board "A" frame signs or other portable sign, flags or banners unless specifically approved by OC DPH

15.11 Tenant Sign Lighting Recommendations

All Tenant Sign Lighting Recommendations as listed here are applicable only to Tenant Identification sign types (15.09/a & 15.09/c). All other sign types shall depend on ambient lighting or as identified in the design.

Tenant signs shall be creatively illuminated using a variety of lighting techniques. The following are allowed:

- a) Internally illuminated acrylic faced channel letters, pin mounted, with halo illumination.
- b) Opaque faced reverse channel letter with silhouette illumination.
- c) Fiber optics.
- d) Incandescent light bulbs.
- e) Front lighting (including custom decorative light fixtures approved by the OC DPH).
- f) Internally illuminated signs with seamless opaque cabinets and push-through lettering.

15.12 Tenant Sign Electrical/Lighting

The following Tenant Sign Electrical/Lighting notes are applicable only to Tenant Identification sign types (15.09/a) and Blade Tenant Entry Identification Signs (15.09/d). All other Tenant sign types shall depend on ambient lighting.

Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Internally illuminated components shall be free of light leaks. Weep holes shall be baffled to prevent light leaks.

All conduit, raceways, cross-overs, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.

Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes, including the latest adopted Uniform Building Code, the National Electrical Code, and Uniform Sign Code.

Fluorescent lighting shall use 430 m.a. ballast. Fluorescent lamps shall be single pin (slim line) with a minimum 12" center-to-center lamp separation. LED Lighting, Tetra or Tetra Mini Max by GE or equal and as required for bright white and even light distribution.

Front lighting should be baffled and obscured in channels. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the Sign.

GFCI devices shall be installed on all electrical signs.

Illuminated signs shall be connected to tenant's time clock or OC DPH master controller.

Service-disconnect switches shall be in waterproof boot, installed in custom fabricated, flush mounted switch plate, and positioned away from visibility.

15.13 OC Dana Point Harbor's Work

Provide base building design and construction information requested by Tenant's sign design consultant.

Expedite the review, revision and approval of the Tenant's sign design submissions.

15.14 Tenant's Work

Design, fabrication, permitting and installation of signs, including any structural support, time-clocks, connection to photocells, and electrical service from Tenant's panel and any special installation requiring addition or modification to the shell building approved by OC DPH.

Signs shall be powered through concealed conduit from Tenant's electrical panel (if required).

15.15 Maintenance of the sign.

The Tenant shall employ sign fabricators and installers who are well qualified in the techniques and procedures required to implement the sign design concept and shall be approved by OC DPH.

The Tenant shall abide by all provisions, guidelines and criteria contained within these Tenant Signage Design Criteria.

Only those sign types provided for and specifically approved by OC DPH in Tenants' sign submission documents will be allowed. OC DPH may, at their discretion and at the Tenant's expense, correct, replace or remove any sign that is installed without OC DPH's written consent or that is not executed in conformance with the approved submission.

The sign shall be maintained in like-new condition. OC DPH may, at their discretion, and with two weeks written notification, replace, remove, or refurbish, at the Tenant's expense, any sign that has become deteriorated. OC DPH may, at their discretion, maintain a service contract for Tenant's sign subject to reimbursement by the Tenant.

Tenant shall furnish OC DPH with a copy of all sign fabrication and installation permits prior to installation.

Sign illumination shall be turned on by means of a photocell and turned off by means of a time clock set to center hours of operation determined by OC DPH.

15.16 Submission and Review Process

The director, OC DPH or designee shall review and approve all Tenant sign submissions

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and insure their conformance with the project's overall Signage Criteria for the Harbor.

At least thirty (30) days prior to OC DPH's scheduled delivery of the Premises, Tenant shall have provided the following information to OC DPH for review. This information is separate from sign approval submission (and may be in addition to store design and drawing submissions), and will be used to begin the sign design process.

- Store name
- Store logo (in color with colors identified)
- Store interior theme, including material and color palette

Tenants may also submit rendered elevations or photographs of similar interiors recently executed.

15.17 Final Design Submission

Allowing reasonable time for OC DPH's review and Tenant's revision of submissions in advance of sign fabrication (but not less than 30 days), Tenant shall submit to OC DPH for approval three (3) sets of complete and fully dimensioned drawings of the Tenant's sign.

Drawings shall include at least the following:

Tenant's entire building facade elevation, showing the proposed sign, in color, drawn to a scale of 1/8" = 1'-0".

Storefront (partial building) elevation at 1/4" = 1'-0" scale, showing the location, size, color and construction and installation details (brackets, braces, etc.) of the Tenant's proposed sign.

Typical section through letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method. Specify lighting color and intensity (if applicable).

Color and material samples together with a photograph (if possible) of a similar installation.

Upon receipt of the sign drawings, OC DPH will approve, approved as noted, or disapprove with comments the Tenant's sign design. Tenant shall respond to OC DPH's comments and re-submit, repeating this process until all sign design, fabrication and installation issues are resolved to OC DPH's satisfaction.

Upon receipt of sign approval from OC DPH, Tenant shall submit the proposed sign to the County of Orange Public Works Department for the required fabrication and installation permits.

Note: All Tenant signs shall be fabricated by a qualified shop, and any lighted signs shall bear the UL or equivalent testing laboratory label.

15.18 Sign Contractor Responsibilities

The Tenant shall insure that their sign fabricator and installer understand their responsibilities before they begin sign fabrication. The Tenant's sign contractor(s) are responsible for the following:

Prior to beginning installation, provide OC DPH with an original certificate of insurance naming OC DPH as an additional insured for liability coverage.

Obtain all required sign permits from the County of Orange and deliver copies to OC DPH.

Keep an OC DPH approved set of sign drawings on site when installing the sign.

15.19 Sign Design and Placement Criteria

There are many acceptable sign treatments and a mixed media approach of several different elements and lighting techniques is allowed. Tenants are strongly encouraged to consider the architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing graphics and signs for the storefront.

15.20 Sign Design Colors and Finishes

Sign color and finishes shall be selected to provide for sufficient contrast against building background colors and shall not conflict with and shall compliment building background colors. Interior of open channel letters (if applicable) shall be painted dark when against a light background. Final sign colors and finishes shall be subject to review and approval by OC DPH.

15.21 Sign Sizes

Sign area shall be calculated as follows:
The smallest geometric figure or combination of figures that enclose the words, alphanumeric characters, symbols or emblems of a sign. Supports or uprights on which such sign is placed are excluded from the sign area calculation. Signs using individual channel letters may exclude the space between the letters in that the calculation may enclose individual words, alphanumeric characters, symbols, and logos separately.

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Tenant Signage Design
Criteria

DRAWING NUMBER

03

1 Upper Level Tenant Identification Sign:
(2 per building per upper level tenant;
location options are shown for selection)

2 Tenant Entry Identification Sign: Wall Option

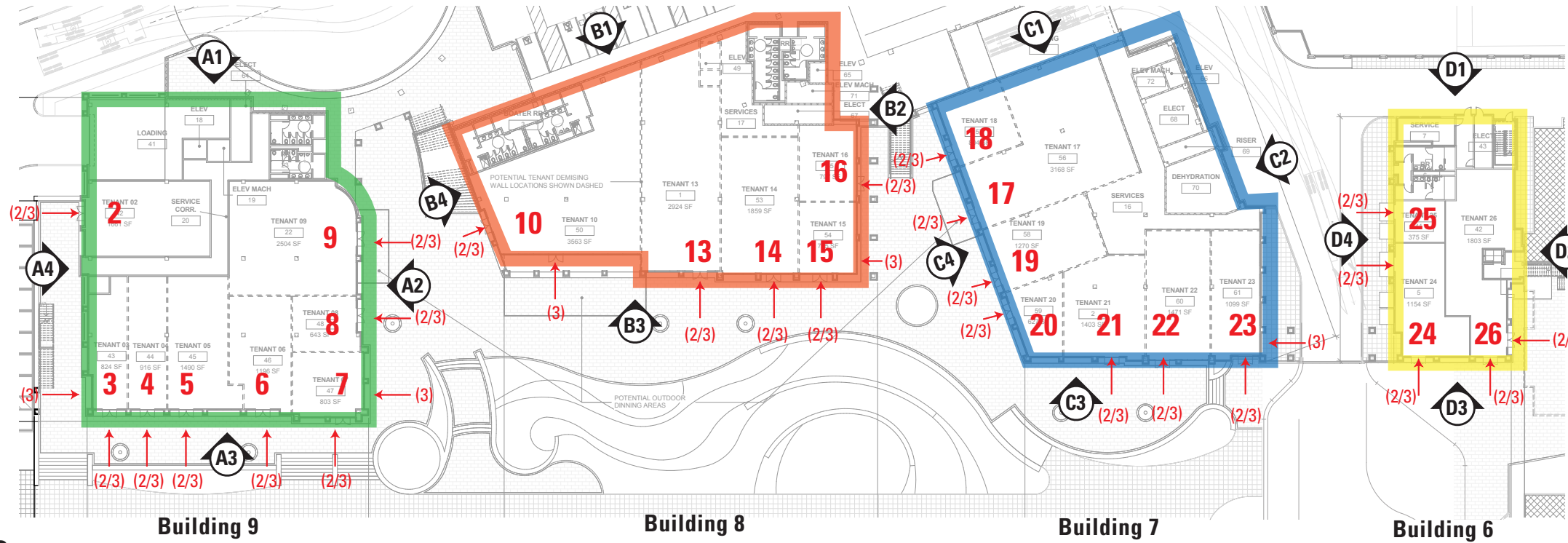
3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

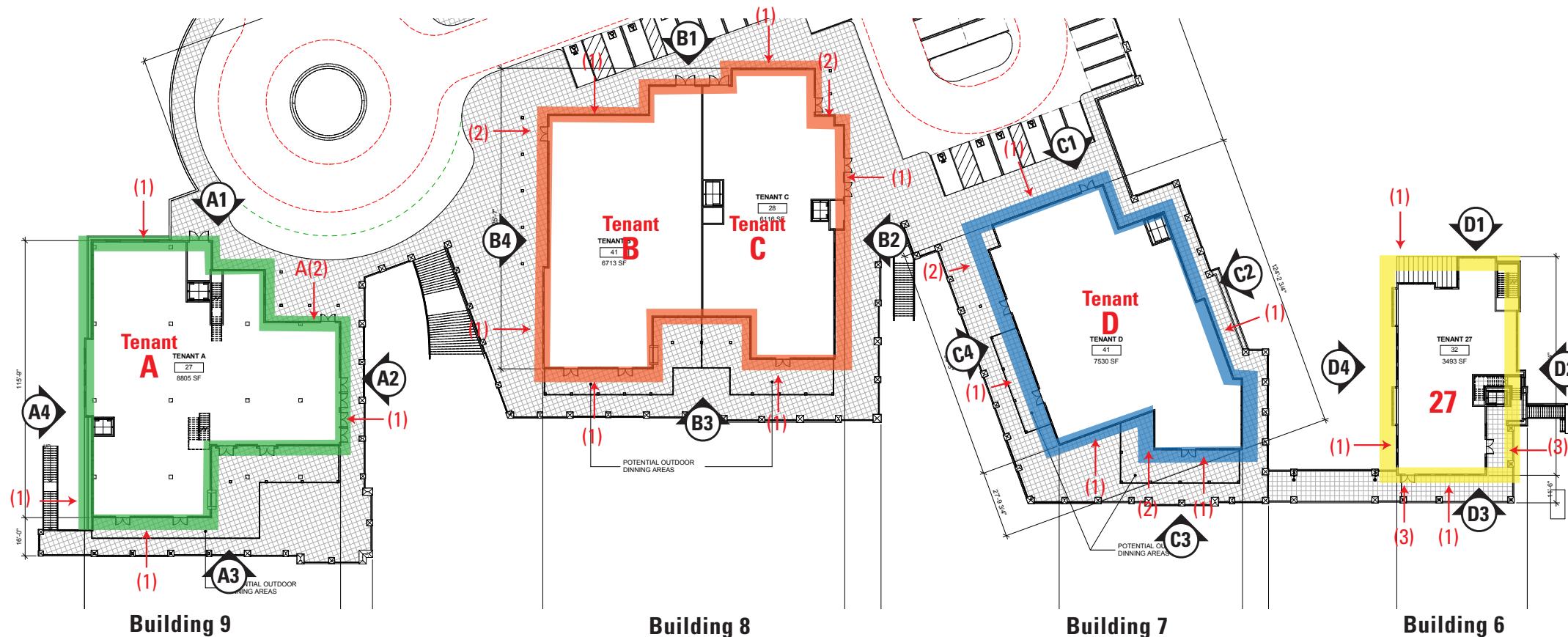
Sign Options shown in (parentheses)

(2/3)

A(1)



GROUND



UPPER

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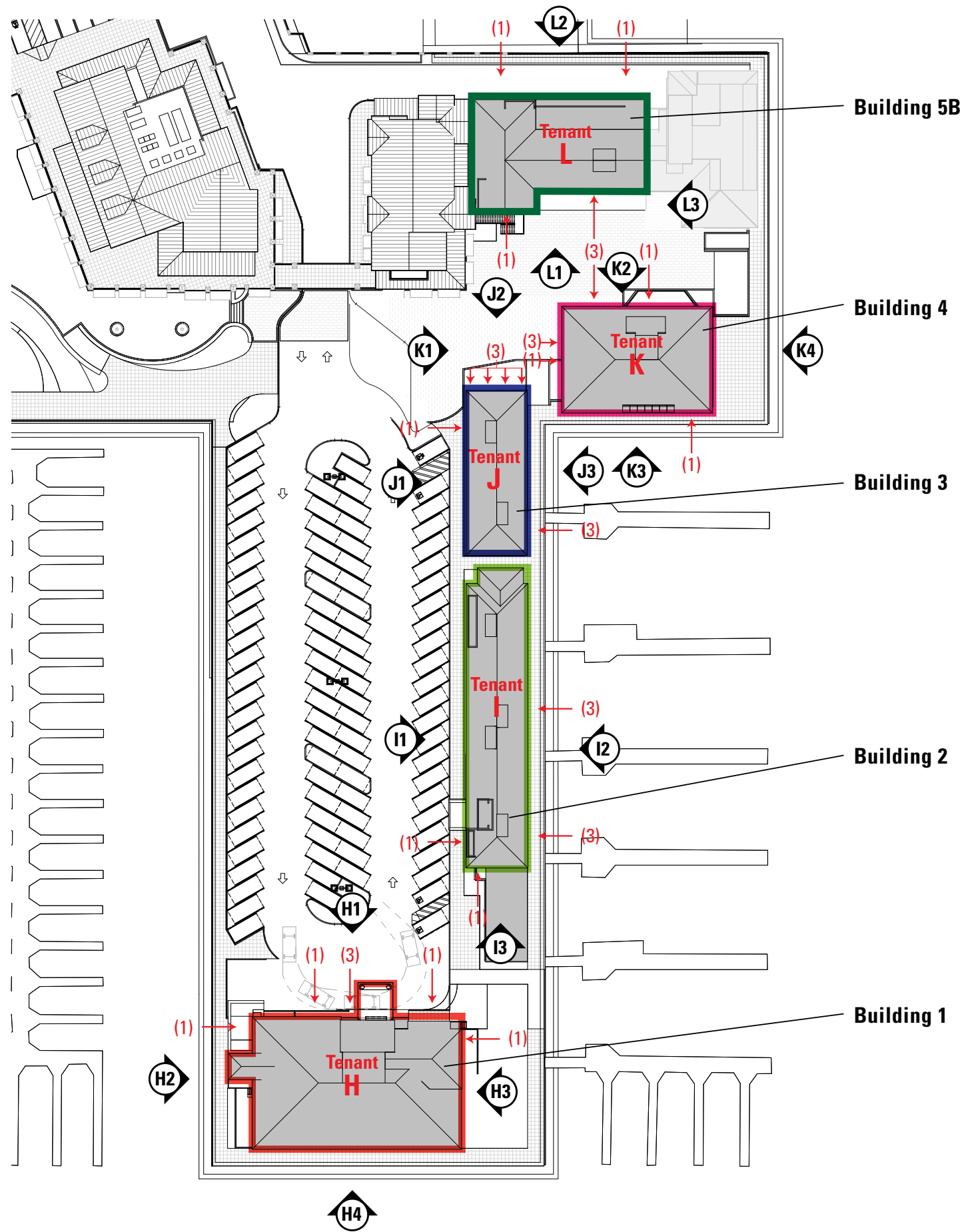
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DRAWING TITLE

PART 2 – SECTION 2
Tenant Signage Design
Criteria

DRAWING NUMBER

04



1 Ground Level Tenant Identification Sign:
 (2 per building per tenant:
 location options are shown for selection)

3 Tenant Entry Identification Sign:
 Wall, Window, Hanging or Blade Option

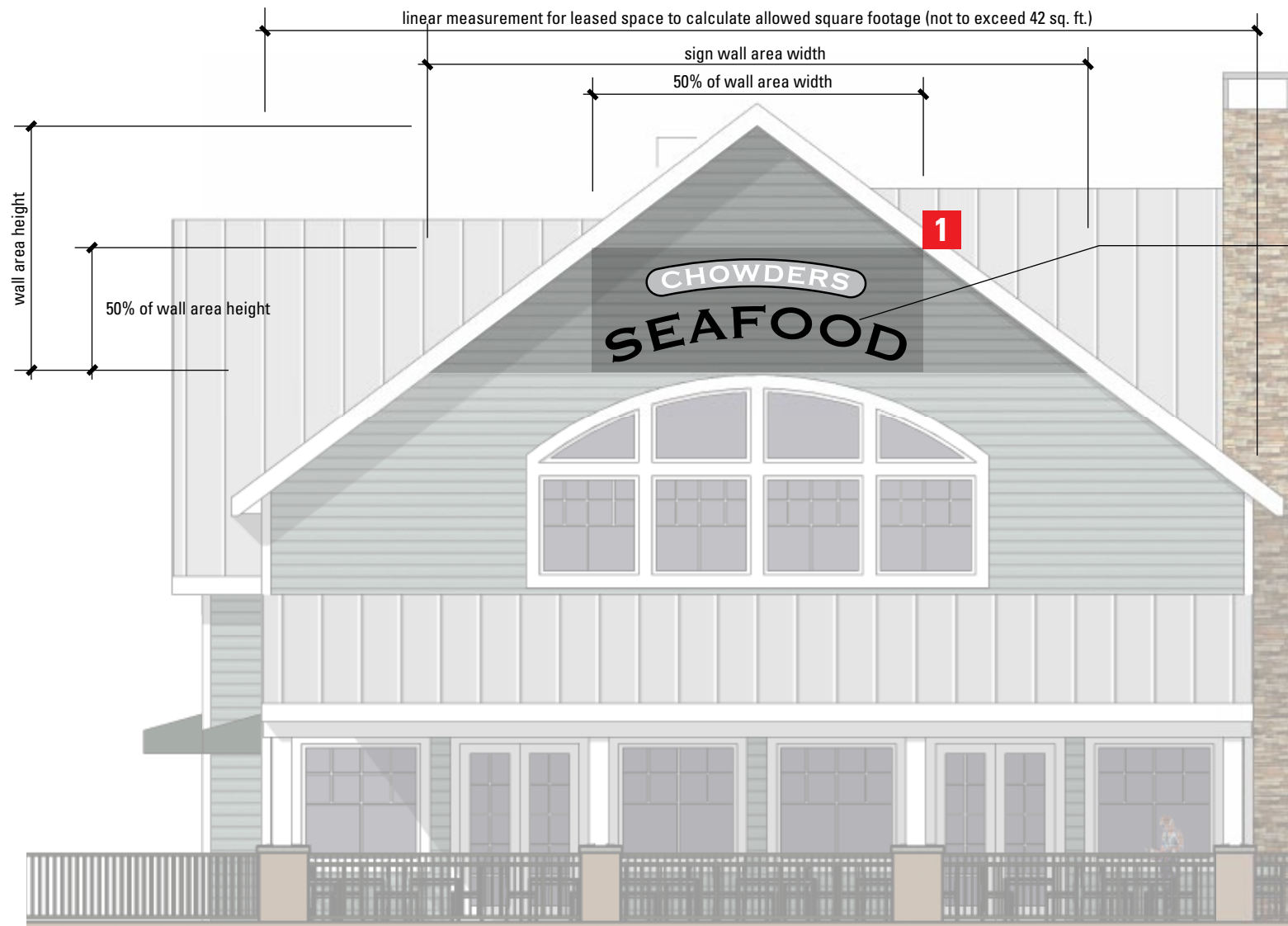
4 Tenant Window Sign:
 (Quantities and multiple locations
 to be determined with Tenant)

Sign Options shown in (parentheses)

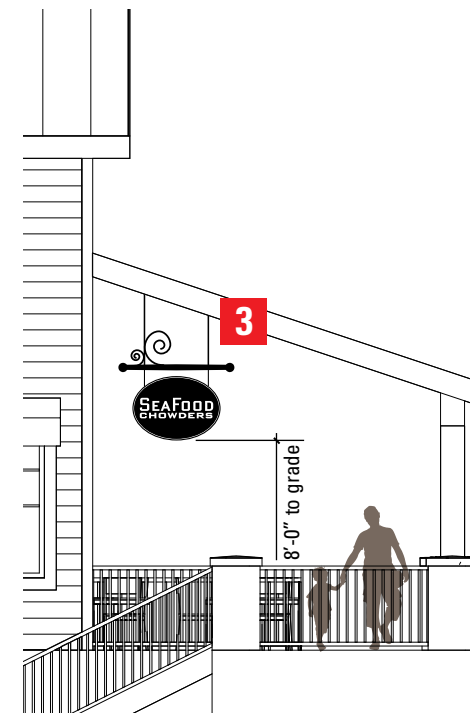
(3)
 (1)



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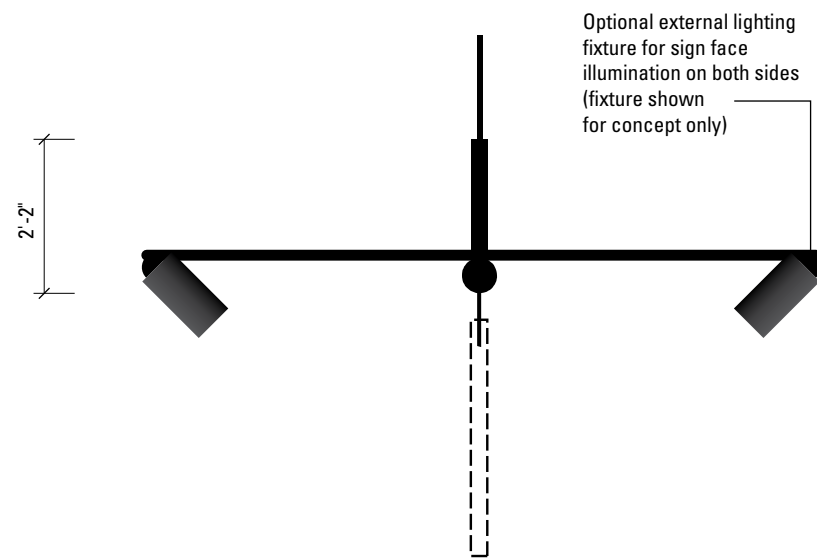


Sign area height & width not to exceed one half the height or width of the wall area where the sign is attached or exceed a maximum of 42 sq. ft.



Hanging Primary Identification (typ.)
Scale: nts

Elevation Detail, Upper Level Primary Identification (typ)
Scale: nts



End view
Scale: nts



3 Elevation Detail, Typ. Hanging Sign
Scale: nts

Fabricated aluminum tapered tube span and decorative wave detail with paint finish. Design is based on a ships mast arm and water motif. Span to support 8 sq. ft. sign of tenant's design.

1
Upper Level Tenant Identification
Wall mounted signs can be individual letters or shapes mounted directly to wall or roof. No visible fasteners. Sign fabricator to coordinate all attachment details with general contractor.

3
Tenant Entry Identification,
Blade, Hanging or Wall signs
TBD by conditions at each
tenant space.

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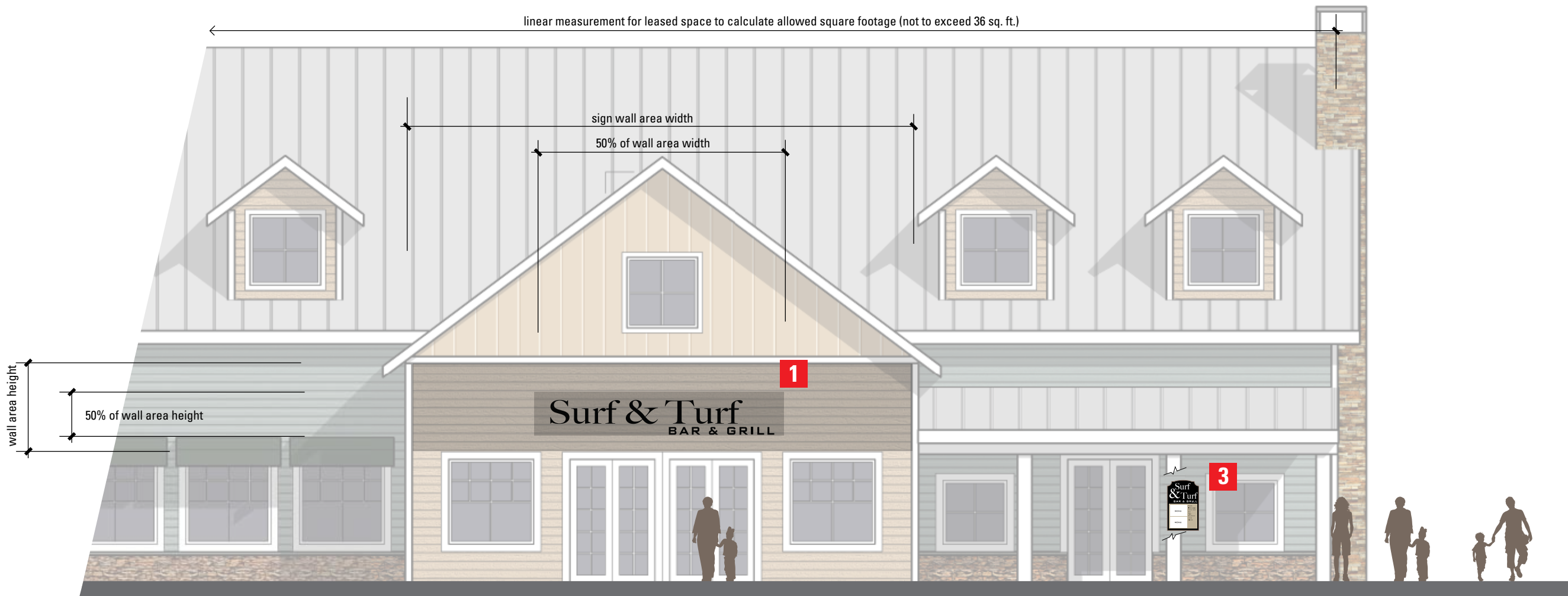
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**OC DPH - PART 2
Tenant Signage Design
Criteria**

DRAWING NUMBER

07



Elevation Detail, Ground Level Primary Identification (typ)
Scale: nts

Wall Primary Identification (typ.)
Scale: nts

1

Ground Level Tenant Identification
Wall mounted signs can be individual letters or shapes mounted directly to wall or roof. No visible fasteners. Sign fabricator to coordinate all attachment details with general contractor.

3

Tenant Entry Identification, Blade, Hanging or Wall signs
TBD by conditions at each tenant space.



3 Elevation Detail, Typ. Wall Sign
Scale: nts

Fabricated tenant wall sign not to exceed 8' sq. ft. for example only. Each tenant can design to their needs subject to criteria and OC DPH approval.

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08



Wall Mounted Primary Identification (typ)
Scale: nts

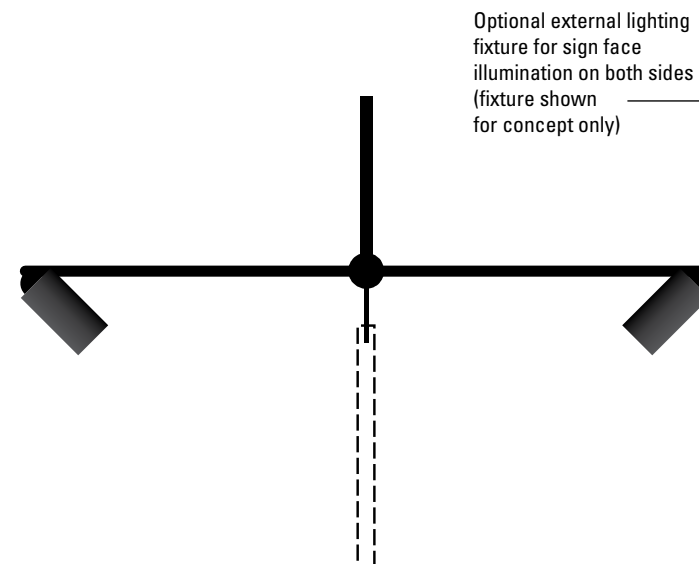


Blade Mounted Primary Identification (typ)
Shown with Tenant Window Sign
Scale: nts

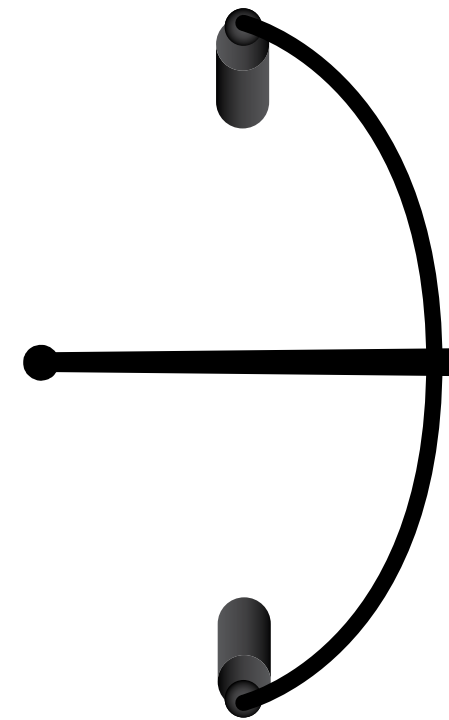


Wall Mounted Primary Identification (typ)
Option for arcade tenants only
Scale: nts

Fixed sign bracket with internal LED illumination to wash storefront wall behind. Tenant identity to attach to armature bracket. Maximum 8 sq.ft.



End view
Scale: nts



Plan View
Scale: nts



3 Elevation Detail, Typ. Blade Sign Armature
Scale: nts

2 Tenant Awning Identification
Awning signs to be painted on canvas awnings.
All lettering will be a single standard color, TBD.

3 Tenant Entry Identification, Blade, Hanging or Wall signs
TBD by conditions at each tenant space.

4 Tenant Window Sign, 1.5 sq. feet as approved sign type.
Allow tenant service information and hours of operation near entry, other windows shall be for Tenant ID only.

Fabricated aluminum blade armature with paint finish. Design is based on a ships mast arm and water motif. Armature to support 8 sq. ft. blade sign of tenant's design. Armature to also support external lighting fixture for sign face illumination on both sides.

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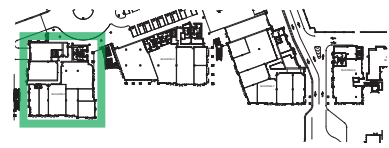
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DRAWING TITLE

PART 2 – SECTION 2
Sign Type Details

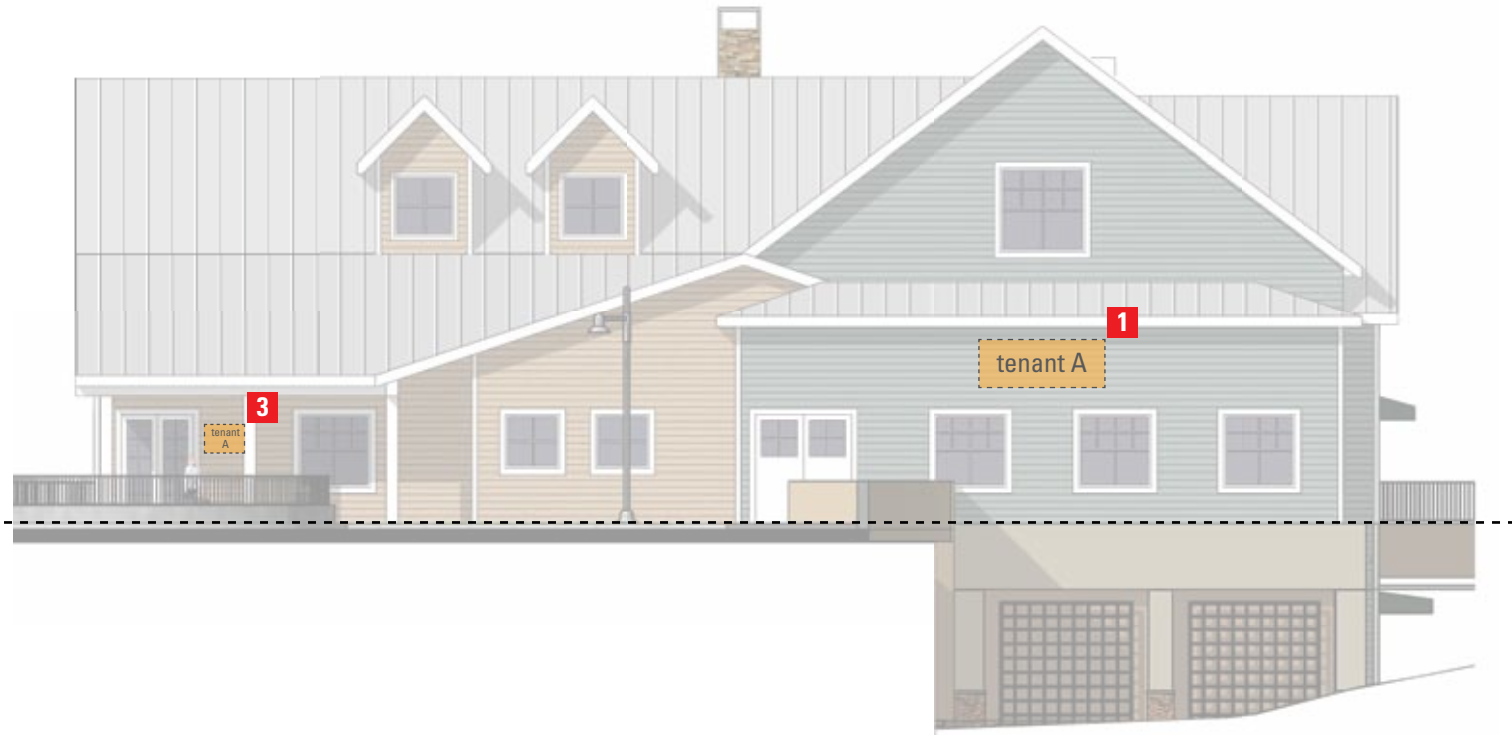
DRAWING NUMBER

09



(A1)
Building 9

UPPER
GROUND

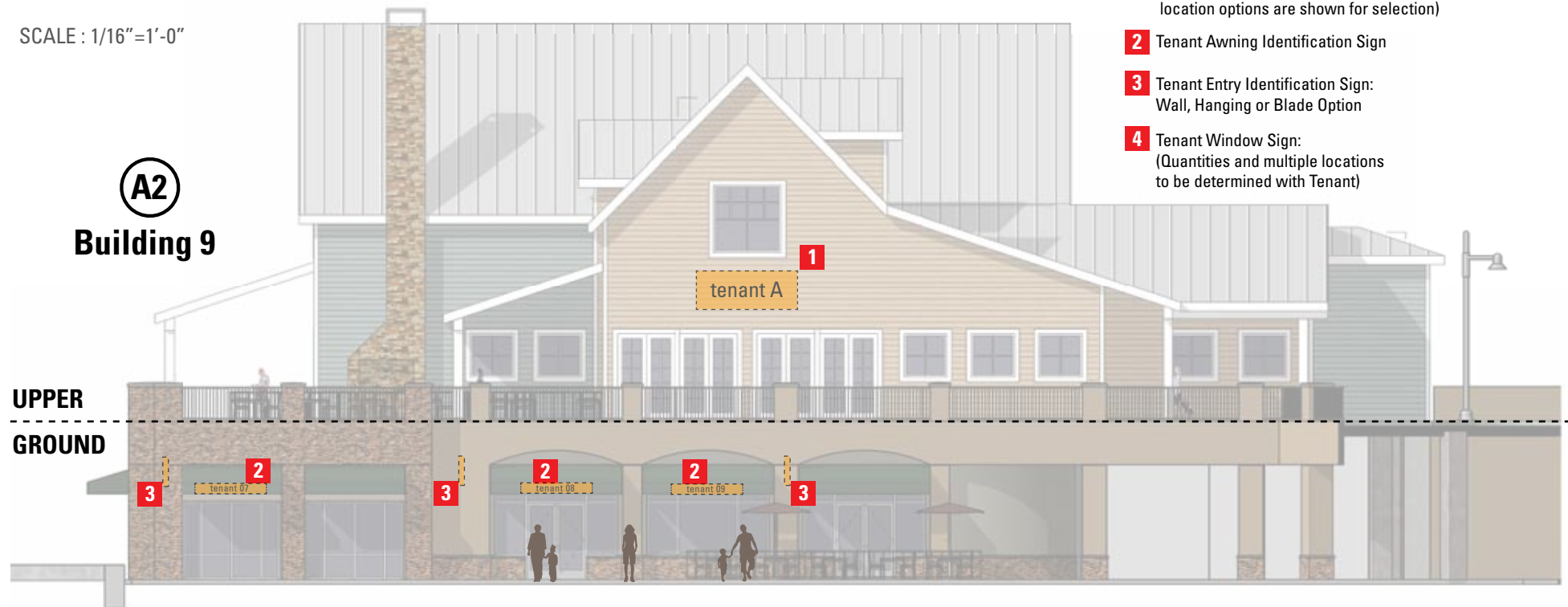


- 1** Upper Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

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

(A2)
Building 9

UPPER
GROUND



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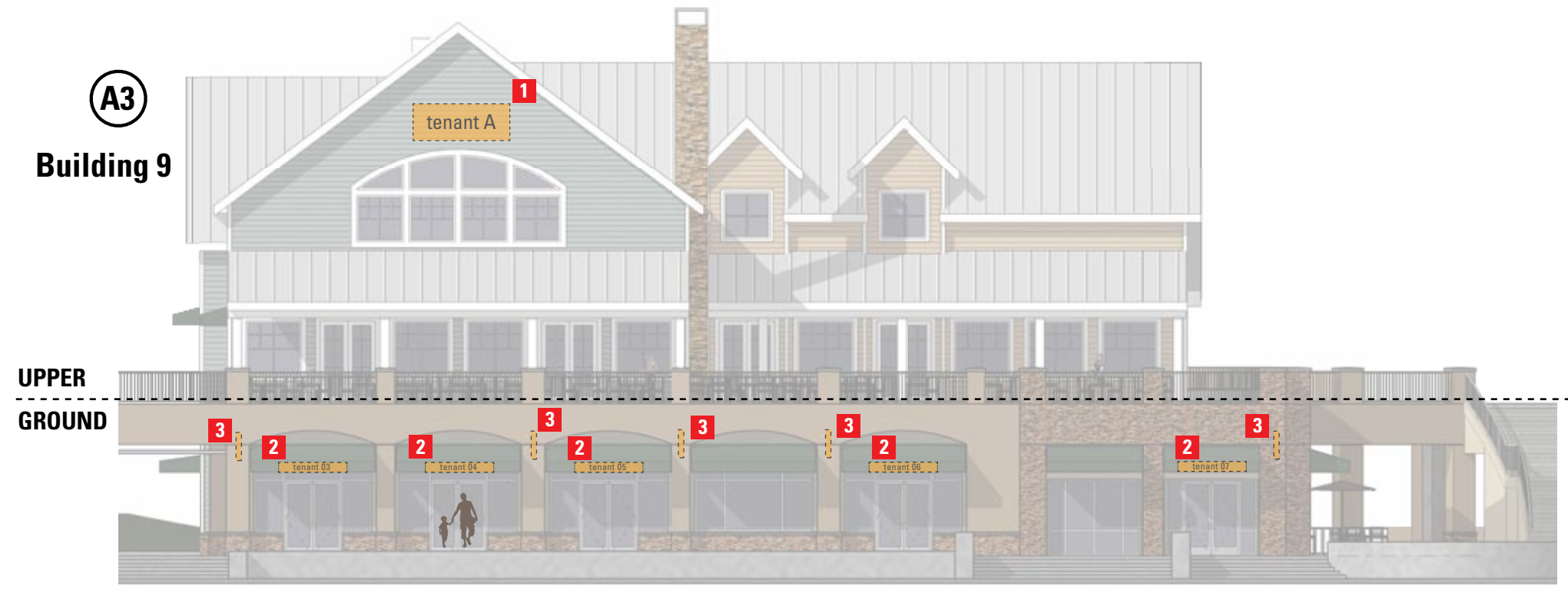
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PART 2 – SECTION 2
Building 9
Elevations A1 & A2

DRAWING NUMBER

10

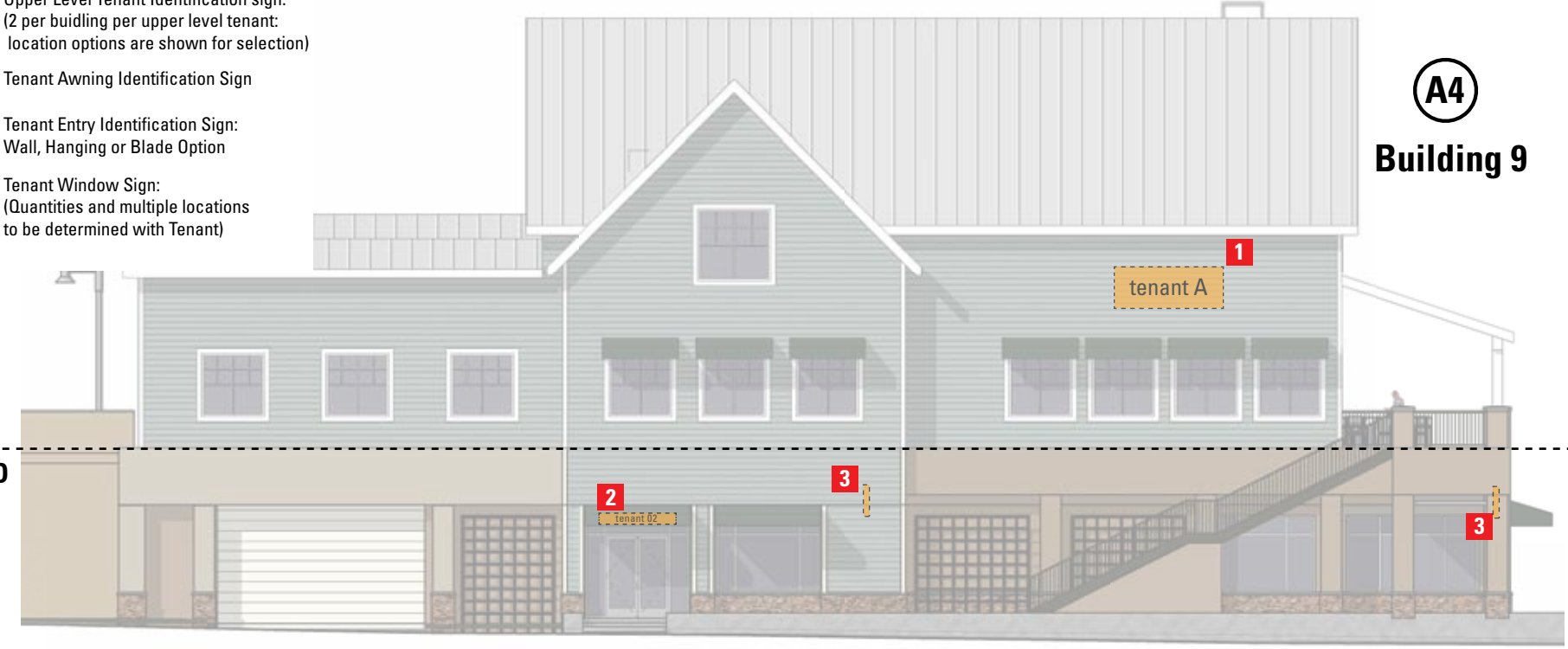
A3
Building 9



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

- 1** Upper Level Tenant Identification sign:
(2 per building per upper level tenant:
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

UPPER
GROUND



A4
Building 9

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DRAWING TITLE

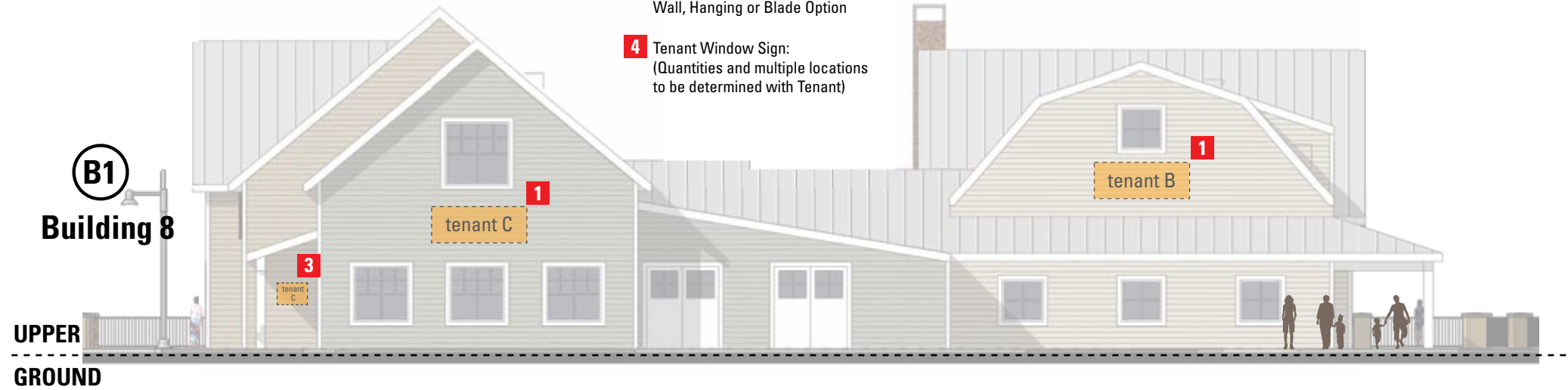
PART 2 – SECTION 2
Building 9
Elevations A3 & A4

DRAWING NUMBER

11



- 1 Upper Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)
- 2 Tenant Awning Identification Sign
- 3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



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



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PART 2 – SECTION 2
Building 8
Elevations B3 & B4

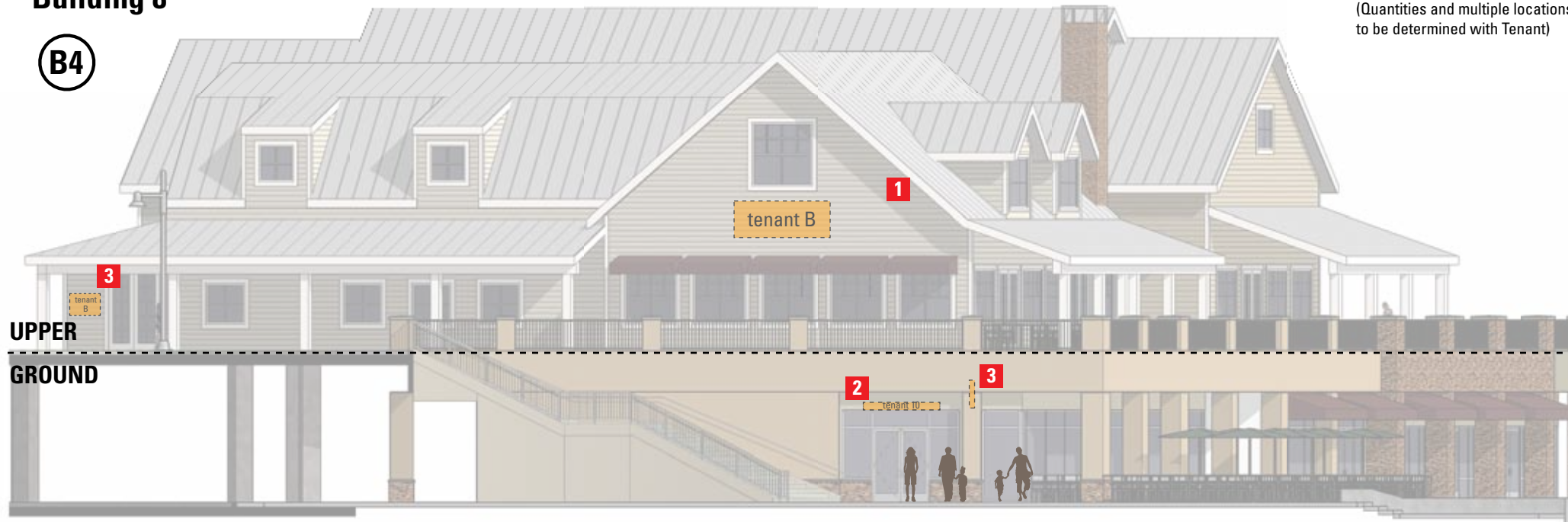
DRAWING NUMBER

13



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

Building 8

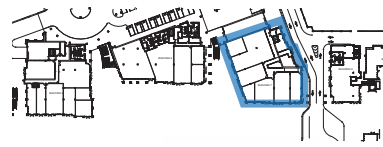


1 Upper Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)

2 Tenant Awning Identification Sign

3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



1 Upper Level Tenant Identification:
(2 per building per upper level tenant:
location options are shown for selection)

2 Tenant Awning Identification Sign

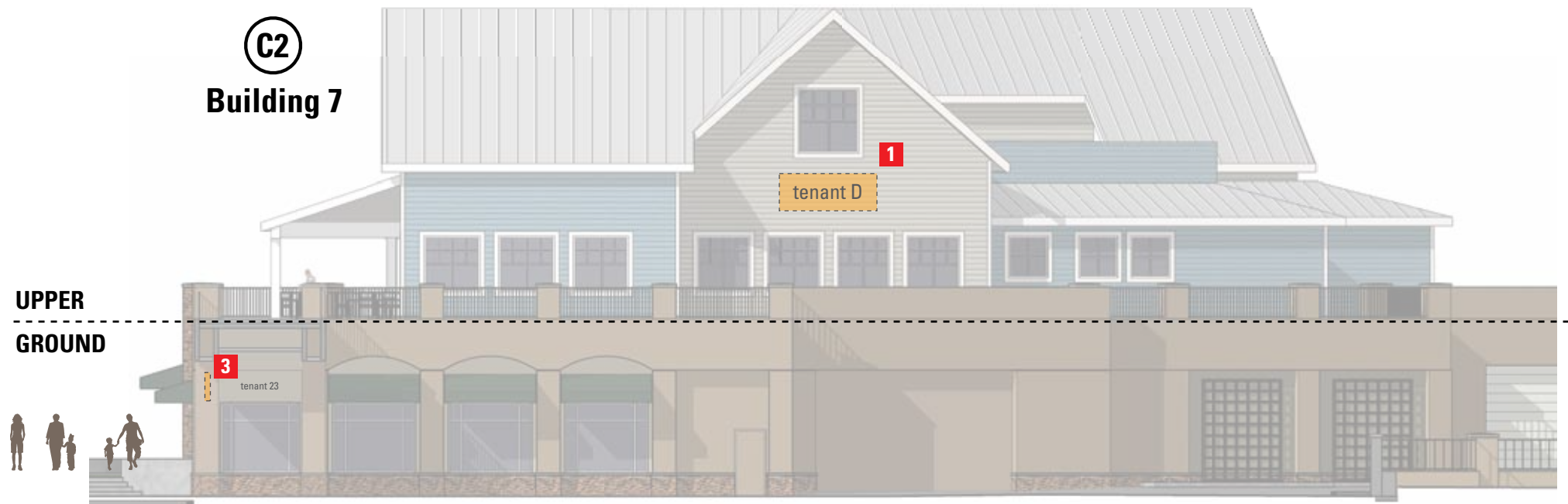
3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

C1
Building 7



C2
Building 7



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DRAWING TITLE

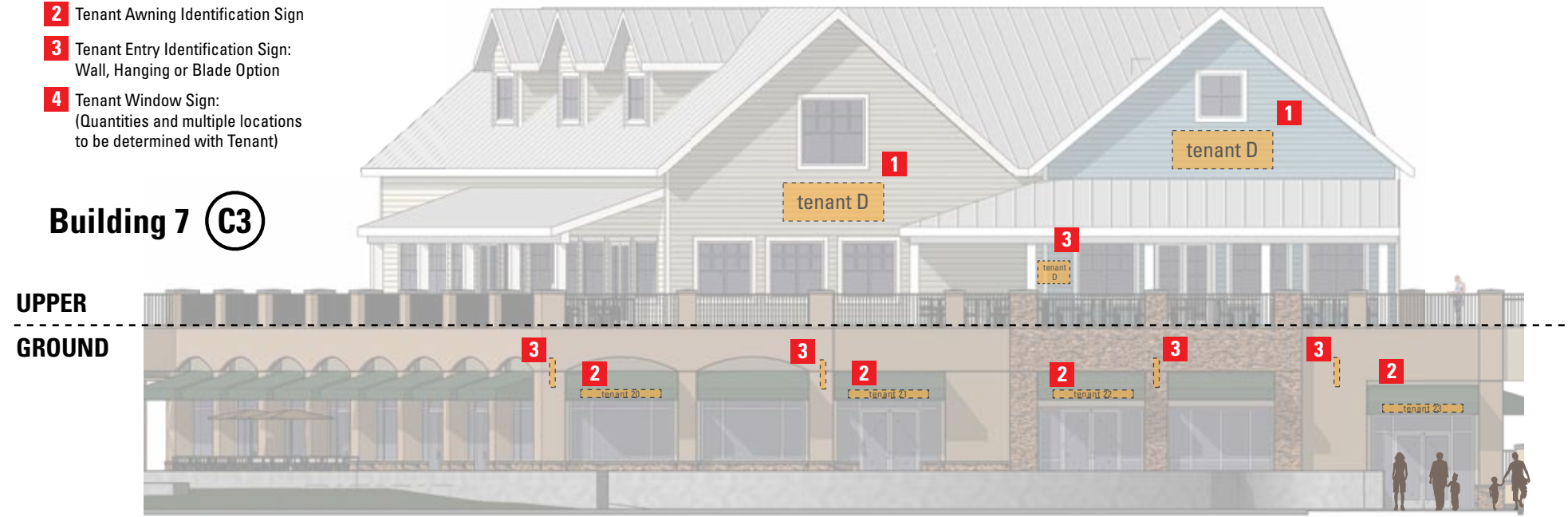
PART 2 – SECTION 2
Building 7
Elevations C1 & C2

DRAWING NUMBER

14

- 1** Upper Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

Building 7 (C3)



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

Building 7 (C4)



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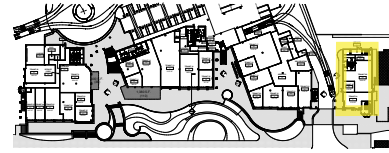
April 11, 2014	Master Sign Program

DRAWING TITLE

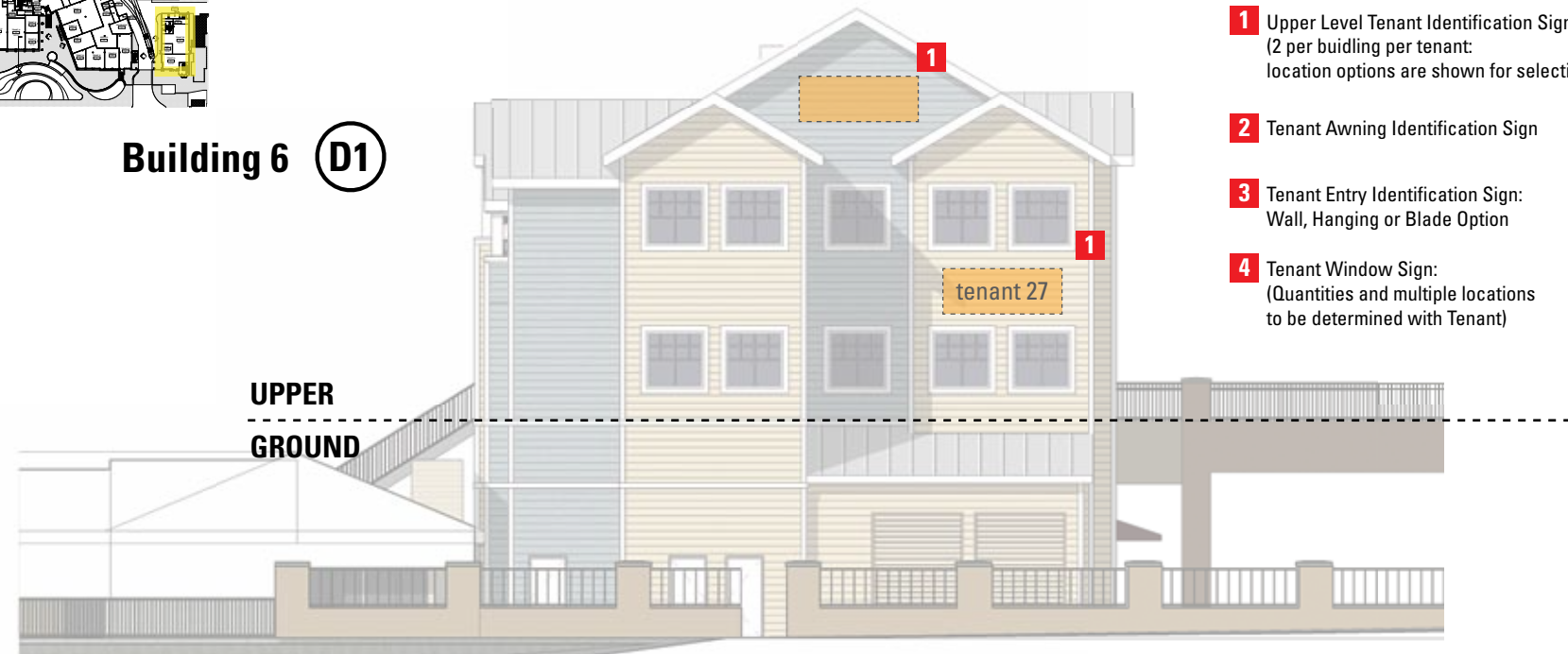
PART 2 – SECTION 2
Building 7
Elevations C3 & C4

DRAWING NUMBER

15

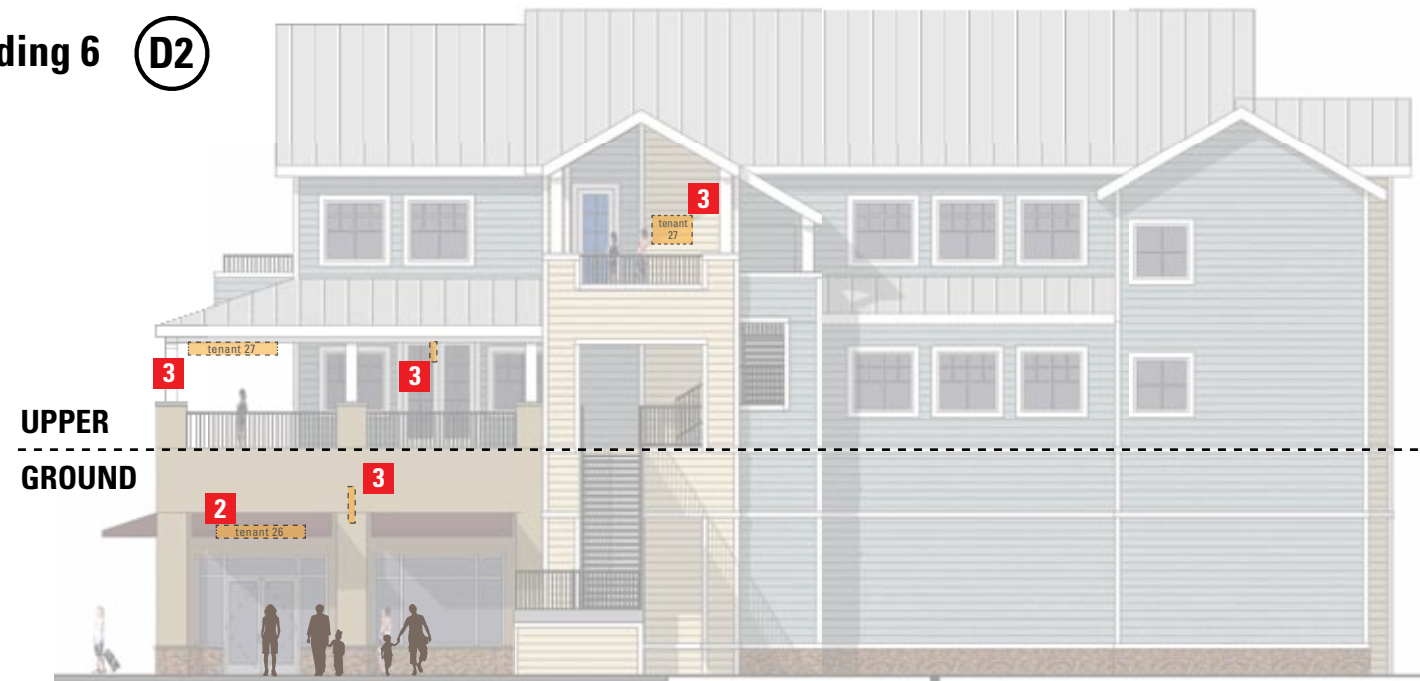


Building 6 (D1)



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

Building 6 (D2)



- 1** Upper Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

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PART 2 – SECTION 2
Building 6
Elevations D1 & D2

DRAWING NUMBER

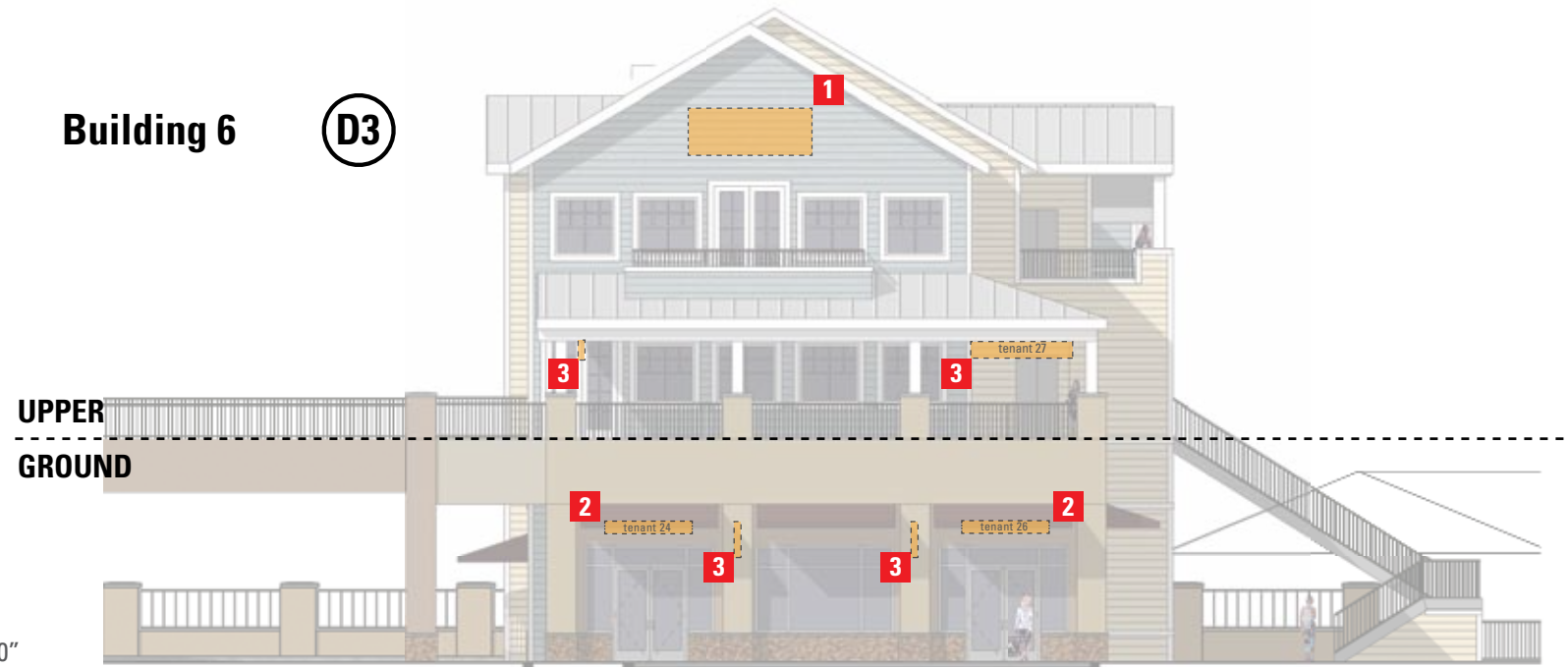
16



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Building 6

D3



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

Building 6

D4

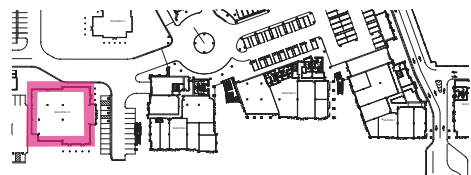


1 Upper Level Tenant Identification Sign:
(2 per building per tenant;
location options are shown for selection)

2 Tenant Awning Identification Sign

3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



1 Ground Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)

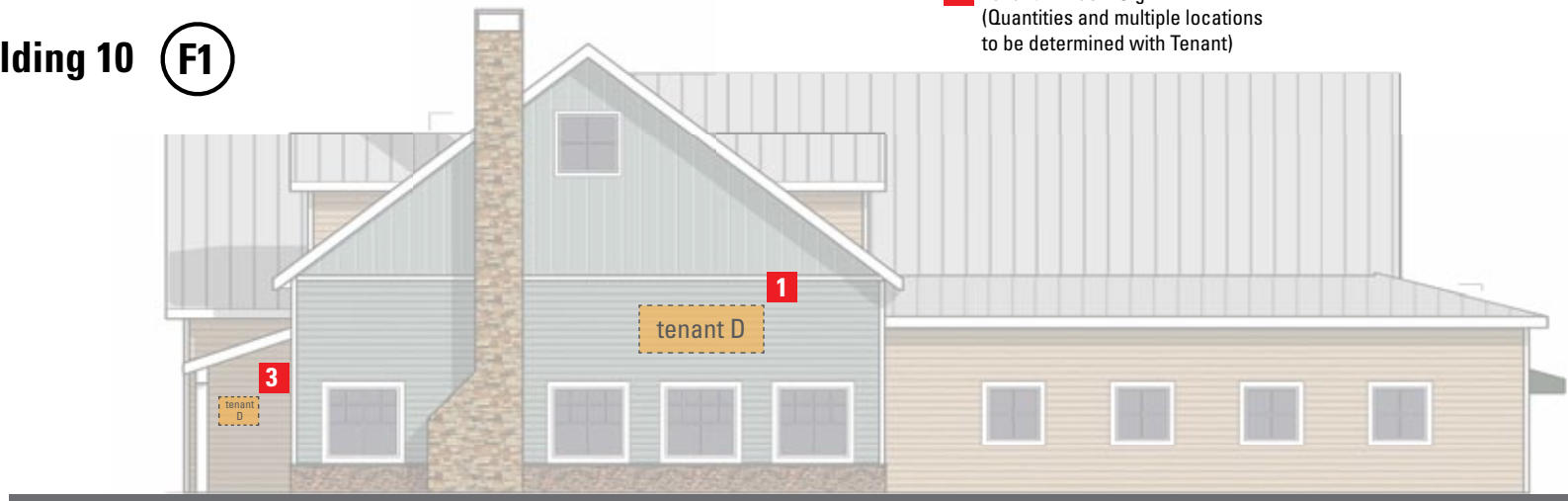
2 Tenant Awning Identification Sign

3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

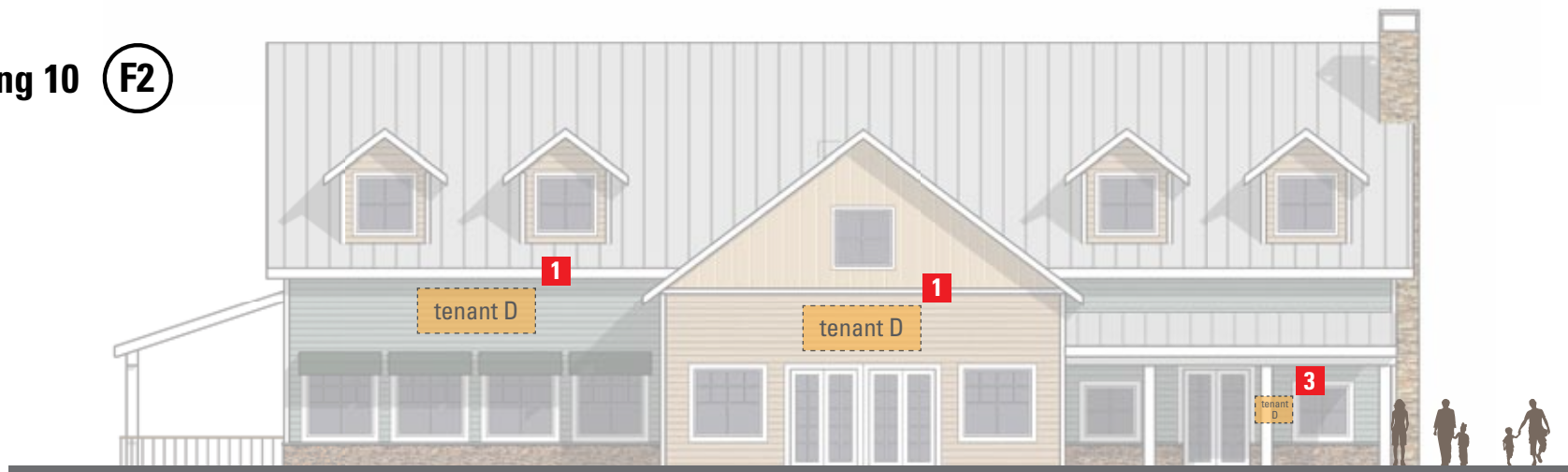
select option

Building 10 (F1)



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

Building 10 (F2)



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PART 2 – SECTION 2
Building 10
Elevations F1 & F2

DRAWING NUMBER

18

Building 10 (F3)



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

- 1** Ground Level Tenant Identification Sign:
(2 per building per upper level tenant location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations to be determined with Tenant)

select option

Building 10 (F4)



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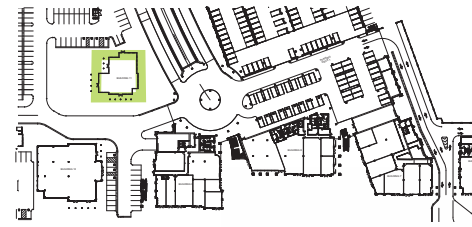
April 11, 2014	Master Sign Program

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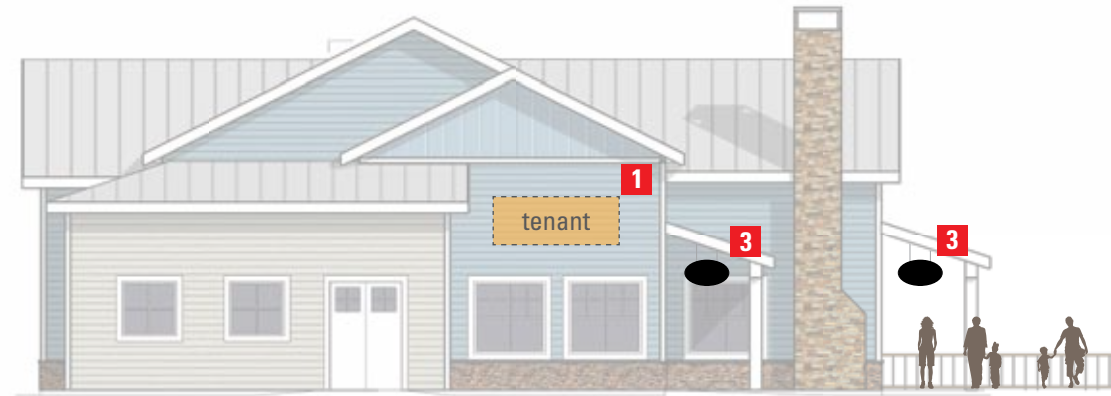
PART 2 – SECTION 2
Building 10
Elevations F3 & F4

DRAWING NUMBER

19



Building 11 (G1)



- 1** Ground Level Tenant Identification Sign:
(2 per building per upper level tenant :
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

select option

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

Building 11 (G2)



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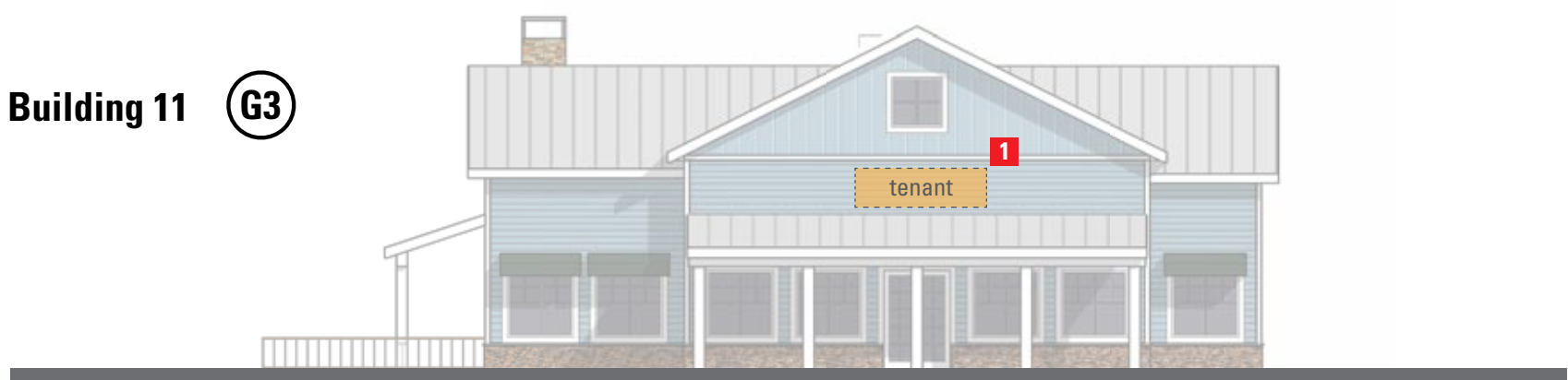
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PART 2 – SECTION 2
Building 11
Elevations G1 & G2

DRAWING NUMBER

20

Building 11 (G3)

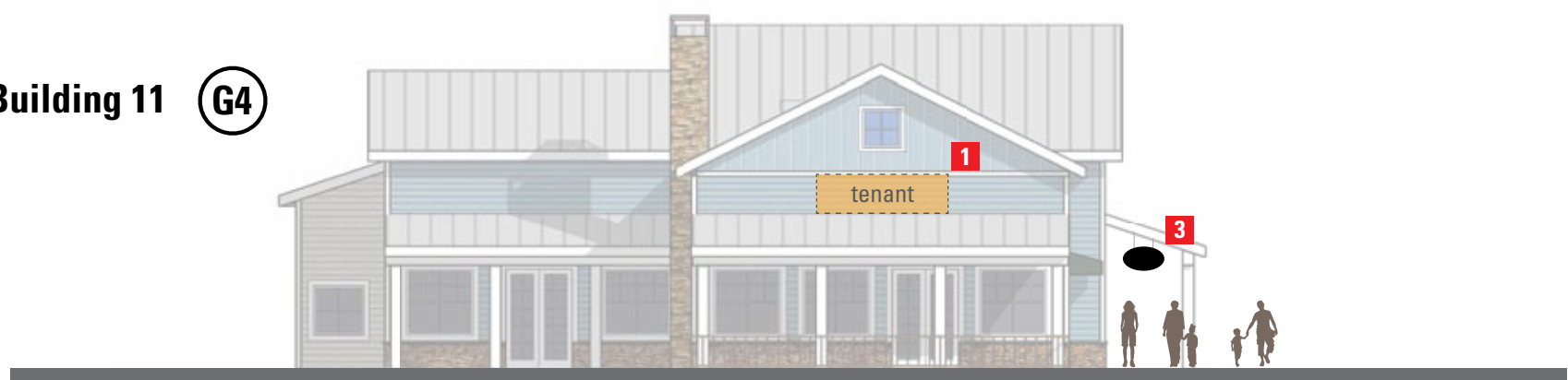


SCALE : 1/16" = 1'-0"

- 1** Ground Level Tenant Identification Sign:
(2 per building per upper level tenant:
location options are shown for selection)
- 2** Tenant Awning Identification Sign
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

select option

Building 11 (G4)



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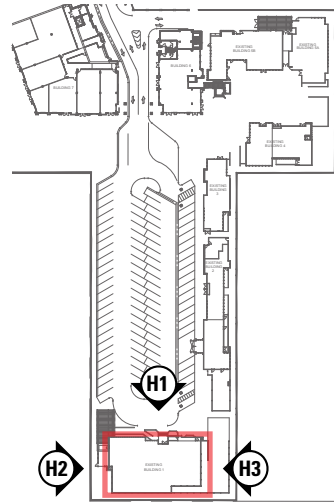
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DRAWING TITLE

PART 2 – SECTION 2
Building 11
Elevations G3 & G4

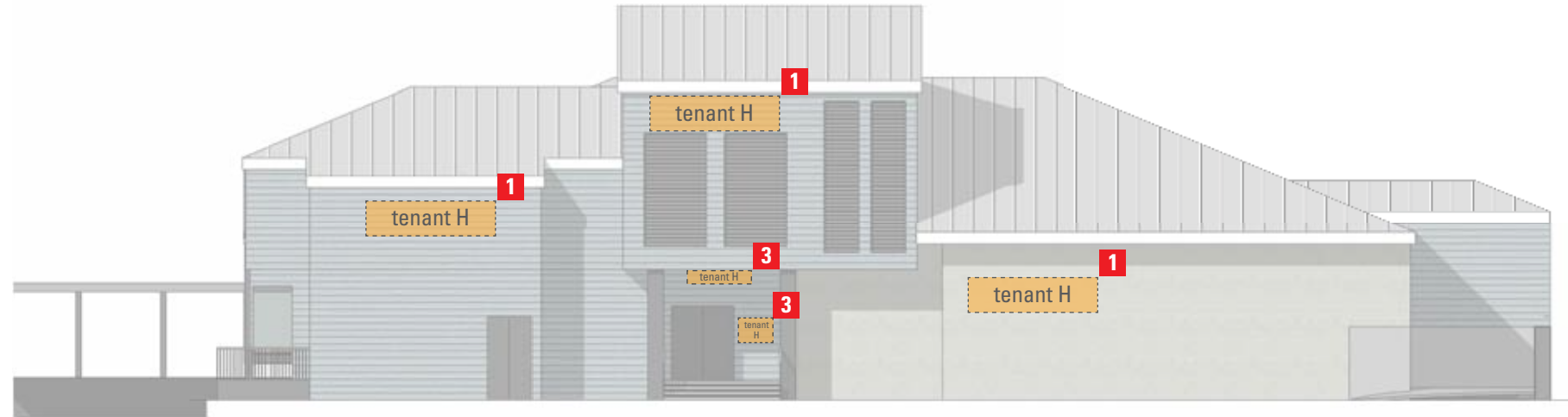
DRAWING NUMBER

21



Key Plan

- 1** Ground Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



Building 1 (H1)
SCALE : 1/16"=1'-0"



Building 1 (H2)



Building 1 (H3)

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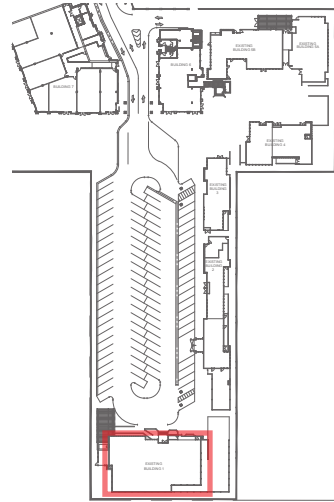
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PART 2 – SECTION 2
Building 1
Elevations H1, H2 & H3

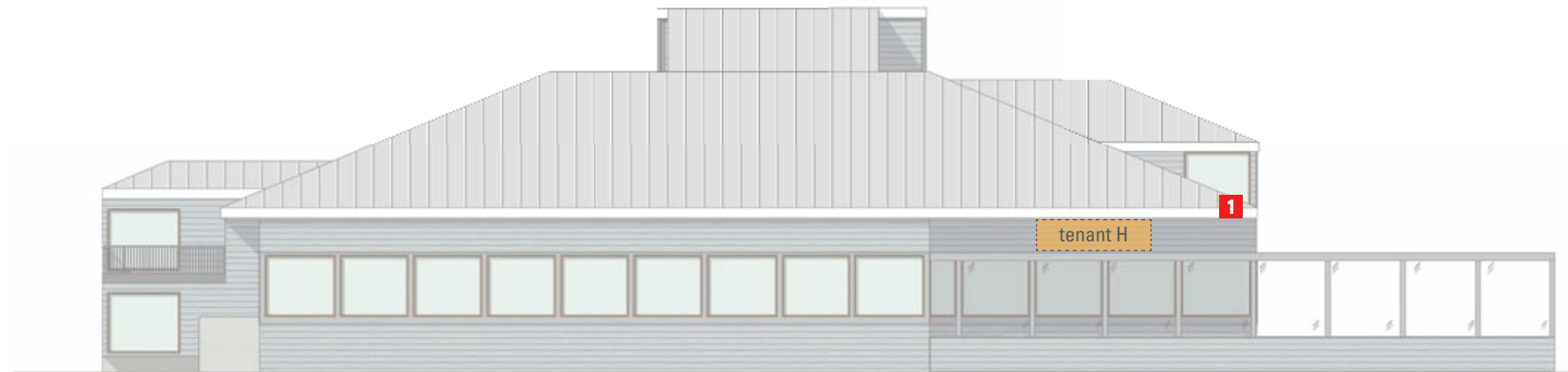
DRAWING NUMBER

22



Key Plan **H4**

- 1** Ground Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



Building 1 **H4**

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

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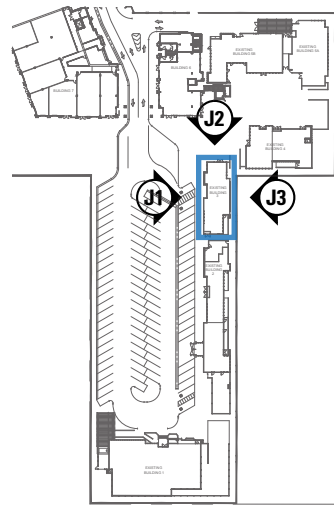
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DRAWING TITLE

PART 2 – SECTION 2
Building 1
Elevation H4

DRAWING NUMBER

23



Key Plan

1 Ground Level Tenant Identification Sign:
(2 per building per tenant
location options are shown for selection)

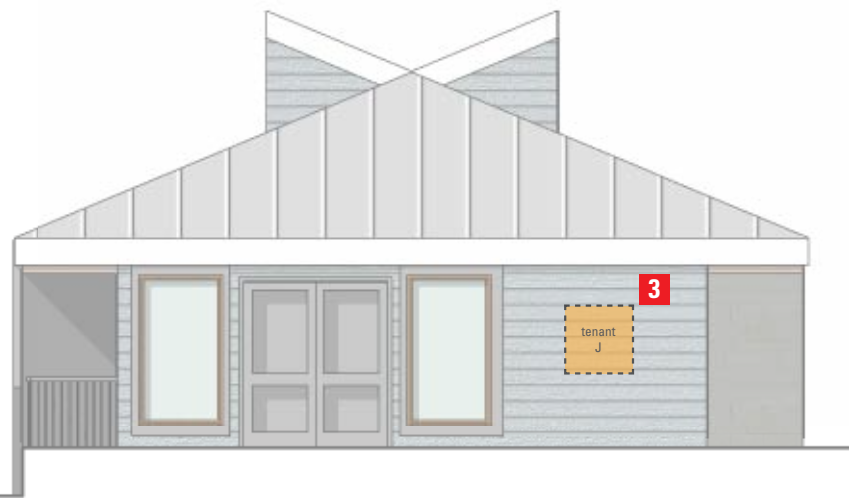
3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)

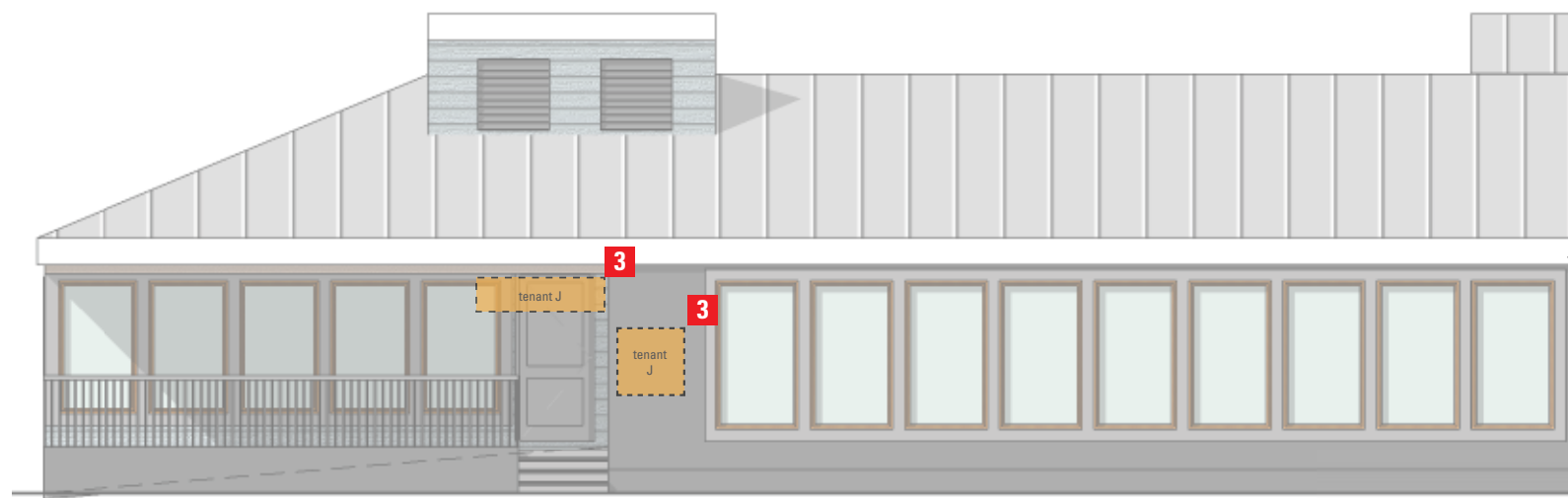


Building 3 J1

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



Building 3 J2



Building 3 J3

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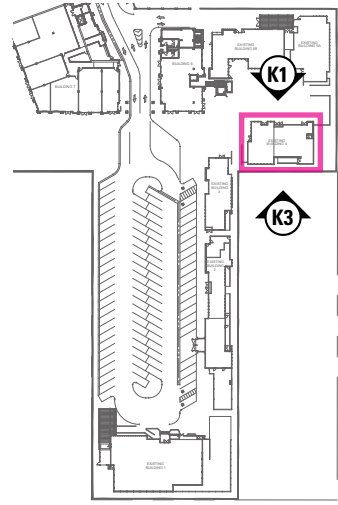
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building 3
Elevations J1, J2 & J3

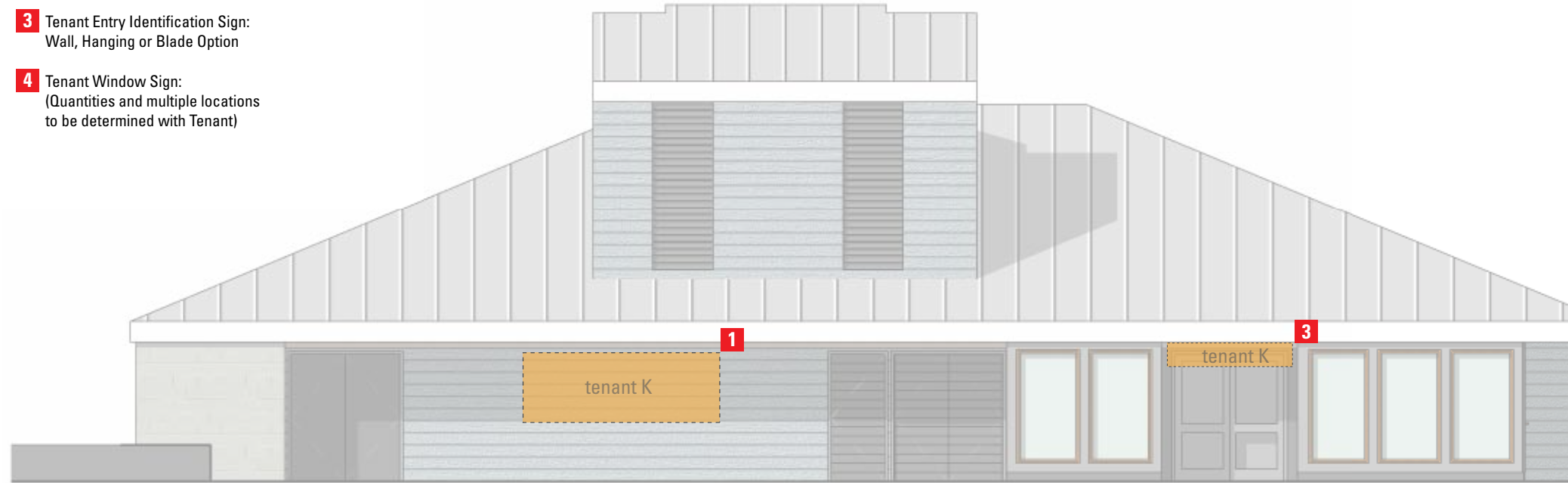
DRAWING NUMBER

26



Key Plan

- 1** Ground Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



Building 4 (K1)
SCALE : 1/8" = 1'-0"



Building 4 (K3)

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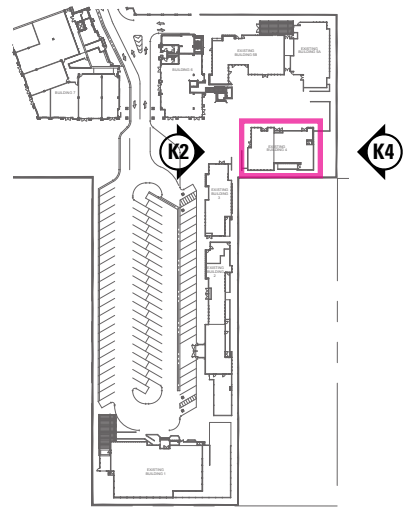
April 11, 2014	Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building 4
Elevations K1 & K3

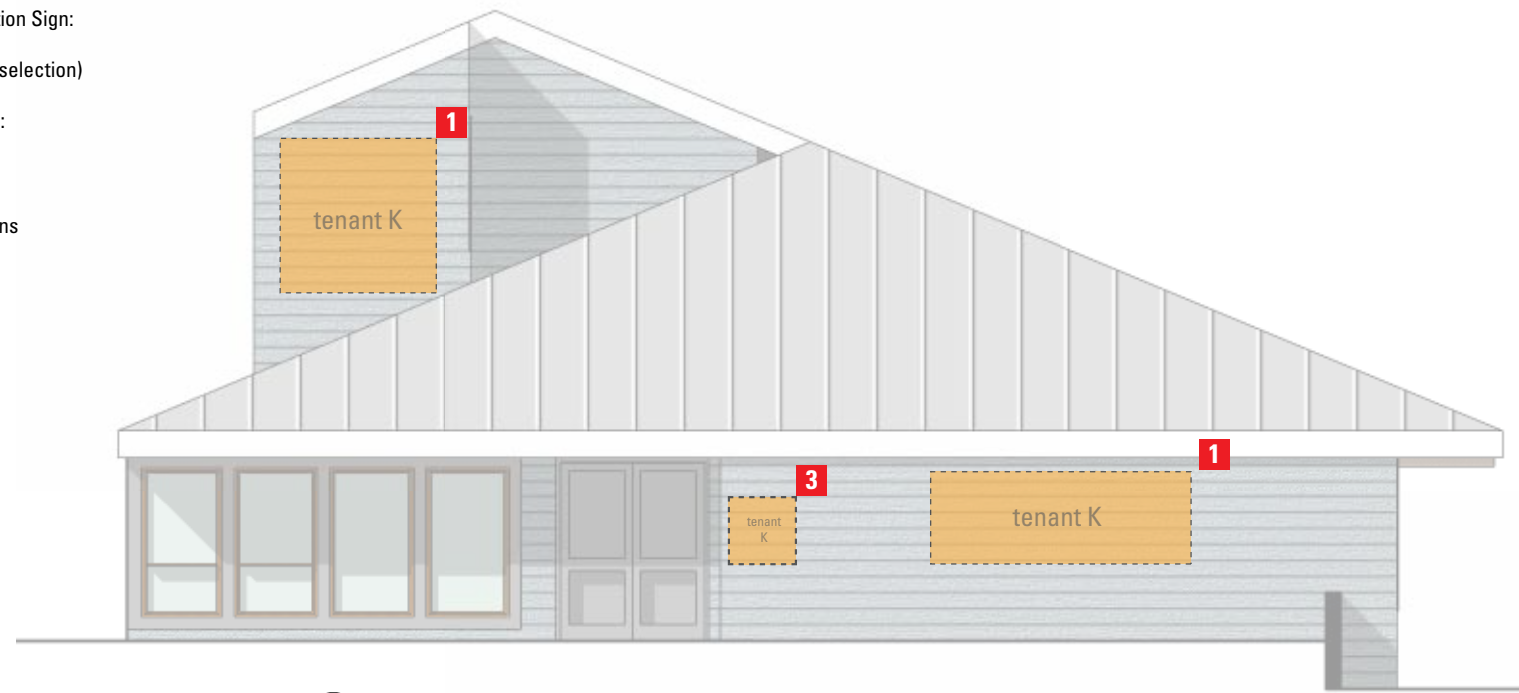
DRAWING NUMBER

27



Key Plan

- 1** Ground Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)
- 3** Tenant Entry Identification Sign:
Wall, Hanging or Blade Option
- 4** Tenant Window Sign:
(Quantities and multiple locations
to be determined with Tenant)



Building 4 (K2)

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



Building 4 (K4)

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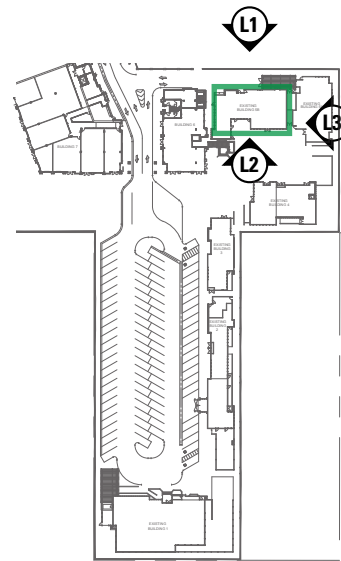
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building 4
Elevations K2 & K4

DRAWING NUMBER

28



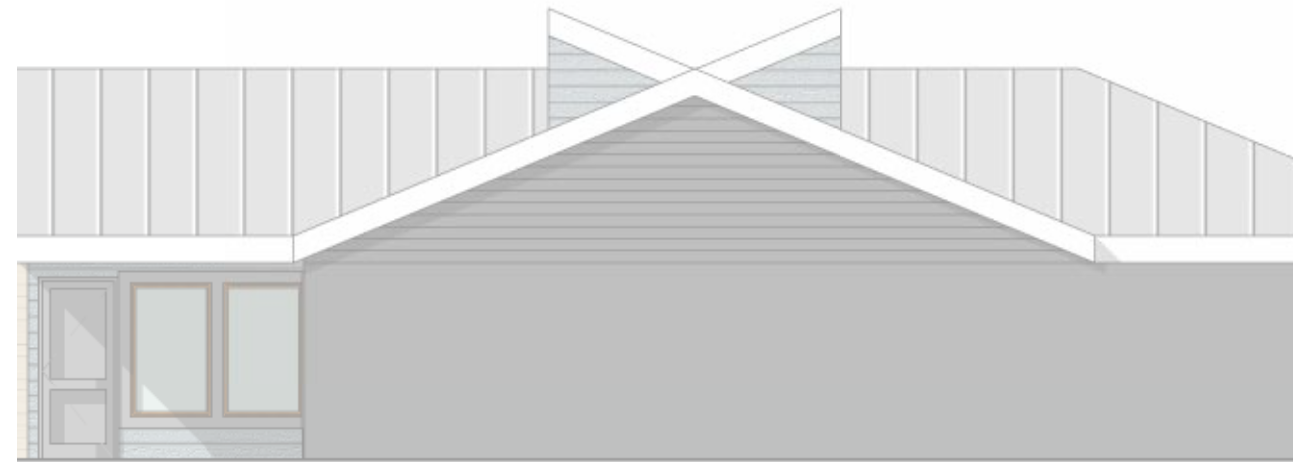
Key Plan

1 Ground Level Tenant Identification Sign:
(2 per building per tenant:
location options are shown for selection)

3 Tenant Entry Identification Sign:
Wall, Hanging or Blade Option

4 Tenant Window Sign

(Some tenants at this building do not have sufficient wall or overhang space for wall-mounted or hanging signs, tenant shall depend on window signs in such instances.)



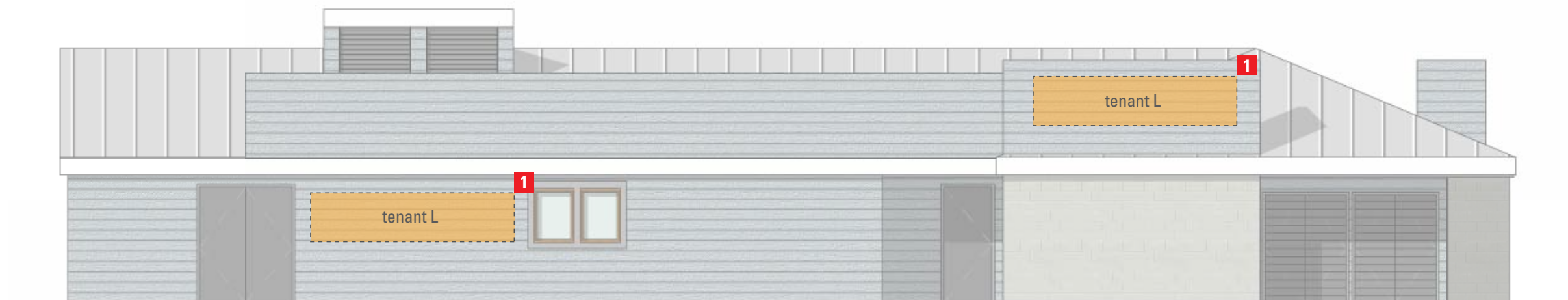
Building 5B **L3**

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



Building 5B **L1**

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



Building 5B **L2**

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PART 2 – SECTION 2
Building 5B
Elevations L1 & L2

DRAWING NUMBER

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1631 Telegraph Avenue
Oakland, California 94612
phone 510 596 8810

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DRAWING SUBMITTALS

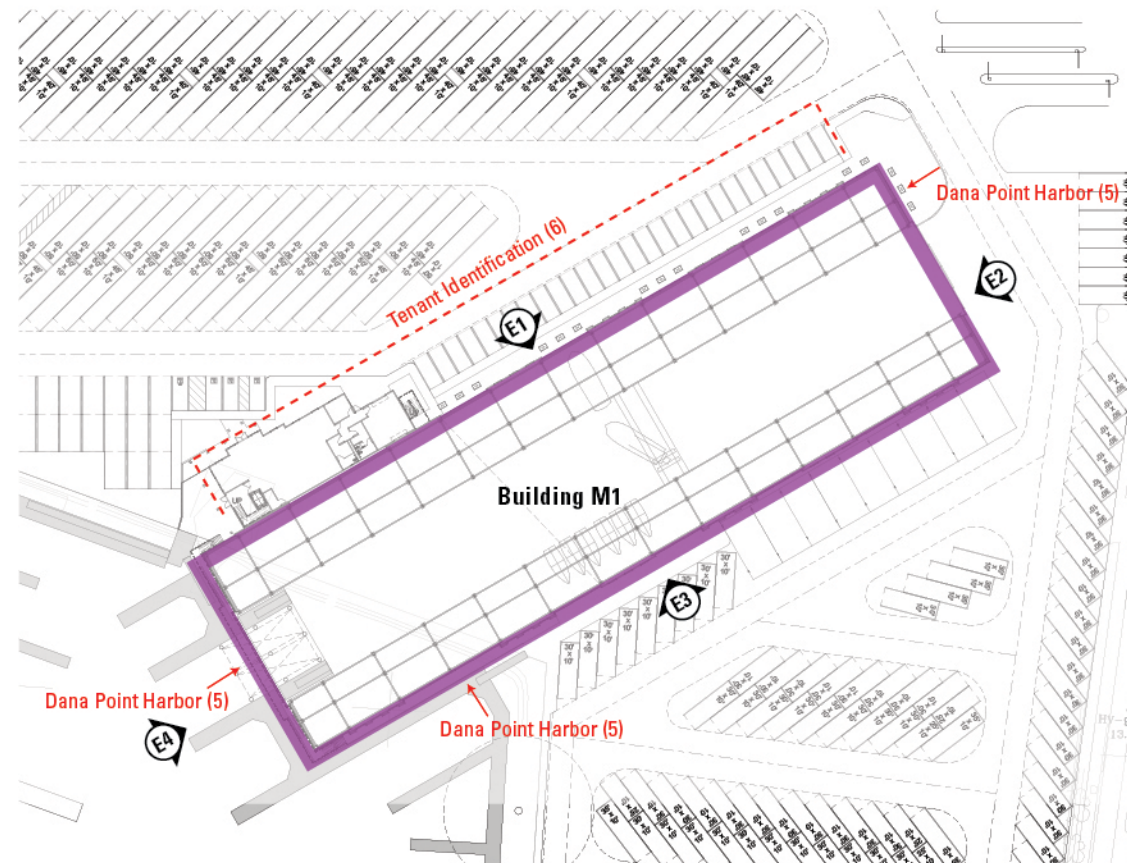
April 11, 2014 Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building M1
Dry Boat Storage Plan

DRAWING NUMBER

30



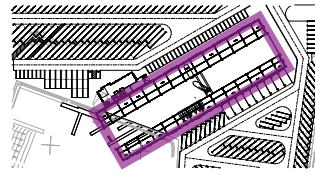
M1 - Dry Boat Storage Building

6 Tenant Identification Sign (1 per tenant along building front; location options are shown on elevations; final locations determined by quantity of tenants, tenant location, and tenant name parameters)

5 "Dana Point Harbor" Identification (3 building facades)

Sign Option shown in (parentheses)

(5)

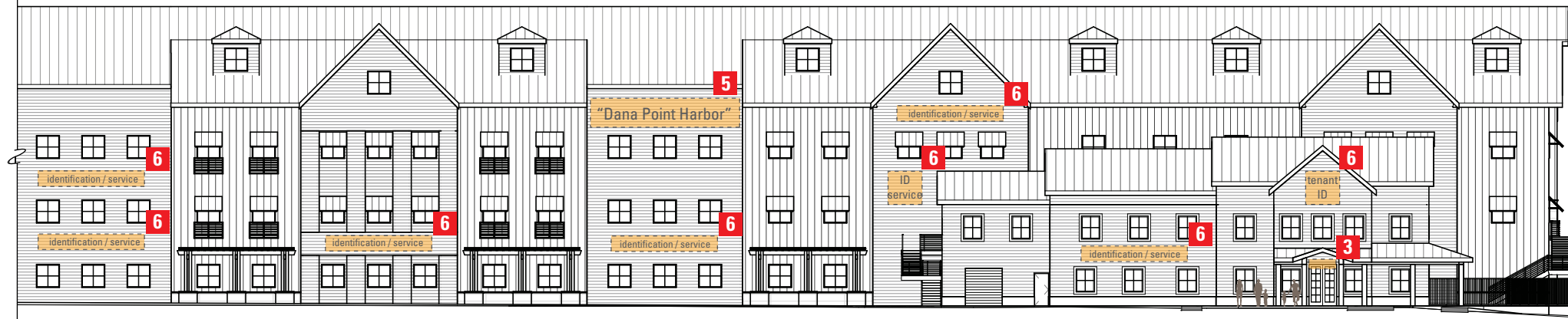


DRY BOAT STORAGE BUILDING

- 6** Tenant Identification or Service Offered Sign: (Location options are shown; final locations and quantities determined by OC DPH, tenant location, and tenant name parameters)
- 5** "Dana Point Harbor" Identification: (4 building facades)
- 4** Tenant Window Sign: (Quantities and multiple locations to be determined with Tenant)
- 3** Tenant Entry Identification Sign: Wall, Hanging or Blade Option

E1 Building M1

Note: The intent is to enhance the architectural design as a cluster of wharf buildings with signs depicting various occupants or services offered for a village feel.

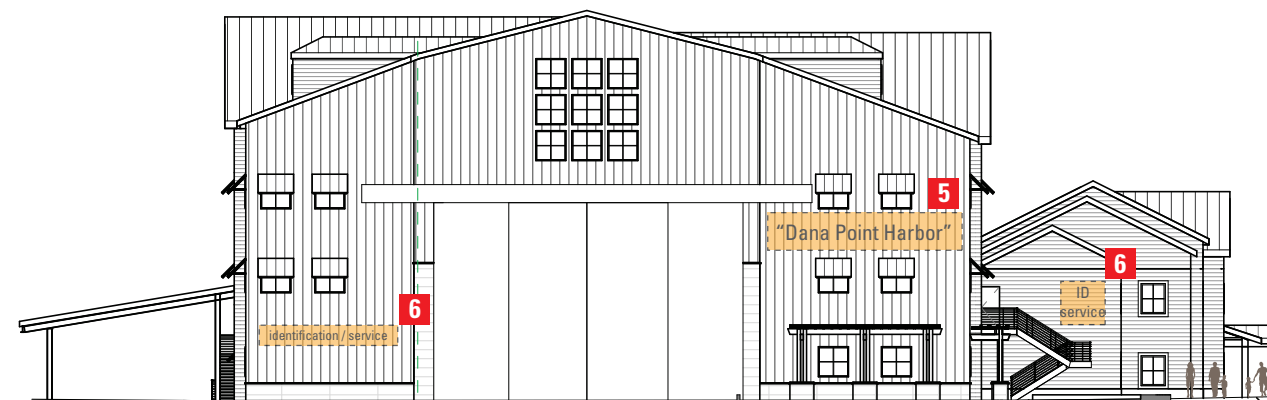


SCALE: 1/32" = 1'-0"

E1 Building M1



E2 Building M1



CLIENT



PROJECT ARCHITECT

MVE Institutional
Planning Architecture Interiors

PROJECT : 13003

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DRAWING SUBMITTALS

April 11, 2014 Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building M1
Elevations E1 & E2

DRAWING NUMBER

31

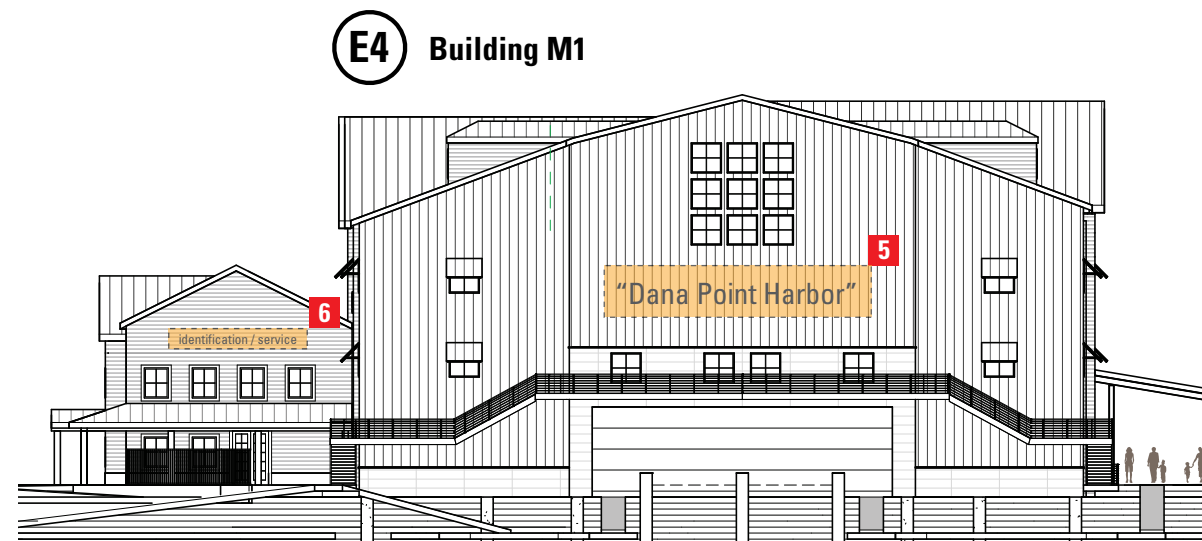
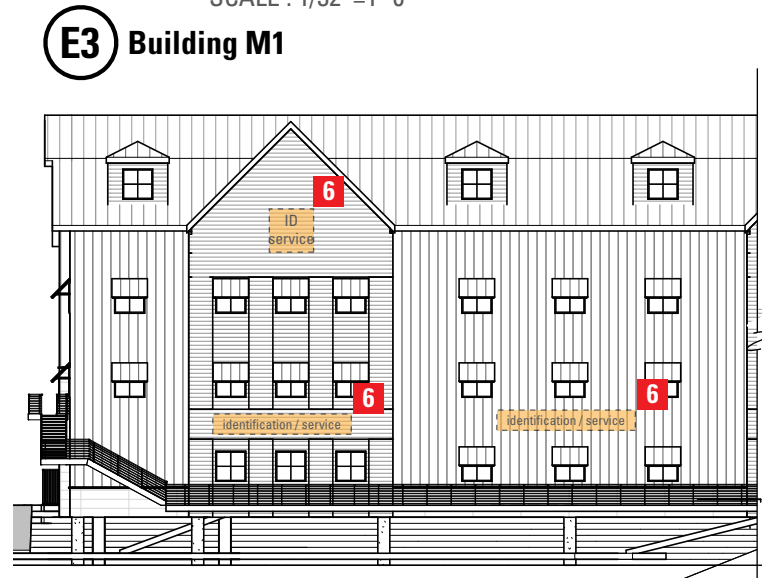
DRY BOAT STORAGE BUILDING -----

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Note: The intent is to enhance the architectural design as a cluster of wharf buildings with signs depicting various occupants or services offered for a village feel.



SCALE : 1/32" = 1'-0"



CLIENT



PROJECT ARCHITECT

MVE Institutional
Planning Architecture Interiors

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DRAWING SUBMITTALS

April 11, 2014 Master Sign Program

DRAWING TITLE

PART 2 – SECTION 2
Building M1
Elevations E3 & E4

DRAWING NUMBER

32