



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 961-7551
www.cityofgoleta.org

AGENDA ITEM H-3

DATE: June 23, 2009
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-071-DRB: Cabrillo Business Park Overall Sign Plan; 6767 Hollister Avenue; APN 073-450-005

APPLICANT: Troy White
DUDEK
621 Chapala St.
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The Cabrillo Business Park is comprised of a 92.25-acre site in the Manufacturing Research Park (M-RP) and Service Industrial-Goleta (M-S-GOL) zone districts. At full build out, the Cabrillo Business Park would total 946,282 square feet, including 704,600 square feet of new buildings and 241,682 square feet of the existing retained buildings. The applicant requests a new Overall Sign Plan (OSP) for the Hollister Business Park. The proposed OSP provides for seven (7) different types of signs: monument signs, directional signs, wall signs, recreation area signs, retail building signs, temporary leasing signs, and miscellaneous signs.. The OSP specifies the maximum number of signs of each type and the maximum sign area for each permissible sign area. The project was filed by Troy White of Dudek, agent, on behalf of Santa Barbara Realty Holding Company, LLC., property owner. Related cases: 09-071-OSP; -CUP.

BACKGROUND:

The project was submitted on May 12, 2009. This is the first time the project has been before the DRB. Temporary signs for construction purposes are present at various locations of the site.

The Cabrillo Business Park (CBP) project (37-SB-DRB) was approved in May 2007 by the City Council. The project is to develop a modern business park which would retain seven of the nine existing buildings and the screened storage areas, remove two buildings, and build twelve new structures. The two buildings to be removed, the Flight Physics Control Building, and the Flight Physics Range Building, total 84,808 square

feet (sf). The buildings being retained, dating from the 1950s and 1960s and subject to varying degrees of remodeling, total 241,682 sf. Proposed new structures would total approximately 714,600 sf as described in Alternative 7 of 37-SB-EIR. The proposed buildings would include 540,000 sf of office and research and development uses, and 174,600 sf of self-storage. Approximately 10,000 sf of proposed Building 2 would be used for on-site service-related commercial retail uses (i.e., coffee shop, delicatessen, ATM, cleaners, etc.). A total of approximately 956,282 sf would result from existing and proposed development. A recreation area along Los Carneros Road would be open to public access during the evenings and on weekends.

PROJECT INFORMATION

Proposed Signage Types and Allowances

A summary table of proposed signage is below; a complete schedule of all proposed signage is attached.

<i>Sign Category</i>	<i>Sign Type</i>	<i>Quantity</i>	<i>Permits Required</i>
I. CBP Monument Signs	Primary Monument (Hollister at Coromar)	1	LUP/SCC
	Retail Monument (Hollister at Los Carneros)	1	LUP/SCC
	Secondary Monuments (Entrances to CBP)	4	LUP/SCC
	Building Identification Monuments (1 per building)	15	LUP/SCC
	Temporary Project Leasing Monument	1	LUP/SCC
	Temporary Lot Leasing Monuments (1 per new building except Buildings 2 and 7)	11	LUP/SCC
II. Directional Signage	Vehicular Directional Monuments	9	LUP/CUP/SCC
	Pedestrian Directional Monuments	5	LUP/CUP/SCC
III. Wall Signs	Office Building Wall Signs (2 per tenant)	4 per building	SCC
	Self Storage Building Wall Signs	2 per building	SCC

<i>Sign Category</i>	<i>Sign Type</i>	<i>Quantity</i>	<i>Permits Required</i>
IV. Retail Building Signs	Tenant Wall Signs	TBD	SCC
	Tenant Blade Signs	TBD	SCC
	Window Identifier Signs	TBD	Exempt
V. Miscellaneous Signage	Includes: <ul style="list-style-type: none"> • Building Address Signs • Parking Lot Signs • Recreation Area Signs 	TBD	Exempt

ANALYSIS:

CBP Development Plan Conditions

Two conditions of approval of the Development Plan for the CBP pertain to signage:

17. A new Overall Sign Plan (OSP) that integrates/revises existing signage with proposed new signage shall be required. The new OSP shall be consistent with Article I (Sign Regulations). The OSP shall include criteria and guidelines that achieve a visually coordinated, balanced, and appealing signage environment. Standards shall include, but not be limited to: (Mitigation Measure AES-8.2).
 - Signage shall be compatible with the visual image and architectural design of the Cabrillo Business Park project.
 - Human scale shall be maintained.
 - Signage shall contain only that information necessary to identify the associated business(es).
 - Monument signs shall not exceed 6 feet in height.
 - Buildings shall be limited to one dominant tenant sign (for example, for a major tenant or assigned in some other manner by the OSP) and minor signs associated with tenants within buildings with more than one tenant.
 - Signage shall identify public access to recreation facilities.

Plan Requirement and Timing: The Overall Sign Plan shall be reviewed and approved by the City of Goleta, including the Design Review Board, prior to land use permit approval for the first phase of development. The OSP shall provide for review and approval of each individual tenant/business sign by the Design Review Board prior to approval of any future sign permit.

MONITORING: The City of Goleta shall ensure completion of an Overall Sign Plan consistent with this requirement, shall ensure review of tenant/business signs consistent with this requirement, and shall site inspect for proper installation of each sign.

89. To ensure continued public access to recreational facilities on site, project site trails shall be constructed to City of Goleta standards and specifications to ensure accommodation of public access and preclude encroachment in adjacent wetland enhancement areas. Signage shall be provided to identify public access to these areas. (Mitigation Measure REC-3).
- Plan Requirements and Timing:** Details of proposed trails shall be submitted for review and approval by the City of Goleta prior to land use permit approval for trail construction. Details of proposed signage shall be consistent with the project's approved Overall Sign Plan (see AES-8), and shall be submitted for review and approval by the City of Goleta, including the Design Review Board, prior to sign certificate of conformance approval.
- MONITORING:** The City of Goleta shall ensure final review consistent with this requirement prior to approval of a land use permit for trail construction and prior to approval of a sign certificate of conformance for trail signage. The City of Goleta shall site inspect for compliance and to ensure proper installation of signage.

The OSP will be reviewed for consistency with these 2 conditions. At this time, the typical wall signage proposal for the office buildings is inconsistent with the 4th standard of Condition 17 (limit of one sign for the dominant tenant). Also the large marketing sign (No. 120, Sheet G2.5b) is not 'human scale.'

Signs for the recreational area are not included with this packet; the applicant will provide information on these signs at a future meeting.

Zoning Consistency

The Sign Regulations indicate the following standards and allowances for signage in commercial and industrial areas not in a shopping center. These allowances may be exceeded with the approval of an Overall Sign Plan.

	<i>Ordinance Standard</i>
Monument Signs	<p>One on each parcel occupied by an enterprise, if the parcel has a street frontage of at least 125 square feet.</p> <ul style="list-style-type: none"> • Not more than 2 separate signs may be placed on each freestanding sign structure • If only one sign is placed on a freestanding sign structure, it shall not exceed 100 square feet in area. • The height shall not exceed 30 feet. • No part of the sign or supporting structure shall project over the street right-of-way. • The base of the supporting structure shall be set back at least 5 feet from the street right-of-way line.

	<i>Ordinance Standard</i>
Wall Signs	<p>One on each street frontage.</p> <ul style="list-style-type: none">• Not to exceed 1/8th of the square footage of the building façade of that portion of the first-floor occupied by the enterprise and upon which façade the wall sign is to be located.• Not to exceed 100 square feet unless otherwise provided in the approved OSP.
Informational Monument Sign Structures	<ul style="list-style-type: none">• Informational Signs are subject to a Conditional Use Permit approved by the Zoning Administrator specifying size and location.

DISCUSSION:

The purpose of the DRB's Conceptual Review is to provide direction to the applicant as to the number, location, and design of new signs proposed. A future revision will include a comprehensive OSP for all signs and buildings in the HBP, including details for the recreation area signage and parking lot signage. At that time, staff will provide a complete zoning consistency analysis of the OSP.

ATTACHMENTS:

- Schedule of proposed signs
- Reduced 11" x 17" copies of site and signage plans

CABRILLO BUSINESS PARK | **DESIGN DEVELOPMENT**
SARES-REGIS Group | 05/07/09



AMBROSINI
design LTD

214 nw 20th avenue
portland oregon 97209
503.223.9399 f.223.9584



<i>Sign #</i>	<i>Type</i>	<i>Sheet</i>	<i>Nomenclature</i>	<i>SignType</i>	<i>Location</i>	<i>Notes</i>
1	e1.2	G1.0	Secondary Site Identifier (sheet G2.3)	Double-faced Free-Standing Monument Sign	Western Hollister Driveway Entrance	
2	e1.1	G1.0	Primary Site Identifier (sheet G2.1)	Single-faced Monument Sign	Coromar Drive Entrance	
3	e1.2	G1.0	Secondary Site Identifier (sheet G2.3)	Double-faced Free-Standing Monument Sign	Eastern Hollister Driveway Entrance	
4	e1.2	G1.0	Secondary Site Identifier (sheet G2.3)	Double-faced Free-Standing Monument Sign	Northern Los Carneros Driveway Entrance	
5	e1.2	G1.0	Secondary Site Identifier (sheet G2.3)	Double-faced Free-Standing Monument Sign	Southern Los Carneros	
6	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-faced Directional & Informational Sign	Western Hollister Driveway Entrance	
7	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Coromar-North Entrance @ Bldng 2 Entry	
8	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Hollister-East Entrance	
9	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Los Carneros North Entrance	
10	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Discovery Drive-East	
11	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Discovery Drive-West	
12	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Coromar Drive-South	
13	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Coromar Dr-Navigator Wy	
14	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Double-Faced Directional & Informational Sign	Coromar-North @ Bldng 4 Entry	
15			DELETED			
16	e1.4	G1.0	Building Address (sheet G2.11)	Address Sign	Bldng 4, North-Center Elevation	
17	e1.4	G1.0	Building Address (sheet G2.9)	Address Sign	Bldng 2, North-West Elevation	
18	e1.4	G1.0	Building Address (sheet G2.8)	Address Sign	Bldng 1, North-East Elevation	
19	e1.4	G1.1	Building Address (sheets G2.17a)	Address Sign	Bldng 12A, North-West Elevation	
20	e1.4	G1.0	Building Address (sheet G2.8)	Address Sign	Research Bldng, East-North Elevation	
21	e1.4	G1.0	Building Address (sheet G2.15)	Address Sign	Bldng 10, East-South Elevation	
22	e1.4	G1.0	Building Address (sheet G2.15)	Address Sign	Bldng 9, North-Center Elevation	
23	e1.4	G1.0	Building Address (sheet G2.13)	Address Sign	Bldng 6, East-North Elevation	
24	e1.4	G1.0	Building Address (sheet G2.12)	Address Sign	Bldng 5B, East-South Elevation	
25	e1.4	G1.0	Building Address (sheet G2.12)	Address Sign	Bldng 5A, East-Center Elevation	
26	e1.4	G1.0	Building Address (sheet G2.13)	Address Sign	Bldng 7, North-East Elevation	
27	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 4 @ South Entry	
28	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 2 @ South Entry	
29	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 1 @ South Entry	
30	e1.5	G1.1	Canopy Identifier (sheets G2.17a)	Wall Sign	Bldng 12A @ North-East Elevation	
31	e1.4	G1.1	Building Address (sheets G2.16)	Address Sign	Bldng 11 @ South-Center Elevation	
32	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 11 @ South Entry	
33	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 10 @ North Entry	
34	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 6 @ East Entry	
35	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 5B @ East Entry	
36	e1.4	G1.0	Building Address (sheet G2.14)	Address Sign	Bldng 8, West-South Elevation	
37	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 8 @ West Entry	
38	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 9 @ North Entry	
39	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 5A @ North Entry	
40	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 7 @ North Entry	
41	e1.4	G1.0	Building Address (sheet G2.10)	Address Sign	Bldng 3, West-North Elevation	
42	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Bldng 3 @ West Entry	



Sign #	Type	Sheet	Nomenclature	Sign Type	Location	Notes
43	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Coromar-Bldng 5A Ped X-ing	
44	e1.7	G1.0	Pedestrian Directional (sheet G2.6)	Double-Sided Directional & Informational Sign	Coromar-Bldng 5A Ped X-ing	
45	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Discovery-Bldng 9 Ped X-ing	
46	e1.7	G1.0	Pedestrian Directional (sheet G2.6)	Double-Sided Directional & Informational Sign	Discovery-Bldng 11	
47	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Discovery-Bldng 10 Ped X-ing	
48	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Coromar-Bldng 5B Ped X-ing	
49	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Coromar-Bldng 5A Parking Ped X-ing	
50	e1.7	G1.0	Pedestrian Directional (sheet G2.6)	Double-Sided Directional & Informational Sign	North Wetland Entry	
51	e1.7	G1.0	Pedestrian Directional (sheet G2.6)	Single-Sided Directional & Informational Sign	Coromar-Bldng 2	
52	e1.8	G1.0	Retail Monument ID (sheet G2.2)	Single-Sided Directional & Informational Sign	Hollister-LC Corner	
53	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North-West Elevation	
54	e2.0	G1.1	Retail Canopy Identifier (sheets G2.17a)	Wall Sign	Bldng 12A, North-West Elevation	
55	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North Elevation	
56	e2.0	G1.1	Retail Canopy Identifier (sheets G2.17a)	Wall Sign	Bldng 12A, North Elevation	
57	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North Elevation	
58	e2.0	G1.1	Retail Canopy Identifier (sheets G2.17a)	Wall Sign	Bldng 12A, North Elevation	
59	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North Elevation	
60	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North-East Elevation	
61	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, North-East Elevation	
62	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Projecting Sign	Bldng 12B, North-West Elevation	
63	e2.0	G1.1	Retail Canopy Identifier (sheets G2.18a)	Wall Sign	Bldng 12B, North-West Elevation	
64	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Wall Sign	Bldng 12B, North-West Elevation	
65	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Projecting Sign	Bldng 12B, North Elevation	
66	e2.0	G1.1	Retail Canopy Identifier (sheets G2.18a)	Wall Sign	Bldng 12B, North Elevation	
67	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Projecting Sign	Bldng 12B, North Elevation	
68	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Projecting Sign	Bldng 12B, East Elevation	
69	e1.9	G1.1	Retail Blade Sign (sheets G2.18a)	Projecting Sign	Bldng 12B, East Elevation	
70	e2.1	G1.1	Tenant Delivery Signage (TBD)	Wall Sign	Bldng 12B, South-East Elevation	
71	e2.1	G1.1	Tenant Delivery Signage (TBD)	Wall Sign	Bldng 12A, South-East Elevation	
72	e2.1	G1.1	Tenant Delivery Signage (TBD)	Wall Sign	Bldng 12A, South-East Elevation	
73	e2.1	G1.1	Tenant Delivery Signage (TBD)	Wall Sign	Bldng 12A, South-East Elevation	
74	e2.1	G1.1	Tenant Delivery Signage (TBD)	Wall Sign	Bldng 12A, South-East Elevation	
75	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, West-South Elevation	
76	e1.9	G1.1	Retail Blade Sign (sheets G2.17a)	Projecting Sign	Bldng 12A, West-North Elevation	
77	e2.2	G1.0	Anchor Tenant Signage (sheet G2.11)	Wall Sign	Bldng 4, North-West Elevation	
78	e2.2	G1.0	Anchor Tenant Signage (sheet G2.11)	Wall Sign	Bldng 4, North-East Elevation	
79	e2.2	G1.0	Anchor Tenant Signage (sheet G2.9)	Wall Sign	Bldng 2, North-West Elevation	
80	e2.2	G1.0	Anchor Tenant Signage (sheet G2.9)	Wall Sign	Bldng 2, North-East Elevation	
81	e2.2	G1.0	Anchor Tenant Signage (sheet G2.8)	Wall Sign	Bldng 1, North-West Elevation	
82	e2.2	G1.0	Anchor Tenant Signage (sheet G2.8)	Wall Sign	Bldng 1, North-East Elevation	
83	e2.2	G1.0	Anchor Tenant Signage (sheet G2.15)	Wall Sign	Bldng 10, North-East Elevation	
84	e2.2	G1.0	Anchor Tenant Signage (sheet G2.15)	Wall Sign	Bldng 10, North-West Elevation	
85	e2.2	G1.0	Anchor Tenant Signage (sheet G2.15)	Wall Sign	Bldng 9, North-East Elevation	
86	e2.2	G1.0	Anchor Tenant Signage (sheet G2.15)	Wall Sign	Bldng 9, North-West Elevation	
87	e2.2	G1.0	Anchor Tenant Signage (sheet G2.13)	Wall Sign	Bldng 6, West-South Elevation	
88	e2.2	G1.0	Anchor Tenant Signage (sheet G2.13)	Wall Sign	Bldng 6, North-East Elevation	
89	e2.2	G1.0	Anchor Tenant Signage (sheet G2.12)	Wall Sign	Bldng 5B, East-South Elevation	
90	e2.2	G1.0	Anchor Tenant Signage (sheet G2.12)	Wall Sign	Bldng 5B, East-North Elevation	
91	e2.2	G1.0	Anchor Tenant Signage (sheet G2.12)	Wall Sign	Bldng 5A, North-East Elevation	
92	e2.2	G1.0	Anchor Tenant Signage (sheet G2.12)	Wall Sign	Bldng 5A, North-West Elevation	
93	e2.2	G1.0	Anchor Tenant Signage (sheet G2.13)	Wall Sign	Bldng 7, North-East Elevation	



Sign #	Type	Sheet	Nomenclature	SignType	Location	Notes
94	e2.2	G1.0	Anchor Tenant Signage (sheet G2.13)	Wall Sign	Bldng 7, North-West Elevation	
95	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Utility Bldng, North-East Elevation	
96	e1.4	G1.0	Building Address (sheet G2.8)	Wall Sign	Program Bldng, South-East Elevation	
97	e2.2	G1.0	Anchor Tenant Signage (sheet G2.10)	Wall Sign	Bldng 3, West-South Elevation	
98	e2.2	G1.0	Anchor Tenant Signage (sheet G2.14)	Wall Sign	Bldng 8, West-South Elevation	
99	e2.2	G1.0	Anchor Tenant Signage (sheet G2.16)	Wall Sign	Bldng 11, West-South Elevation	
100	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Admin. Bldng @ North Entry	
101	e1.4	G1.0	Building Address (sheet G2.8)		NOT USED	
102	e1.3	G1.0	Vehicular Directional (sheet G2.5a)	Directional & Informational Sign	Research Bldng-West Parking	
103	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Design Bldng @ South Entry	
104	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Program Bldng @ South Entry	
105	e1.5	G1.0	Freestanding Building Identifier (sheets G2.4a / G2.4b)	Single-Sided Identification Sign	Utility Bldng @ East Entry	
106	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Admin. Bldng, North Elevation	
107	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Research Bldng, East-North Elevation	
108	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Research Bldng, East-South Elevation	
109	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Research Bldng, West-North Elevation	
110	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Research Bldng, West-South Elevation	
111	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Research Bldng, South-West Elevation	
112	e2.2	G1.0	Anchor Tenant Signage (sheet G2.11)	Wall Sign	Bldng 4, South-East Elevation	
113	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Program Bldng, South-West Elevation	
114	e2.2	G1.0	Anchor Tenant Signage (sheet G2.7)	Wall Sign	Program Bldng, South-East Elevation	
115	e1.4	G1.0	Building Address (sheet G2.8)	Address Sign	Admin. Bldng, North-West Elevation	
116	e1.4	G1.0	Building Address (sheet G2.8)	Address Sign	Utility Bldng, West Elevation	
117	e1.4	G1.0	Building Address (sheet G2.8)	Address Sign	Utility Bldng, North-East Elevation	
118	e2.2	G1.0	Anchor Tenant Signage (sheet G2.11)	Wall Sign	Bldng 4, South-West Elevation	
119	e2.2	G1.0	Anchor Tenant Signage (sheet G2.9)	Wall Sign	Bldng 2, South-West Elevation	
120		G1.0	20' x 20' - Project Marketing Sign (sheet G2.5b)	On-Premise Advertising Sign	Los Carneros-Hollister	Marketing
121		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Hollister-Bldng 4	Marketing
122		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Hollister-Bldng 1	Marketing
123		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Hollister-Bldng 12A-12B	Marketing
124		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Coromar-Bldng 3	Marketing
125		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Bldng 8	Marketing
126		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Bldng 11	Marketing
127		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Bldng 10	Marketing
128		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Bldng 9	Marketing
129		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Coromar-Bldng 6	Marketing
130		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Discovery-Coromar-Bldng 5B	Marketing
131		G1.0	4' x 4' - Lot Marketing Sign (sheet G2.5a)	On-Premise Advertising Sign	Coromar-Bldng 5A	Marketing
132	e2.2	G1.0	Anchor Tenant Signage (sheet G2.9)	Wall Sign	Bldng 2, South-East Elevation	
133	e2.2	G1.0	Anchor Tenant Signage (sheet G2.8)	Wall Sign	Bldng 1, South-West Elevation	
134	e2.2	G1.0	Anchor Tenant Signage (sheet G2.8)	Wall Sign	Bldng 1, South-East Elevation	
135	e2.2	G1.1	Anchor Tenant Signage		NOT USED	
136	e2.2	G1.1	Anchor Tenant Signage (sheet G2.17b)	Wall Sign	Bldng 12A, South-East Elevation	
137	e2.2	G1.1	Anchor Tenant Signage (sheet G2.18b)	Wall Sign	Bldng 12B, South-West Elevation	
138	e2.2	G1.1	Anchor Tenant Signage (sheet G2.18b)	Wall Sign	Bldng 12B, South-East Elevation	
139	e2.2	G1.0	Anchor Tenant Signage		NOT USED	
140	e2.2	G1.0	Anchor Tenant Signage (sheet G2.16)	Wall Sign	Bldng 11, East-North Elevation	
141		G1.0	DELETED		NOT USED	
142		G1.0	DELETED		NOT USED	
143		G1.0	DELETED		NOT USED	
144		G1.0	DELETED		NOT USED	



<i>Sign #</i>	<i>Type</i>	<i>Sheet</i>	<i>Nomenclature</i>	<i>SignType</i>	<i>Location</i>	<i>Notes</i>
145	e1.6	G1.0	Pedestrian Crossing Sign (sheet G2.6)	Double-Sided Safety Sign	Coromar-Bldng 2-Bldng 4 Ped X-ing	
146	e1.7	G1.0	Pedestrian Directional Sign (sheet G2.6)	Single-Sided Directional & Informational Sign	Coromar-Bldng 5A Ped X-ing	
A	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Monument Sign)	Existing sign to be removed as new development built/ new signage installed		
B	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Building Address)	Existing sign to be removed as new development built/ new signage installed		
C	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Primary Vehicular Directional)	Existing sign to be removed as new development built/ new signage installed		
D	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Primary Vehicular Directional)	Existing sign to be removed as new development built/ new signage installed		
E	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Secondary Vehicular Directional)	Existing sign to be removed as new development built/ new signage installed		
F	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Pedestrian Directional)	Existing sign to be removed as new development built/ new signage installed		
G	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Primary Vehicular Directional)	Existing sign to be removed as new development built/ new signage installed		
H	existing	G1.0	To be Phased-Out w/ New Infrastructure - (Primary Vehicular Directional)	Existing sign to be removed as new development built/ new signage installed		

PROGRAMMING LEGEND

- 1** NEW SIGN LOCATIONS
- A** EXISTING SIGN LOCATIONS FOR REMOVAL
- 120** TEMPORARY LEASING SIGNS

PHASE 1.

PHASE 2.

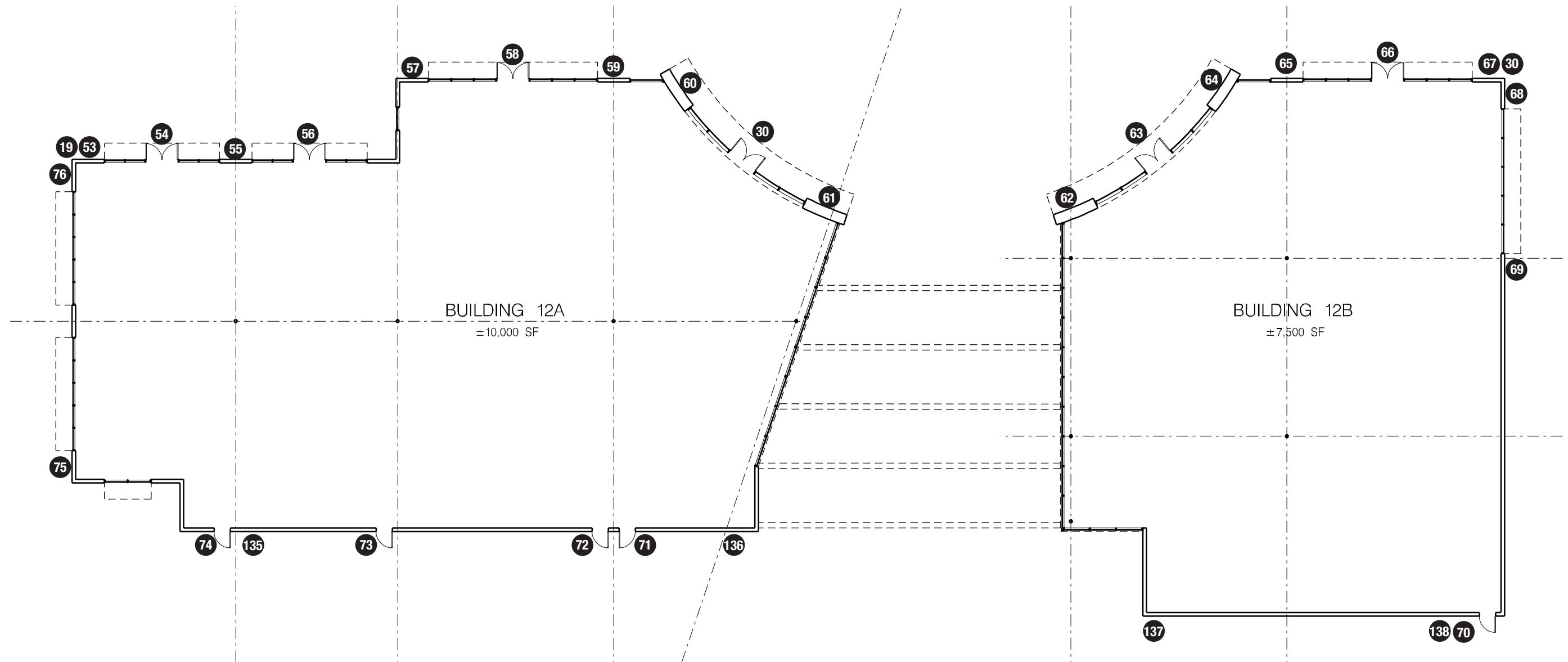


1 SITE PLAN
N.T.S.



CABRILLO BUSINESS PARK	PROGRAMMING - SITE PLAN	G1.0
	DESIGN DEVELOPMENT	
	DATE: 05/07/09	

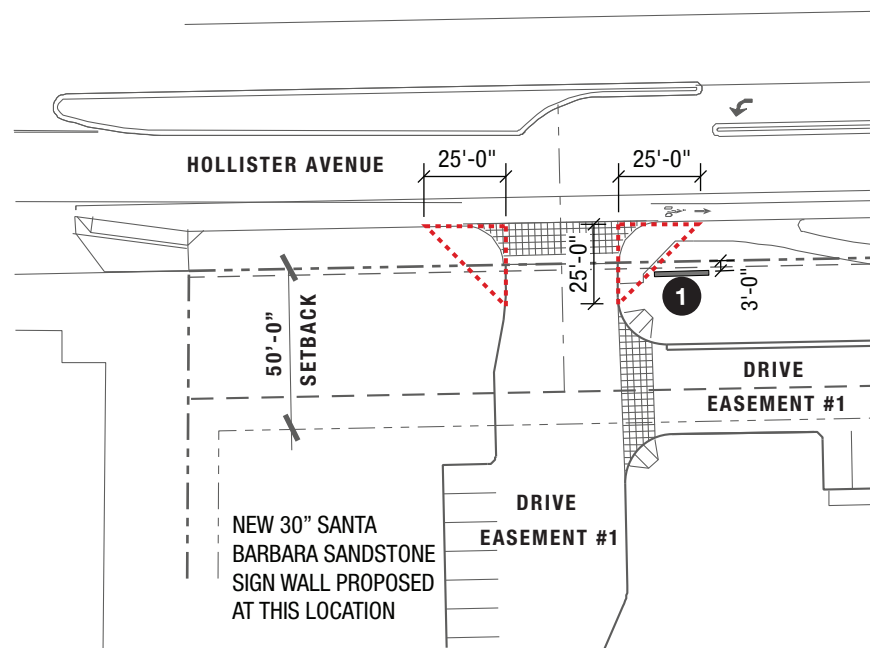




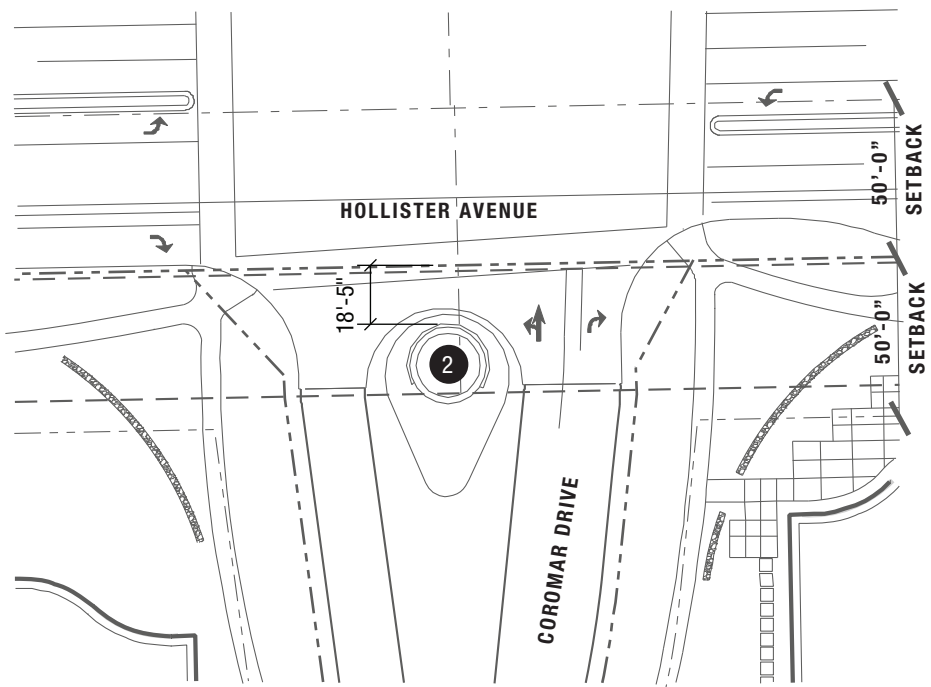
1 BUILDING 12 / 1ST FLOOR PLAN
N.T.S.



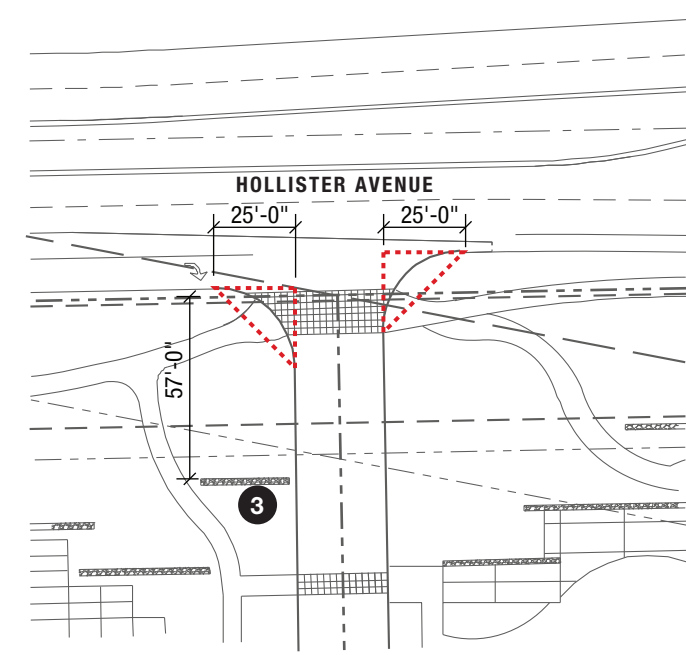
CABRILLO BUSINESS PARK	PROGRAMMING - BUILDING 12	G1.1	AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



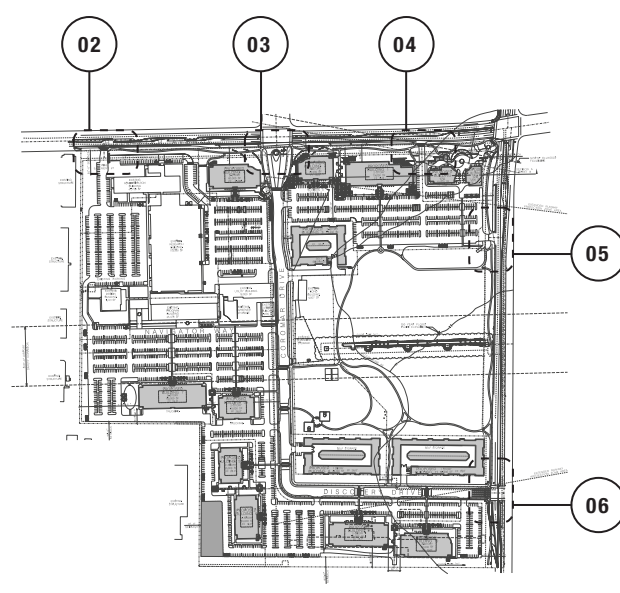
2 ENLARGED PLAN / DRIVE EASEMENT #1
1" = 60'-0"



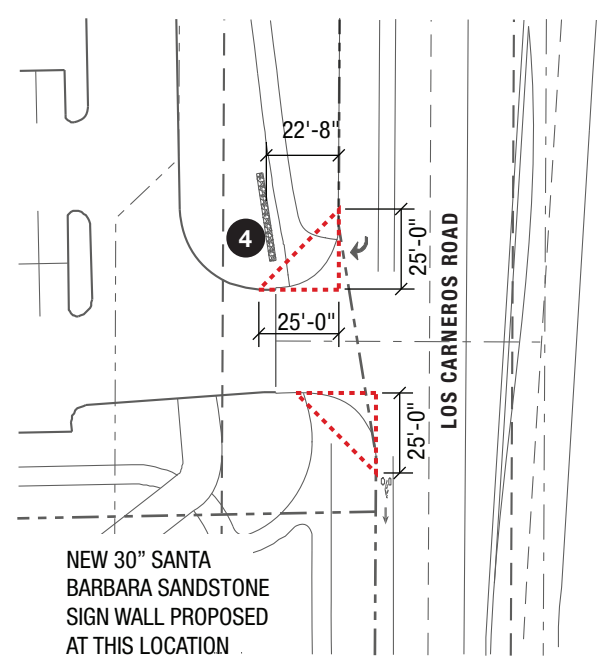
3 ENLARGED PLAN / COROMAR DRIVE ENTRY
1" = 60'-0"



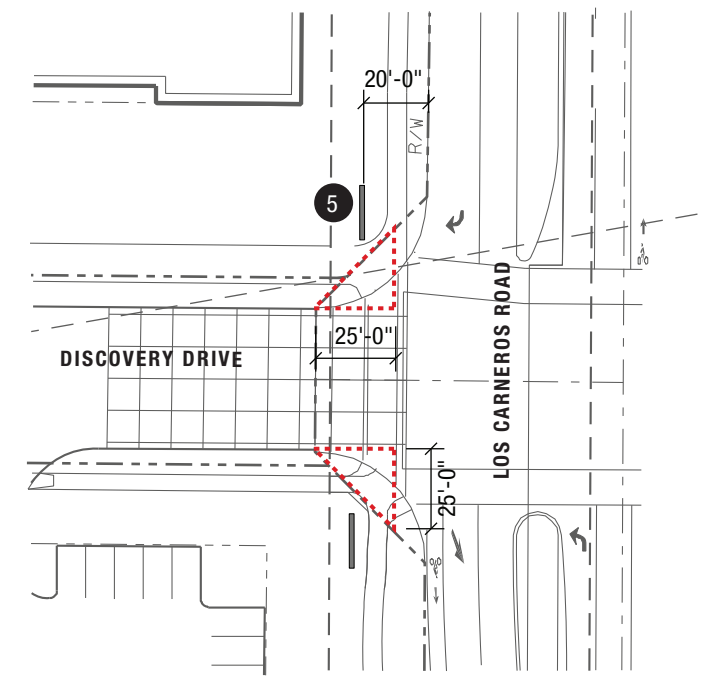
4 ENLARGED PLAN / DRIVE EASEMENT #2
1" = 60'-0"



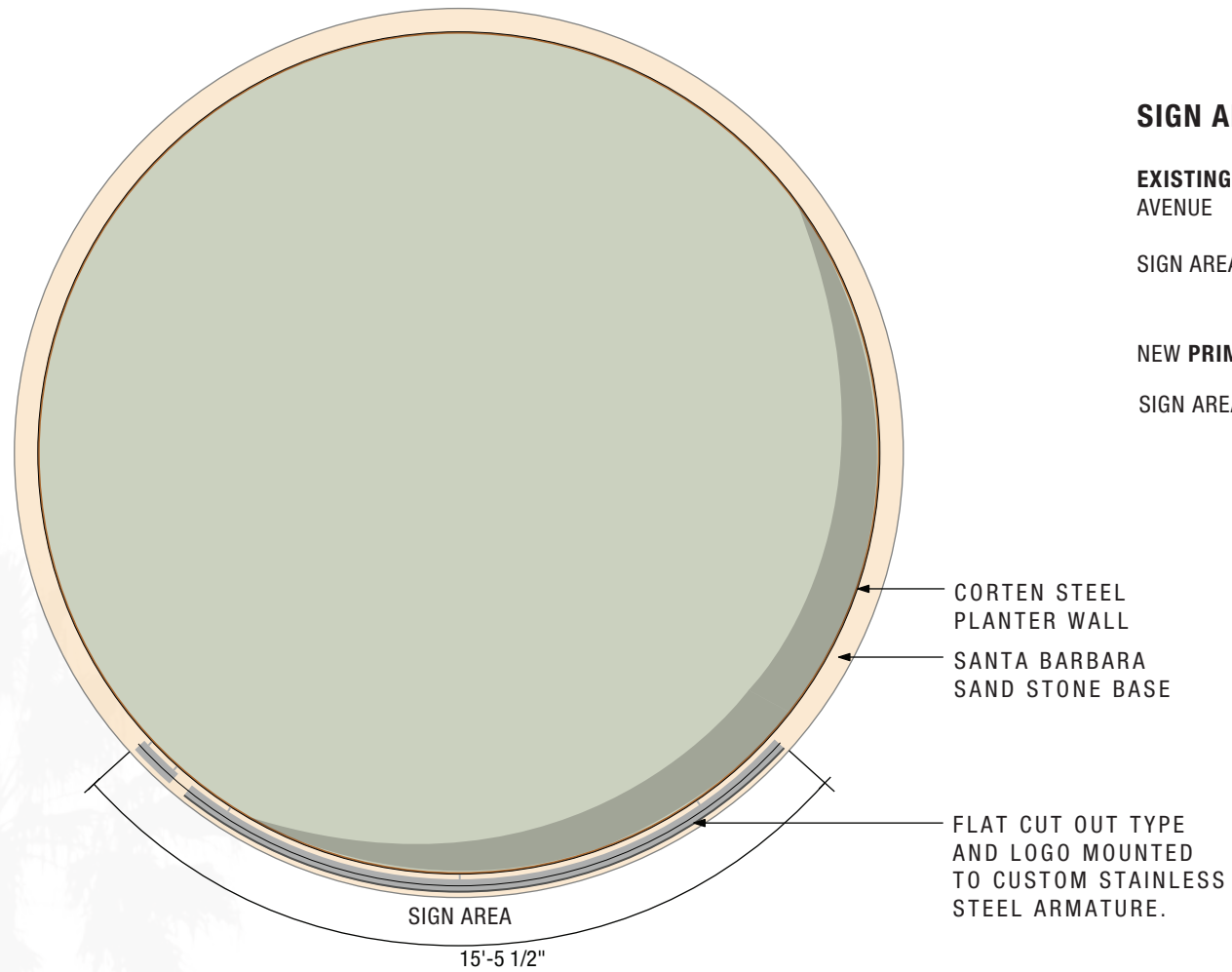
1 SITE KEY
N.T.S.



5 ENLARGED PLAN / DRIVE EASEMENT #3
1" = 60'-0"



6 ENLARGED PLAN / DISCOVERY DRIVE ENTRY
1" = 60'-0"



1 PLAN / PRIMARY MONUMENT ID
 1/4" = 1'-0" SIGN #: **2**

SIGN AREA:

EXISTING MONUMENT SIGN LOCATED AT HOLLISTER AVENUE

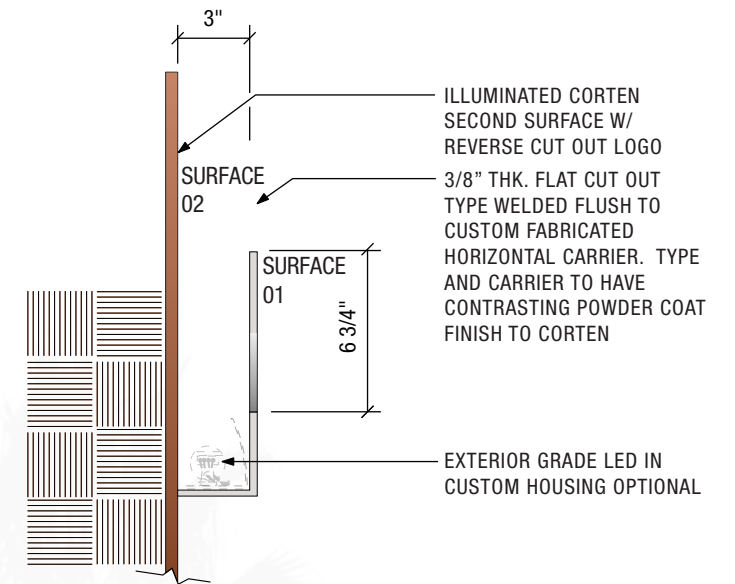
SIGN AREA: **26.25 SF**, EXCLUDING STONE BASE.

NEW PRIMARY MONUMENT IDENTIFIER

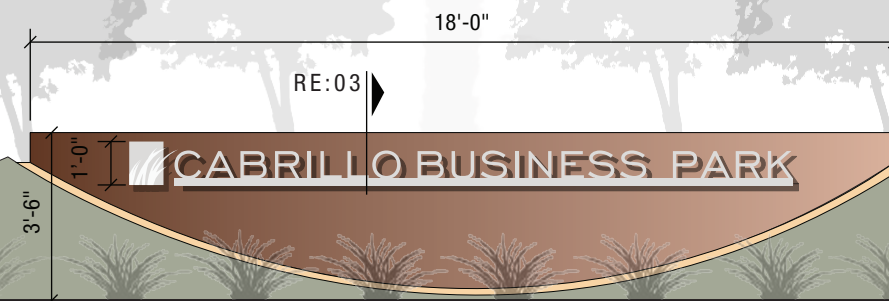
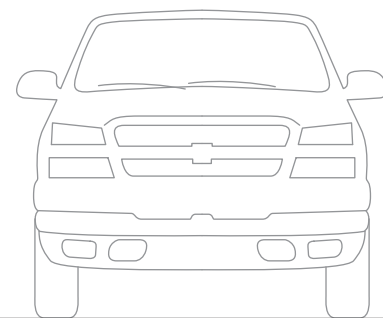
SIGN AREA: **15.5 SQ.FT.** (15'-5 1/2" x 1'-0"), EXCLUDING STONE BASE.

CORTEN STEEL
 PLANTER WALL
 SANTA BARBARA
 SAND STONE BASE


FLAT CUT OUT TYPE
 AND LOGO MOUNTED
 TO CUSTOM STAINLESS
 STEEL ARMATURE.

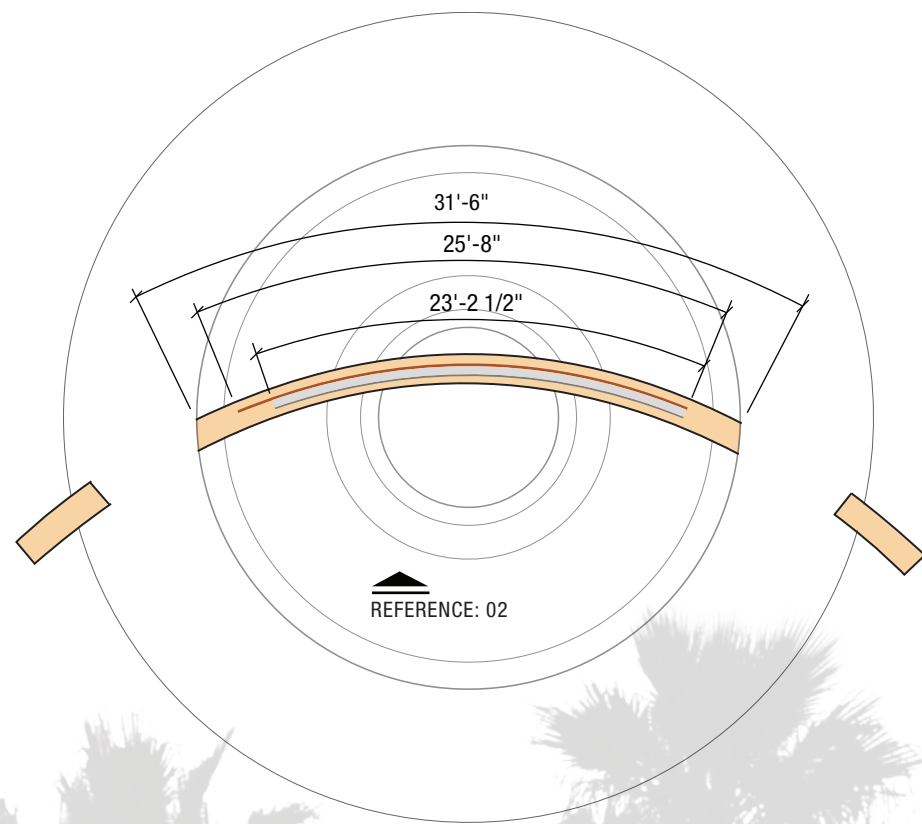


3 SECTION /
 1 1/2" = 1'-0"



2 ELEVATION / PRIMARY MONUMENT ID
 1/4" = 1'-0" Sign Type **e1.1**

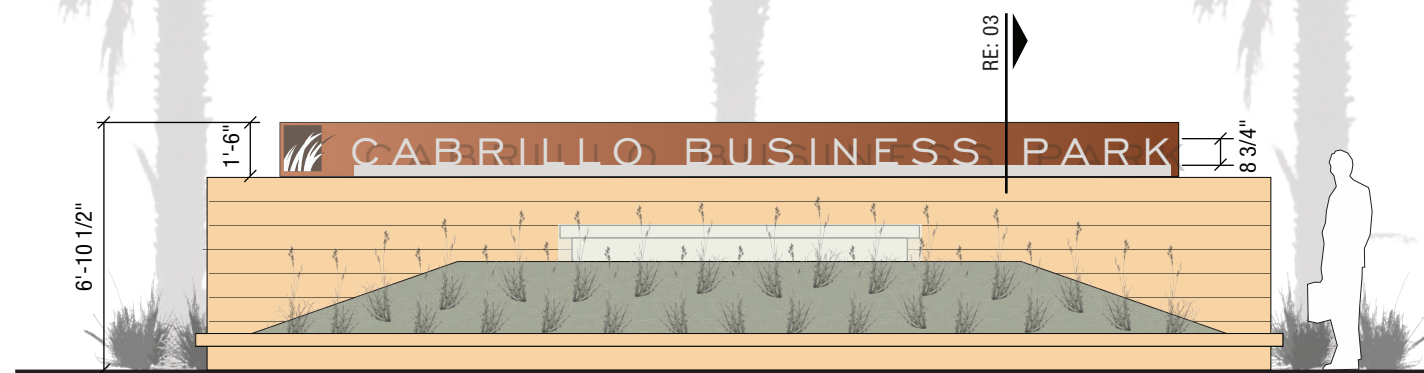
CABRILLO BUSINESS PARK	PRIMARY MONUMENT ID	G2.1	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 PLAN/ RETAIL MONUMENT ID
 3/32" = 1'-0"
 SIGN #: 52

SIGN AREA: 38 SQ.FT. (25'-8" x 1'-6")

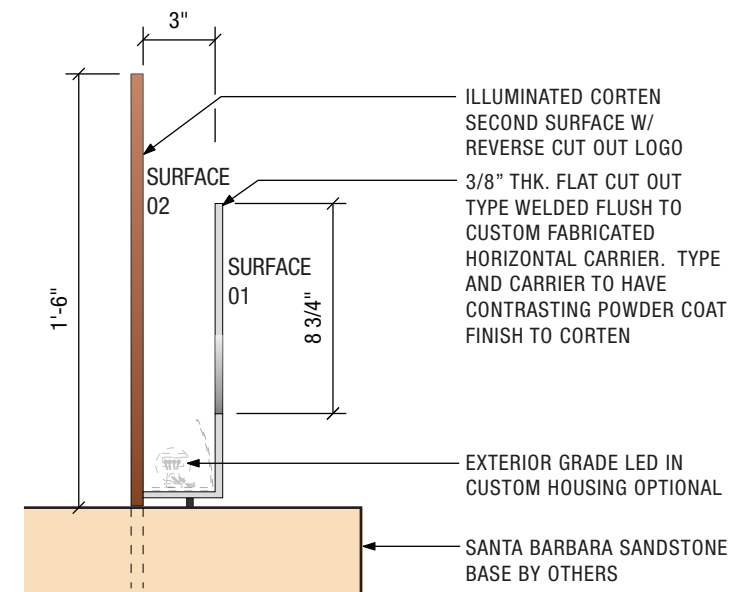
SIGN W/ BASE AREA: 213 SQ.FT. (31'-6" x 6'-10")




2 ELEVATION/ RETAIL MONUMENT ID
 3/16" = 1'-0"
 Sign Type e1.8

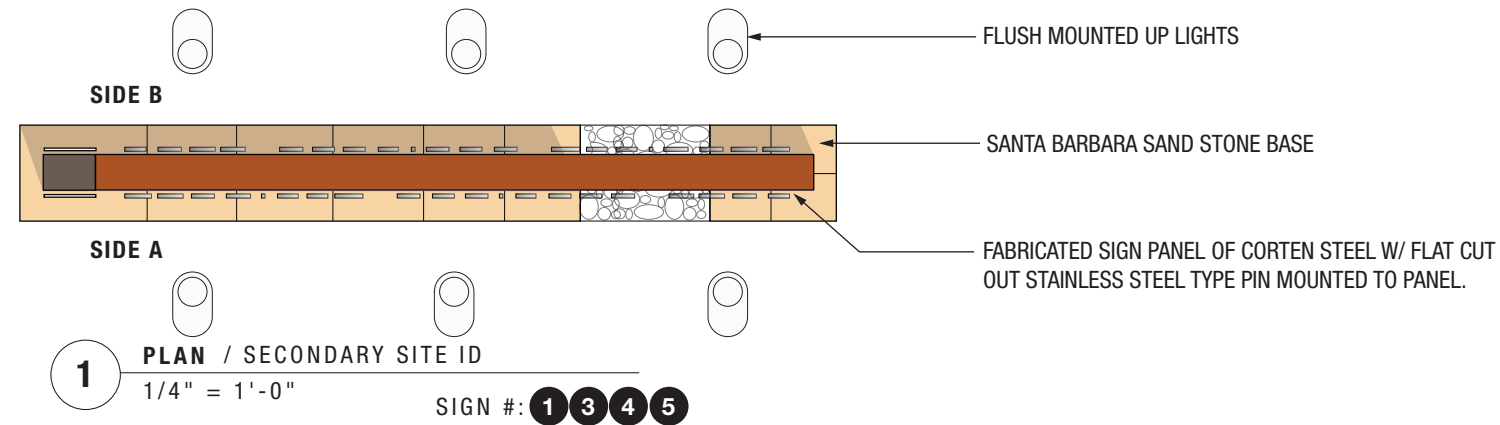
FONT: ENGRAVERS GOTHIC

3/4" THICK CORTEN STEEL OR WEATHERED STEEL WITH REVERSE CUT OUT LOGO ON SURFACE 02, SURFACE 01 TO BE FLAT CUT OUT TYPE FLUSH MOUNTED TO HORIZONTAL SUPPORT. SURFACE 02 TO BE BACKLIT USING EXTERIOR GRADE LED IN CUSTOM HOUSING



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

CABRILLO BUSINESS PARK	RETAIL MONUMENT ID	G2.2	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

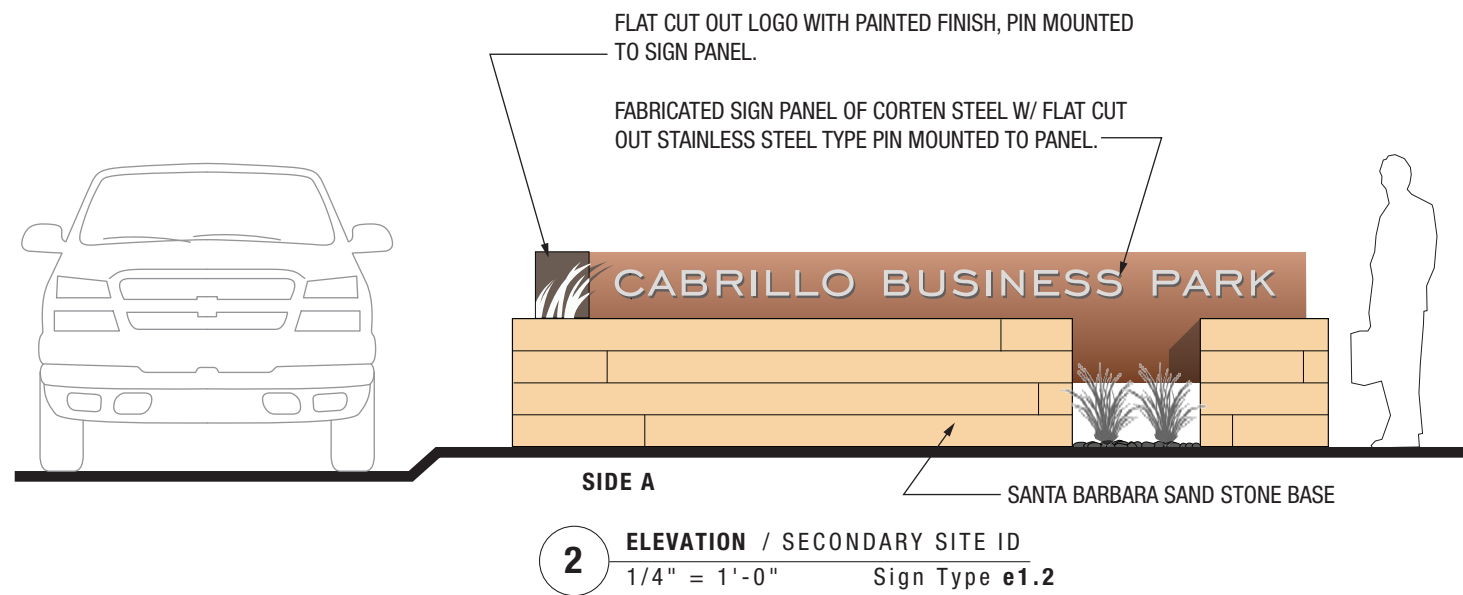


SIGN AREA:

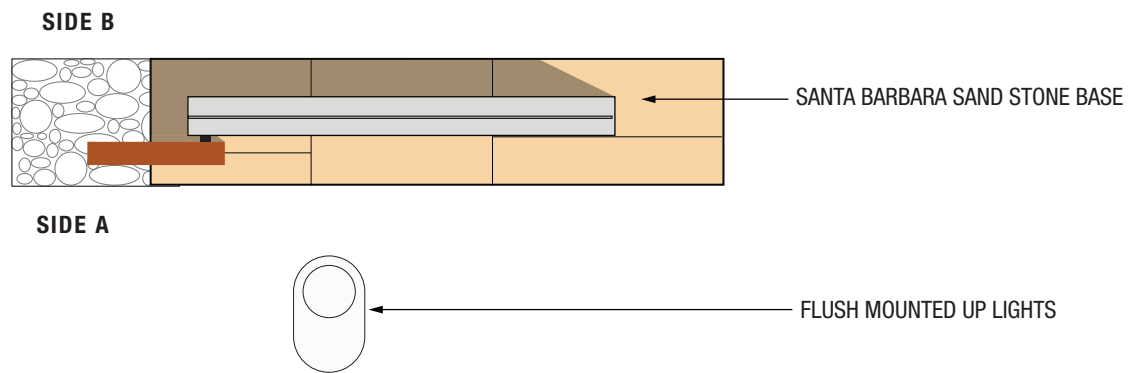
EXISTING MONUMENT SIGNS C & D LOCATED AT WEST & EAST ENTRANCE DRIVEWAYS AT HOLLISTER AVENUE FRONTAGE.
SIGN AREA: 24 SF, EXCLUDING STONE BASE.

NEW PRIMARY MONUMENT IDENTIFIER

SIGN AREA: 24 SF (16'-0" x 1'-6"), EXCLUDING STONE BASE.



CABRILLO BUSINESS PARK	SECONDARY SITE ID	G2.3	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



SIGN AREA:

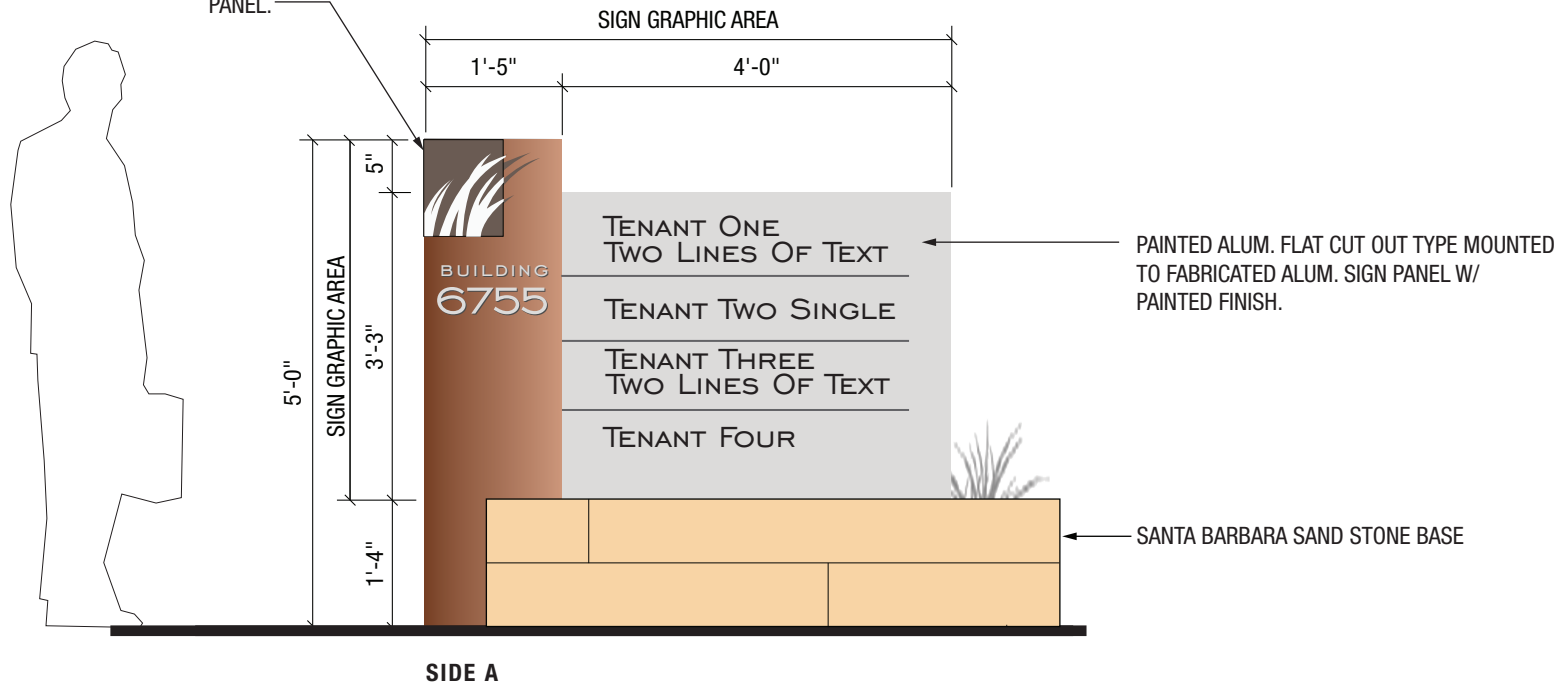
EXISTING BUILDING SIGN G LOCATED BETWEEN BUILDING D & E
SIGN AREA: **13.5 SF**, EXCLUDING STONE BASE.

NEW FREESTANDING BUILDING IDENTIFIER

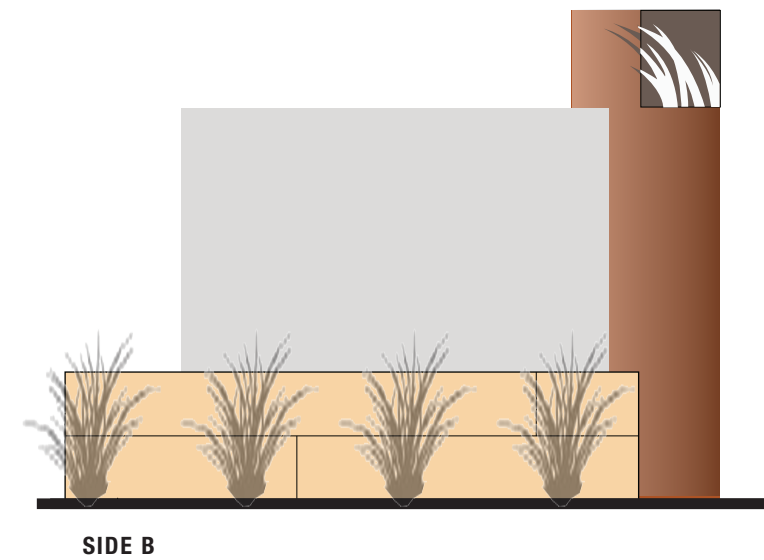
SIGN GRAPHIC AREA: **17.5 SF**, EXCLUDING STONE BASE.



FABRICATED CORTEN STEEL SIGN PANEL, W/GRAPHIC LOGO ELEMENT APPLIED TO SIGN PANEL.

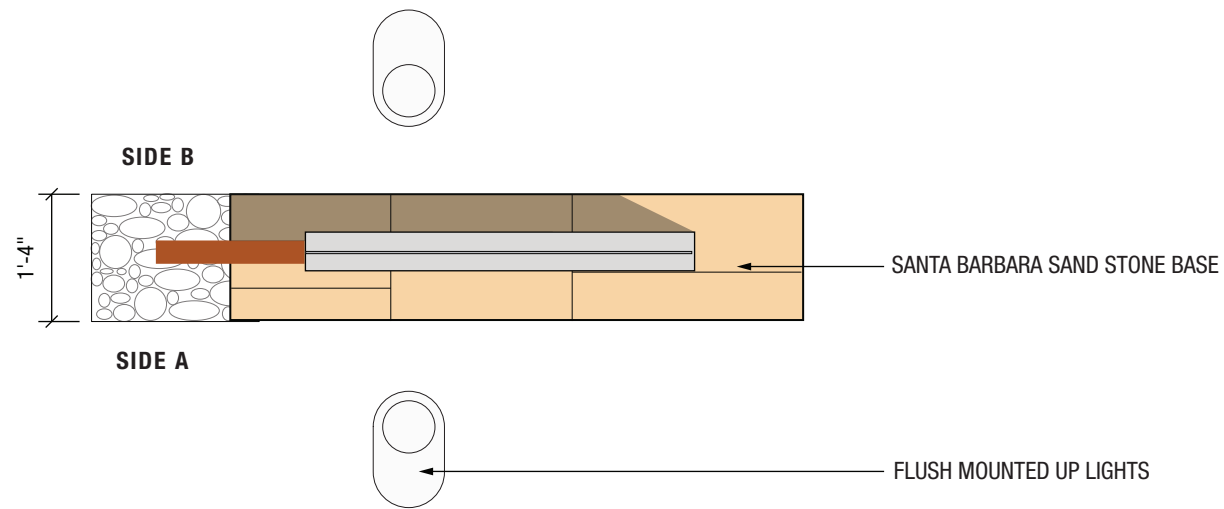


2 FRONT ELEVATION / FREESTANDING BUILDING ID/ SINGLE SIDED
1/2" = 1'-0" Sign Type **e1.5**



3 BACK ELEVATION / FREESTANDING BUILDING ID
1/2" = 1'-0" Sign Type **e1.5**

CABRILLO BUSINESS PARK	FREESTANDING BUILDING ID	G2.4a	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



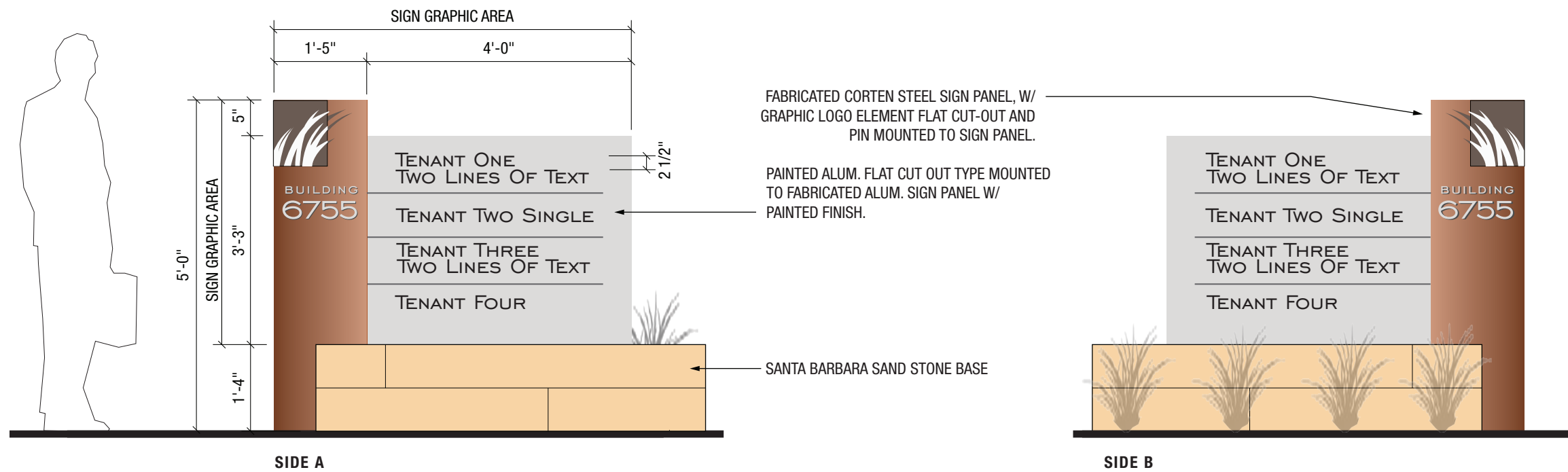
1 PLAN / FREESTANDING BUILDING ID/ DOUBLE SIDED
 1/2" = 1'-0" SIGN #: 104

SIGN AREA:

EXISTING BUILDING SIGN G LOCATED BETWEEN BUILDING D & E
 SIGN AREA: 13.5 SF, EXCLUDING STONE BASE.

NEW FREESTANDING BUILDING IDENTIFIER

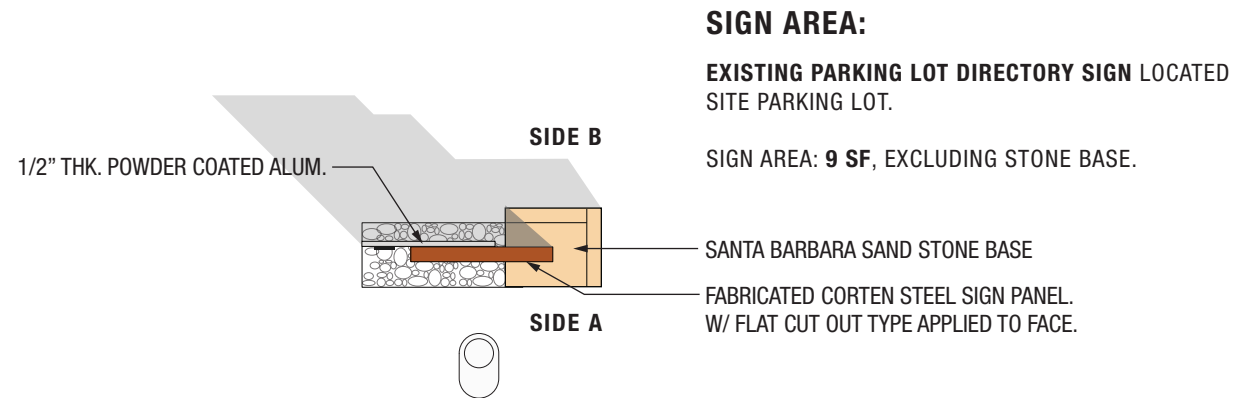
SIGN GRAPHIC AREA: 17.5 SF, EXCLUDING STONE BASE.



2 FRONT ELEVATION / FREESTANDING BUILDING ID
 1/2" = 1'-0" Sign Type e1.5

3 BACK ELEVATION / FREESTANDING BUILDING ID
 1/2" = 1'-0" Sign Type e1.5

CABRILLO BUSINESS PARK	FREESTANDING BUILDING ID/ DOUBLE SIDED	G2.4b	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



SIGN AREA:

EXISTING PARKING LOT DIRECTORY SIGN LOCATED SITE PARKING LOT.

SIGN AREA: **9 SF**, EXCLUDING STONE BASE.

1 PLAN / VEHICULAR DIRECTIONAL
1/4" = 1'-0"

SIGN #: **6 7 8 9**
10 11 12 13 14

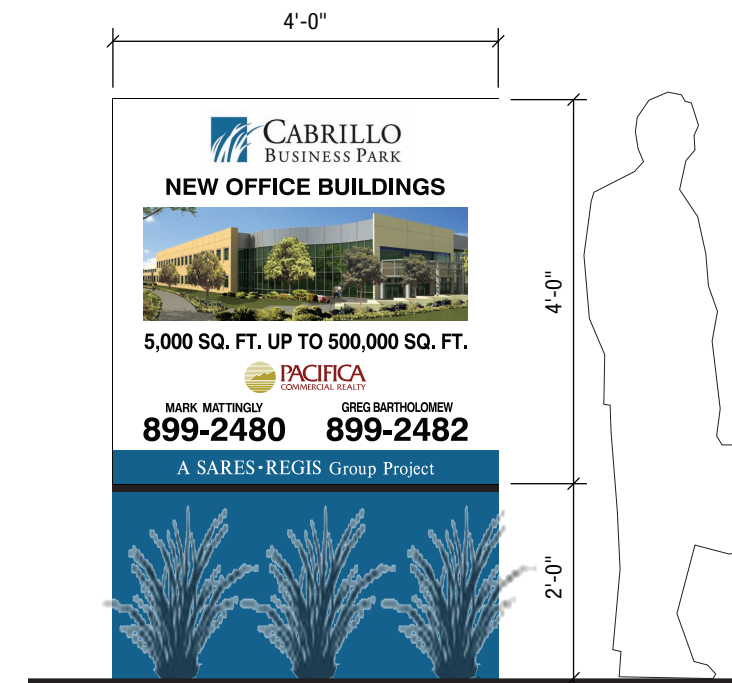
SIGN AREA:

MARKETING SIGN, LOCATED ON-PREMISE

SIGN AREA: **16 SF**, EXCLUDING BASE.

EXTERIOR GRADE DIGITAL PRINTED MATERIAL APPLIED TO PAINTED LIGHT GAUGE METAL SIGN PANELS.

4x4 EXT. GRADE WD. POSTS BOXED OUT W/ EXT. GRADE PLYWOOD AND PAINTED TO MATCH SIGN. FOOTINGS SIZES TO SUPPORT SIGN AREA AND WIND LOADING.



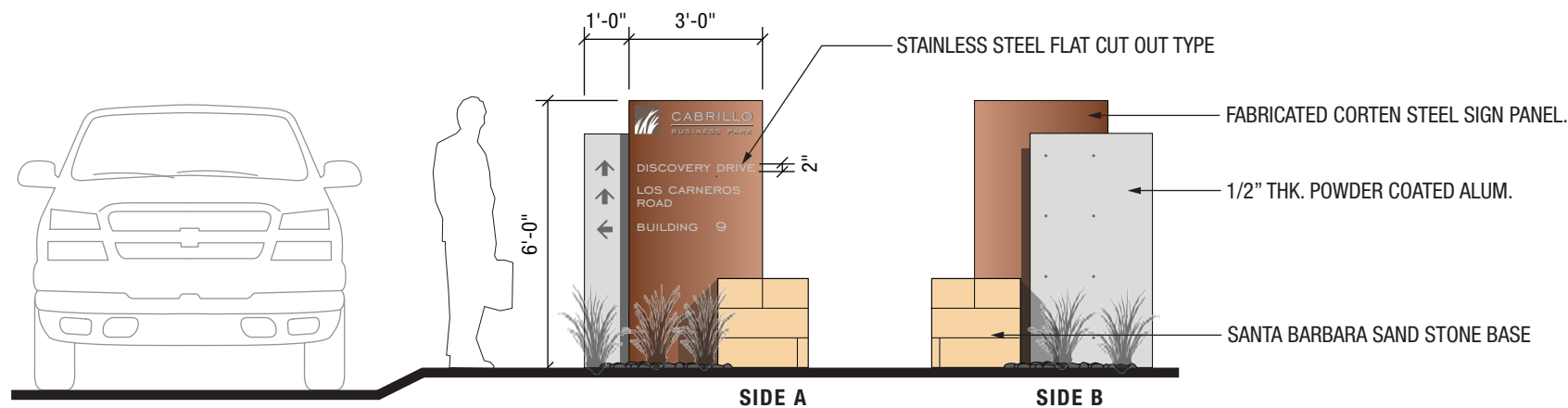
3 ELEVATION / LOT MARKETING SIGN
1/2" = 1'-0"

SIGN #: **121 122 123 124 125**
126 127 128 129 130 131

SIGN AREA:


NEW VEHICULAR DIRECTIONAL

SIGN AREA: **24 SF** (6'-0" x 4'-0") INCLUDING STONE BASE.



2 ELEVATION / VEHICULAR DIRECTIONAL
1/4" = 1'-0"

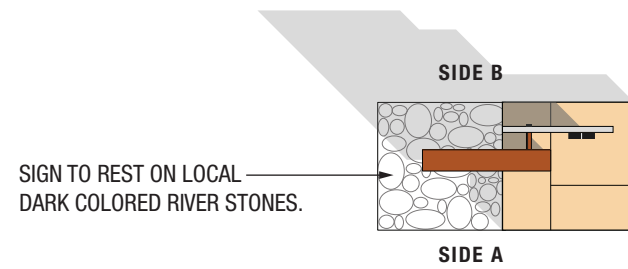
Sign Type **e1.3**

CABRILLO BUSINESS PARK	VEHICULAR DIRECTIONALS	G2.5a	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



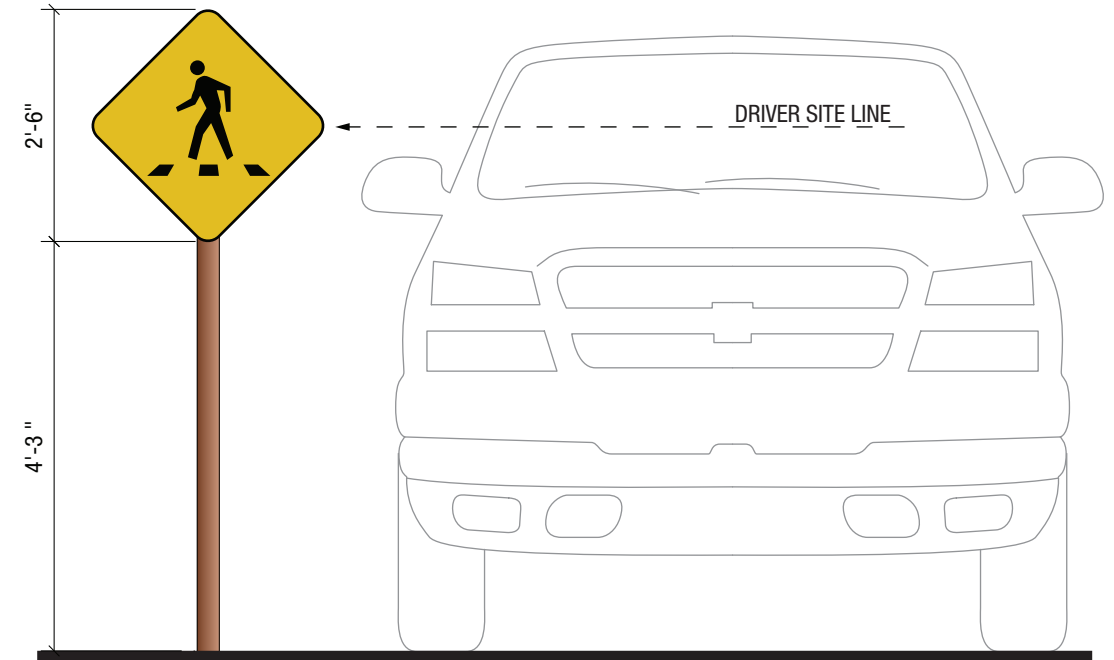
1 ELEVATION / PROJECT MARKETING SIGN
 1/4" = 1'-0" SIGN #: 120

CABRILLO BUSINESS PARK	PROJECT MARKETING SIGN	G2.5b	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



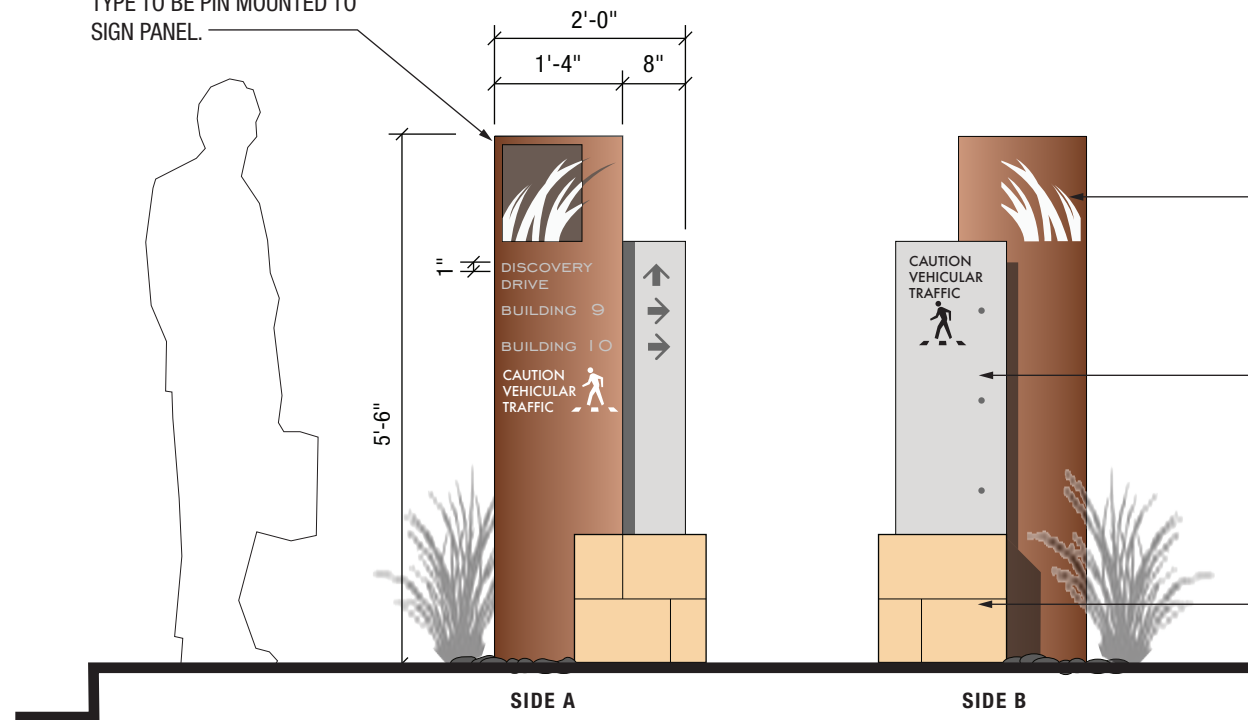
1 PLAN / PEDESTRIAN DIRECTIONAL
 1/2" = 1'-0" SIGN #: 44 46 50 51 146

ALUMINUM SIGN PANEL W/ 3M REFLECTIVE GRAPHIC FILM APPLIED TO SIGN PANEL. SIGN ATTACHES TO CUSTOM CORTEN POST W/ BREAK AWAY BASE.



3 ELEVATION / VEHICULAR WARNING / PEDESTRIAN CROSSING SIGN
 1/2" = 1'-0" SIGN #: 43 45 47 48 49 145 Sign Type e1.6

3/4" THK. CORTEN STEEL OR SAND BLASTED COLD ROLLED STEEL PLATE. FLAT CUT OUT TYPE TO BE PIN MOUNTED TO SIGN PANEL.



2 ELEVATION / PEDESTRIAN DIRECTIONAL
 1/2" = 1'-0" Sign Type e1.7

SIGN AREA:

PEDESTRIAN DIRECTIONAL SIGN
 SIGN AREA W/ BASE: 10 SF (2'-0" x 5'-6")


PEDESTRIAN CROSSING SIGN
 SIGN AREA: 3.3 SF (10" x 4'-0")

WATER JET CUT NEGATIVE READING GRAPHIC SYMBOL THRU STEEL PLATE.

ALUMINUM SIGN PANEL W/ FLAT CUT OUT TYPE ATTACHED TO CORTEN BY CUSTOM CONNECTORS.

ETCHED & PAINT INFILLED TYPE, INTERNATIONAL SYMBOL NEGATIVE CUT THRU SIGN PANEL.

SANTA BARBARA SAND STONE BASE

CABRILLO BUSINESS PARK	PEDESTRIAN DIRECTIONALS / VEHICULAR WARNING	G2.6	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

FASICA SIGN TYPE A.
MAX. 64 SF

FASICA SIGN TYPE B.
MAX. 64 SF

SIGN TYPE A,
ANCHOR TENANT BUILDING SIGN

LOCATION: SIGN TYPE A IS TO BE LOCATED ON BUILDING FASCIA REFER TO DRAWING 1 THIS SHEET. FINAL PLACEMENT IS TO BE REVIEWED AND APPROVED BY BUILDING OWNER PRIOR TO FABRICATION.

THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **64 SQUARE FEET**.

THE MAXIMUM LETTER HEIGHT IS **32"**, MAXIMUM LETTER DEPTH IS **4.5"**, POST LETTERS OFF BUILDING **1.5"** FOR A TOTAL OF **6"** FROM BUILDING FACE.

LOGO TYPE TO BE FABRICATED METAL REVERSE CHANNEL LETTERS, PAINTED TO MATCH COMPANY LOGO. HALO- LIT WITH "WHITE" LED'S. TRANSFORMERS TO BE CONCEALED WITHIN LETTERS OR PLACE WITHIN THE BUILDING OR ROOF SIDE OF BUILDING PARAPET.

POWER TO BE PROVIDED TO THE SIGN BY TENANT AND TO BE CONCEALED BEHIND THE SIGN CABINET, NO EXPOSED CONDUIT IS ALLOWED.



SIGN TYPE B,
ANCHOR TENANT BUILDING SIGN

LOCATION: SIGN TYPE B IS TO BE LOCATED ON BUILDING FASCIA, REFER TO DRAWING 1 THIS SHEET. FINAL PLACEMENT OF SIGN IS TO BE REVIEWED AND APPROVED BY BUILDING OWNER PRIOR TO FABRICATION.

THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **64 SQUARE FEET**.

SHAPE AND SIZE OF SIGN CABINET SHALL NOT EXCEED THE **64 SQUARE FEET**. THE FINAL SIGN CABINET SHAPE ISN'T LIMITED TO A RECTANGLE. SIGN CABINET MAXIMUM DEPTH IS **6"**.

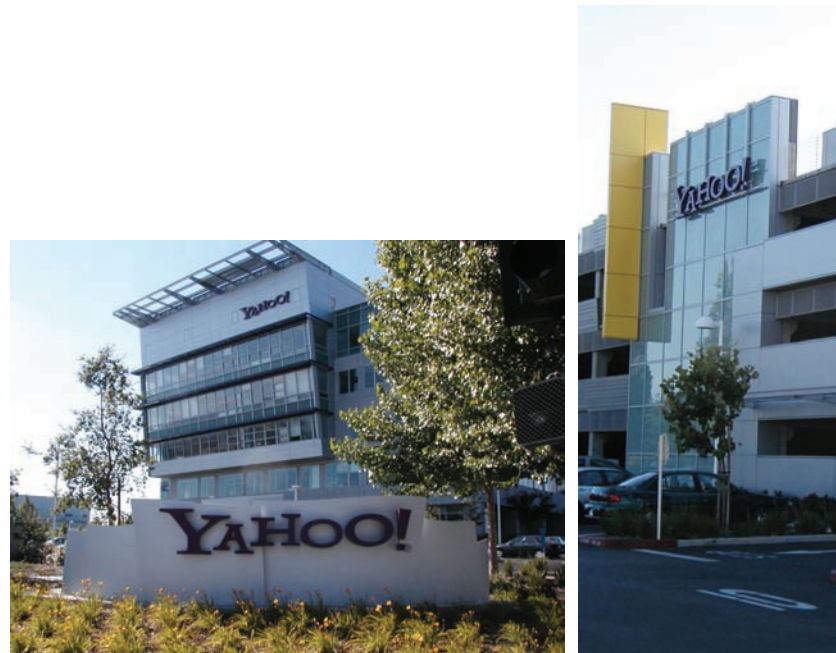
TENANT LOGO/ LOGO TYPE ONLY ATTACHED TO NON-ILLUMINATED SIGN CABINET. PAINTED SIGN CABINET TO MATCH TENANT CORPORATE GRAPHIC STANDARDS. LOGO ILLUMINATION IS LIMITED TO "WHITE".

OPTION 1, LOGO / LOGO TYPE PUSH THRU 3/4" THICK ARCYLIC WITH 3M TRANSLUCENT GRAPHIC FILM.

OPTION 2, LOGO / LOGO TYPE TO BE FABRICATED METAL REVERSE CHANNEL LETTERS, PAINTED TO MATCH COMPANY LOGO. HALO- LIT WITH "WHITE" LED'S. TRANSFORMERS TO BE CONCEALED WITHIN LETTERS OR PLACE WITHIN THE BUILDING OR ROOF SIDE OF BUILDING PARAPET. MAXIMUM DEPTH OF LETTERS/ LOGO IS **6"**.

POWER TO BE PROVIDED TO THE SIGN BY TENANT AND TO BE CONCEALED BEHIND THE SIGN CABINET, NO EXPOSED CONDUIT IS ALLOWED.

1 TYPICAL ELEVATION / SINGLE TENANT SIGN GUIDELINES
3/32" = 1'-0"



2 PHOTOGRAPH OF SIMILAR SIGN TYPE A
NTS

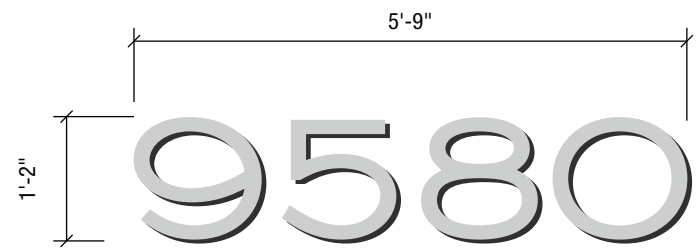


OPTION 1



OPTION 2

3 PHOTOGRAPH OF SIMILAR SIGN TYPE B
NTS



FONT: ENGRAVERS GOTHIC

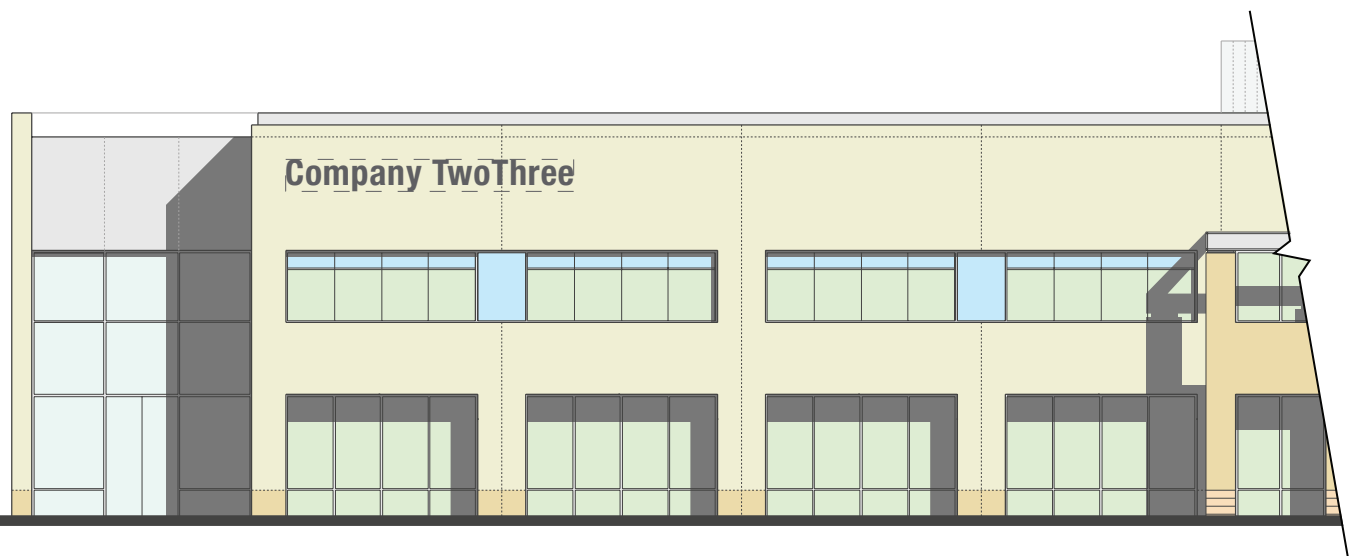
3 DETAIL / BUILDING ADDRESS
1/2" = 1'-0"

THERE WILL BE ONLY ONE (1) BUILDING ADDRESS SIGN PERMITTED ON EACH BUILDING STREET FRONTAGE, AND ITS FINAL LOCATION ON THE BUILDING WOULD BE DETERMINED BY THE FIRE MARSHAL

THE BUILDING ADDRESS SIGNS SHALL BE CLEARLY VISIBLE FROM THE NEAREST PUBLIC ROADWAY

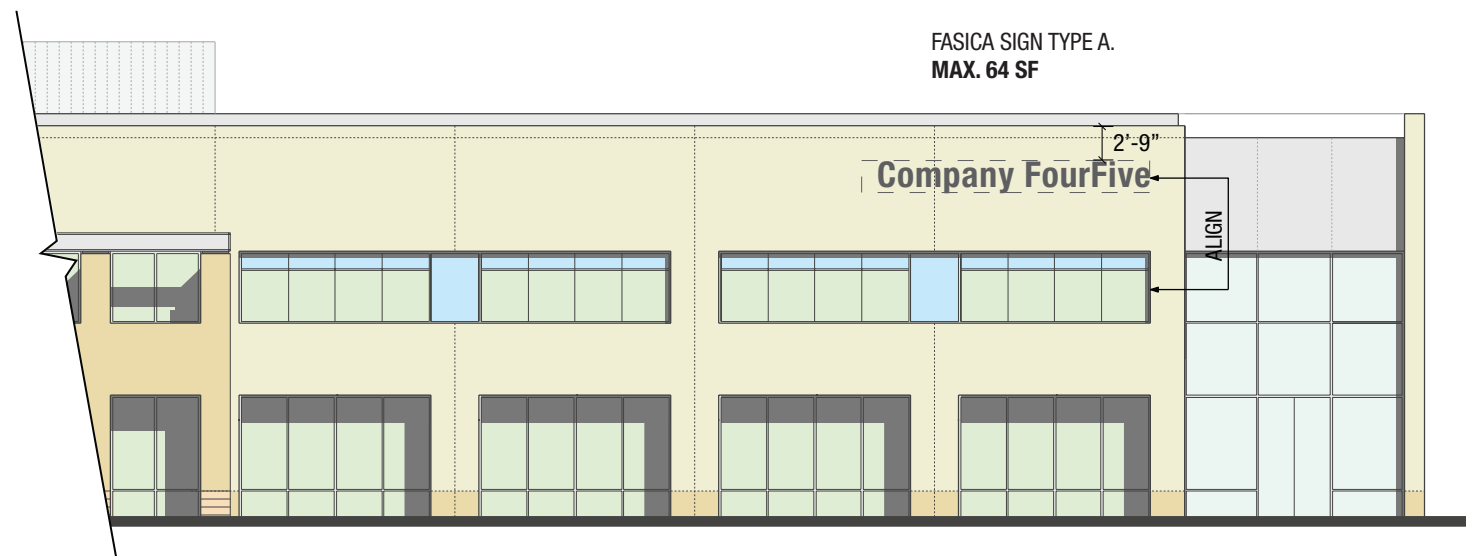
NUMERALS WILL BE FLUSH-MOUNTED ON THE EXTERIOR BUILDING WALL

NON-ILLUMINATED FABRICATED STAINLESS STEEL NUMERALS FLUSH MOUNTED TO BUILDING



2 SOUTH ELEVATION / BUILDING 1
1/16" = 1'-0"

133 134



FASICA SIGN TYPE A.
MAX. 64 SF

2'-9"

ALIGN



FASICA SIGN TYPE A.
MAX. 64 SF

2'-9"

ALIGN

1 NORTH ELEVATION / BUILDING 1
1/16" = 1'-0"

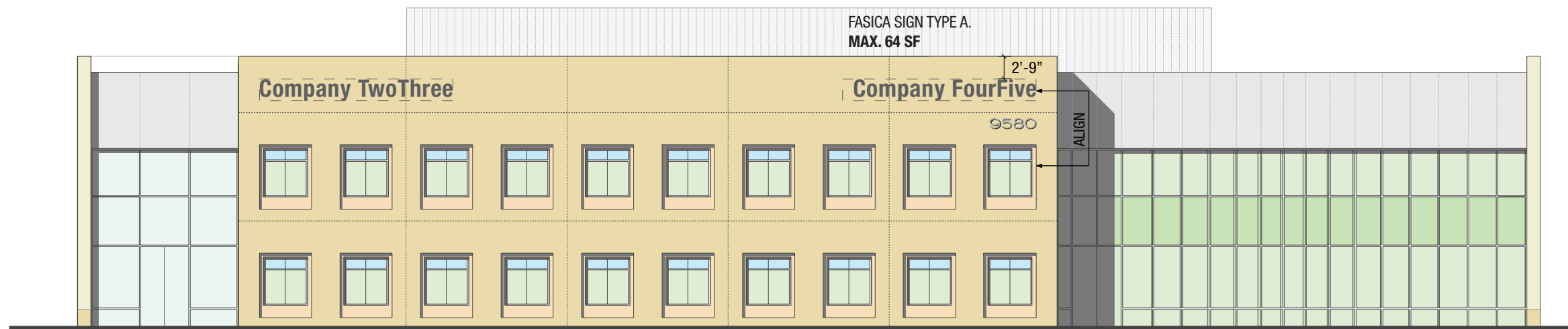
81 82

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDING 1	G2.8	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		




2 SOUTH ELEVATION / BUILDING 2
1/16" = 1'-0"

119 132

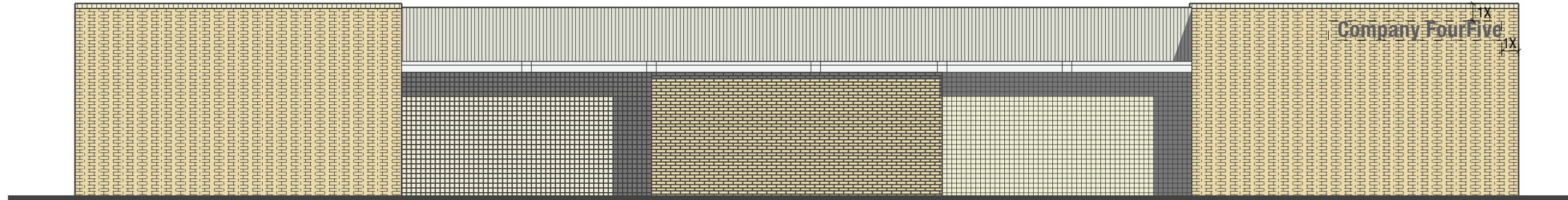


1 NORTH ELEVATION / BUILDING 2
1/16" = 1'-0"

79 80

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDING 2	G2.9	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

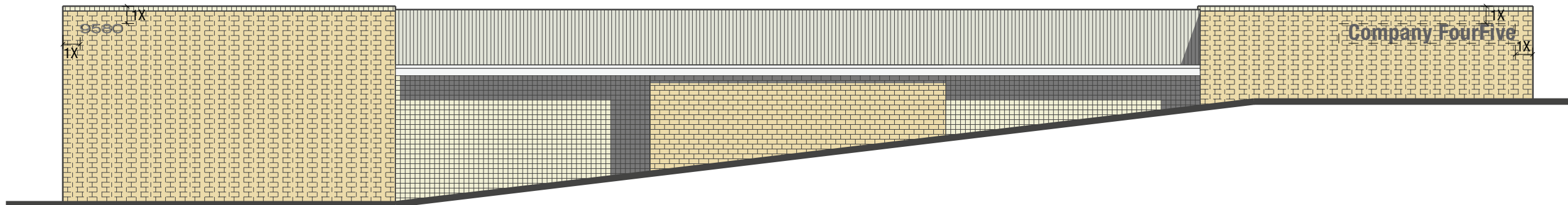
FASICA SIGN TYPE A.
MAX. 64 SF



1 EAST ELEVATION / BUILDING 3
1/16" = 1'-0"


139

FASICA SIGN TYPE A.
MAX. 64 SF



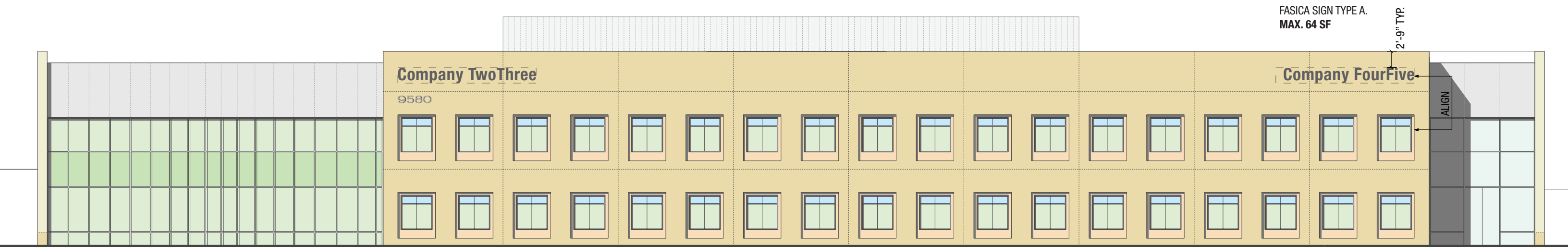
2 WEST ELEVATION / BUILDING 3
1/16" = 1'-0"

41 97

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDING 3	G2.10	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 SOUTH ELEVATION / BUILDING 4
 1/16" = 1'-0" 118 112



2 NORTH ELEVATION / BUILDING 4
 1/16" = 1'-0" 77 78



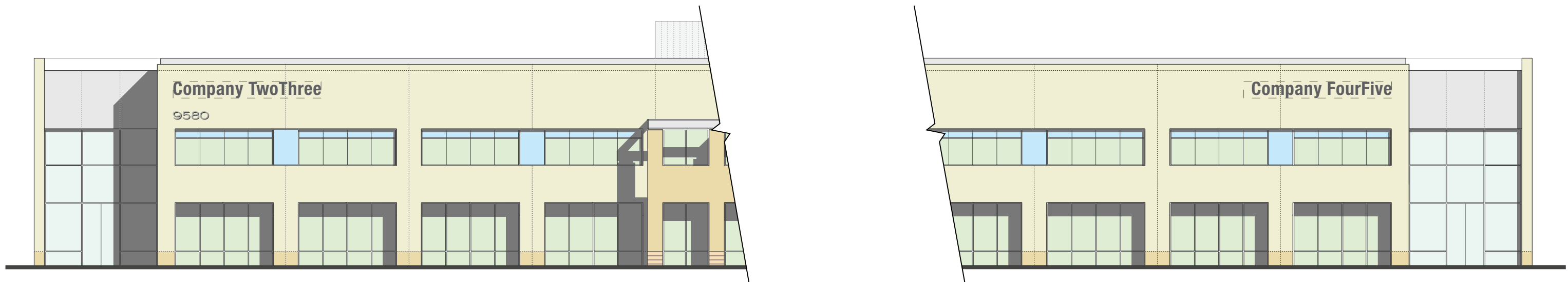
1 NORTH ELEVATION / BUILDING 5a
 1/16" = 1'-0" 91 92




2 EAST ELEVATION / BUILDING 5b
 1/16" = 1'-0" 89 90

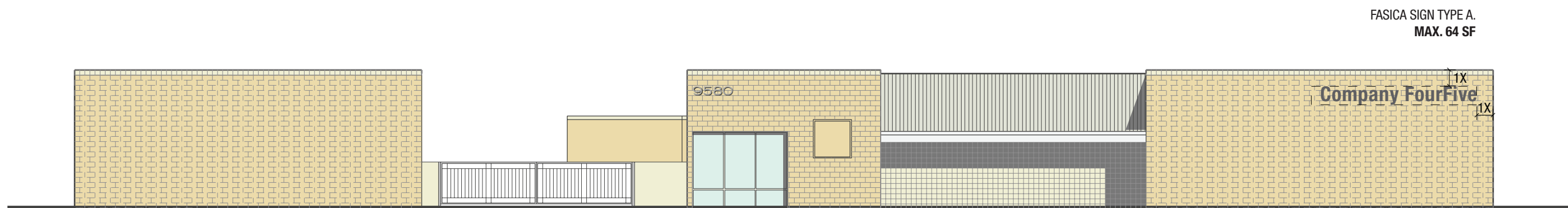


1 EAST ELEVATION / BUILDING 6
 1/16" = 1'-0" 87 88




2 NORTH ELEVATION / BUILDING 7
 1/16" = 1'-0" 93 94

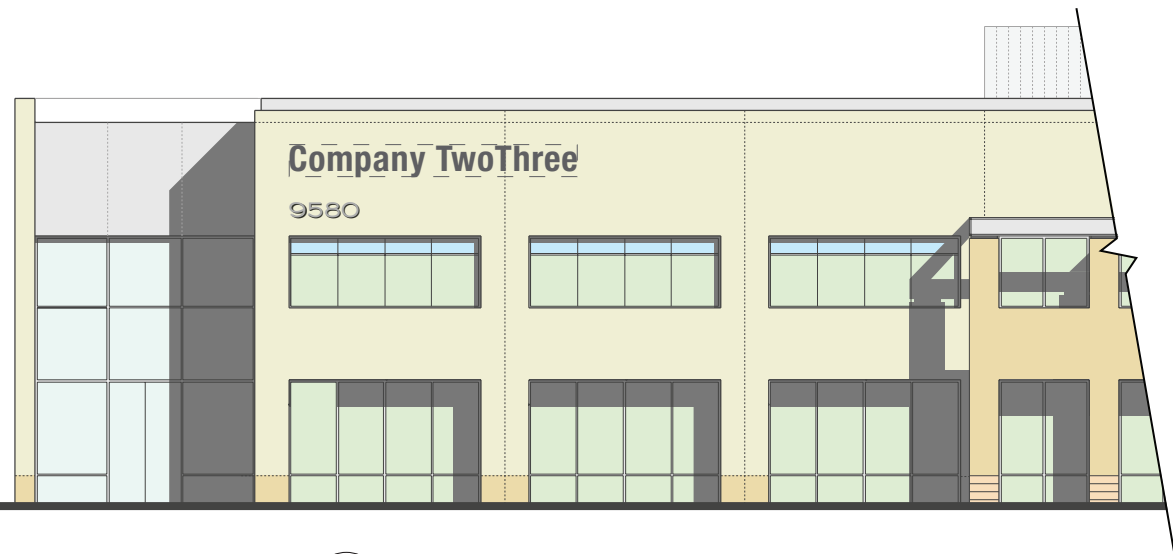
CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDINGS 6 & 7	G2.13	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 WEST ELEVATION / BUILDING 8
1/16" = 1'-0"

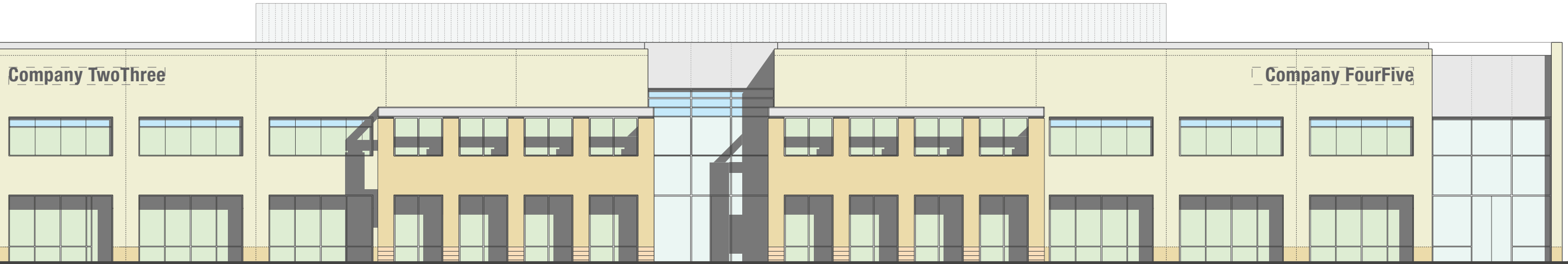
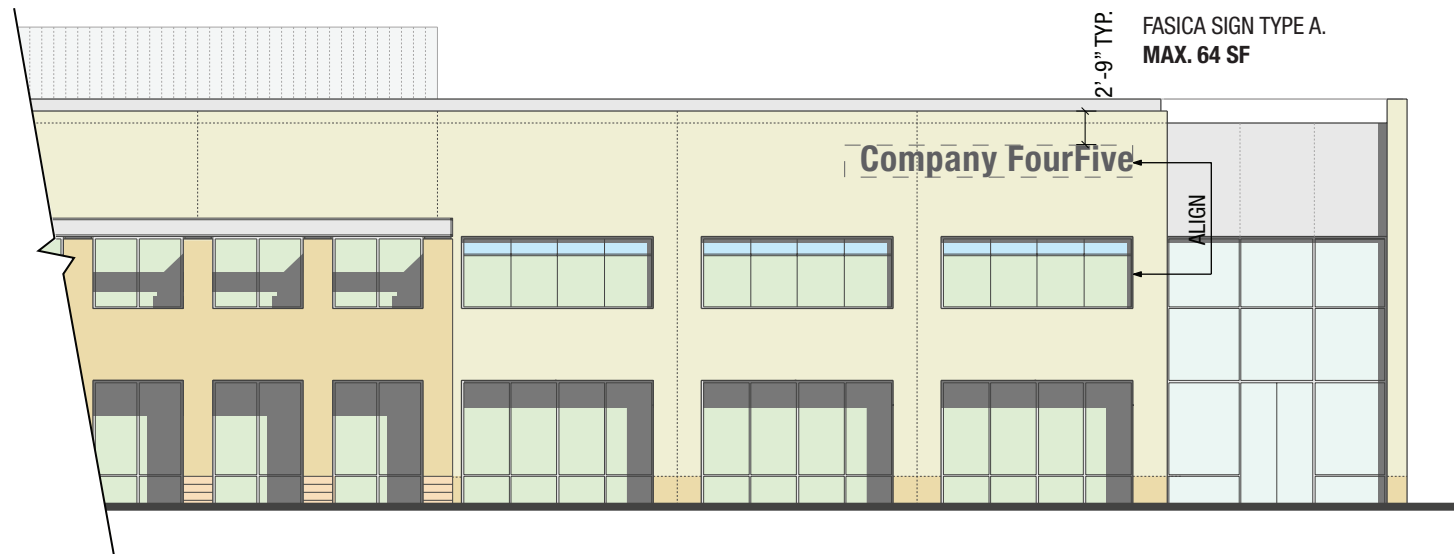
36 98

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDING 8	G2.14	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 NORTH ELEVATION / BUILDING 9
1/16" = 1'-0"

85 86



2 NORTH ELEVATION / BUILDING 10
1/16" = 1'-0"

83 84

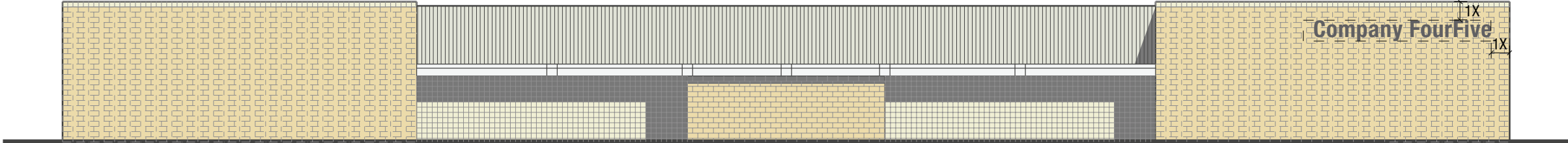


3 EAST ELEVATION / BUILDING 10
1/16" = 1'-0"

21

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDINGS 9 & 10	G2.15	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

FASICA SIGN TYPE A.
MAX. 64 SF

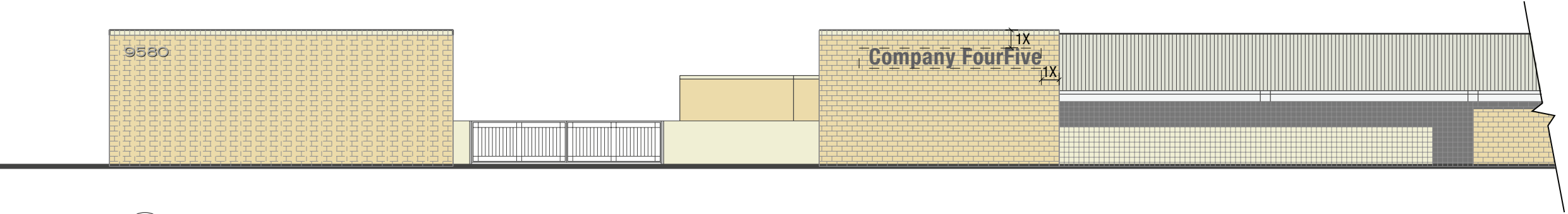


1

EAST ELEVATION / BUILDING 11
1/16" = 1'-0"

140


FASICA SIGN TYPE A.
MAX. 64 SF

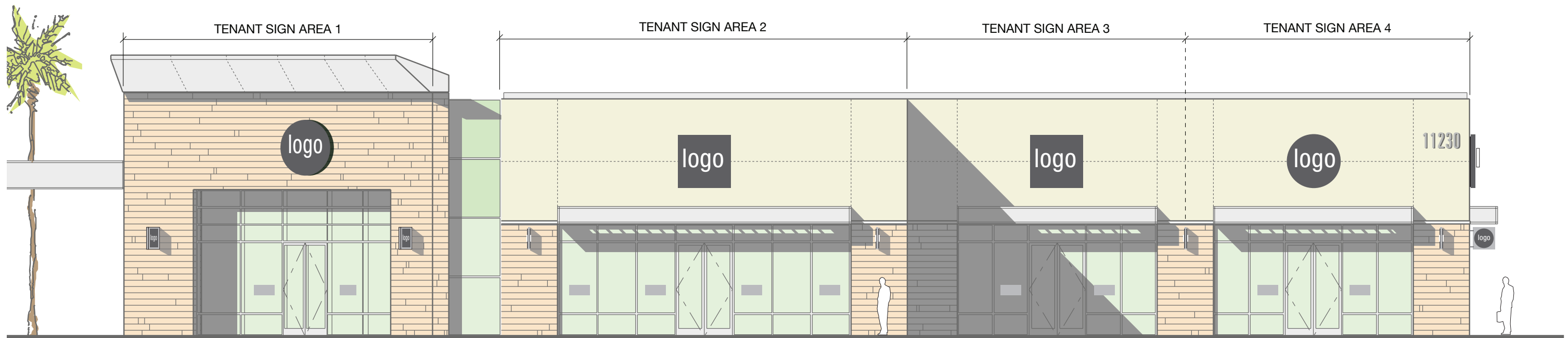


2

SOUTH ELEVATION / BUILDING 11
1/16" = 1'-0"

31 99

CABRILLO BUSINESS PARK	TENANT SIGN GUIDELINES - BUILDING 11	G2.16	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 BUILDING 12A / NORTH ELEVATION / RETAIL TENANT ID / OPT. 01
 3/32" = 1'-0" SIGN #: 30 31 Sign Type e2.2

SIGN TYPE X, RETAIL TENANT ID
 RETAIL FASCIA SIGN

LOCATION: SIGN TYPE X ARE LOCATED ON BUILDING FASCIA DIRECTLY ABOVE CANOPY, CENTERED.
 THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **32 SQUARE FEET.**

TENANT LOGO/ LOGO TYPE ONLY ATTACHED TO NON-ILLUMINATED SIGN FACE PANEL. PAINTED SIGN CABINET TO MATCH TENANT CORPORATE GRAPHIC STANDARDS.

PUSH THRU ARCYLIC WITH TRANSLUCENT GRAPHIC FILM APPLIED TO THE LETTER/LOGO FACE.

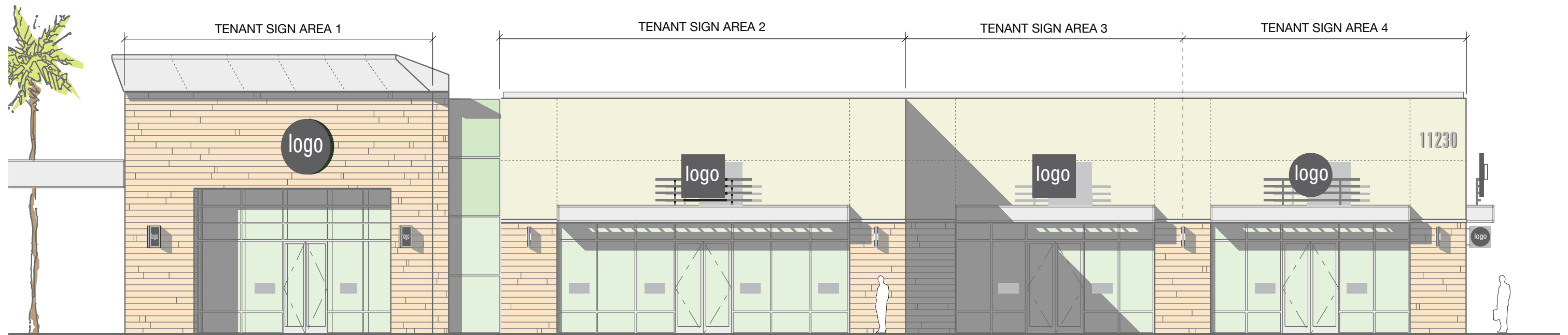
POWER TO BE PROVIDED TO THE SIGN BY TENANT AND TO BE CONCEALED BEHIND THE SIGN CABINET, NO EXPOSED CONDUIT IS ALLOWED.

SIGN TYPE X, RETAIL TENANT ID
 BLADE SIGN:


LOCATION: SIGN TYPE X ARE LOCATED ON NETURAL PIER LOCATED TO THE LEFT/ RIGHT OF STORE FRONT ENTRY.

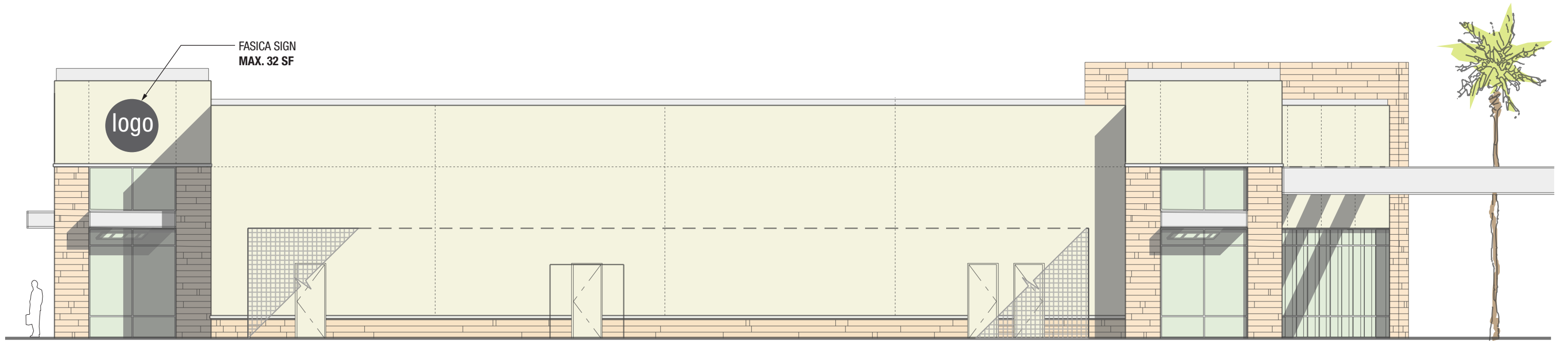
THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **7 SQUARE FEET.**

INTERNAL ILLUMINATED SIGN CABINET THAT LIGHTS THE LOGO/LOGO TYPE ONLY AND NOT THE OVERALL SIGN AREA OF 15 SF.

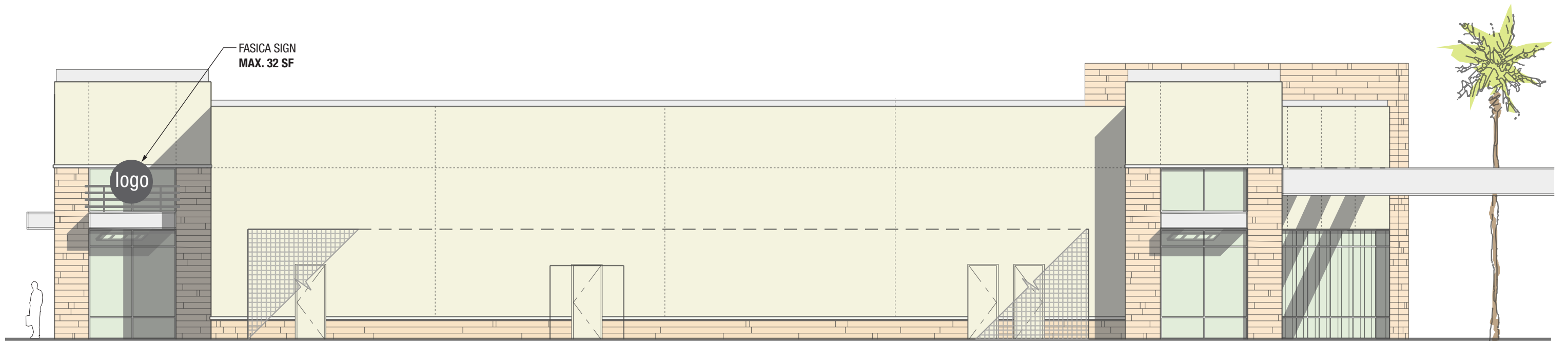


2 BUILDING 12A / NORTH ELEVATION / RETAIL TENANT ID / OPT. 02
 3/32" = 1'-0" SIGN #: 30 31 Sign Type e2.2


CABRILLO BUSINESS PARK	RETAIL TENANT SIGNAGE	G2.17a	 AMBROSINI <i>design LTD</i>
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		



1 BUILDING 12A / SOUTH ELEVATION / RETAIL TENANT ID / OPT. 01
 3/32" = 1'-0" SIGN #: 136 Sign Type e2.2



2 BUILDING 12A / SOUTH ELEVATION / RETAIL TENANT ID / OPT. 02
 3/32" = 1'-0" SIGN #: 136 Sign Type e2.2

CABRILLO BUSINESS PARK	RETAIL TENANT SIGNAGE	G2.17b	 AMBROSINI <i>design</i> LTD
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

SIGN TYPE X, RETAIL TENANT ID
RETAIL FASCIA SIGN

LOCATION: SIGN TYPE X ARE LOCATED ON BUILDING FASCIA DIRECTLY ABOVE CANOPY, CENTERED.

THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **32 SQUARE FEET**.

TENANT LOGO/ LOGO TYPE ONLY ATTACHED TO NON-ILLUMINATED SIGN FACE PANEL. PAINTED SIGN CABINET TO MATCH TENANT CORPORATE GRAPHIC STANDARDS.

PUSH THRU ARCYLIC WITH TRANSLUCENT GRAPHIC FILM APPLIED TO THE LETTER/LOGO FACE.

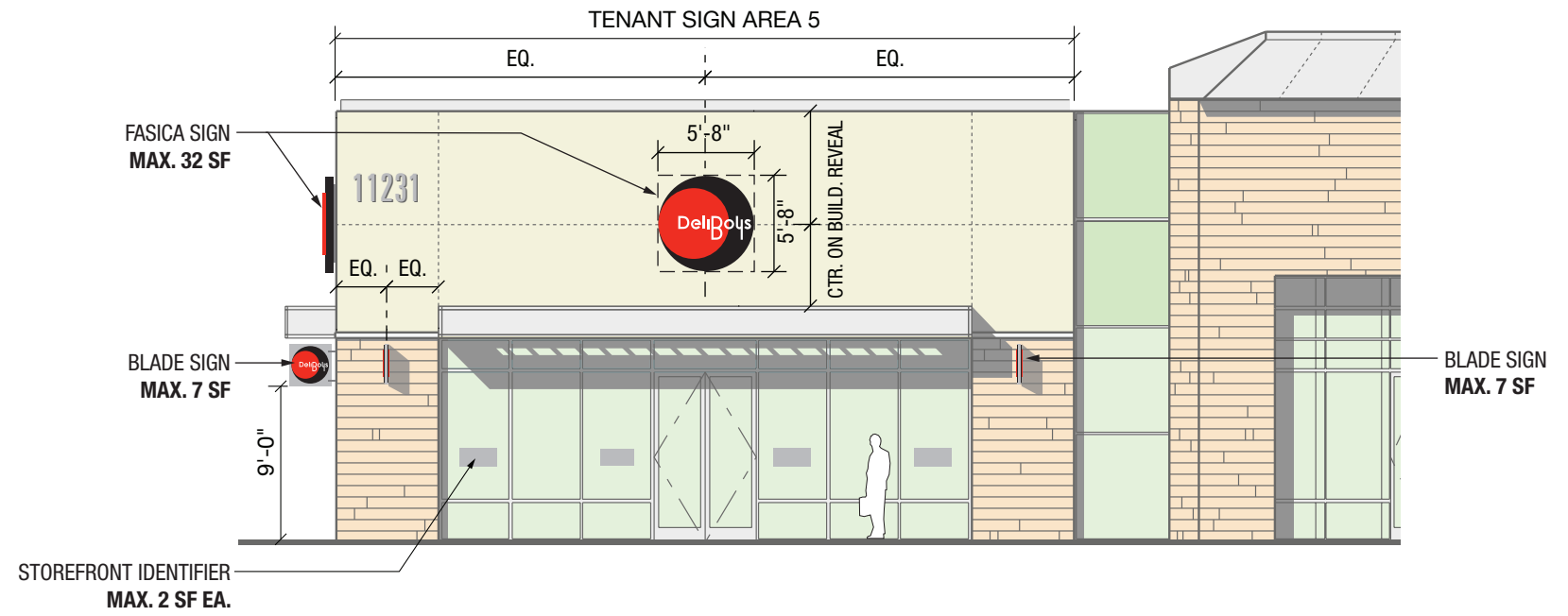
POWER TO BE PROVIDED TO THE SIGN BY TENANT AND TO BE CONCEALED BEHIND THE SIGN CABINET, NO EXPOSED CONDUIT IS ALLOWED.

SIGN TYPE X, RETAIL TENANT ID
BLADE SIGN:

LOCATION: SIGN TYPE X ARE LOCATED ON NETURAL PIER LOCATED TO THE LEFT/ RIGHT OF STORE FRONT ENTRY.

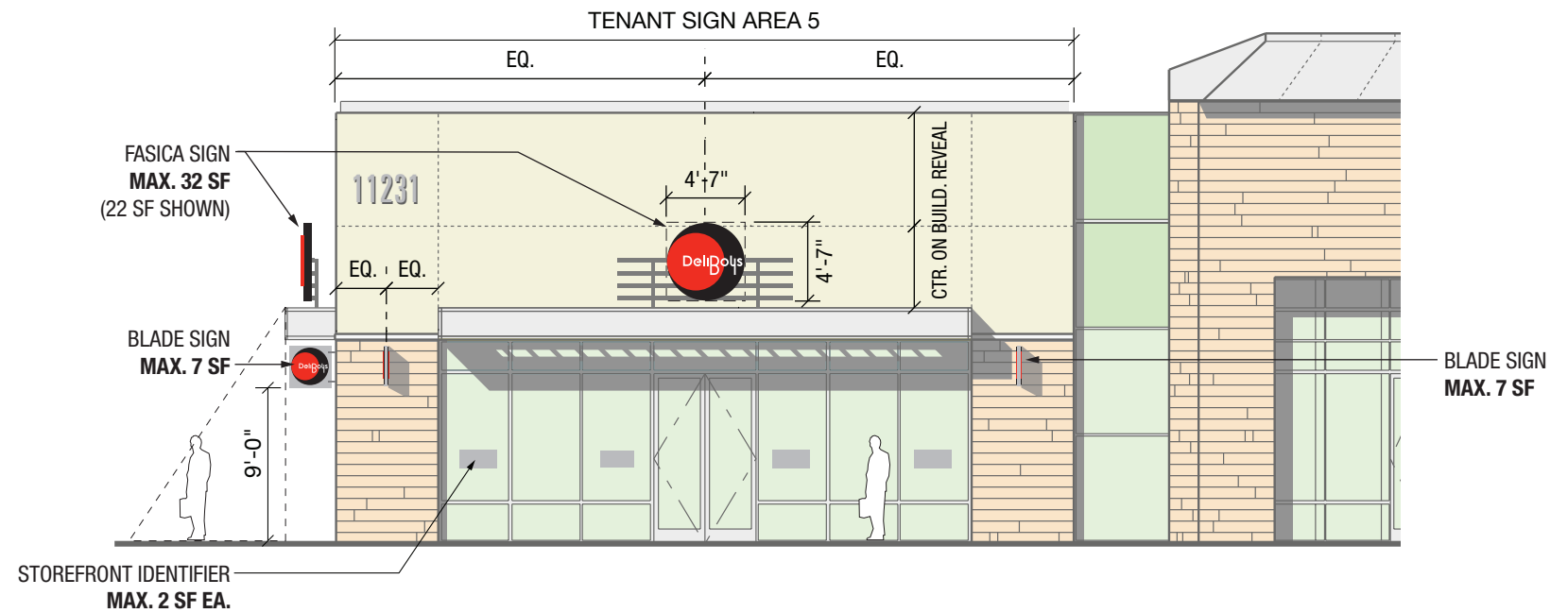
THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **7 SQUARE FEET**.

INTERNAL ILLUMINATED SIGN CABINET THAT LIGHTS THE LOGO/LOGO TYPE ONLY AND NOT THE OVERALL SIGN AREA OF 15 SF.




1 BUILDING 12B / NORTH ELEVATION / RETAIL TENANT ID / OPT. 01
3/32" = 1'-0"

SIGN #: **30 31** Sign Type e2.2



2 BUILDING 12B / NORTH ELEVATION / RETAIL TENANT ID / OPT. 02
3/32" = 1'-0"

SIGN #: **30 31** Sign Type e2.2

CABRILLO BUSINESS PARK	RETAIL TENANT SIGNAGE	G2.18a	
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		

SIGN TYPE X, RETAIL TENANT ID
RETAIL FASCIA SIGN

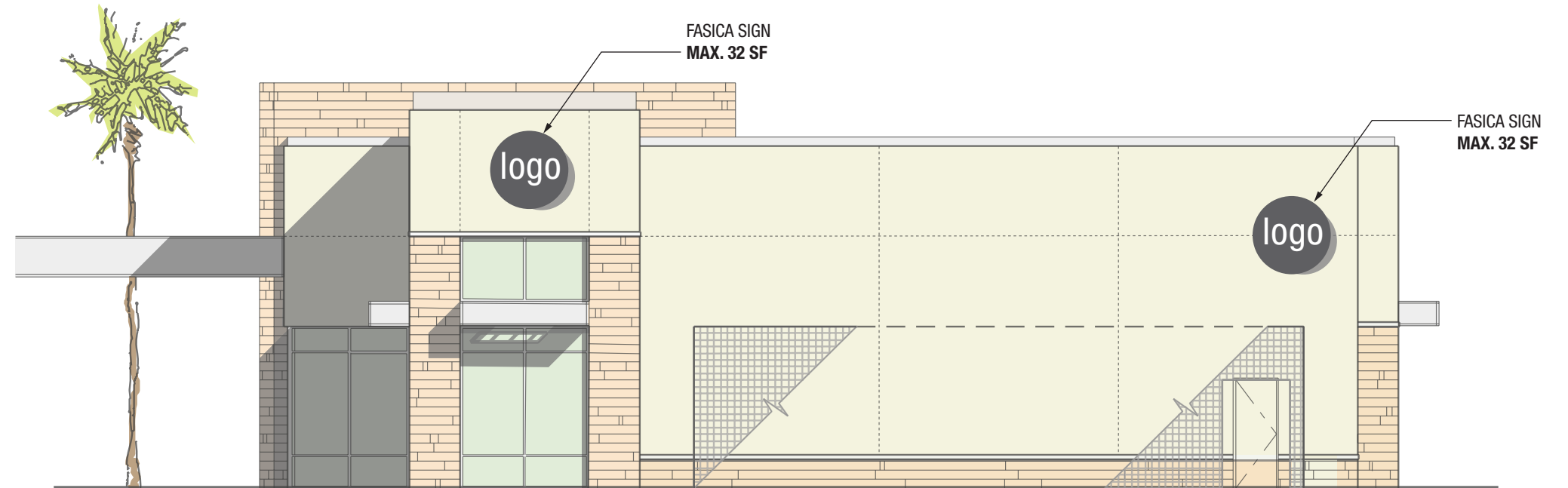
LOCATION: SIGN TYPE X ARE LOCATED ON BUILDING FASCIA DIRECTLY ABOVE CANOPY, CENTERED.

THE MAXIMUM SQUARE FOOT AREA OF THE SIGN SHALL NOT EXCEED **32 SQUARE FEET**.

TENANT LOGO/ LOGO TYPE ONLY ATTACHED TO NON-ILLUMINATED SIGN FACE PANEL. PAINTED SIGN CABINET TO MATCH TENANT CORPORATE GRAPHIC STANDARDS.

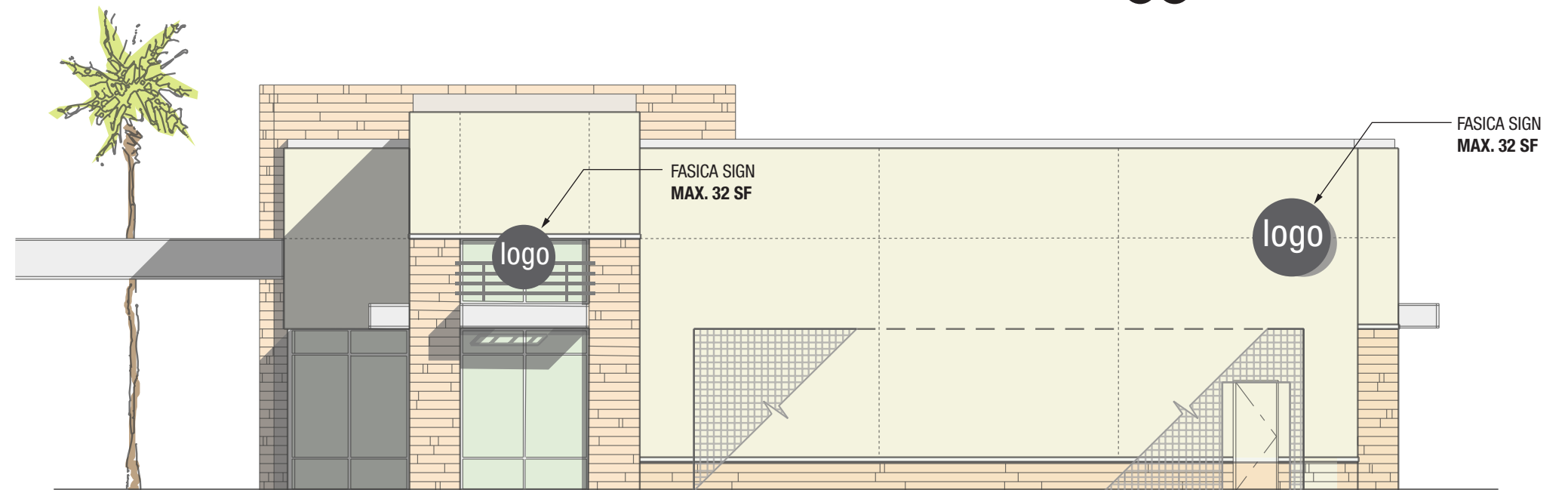
PUSH THRU ARCYLIC WITH TRANSLUCENT GRAPHIC FILM APPLIED TO THE LETTER/LOGO FACE.

POWER TO BE PROVIDED TO THE SIGN BY TENANT AND TO BE CONCEALED BEHIND THE SIGN CABINET, NO EXPOSED CONDUIT IS ALLOWED.




1 **BUILDING 12B / SOUTH ELEVATION / RETAIL TENANT ID / OPT. 01**
 3/32" = 1'-0"

SIGN #: **137-138** Sign Type e2.2



2 **BUILDING 12B / SOUTH ELEVATION / RETAIL TENANT ID / OPT. 02**
 3/32" = 1'-0"

SIGN #: **137-138** Sign Type e2.2

CABRILLO BUSINESS PARK	RETAIL TENANT SIGNAGE	G2.18b	 AMBROSINI <i>design LTD</i>
	DESIGN DEVELOPMENT		
	DATE: 05/07/09		