



AVANTI

**MIXED-USE
RESIDENTIAL / RETAIL
SIGN GUIDELINES**

OCTOBER 3, 2016

AVANTI / THE NEW HOME COMPANY



	Page #
Table of Contents	1
Statement of Intent	2
General Retail Signage Guidelines	3-9
Project Team Directory	10
Sign Type Location Plan and Inventory Summary	11

RETAIL SIGNAGE

Retail Tenant Illuminated Hanging Sign - R.1	12-13
Retail Tenant Illuminated Channel Letters - R.2	14-15
Retail Tenant Illuminated Channel Letters - R.2.1	16-27
Incidental Retail Sign - R.4.1	18
Incidental Retail Sign - R.4.2	19
Incidental Retail Sign - R.4.3	20
Retail Address Numbers - R.5	21

COMMUNITY SIGNAGE

General Community Signage Guidelines	22 -23
Retail Parking Letters - C.2	24
Building Identification Numbers - C.3	25
Community Address Numbers - C.4	26
Community Directory - C.5	27
Community/Retail Parking Directional - C.6	28-29
Retail/Guest Parking - C.7	30-31

1. Purpose and Intent. A sign program is intended to integrate the design and placement of signs proposed within a multi-tenant or multi-building development project. A Sign Program provides a means for defining common sign regulations for multi-tenant projects to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this sign criteria.

The purpose of regulating signs is to increase the overall effectiveness of visual communications, to provide a harmonious relationship of urban graphics and their settings and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and the community's appearance.

TYPE OF SIGN PERMITTED

Each Retail Tenant is allowed one (1) hanging sign. Each Retail Tenant is allowed one (1) set of channel letters attached to existing building. The building currently is designed for four (4) retail spaces - so there will be a maximum of four hanging sign and four channel letter signs.

Each Retail Tenant is allowed one (1) window identification set of vinyl that includes name, logo, address and hours of operation and required regulatory vinyl. Coming Soon signs are allowed on a temporary basis.

Landlord is allowed one (1) freestanding sign for parking and loading notification. One (1) set of cut out numbers for identification of each building.

Landlord is allowed one (1) set of cut out letters identifying parking entrance and one (1) hanging parking directional. All signage must conform to applicable building codes.

TYPE OF SIGN COPY PERMITTED

Wording of the signage shall be limited to the Retail Tenant’s trade name, and shall generally not include specification of merchandise sold or services rendered, regardless of Retail Tenant’s “legal name”. Logos will be permitted upon documentation that such logo is a registered trade mark of the retailer.

An exception shall be made to this requirement to allow the tenant to include the product sold, i.e., shoes, dresses, etc., when identification of Retail Tenant is impossible without same, and it is part of Retail Tenant’s trade name or insignia. Example, Tony’s Tacos, Suzzie’s Shoes, etc.

Tenant may use existing trade name signs, logos and colors with approval.

APPROVED COLORS FOR THIS PROJECT

Based on lack of registered trademark / logo colors



APPROVED TYPESTYLES FOR THIS PROJECT

Based on lack of registered trademark / logo fonts

Futura Bold :

**ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890**

Futura Medium :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Optima Bold :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890




Optima Regular :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

ILLUMINATED SIGNS

All signage and sign components shall be installed in accordance with approved  listings and N.E.C. specifications. All illuminated signage shall bear the  label; the installation shall comply with all local building codes.  Labels shall be placed in accordance with approved display guidelines.

The following basic types of illumination are allowed:

- A. Internally illuminated halo-lit channel letters using warm low voltage LED white light (3200K°-3500K°) with aluminum faces, ends, top and bottom and back clear lexan sign faces. Exposed raceways are allowed as long as they are incorporated into the channel letters.
- B. External spot lighting using Lumapro Landscape Bullet Light mounted to projecting sign bracket on both sides of sign.

Sign manufacturer's labels or other identification will not be permitted on the exposed surface of any portion of sign(s) except those required by local ordinance, which shall be in an inconspicuous location.

No exposed cords or plugs may be visible.

Visible fasteners will not be permitted.

All electrical wiring shall be located behind the building wall.

Lags, fasteners or screws are to be rust proof plated or stainless steel and installed in a concealed manner. Tenant is responsible for drilling through building wall so that it is not damaged.

Full weld construction.

Building penetrations are to be watertight sealed.

Contractors shall repair all damages caused by their work.

Sheet metal to be primed inside and out.

Electrical service is from Tenant power source on automatic time clock to hours of business.

Plexiglass thickness of 3/16 inch is required.

Lexan thickness of 3/16 inch is required.



COLORS AND MATERIALS DISCUSSION

It is the intent of these guidelines to support creative expression, eye-catching design and high quality sign materials on the part of all Retail Tenants at Avanti. Within this context, the following material and color guidelines shall be followed:

- A. Neon and "day glow" colors are prohibited
- B. Reflective and rainbow vinyls are prohibited
- C. Colors shall be used in combination to ensure legibility, contrast and distinction
- D. Using one of the approved tenant colors on all halo channel letters.
- E. Using the same color as on the letter faces for all returns on channel letters.
- F. Using the same type of sign supports, or method of mounting for all signs of the same type, or by using the same type of construction material for components, such as sign copy, hanging signs and supports, or by using dissimilar signing determined compatible by applicable building codes.
- G. Retail Tenants are allowed to use branded signs and colors, as long as they comply with the guidelines in this program, to allow retailers to successfully advertise their business.

SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign.

Building Signage at The Avanti will be separated into **RETAIL SIGNAGE**, which will be installed in the location identified in the elevations of this sign program and **COMMUNITY SIGNAGE**, which consists of residential building signage to be installed on building facades to maximize visibility. These two signage types will be dealt with individually:

RETAIL SIGNAGE

A. Hanging Signs

Each Retail Tenant, presently there are four (4), will have one externally illuminated hanging sign for each major entrance that shall not be taller the first twenty four (24) feet above grade.

Each hanging sign shall not exceed a maximum of three (3) square feet per side, for a total of six (6) square feet.

Electrical service to all projecting signs will be on a time clock, on a separate circuit and wired to the tenant's electrical meter. Sign to be illuminated during business hours.

Sign shall be perpendicular to the building facade with a minimum clearance of eight (8) feet above pedestrian walkway is required.

Hanging signs may not extend more than four (4) feet from the building facade.

B. Building Mounted Signs

Channel letter height shall not exceed twelve (12) inches. Upper and lower case ascenders and descenders may project an additional two (2) inches for a total combined height of sixteen (16) inches. Channel letters will be connected to an electrical raceway or attached to wall installed above retail storefront awning by builder. Channel letters are allowed to have a exposed raceway surface mounted behind letters.

Multi-line copy shall be acceptable when integrated with the design. Stacked letter height is not to exceed sixteen (16) inches.

Logo symbol or enlarged first letter will be permitted up to sixteen (16) inches where Retail Tenant has established trade signature regularly using such device only on special approval, logos may be permitted only upon documentation that such logo is a registered trade mark of the retailer. Logos shall not exceed 20% of total sign area. Specific retailer branded letters, colors and logos are permitted but may not exceed letter/ logo height and length noted in these signage guidelines.

Retail Tenant shall provide a Sign Package Design to the review authority for compatibility with Avanti Sign Criteria. The package shall include structural calculations including attachment details and also including the overall size of sign pertaining to installation on Retail Tenant's wall. Final retail sign approval dissimilar signing yo be determined compatible by applicable building codes.

RETAIL SIGNAGE

INCIDENTAL RETAIL SIGNS/ WINDOW VINYL

Incidental signs are small signs intended primarily for the convenience of the public and have a maximum area of two (2) square feet that includes the name, logo and hours of operation. This also includes one (1) handicap access window sticker, one (1) no smoking window sticker and one (1) prop 65 sign. Retail tenants are allowed temporary coming soon window signage not to exceed 20% of total window area.

RETAIL TENANT BUILDING ADDRESS NUMBERS

Each Retail Tenant suite at Avanti requires a building address to satisfy fire, post office or building code requirements and will install those address numbers as required.

All address numbers will be a minimum of four (4) inches high, in a font, material and finish specified by these Avanti Signage Guidelines.

The assigned building address is as follows:

Building Project Address is 23500 Park Sorrento, Calabasas CA 91302.

RETAIL TENANT TEMPORARY SIGNAGE

Each Retail Tenant is allowed one 20 square-foot temporary banner sign per year for a maximum of two weeks. Banner shall be installed within the retailer's leased area, and shall not hang from the roof or eaves.



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

RETAIL SIGNAGE

GENERAL SIGN INSTALLATION / FABRICATION REQUIREMENTS

No ladders, no installation equipment and no installation crews are permitted to lean or walk on the storefront awnings and landscaping materials, due to these being easily damaged by same. All installation equipment must be of scaffolding or bucket truck type to avoid contact with the awning or landscaping.

Each Retail Tenant, or its sign contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Retail Tenant's sign.

Each Retail Tenant shall be responsible for the performance of its sign contractor.

No conduit or electrical runs are allowed over roof top.

All bolts, fasteners, and hardware shall be corrosion resistant (i.e. stainless steel, aluminum, brass or bronze). No black iron materials of any type will be permitted.

The contractor shall obtain all necessary permits from the City of Calabassas.

Retail Tenant's sign contractor shall repair any damage to any building caused by his work.

Retail Tenant shall be fully responsible for the operations of his sign contractor.

All materials used in fabrication and installation of materials shall be of high quality.



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

RETAIL SIGNAGE

PROHIBITED RETAIL SIGNAGE AND MEDIA

No sign of any type other than those types previously described in the Retail Signage Guidelines will be allowed to become attached to or temporarily placed on Avanti property.

Other than those types previously described, no temporary window signs advertising placards, banners or pennants shall be affixed or maintained upon the glass panes and supports of the show windows and doors or upon the exterior walls of the storefront or building.

Transparent panels, photo murals or similar applications shall be allowed in storefronts. Subject to restrictions noted herein. (20% of total window area)

Additionally, the following signs are inconsistent with the purposes and standards of Avanti, and are therefore prohibited:

1. Abandoned signs that advertise or otherwise identify a business or activity which has been discontinued on the premises for a period of ninety (90) days.
2. Animated, moving, flashing, blinking, reflecting, revolving, digital screen or any other similar moving or simulated moving signs.
3. Bus stop bench signs or any copy painted on any portion of a bus stop bench.
4. Billboards and other off-site signs, unless approved by City of Calabasas sign codes.
5. Cabinet (can) signs with translucent plastic faces and internal illumination.
6. Inflatable signs, balloons, pennants, streamers and flags, unless approved by City of Calabasas sign codes.
7. Neon signs.
8. Permanent pole mounted signs unless approved by City of Calabasas sign codes.
9. Roof-mounted signs.
10. Signs on public property or in a public right-of-way.
11. Signs tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles (including utility and street name), stakes, electrical transformers or other accessory structures. Whenever a sign is so posted, the sign itself shall constitute prima facie evidence that the person or business identified on the sign authorized its placement.
12. Signs painted on fences or roofs.
13. Signs that simulate in color or design a traffic sign or signal.
14. Temporary vehicle or trailer-mounted signs. Vehicles may not be used as mounting or holding devices for commercial signs.



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

Owner:	Name:	The New Home Company
	Address:	85 Enterprise, Suite 450, Aliso Viejo, CA 92656
	Tel.:	(949)-382-2809
	Contact:	Rick Bianchi
Builder: Building 8 Only	Name:	RD Olson Construction
	Address:	2955 Main Street, Third Floor Irvine, CA 92614
	Tel.:	(949) 474-2001
	Contact:	Carl White
Architect: Building 1-7 & Rec.	Name:	Robert Hidey Architects
	Address:	7585 Irvine Center Drive, Suite 200 Irvine CA 92618
	Tel.:	(949) 655-1550
	Contact:	Joseph Martinez
Architect: Building 8 Only	Name:	Newman Garrison & Partners
	Address:	3100 Bristol Street, Suite 400, Newport Beach, CA 92626
	Tel.:	(949) 756-0818
	Contact:	John Garrison
Signage Consultant:	Name:	Outdoor Dimensions
	Address:	5325 Hunter Ave., Anaheim, CA. 92807
	Tel.:	(714) 578-9555
	Fax:	(714) 693-9578
	Contact:	Teresa Moe
Civil Engineer:	Name:	United Civil, Inc.
	Address:	30141 Agoura Road, Suite 215, Agoura Hills, CA 91301
	Tel.:	(818) 707-8648
	Contact:	Matt Sawyer
Landscape Architect:	Name:	LA Group Design Works
	Address:	24013 Ventura Blvd., Suite 201, Calabasas, CA 91302
	Tel.:	(818) 251-9718
	Contact:	Monica D'Angelo
Lighting Consultant	Name:	Kaplan Gehring McCarroll
	Address:	270 Coral Circle El Segundo, CA 90245
	Tel.:	(310) 552-2191
	Contact:	Patrick McCullough



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578



THE VILLAGE AT CALABASAS		
	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL A 1ST FLOOR PARK SORRENTO	248'-5"	40' - 0"
RETAIL B 2ND FLOOR PARK SORRENTO	248'-5"	40' - 0"

MAXIMUM SQ. FT. 0.5 SQ. FT. FOR EVERY 1.0 LINEAR FT. OF FRONTAGE
 TOTAL FRONTAGE ON PARK SORRENTO 248' - 5" = 124 SQ. FT. OF TOTAL SIGN AREA ALLOWED
 MINIMUM SQ. FT. SIGNAGE: 30
 MAXIMUM SQ. FT. SIGNAGE: 80
 40 SQ. FT PER RETAIL TENANT

	TYPE	QTY.	DESCRIPTION
RETAIL	R.1	4	RETAIL TENANT HANGING SIGN*
	R.2	4	RETAIL TENANT CHANNEL LETTERS*

* = TOTAL OF 4 ALLOWED 1 PER RETAIL TENANT

THE SIGN LOCATION AT THE MIXED USE BUILDING MAY NOT EXCEED ONE (1) HANGING SIGN & ONE (1) SET OF CHANNEL LETTERS PER RETAIL TENANT.

	TYPE	QTY.	DESCRIPTION
COMMUNITY I.D.	C.2	1	RETAIL PARKING CHANNEL LETTERS
	C.3	8	BUILDING IDENTIFICATION NUMBERS
	C.4	8	COMMUNITY ADDRESS NUMBERS
	C.5	2	COMMUNITY DIRECTORY
	C.6	1	COMMUNITY/RETAIL PARKING DIRECTIONAL
	C.7	1	GUEST/RETAIL PARKING DIRECTIONAL



SIGN TYPE R.1 - D/F RETAIL TENANT ILLUMINATED HANGING SIGN

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11 AND ELEVATION ON PAGE 17
- COPY:** TENANT NAME AND LOGO INCLUDING BRAND COLORS & FONT
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 21" h x 21" w; 6 SQUARE FEET EACH SIDE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** BM 2134-10 NIGHT HORIZON & GLA0656 CORSICAN TREASURE OR BRAND COLORS & FONT
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

* SEE LOCATION MAP ON PAGE 11 AND THE ELEVATION ON PAGE 17 FOR ALLOWED LOCATIONS FOR EACH TENANT.

NOTE: RACEWAYS ARE PROHIBITED

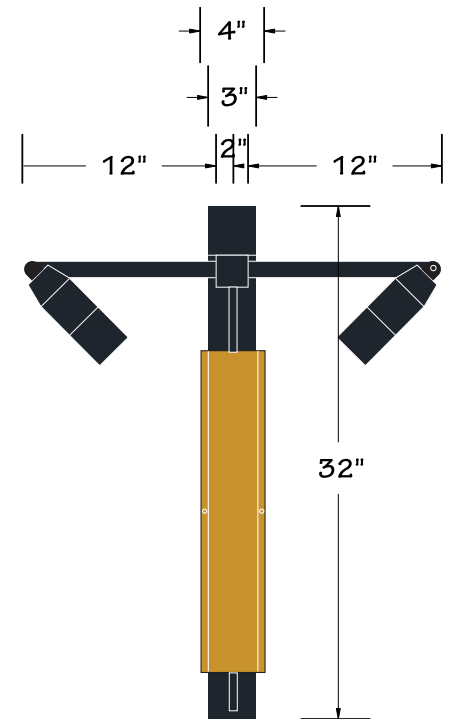
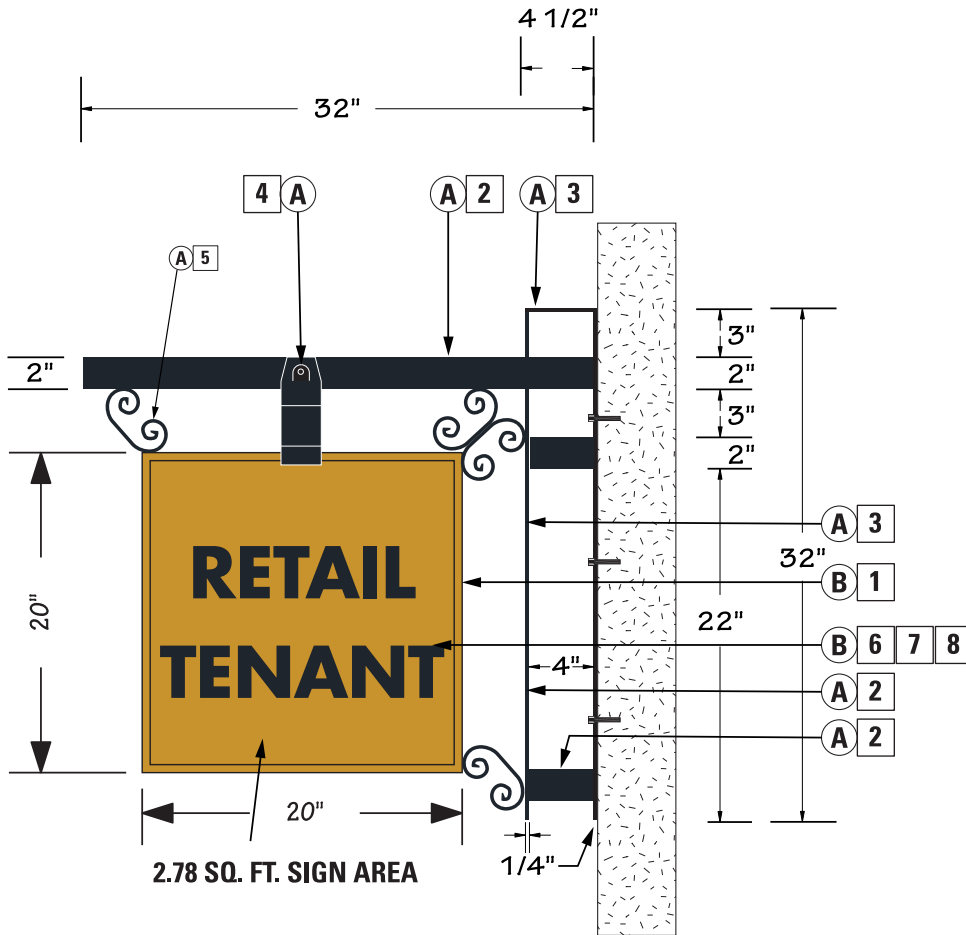
D/F RETAIL HANGING SIGN

- 1 1/8" ALUMINUM ROUND SIGN CAN PAINTED
- 2 2" SQUARE ALUMINUM TUBING PAINTED
- 3 1/4" ALUMINUM BAR PAINTED
- 4 2" BRACKET / ELECTRICAL RACEWAY
- 5 1/2" ALUMINUM SCROLLS PAINTED
- 6 EXTERIOR ALUMINUM SPOT LIGHTS
- 7 1/8" PLEX SIGN FACE
- 8 HQ DIRECT PRINT
- 9 PROTECTIVE U.V. COATING



CUSTOM BRACKET MECHANICALLY ATTACHED TO BUILDING WALL. SIGN CAN HAS 1/2" RETAINING RINGS SCREWED TO SIGN CAN FOR CHANGEABLE TENANT MESSAGE. HALOGEN SPOT ILLUMINATION.

(A)		BM 2134-10 NIGHT HORIZON
(B)		GL A0656 CORSICAN TREASURE



1 | **FRONT VIEW: DETAIL**
SCALE: 1" = 1' - 0"

SIDE VIEW



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE R.1 - D/F RETAIL TENANT ILLUMINATED HANGING SIGN

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11 AND ELEVATION ON PAGE 17
- COPY:** TENANT NAME AND LOGO INCLUDING BRAND COLORS & FONT
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 21”h x 21”w; 6 SQUARE FEET EACH SIDE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** BM 2134-10 NIGHT HORIZON & GLA0656 CORSICAN TREASURE OR BRAND COLORS & FONT
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

* SEE LOCATION MAP ON PAGE 11 AND THE ELEVATION ON PAGE 17 FOR ALLOWED LOCATIONS FOR EACH TENANT.

NOTE: RACEWAYS ARE PROHIBITED

D/F RETAIL HANGING SIGN

- 1 1/8” ALUMINUM SIGN CAN PAINTED
- 2 2” SQUARE ALUMINUM TUBING PAINTED
- 3 1/4” ALUMINUM BAR PAINTED
- 4 1/2” ALUMINUM SCROLLS PAINTED
- 5 EXTERIOR ALUMINUM SPOT LIGHTS
- 6 1/8” PLEX SIGN FACE
- 7 HQ DIRECT PRINT
- 8 PROTECTIVE U.V. COATING



CUSTOM BRACKET MECHANICALLY ATTACHED TO BUILDING WALL. SIGN CAN HAS 1/2” RETAINING RINGS SCREWED TO SIGN CAN FOR CHANGEABLE TENANT MESSAGE. HALOGEN SPOT ILLUMINATION.

(A)		BM 2134-10 NIGHT HORIZON
(B)		GL A0656 CORSICAN TREASURE



1 | **TYPICAL ELEVATION**
SCALE: 1/16” = 1’ - 0”



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

AVANTI / THE NEW HOME COMPANY

SIGN TYPE R.2 - S/F RETAIL TENANT ILLUMINATED HALO CHANNEL LETTERS

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11 AND ELEVATION ON PAGE 17
- COPY:** TENANT NAME AND LOGO INCLUDING BRAND COLORS & FONT
- MATERIALS:** ALUMINUM, LEXAN
- SIGN AREA:** MAXIMUM SIGN SIZE - 12" X 122"
- LETTER HEIGHT:** SEE PAGE 6
- LOGO HEIGHT:** SEE PAGE 6
- COLORS:** BM 2134-10 NIGHT HORIZON & GLA0656 CORSICAN TREASURE OR BRAND COLORS & FONT
- TYPE FACE:** SEE PAGE 3
- LIGHTING:** LED INTERNALLY ILLUMINATED

* SEE LOCATION MAP ON PAGE 11 AND THE ELEVATION ON PAGE 17 FOR ALLOWED LOCATIONS FOR EACH TENANT.

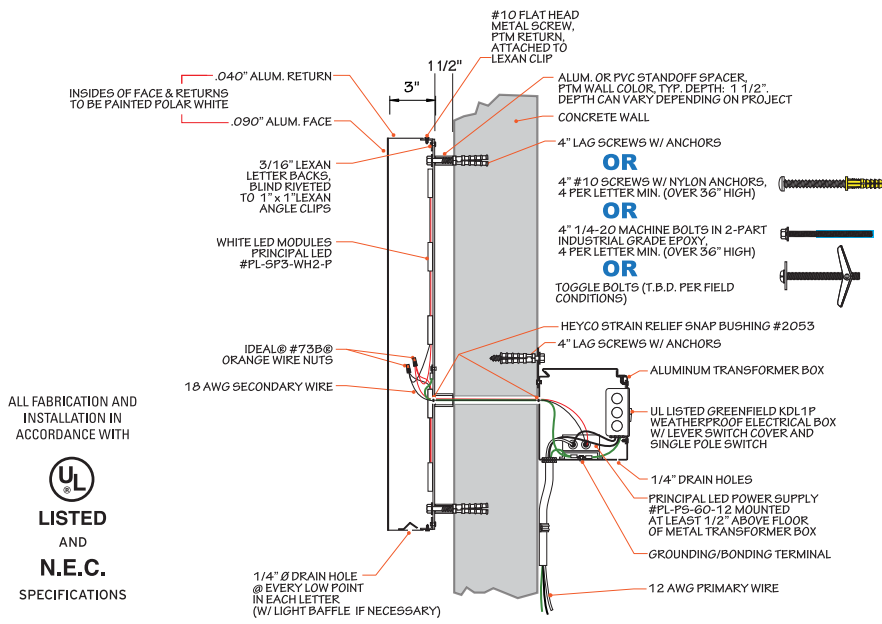
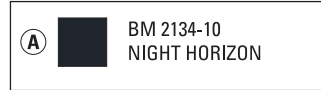
NOTE: RACEWAYS ARE PROHIBITED

S/F ILLUMINATED CHANNEL LETTERS

- 1 LOW VOLTAGE LED INTERNALLY ILLUMINATED ALUMINUM HALO CHANNEL LETTERS PAINTED
- 2 3/16" LEXAN LETTER BACKING

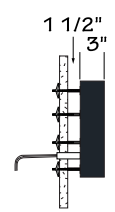
CHANNEL LETTER COLOR TO BE APPROVED BY LANDLORD.

CHANNEL LETTERS NOT TO EXCEED 40 SQUARE FEET



ALL FABRICATION AND INSTALLATION IN ACCORDANCE WITH
 LISTED AND N.E.C. SPECIFICATIONS

2 SECTION - L.E.D. HALO CHANNEL LETTER WITH REMOTE POWER SOURCE
 SCALE: NTS



1 FRONT VIEW: DETAIL
 SCALE: 1/2" = 1' - 0"

SIDE VIEW



5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

SIGN TYPE R.2 - S/F RETAIL TENANT ILLUMINATED HALO CHANNEL LETTERS

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11 AND ELEVATION ON PAGE 17
- COPY:** TENANT NAME AND LOGO INCLUDING BRAND COLORS & FONT
- MATERIALS:** ALUMINUM, LEXAN
- SIGN AREA:** MAXIMUM SIGN SIZE - 12" X 122"
- LETTER HEIGHT:** SEE PAGE 6
- LOGO HEIGHT:** SEE PAGE 6
- COLORS:** BRAND COLORS & FONT
- TYPE FACE:** SEE PAGE 3
- LIGHTING:** LED INTERNALLY ILLUMINATED

* SEE LOCATION MAP ON PAGE 11 AND THE ELEVATION ON PAGE 17 FOR ALLOWED LOCATIONS FOR EACH TENANT.

NOTE: RACEWAYS ARE PROHIBITED

S/F ILLUMINATED CHANNEL LETTERS

- 1 LOW VOLTAGE LED INTERNALLY ILLUMINATED ALUMINUM HALO CHANNEL LETTERS PAINTED
- 2 SHEET METAL BACK PLATE BY BUILDER
- 3 3/16" LEXAN LETTER BACKING

CHANNEL LETTER COLOR TO BE APPROVED BY LANDLORD.

CHANNEL LETTERS NOT TO EXCEED 40 SQUARE FEET

Ⓐ  BM 2134-10 NIGHT HORIZON



1 | **TYPICAL ELEVATION**

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

LEFT BLANK INTENTIONALLY

SIGN TYPE R.2 - S/F RETAIL TENANT ILLUMINATED HALO CHANNEL LETTERS

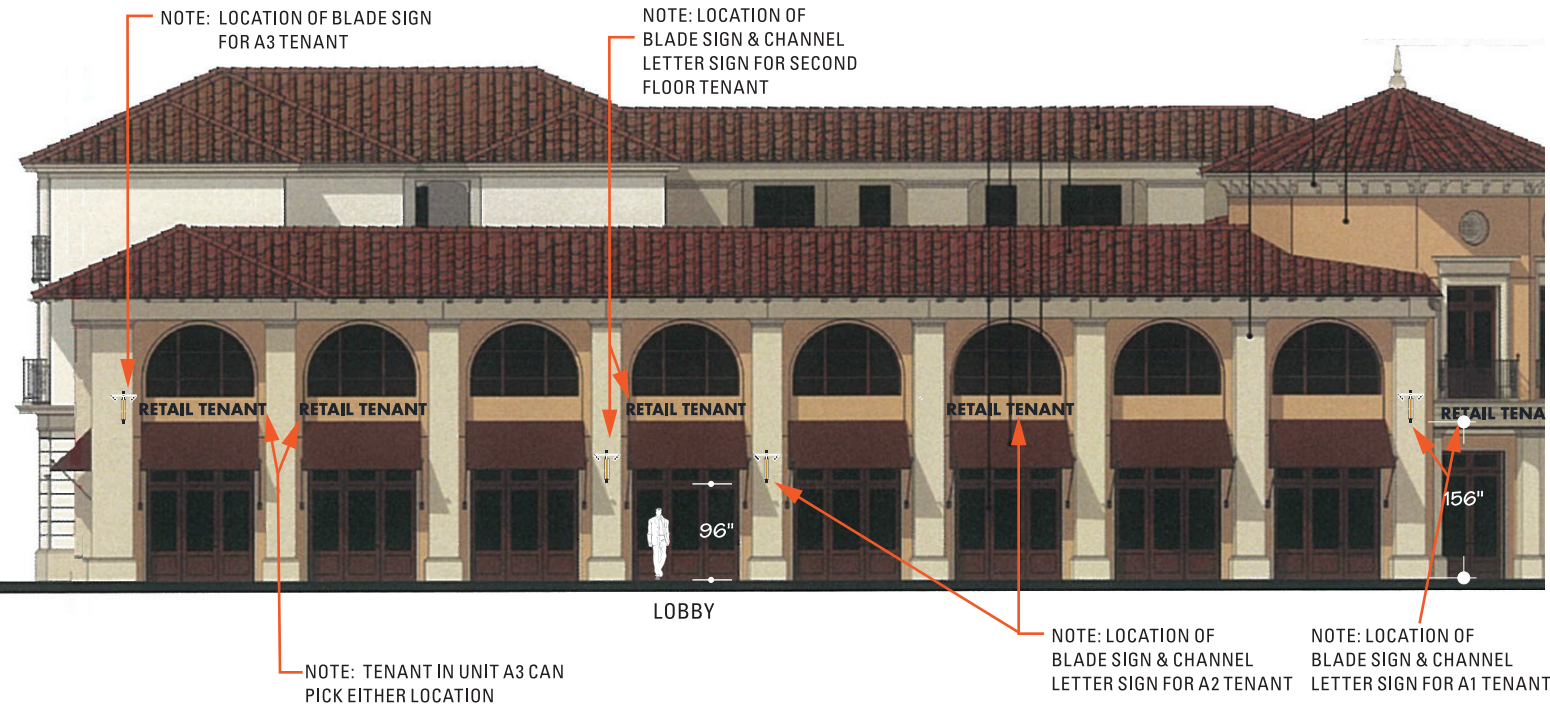
- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11 AND ELEVATION BELOW
- COPY:** TENANT NAME AND LOGO INCLUDING BRAND COLORS & FONT
- MATERIALS:** ALUMINUM, LEXAN
- SIGN AREA:** MAXIMUM SIGN SIZE - 12" X 122"
- LETTER HEIGHT:** SEE PAGE 6
- LOGO HEIGHT:** SEE PAGE 6
- COLORS:** BM 2134-10 NIGHT HORIZON FOR COPY OR BRAND COLORS & FONT
- TYPE FACE:** SEE PAGE 3
- LIGHTING:** LED INTERNALLY ILLUMINATED
- NOTE:** RACEWAYS ARE PROHIBITED

S/F ILLUMINATED CHANNEL LETTERS

- 1 LOW VOLTAGE LED INTERNALLY ILLUMINATED ALUMINUM HALO CHANNEL LETTERS PAINTED
- 2 3/16" LEXAN LETTER BACKING
- 3 ALUMINUM RACEWAY PAINTED

CHANNEL LETTER COLOR TO BE APPROVED BY LANDLORD.

CHANNEL LETTERS NOT TO EXCEED 40 SQUARE FEET



1 TYPICAL ELEVATION

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

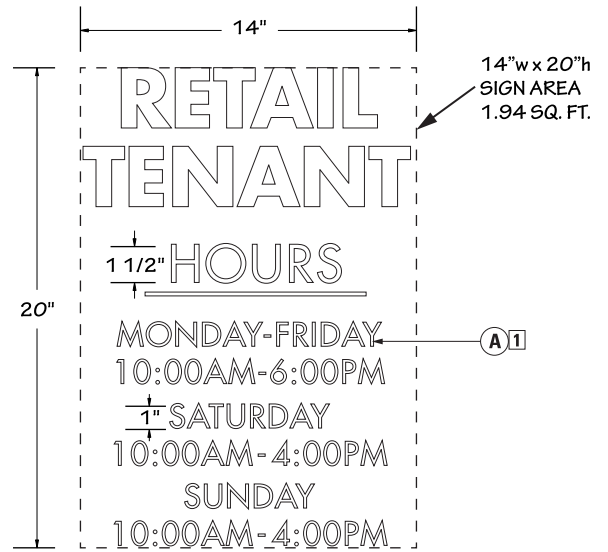
SIGN TYPE R.4.1 - S/F INCIDENTAL RETAIL SIGN

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** ON RETAIL ENTRANCE DOOR
- COPY:** RETAIL TENANT NAME, LOGO AND HOURS
- MATERIALS:** VINYL
- SIGN AREA:** 1.94 SQUARE FEET
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** WHITE
- TYPE FACE:** N/A
- LIGHTING:** NON-ILLUMINATED

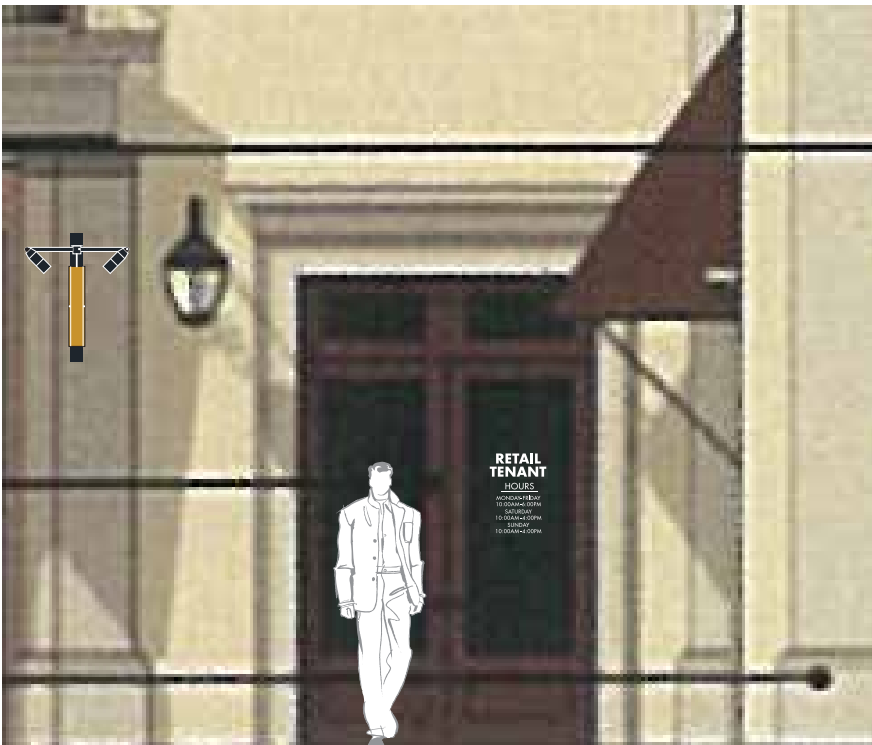
S/F INCIDENTAL RETAIL SIGN

1 WHITE DIE CUT VINYL

VINYL PLACED ON OUTSIDE OF TINTED DOOR
 MAXIMUM 2 SQUARE FEET SIGN
 AREA ALLOWED
 NOTE: VERBIAGE IS FOR ILLUSTRATION ONLY
 COPY WILL VARY WITH TENANT



1 | **DETAIL: TENANT I.D. VINYL**
 SCALE: 1 1/2" = 1'-0"



2 | **STOREFRONT ELEVATION**

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



SIGN TYPE R.4.2 - S/F INCIDENTAL RETAIL SIGN

- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** ON RETAIL ENTRANCE DOOR
- COPY:** N/A
- MATERIALS:** VINYL
- SIGN AREA:** 1 SQUARE FEET
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** WHITE AND BLUE
- TYPE FACE:** N/A
- LIGHTING:** NON-ILLUMINATED

S/F INCIDENTAL RETAIL SIGN

- 1 WHITE DIE-CUT VINYL
- 2 HQ C.G.V. LOGO

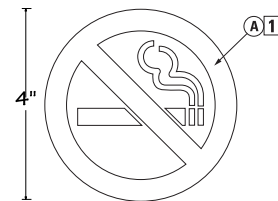


VINYL PLACED ON OUTSIDE OF TINTED WINDOW



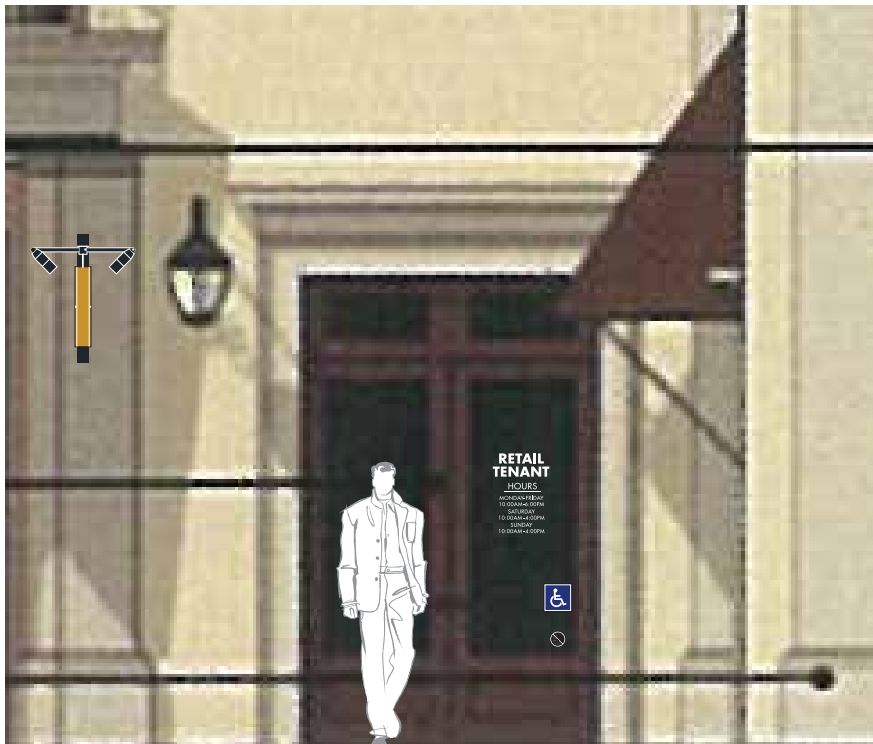
1 | DETAIL: HANDICAP ACCESS STICKER

SCALE: 3" = 1' - 0"



2 | DETAIL: NO SMOKING VINYL

SCALE: 3" = 1' - 0"



2 | STOREFRONT ELEVATION

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

OUTDOOR DIMENSIONS
 5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

SIGN TYPE R.4.3 - S/F INCIDENTAL RETAIL SIGN

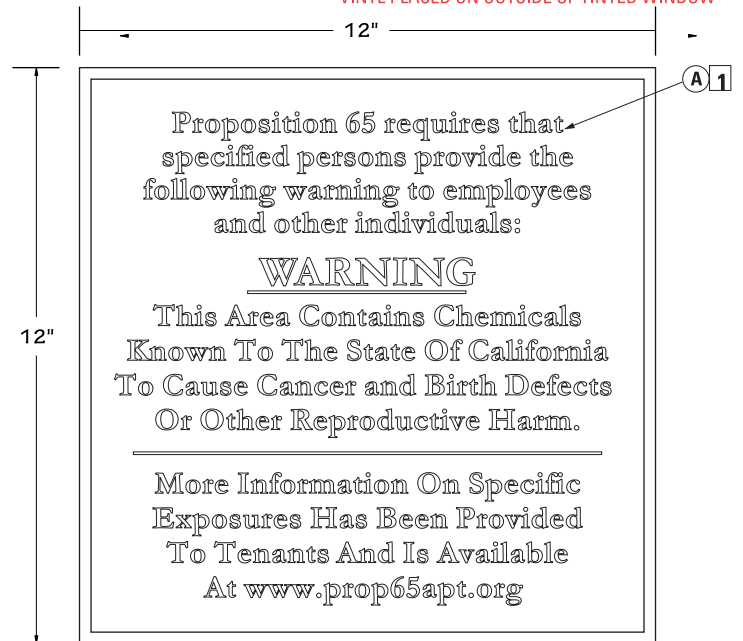
- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** ON RETAIL ENTRANCE DOOR
- COPY:** PROP. 65 REGULATORY COPY
- MATERIALS:** VINYL
- SIGN AREA:** 1 SQUARE FEET
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** WHITE
- TYPE FACE:** GARAMOND BOLD
- LIGHTING:** NON-ILLUMINATED

S/F INCIDENTAL RETAIL SIGN

WHITE DIE-CUT VINYL

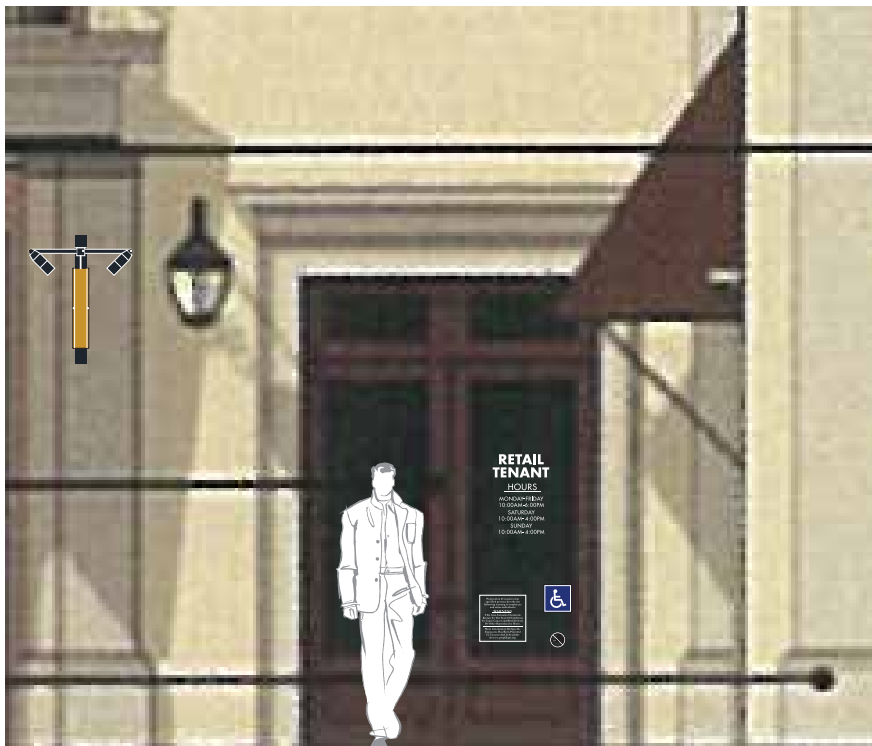
(A) WHITE

VINYL PLACED ON OUTSIDE OF TINTED WINDOW



1 | DETAIL: PROP. 65

SCALE: 3" = 1' - 0"



2 | STOREFRONT ELEVATION

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

OUTDOOR DIMENSIONS

5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

AVANTI / THE NEW HOME COMPANY

SIGN TYPE R.5 - S/F RETAIL ADDRESS NUMBERS

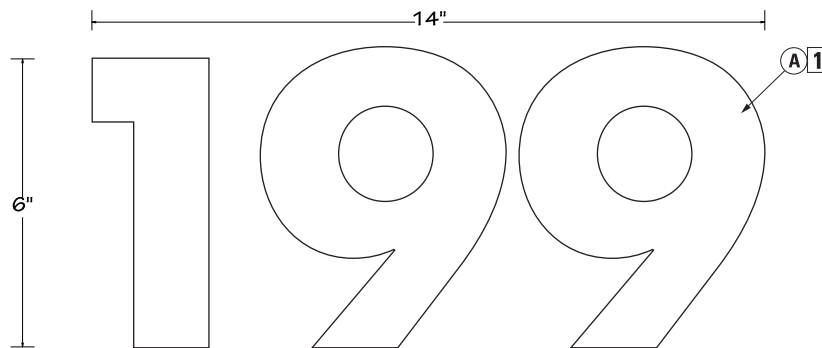
- QUANTITY:** ONLY A MAXIMUM OF 4 BUILDING MOUNTED SIGNS AND 4 BLADE SIGN ARE PERMITTED
- LOCATION:** ABOVE RETAIL ENTRANCE DOOR ON WINDOW
- COPY:** 100 - 199
- MATERIALS:** VINYL
- SIGN AREA:** 1 SQUARE FEET
- LETTER HEIGHT:** 6 INCHES
- LOGO HEIGHT:** N/A
- COLORS:** WHITE
- TYPE FACE:** FUTURA BOLD
- LIGHTING:** NON-ILLUMINATED

S/F RETAIL ADDRESS NUMBERS

☐ WHITE REVERSE DIE-CUT VINYL

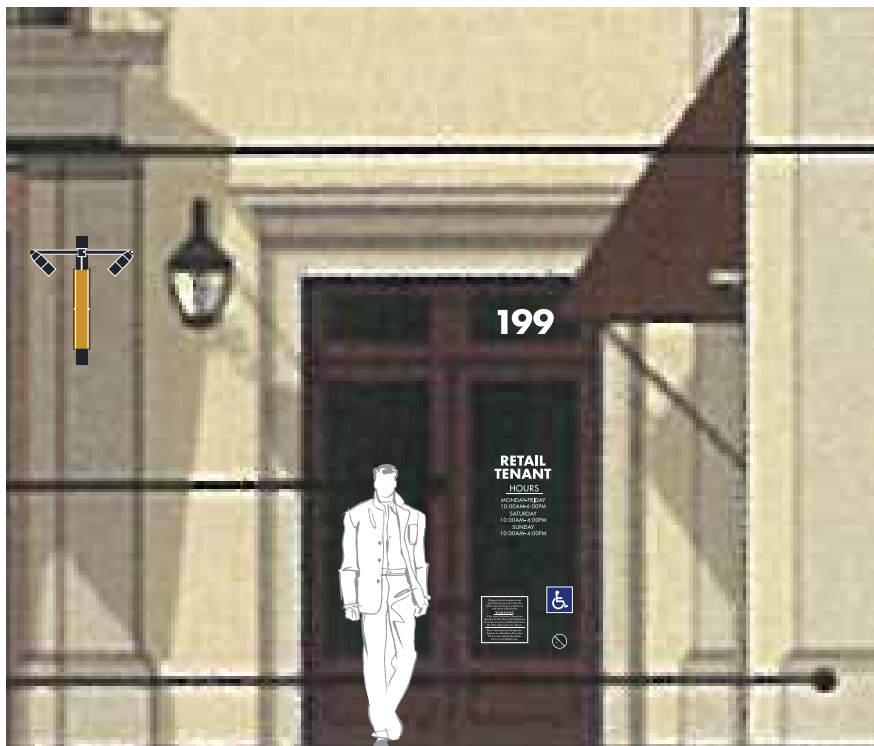


VINYL PLACED ON OUTSIDE OF TINTED WINDOW
NOTE: NUMBER'S TO CORRESPOND WITH
RETAIL TENANTS ADDRESS



1 | DETAIL: RETAIL ADDRESS NUMBERS

SCALE: 3" = 1' - 0"



2 | STOREFRONT ELEVATION

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



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

AVANTI / THE NEW HOME COMPANY

SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign.

Building Signage at The Village at Calabasas will be separated into **RETAIL SIGNAGE**, which will be installed at (and restricted to) the first twenty four (24) feet above grade, and **COMMUNITY SIGNAGE**, which consists of residential building signage to be installed on building facades to maximize visibility and one (1) community public art notification sign to be installed in a landscaped area.

These two signage types will be dealt with individually:

COMMUNITY SIGNAGE

FABRICATION

COMMUNITY PARKING IDENTIFICATION shall be 1/8" aluminum cut out copy painted and pin mounted one (1) inch away from building wall above garage entrance and have a protective clearcoat.

COMMUNITY/RETAIL PARKING DIRECTIONAL will have one externally illuminated hanging sign for community/retail entrance that shall be within the first twenty four (24) feet above grade.

Each hanging sign shall not exceed a maximum of three (3) square feet per side, for a total of six (6) square feet.

Electrical service to all hanging signs will be on a time clock, on a separate circuit and wired to the community electrical meter. Sign to be illuminated during evening hours.

Minimum clearance of eight (8) feet above ground is required.

BUILDING IDENTIFICATION LETTERS shall be a minimum of twelve (12) inches high. Each building elevation at Avanti requires a building identification to satisfy fire, post office or building code requirements. Landlord will install those address numbers as required.

COMMUNITY ADDRESS numbers will be a minimum of twelve (12) inches high, on all eight (8) buildings, in a font, material and finish specified by the Landlord.

The building address is as follows: 23500 Park Sorrento, Calabasas CA 91302.

All Community Signage Guidelines are the same as the Retail Signage Guidelines, see pages 2 - 9.

COMMUNITY SIGNAGE GUIDELINES

SIGN TYPE C.2 - S/F RETAIL PARKING LETTERS


QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 11
COPY: RETAIL PARKING
MATERIALS: 1/8" ALUMINUM
SIGN AREA: MAXIMUM SIGN SIZE 7' - 7.25"w x 8"h; 5 SQUARE FEET
LETTER HEIGHT: 8"
LOGO HEIGHT: N/A
COLORS: BM 2134-10 NIGHT HORIZON
TYPE FACE: FUTURA BOLD
LIGHTING: NON-ILLUMINATED

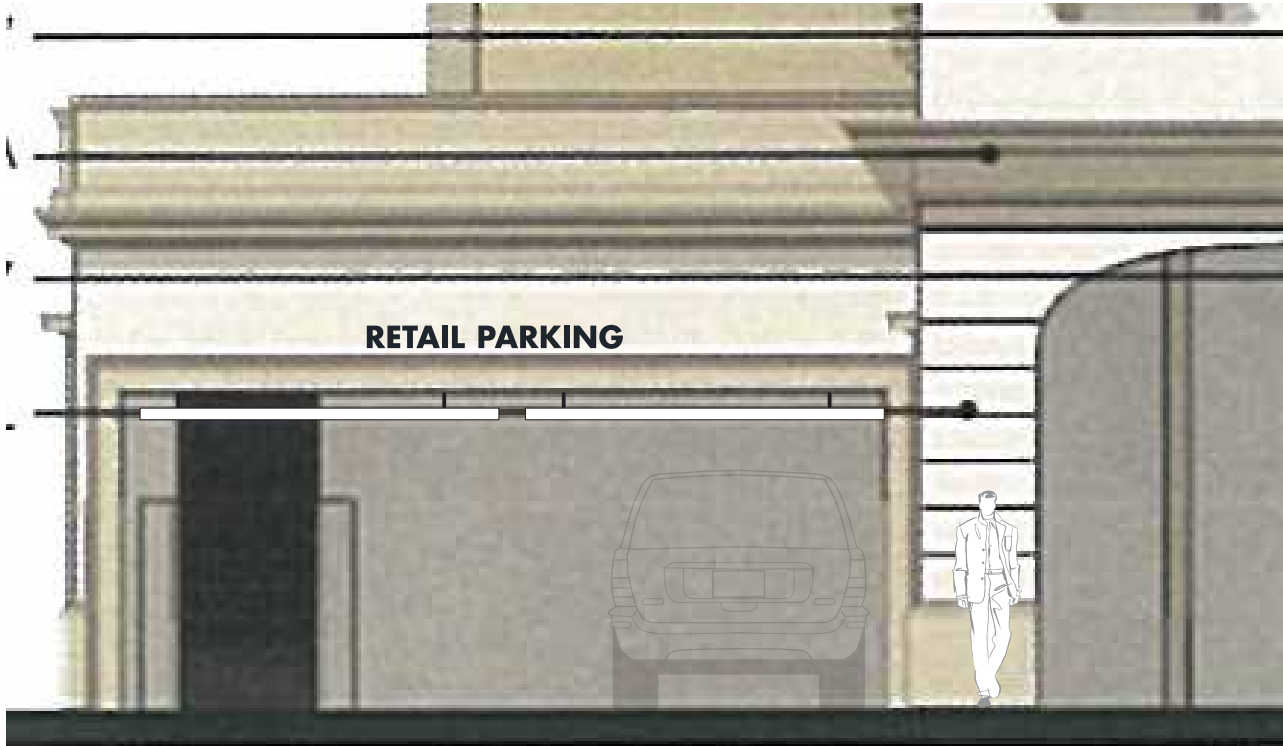
S/F - RESIDENT PARKING I.D.

1/8" PAINTED ALUMINUM COPY
 WITH CLEAR COAT

PIN MOUNTED TO WALL

1 COPY

Ⓐ  BM 2134-10
 NIGHT HORIZON



2 | BUILDING 8 EAST ELEVATION:

SCALE: 3/16" = 1'



1 | FRONT DETAIL:

SCALE: 1" = 1'

SIDE VIEW

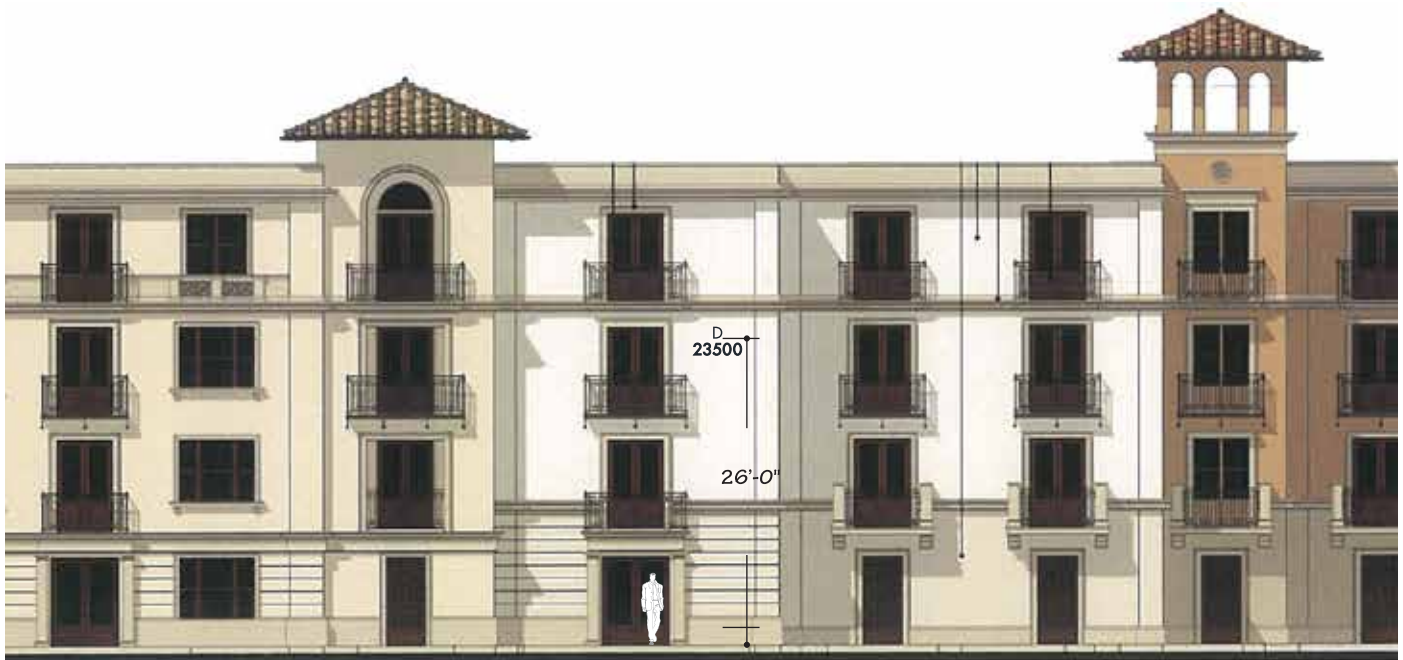
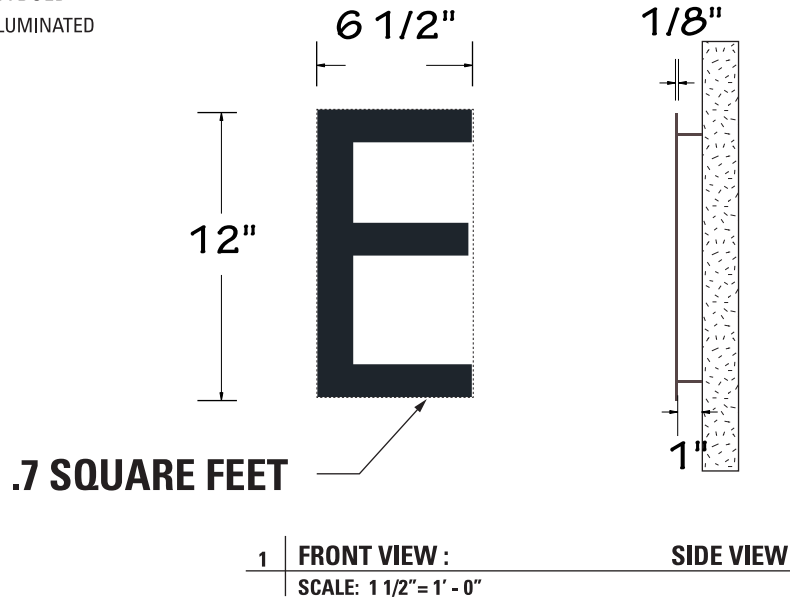
SIGN TYPE C.3 - S/F BUILDING IDENTIFICATION NUMBERS

- QUANTITY:** 8
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11
- COPY:** A THRU H
- MATERIALS:** 1/8" ALUMINUM
- SIGN AREA:** MAXIMUM SIGN SIZE 7 3/4"w x 12"h; .7 SQUARE FEET
- LETTER HEIGHT:** 12"
- LOGO HEIGHT:** N/A
- COLORS:** BM 2134-10 NIGHT HORIZON
- TYPE FACE:** FUTURA BOLD
- LIGHTING:** NON-ILLUMINATED

S/F BUILDING IDENTIFICATION

1 1/8" THICK PAINTED ALUMINUM
PIN MOUNTED WITH 1" SPACER

(A)  BM 2134-10
NIGHT HORIZON



2 **BUILDING 3 WEST ELEVATION - TYPICAL ELEVATION**

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



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

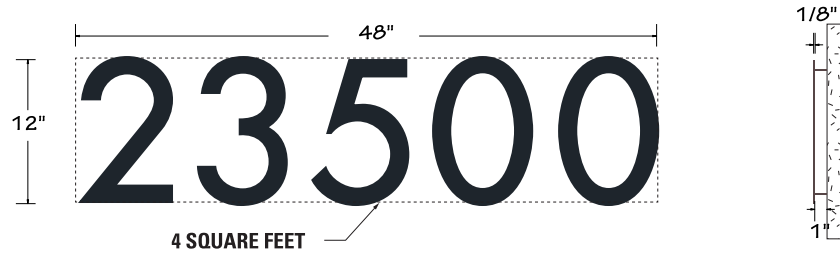
AVANTI / THE NEW HOME COMPANY

SIGN TYPE C.4 - S/F COMMUNITY ADDRESS NUMBERS

QUANTITY: 8
LOCATION: AS INDICATED ON LOCATION MAP PAGE 11
COPY: 23500
MATERIALS: 1/8" ALUMINUM
SIGN AREA: MAXIMUM SIGN SIZE 48"w x 12"h; 4 SQUARE FEET
LETTER HEIGHT: 12"
LOGO HEIGHT: N/A
COLORS: BM 2134-10 NIGHT HORIZON
TYPE FACE: FUTURA BOLD
LIGHTING: NON-ILLUMINATED

S/F BUILDING ADDRESS

1 1/8" THICK PAINTED ALUMINUM
 PIN MOUNTED WITH 1" SPACER



1 FRONT VIEW :
 SCALE: 3/4" = 1' - 0"

SIDE VIEW



2 BUILDING 3 WEST ELEVATION - TYPICAL ELEVATION
 SCALE: 1/16" = 1' - 0"

OUTDOOR DIMENSIONS
 5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

SIGN TYPE C.5 - S/F COMMUNITY DIRECTORY

- QUANTITY:** 2
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11
- COPY:** BUILDING IDENTIFICATION COPY
- MATERIALS:** ALUMINUM, HQ DIGITAL PRINT, PROTECTIVE CLEARCOAT
- SIGN AREA:** MAXIMUM SIGN SIZE 36" h x 60" w; 15 SQUARE FEET
- LETTER HEIGHT:** N/A
- LOGO HEIGHT:** N/A
- COLORS:** BM 2134-10 NIGHT HORIZON, GL A0656 CORSICAN
TREASURE, BM 899 SECLUDED BEACH
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

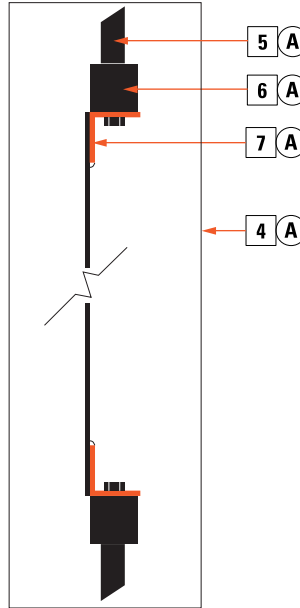
S/F COMMUNITY DIRECTORY

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 HQ DIRECT PRINT
- 3 PROTECTIVE CLEARCOAT
- 4 4" SQUARE ALUMINUM POSTS CAPPED & PAINTED
- 5 1/2" ALUMINUM SCROLLS PAINTED
- 6 1" SQ. ALUMINUM SUPPORT TUBES PAINTED
- 7 1/8" ALUMINUM "L" BRACKETS PAINTED
- 8 STONCO #STOSLA100MAL 100 WATTS METAL HALIDE



FONT: FUTURA MEDIUM

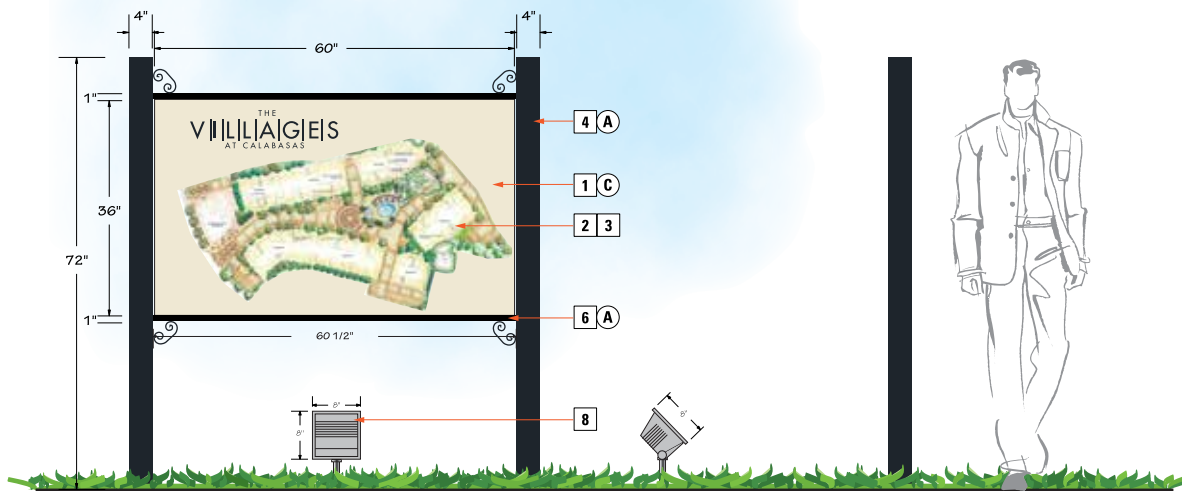
POSTS PLACED IN GROUND WITH CONCRETE FOOTINGS. 1" SQ. TUBES WELDED TO POSTS. "L" BRACKETS WELDED TO BACK OF SIGN FACE "L" BRACKETS MECHANICALLY ATTACHED TO 1" SQUARE TUBE. ALUMINUM SCROLLS WELDED TO POST AND 1" SQ. TUBE. TO POSTS AND 1" SQ. TUBE. ALL WELDS GROUND SMOOTH. CLIENT TO SUPPLY ELECTRICITY FOR STONCO FLOOD HALIDE. FLOOD HALIDE TO BE CONNECTED TO 24 HOUR TIMER.



(A)	■	BM 2134-10 NIGHT HORIZON
(C)	■	BM 899 SECLUDED BEACH

BACK VIEW ATTACHMENT DETAIL

SCALE: 3" = 1' - 0"



FRONT VIEW

SCALE: 3/8" = 1' - 0"

AVANTI / THE NEW HOME COMPANY



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE C.6 - D/F COMMUNITY/RETAIL PARKING DIRECTIONAL

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 21" h x 21" w; 6 SQUARE FEET EACH SIDE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** BM 2134-10 NIGHT HORIZON & GLA0656 CORSICAN TREASURE OR SIMILAR LANDLORD APPROVED COLOR
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

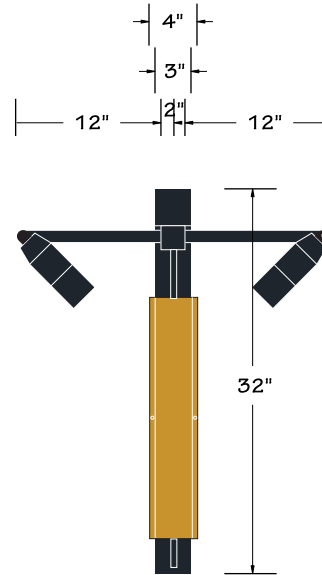
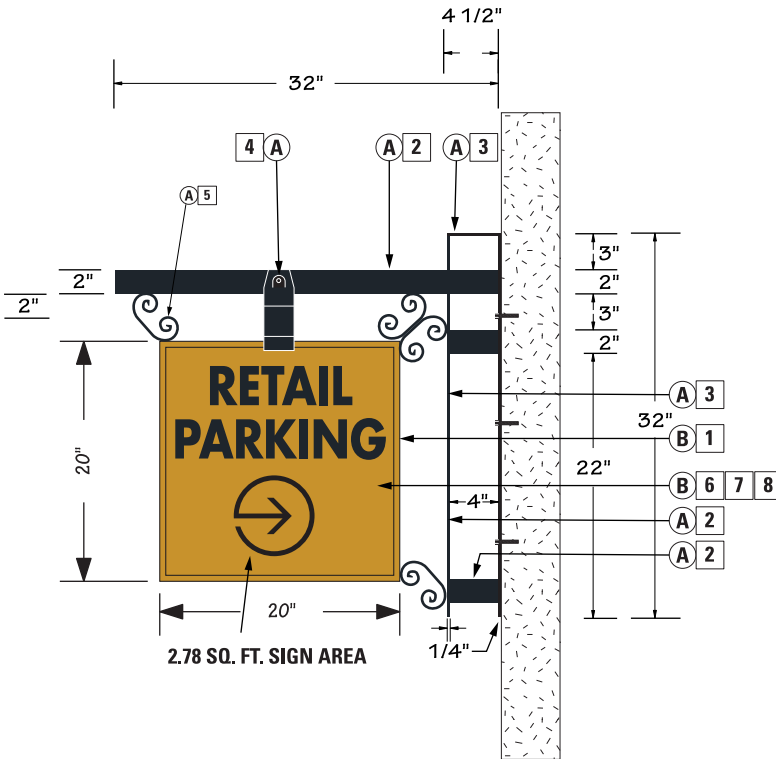
D/F RETAIL HANGING SIGN

- 1** 1/8" ALUMINUM ROUND SIGN CAN PAINTED
- 2** 2" SQUARE ALUMINUM TUBING PAINTED
- 3** 1/4" ALUMINUM BAR PAINTED
- 4** 2" BRACKET / ELECTRICAL RACEWAY
- 5** 1/2" ALUMINUM SCROLLS PAINTED
- 6** EXTERIOR ALUMINUM SPOT LIGHTS
- 7** 1/8" PLEX SIGN FACE
- 8** HQ DIRECT PRINT
- 9** PROTECTIVE U.V. COATING



CUSTOM BRACKET MECHANICALLY ATTACHED TO BUILDING WALL. SIGN CAN HAS 1/2" RETAINING RINGS SCREWED TO SIGN CAN FOR CHANGEABLE TENANT MESSAGE. HALOGEN SPOT ILLUMINATION.

(A)		BM 2134-10 NIGHT HORIZON
(B)		GL A0656 CORSICAN TREASURE



1 FRONT VIEW: DETAIL
SCALE: 3/4" = 1' - 0"

SIDE VIEW

SIGN TYPE C.6 - D/F COMMUNITY/RETAIL PARKING DIRECTIONAL

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 21" h x 21" w; 6 SQUARE FEET EACH SIDE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** BM 2134-10 NIGHT HORIZON & GLA0656 CORSICAN TREASURE OR SIMILAR LANDLORD APPROVED COLOR
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

D/F COMMUNITY/RETAIL PARKING DIRECTIONAL

- 1 1/8" ALUMINUM ROUND SIGN CAN PAINTED
- 2 2" SQUARE ALUMINUM TUBING PAINTED
- 3 1/4" ALUMINUM BAR PAINTED
- 4 1/2" ALUMINUM SCROLLS PAINTED
- 5 EXTERIOR ALUMINUM SPOT LIGHTS
- 6 1/8" PLEX SIGN FACE
- 7 HQ DIRECT PRINT
- 8 PROTECTIVE U.V. COATING



CUSTOM BRACKET MECHANICALLY ATTACHED TO BUILDING WALL. SIGN CAN HAS 1/2" RETAINING RINGS SCREWED TO SIGN CAN FOR CHANGEABLE TENANT MESSAGE. HALOGEN SPOT ILLUMINATION.

(A)		BM 2134-10 NIGHT HORIZON
(B)		GL A0656 CORSICAN TREASURE



2 | **BUILDING 8 EAST ELEVATION**
SCALE: 1/16" = 1' - 0"

5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE C.7 - D/F RETAIL GUEST PARKING

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 11
- COPY:** BUILDING IDENTIFICATION COPY
- MATERIALS:** ALUMINUM, HQ DIGITAL PRINT, PROTECTIVE CLEARCOAT
- SIGN AREA:** MAXIMUM SIGN SIZE 36" h x 60" w; 15 SQUARE FEET
- LETTER HEIGHT:** N/A
- LOGO HEIGHT:** N/A
- COLORS:** BM 2134-10 NIGHT HORIZON, GL A0656 CORSICAN
TREASURE, BM 899 SECLUDED BEACH
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** EXTERNAL HALOGEN SPOT ILLUMINATION

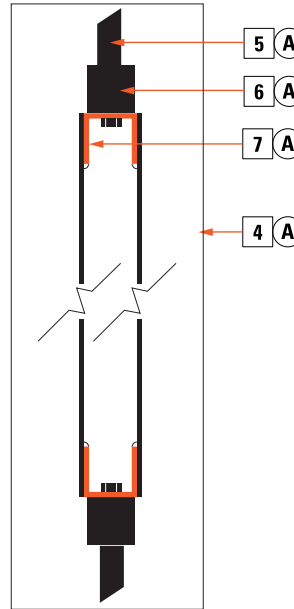
D/F RETAIL GUEST PARKING

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 SILKSCREENED COPY
- 3 1/2" SQUARE ALUMINUM POSTS CAPPED & PAINTED
- 5 1/2" ALUMINUM SCROLLS PAINTED
- 6 1" SQ. ALUMINUM SUPPORT TUBES PAINTED
- 7 1/8" ALUMINUM "U" BRACKETS PAINTED
- 8 STONCO #STOSLA100MAL 100 WATTS METAL HALIDE
- 9 DIE CUT VINYL COPY (CHANGEABLE)

FONT: VERLAG BOLD

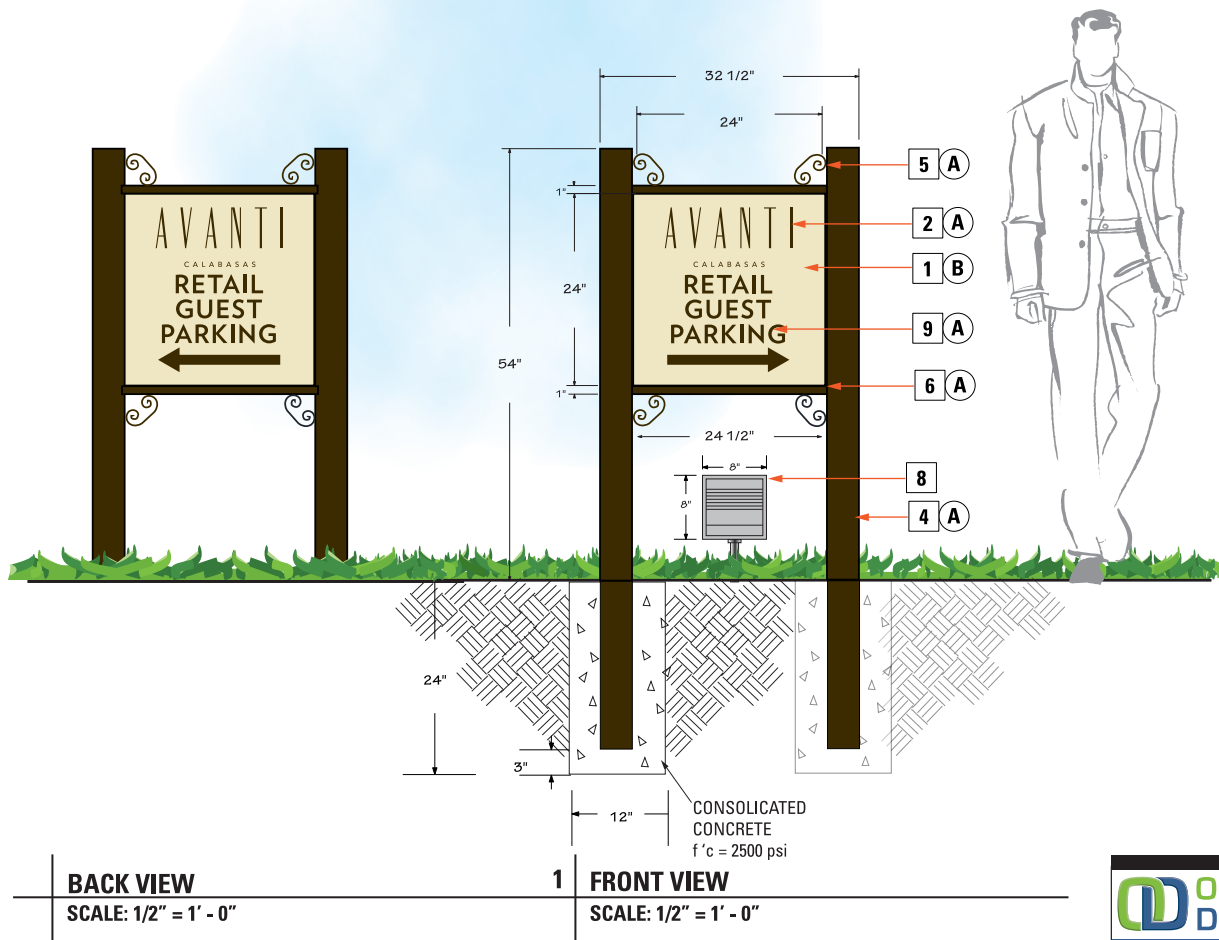
POSTS PLACED IN GROUND WITH CONCRETE FOOTINGS. 1" SQ. TUBES WELDED TO POSTS. "L" BRACKETS WELDED TO BACK OF SIGN FACE "L" BRACKETS MECHANICALLY ATTACHED TO 1" SQUARE TUBE. ALUMINUM SCROLLS WELDED TO POST AND 1" SQ. TUBE. ALL WELDS GROUND SMOOTH. CLIENT TO SUPPLY ELECTRICITY FOR STONCO FLOOD HALIDE. FLOOD HALIDE TO BE CONNECTED TO 24 HOUR TIMER.

(A)		DE6392 MINK
(B)		SW6154 NACRE



2 BACK VIEW ATTACHMENT DETAIL

SCALE: 3" = 1' - 0"



BACK VIEW

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

1 FRONT VIEW

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



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

SIGN TYPE C.7 - D/F RETAIL GUEST PARKING



QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 11
COPY: BUILDING IDENTIFICATION COPY
MATERIALS: ALUMINUM, HQ DIGITAL PRINT, PROTECTIVE CLEARCOAT
SIGN AREA: MAXIMUM SIGN SIZE 36" h x 60" w; 15 SQUARE FEET
LETTER HEIGHT: N/A
LOGO HEIGHT: N/A
COLORS: BM 2134-10 NIGHT HORIZON, GL A0656 CORSICAN
 TREASURE, BM 899 SECLUDED BEACH
TYPE FACE: FUTURA MEDIUM
LIGHTING: EXTERNAL HALOGEN SPOT ILLUMINATION

D/F RETAIL GUEST PARKING

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 SILKSCREENED COPY
- 4 3 1/2" SQUARE ALUMINUM POSTS CAPPED & PAINTED
- 5 1/2" ALUMINUM SCROLLS PAINTED
- 6 1" SQ. ALUMINUM SUPPORT TUBES PAINTED
- 7 1/8" ALUMINUM "U" BRACKETS PAINTED
- 8 STONCO #STOSLA100MAL 100 WATTS METAL HALIDE
- 9 DIE CUT VINYL COPY (CHANGEABLE)

FONT: VERLAG BOLD

POSTS PLACED IN GROUND WITH CONCRETE FOOTINGS. 1" SQ. TUBES WELDED TO POSTS. "L" BRACKETS WELDED TO BACK OF SIGN FACE. "L" BRACKETS MECHANICALLY ATTACHED TO 1" SQUARE TUBE. ALUMINUM SCROOLS WELDED TO POST AND 1" SQ. TUBE. ALL WELDS GROUND SMOOTH. CLIENT TO SUPPLY ELECTRICITY FOR STONCO FLOOD HALIDE. FLOOD HALIDE TO BE CONNECTED TO 24 HOUR TIMER.

- (A)  DE6392 MINK
- (B)  SW6154 NACRE



2 | **BUILDING 8 EAST ELEVATION**

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



5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578