



# TUSCANY SQUARE

## MASTER SIGN PROGRAM



WEST COAST HQ.  
2231 S. Dupont Drive  
Anaheim, CA 92806  
714-491-0299



# MASTER SIGN PROGRAM

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## PROJECT DIRECTORY

### SIGN CRITERIA FOR:

Tuscany Square  
 Located at:  
 Los Angeles Ave. & Moorpark Ave.  
 Moorpark, CA 93021

### OWNER

Tuscany Square Partners, LLC  
 5525 Oakdale Ave.  
 Woodland Hills, CA 91364  
 818.884.6769

Attn: Rob Raznick

### PROJECT ARCHITECT

Rasmussen & Associates  
 21 S. California St., 4th Floor  
 Ventura, CA 93001

### CITY PLANNING:

City of Moorpark

## SIGNAGE CONTRACTOR

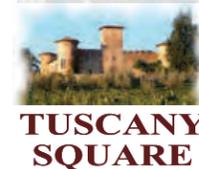
Signage Solutions, Inc.  
 2231 S. Dupont Drive  
 Anaheim, CA 92806  
 Contact: Amanda Alston  
 Cell: 714.296.4576  
 Ph: 714.491.0299



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 714-491-0299



#	Designer:	Date:	Revision Notes:
1	Deshamais, A.	11/07/22	Initial Drawing.
2	Garcia, G.	11.29.22	
3	Garcia, G.	11.30.22	
4	Deshamais, A.	8/03/23	Revise per revision request.
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GENERAL LOCATION AND STANDARDS

Notwithstanding the requirements of this sign program, all signs shall be consistent with the City of Moorpark codes.

1. FREESTANDING SIGNS, including pylon signs and monument signs shall be located entirely within the property on which the business is located.

A. No sign may be located upon or project over a public right-of-way

2. WALL SIGNS - No sign may extend above the roof eave line or parapet.

A. Signs must be designed and located so as not to interfere with the unobstructed clear view of the public right-of-way and nearby traffic regulatory signs or any pedestrian, bicyclist.

B. All signs authorized under this criteria must be placed on the side of the property facing on a public or private right-of-way.

3. SIGN AREA COMPUTATION - Sign area will be computed by drawing a series of no more than eight (8) straight lines enclosing the entire perimeter of the sign, including all text, emblems, arrows, ornaments, logos, or other media. Where individual letters or symbols are attached directly to the building surface, the sign area shall be the total area of the message computed by drawing a series of no more than eight (8) straight lines enclosing the area of the message.

DESIGN, MATERIAL, CONSTRUCTION AND MAINTENANCE

Each permanent approved sign shall comply with the following standards:

A. Materials and Colors. All permanent signs shall be constructed of durable materials that are compatible in appearance to the building supporting or identified by the signs. Sign colors and materials shall be selected to be compatible with the existing building designs and shall contribute to legibility and design integrity.

B. For tenants without a trademarked logo, no more than four colors are allowed. These colors apply to paint and/or translucent vinyl. These colors are Rust Brown PMS 483C, White, Burgundy PMS #188C, and Black. Black may be painted on for reverse letters or may be perforated vinyl to appear black by day and white by night. No other colors are allowed except for trademarked typefaces and logos with recognized colors. Logos shall count as part of the sign calculation. Fonts and colors are subject to the approval of the Community Development Director.

C. Relationship to Buildings. Each permanent sign located upon a site with more than one (1) main building, such as a commercial, office or industrial complex shall be designed to incorporate the materials common or similar to all buildings.

D. Sign Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties, and in no event shall illumination cause such excessive glare as to constitute a potential hazard to traffic safety. Externally illuminated signs shall be lighted by screened or hidden light sources such as gooseneck lighting.

E. Construction. Every sign, and all parts, portions and materials thereof, shall be manufactured, assembled and erected in compliance with all applicable state, federal and city regulations including the city's building code and electrical code. Except for temporary signs and window signs, signs shall be constructed of durable materials and securely affixed to the ground, a building, or structure. Under no circumstances shall a permanent sign have an exposed back, exposed wires or conduit.

F Maintenance. Every sign and all parts, portions and materials shall be maintained in good repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust, cracking, peeling, corrosion, graffiti or other states of disrepair. This maintenance obligation includes the replacement of malfunctioning or burned out lamps, replacement of broken faces, repainting of rust, chipped or peeling structures or faces within fifteen (15) calendar days following written notification by the city. When there is a change or discontinuance of a business or occupancy such that a sign no longer represents a place of business or occupancy, the sign shall be removed or the name of the prior business or occupant either removed, or the sign face covered in a manner that blends with the building or supporting structure within fifteen (15) calendar days..

F. Restoration of Building or Property Upon Sign Removal. Within thirty (30) calendar days of the removal of a sign from a building wall or from the grounds of the premises if a freestanding sign, the wall of the building or the grounds of the premises shall be repaired and restored to remove any visible damage or blemish left by the removal of the sign.



WEST COAST HQ. 2231 S. Dupont Drive Anaheim, CA 92806 800-655-9972

Project Name: Tuscany Square

Address: Los Angeles Ave. & Moorpark Ave.

City, State, Zip: Moorpark, CA 93021

Client Approval:

Landlord Approval:

Designer: Art Deshamais Sales: Chris D.

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Table with 4 columns: #, Designer, Date, Revision Notes. Contains 10 rows of revision data.





# MASTER SIGN PROGRAM

## SUBMITTAL GUIDELINES

The sign criteria has been established for the purpose of maintaining a continuity and quality throughout the shopping center for the benefit of all Tenants and to help them comply with the regulations for the City of Moorpark.

Conformance will be strictly enforced and any non-conforming signs or signs erected without approval will be removed by the landlord at the tenants expense.

Submit two sets of plans to the landlord. Plans will be noted Approved, Approved as Noted, or Disapproved. If plans are returned as "Approved as Noted" or "Disapproved" corrected plans must be resubmitted for approval. The City of Moorpark will only accept plans approved by the landlord for permitting.

Plans must be prepared by a reputable state and city licensed sign contractor. Area will be computed by drawing a series of (8) straight lines around the perimeter of the sign.

The sign drawings must indicate the following information:

1. A scaled storefront elevation showing the proposed sign design as it relates to the Tenant's premises including window signs with dimensions of signs relative to window area. Plans must include a scaled site plan showing location of the sign on the premises and the width of the business/tenant frontage.
2. Sizes of sign letters, specifications and sections.
3. All materials, colors and finishes.
4. UL Section with method and color of illumination.

Landlord will not approve any sign which does not conform to the specific criteria set forth herein.

The tenant is responsible to obtain approval and permits from the City of Moorpark.

No sign shall be constructed without Landlord approval and city approval and permits.

## DESIGN GUIDELINES

The primary objective is to generate high quality signage that reflects a sophisticated, contemporary environment in harmony with adjacent structures. Individual diversity and creativity is encouraged.

- Acceptable treatments include:
- Dimensioned geometric shapes
  - Painted metals
  - Screens, grids or mesh
  - Polished metals
  - Cut or fabricated steel
  - Non-exposed neon

## ALLOWABLE SIGNS

Internally illuminated individual channel letters with neon or LED are preferred. External illumination on flat-cut-out metal letters will be considered, however light fixtures shall be screened, shielded or hidden. Letters may be face lit, reverse halo, or open face channel. Gooseneck style fixtures will be considered.

One primary identification sign may be allowed per storefront facing a street or parking lot.

One under canopy sign may be allowed per entrance.

## UNDERCANOPY

Undercanopy signs shall be perpendicular to the business frontage using an ornamental iron bracket using a flexible device such as a chain or cable under the canopy and may not exceed four (4) square feet. Maintain an 8'0" clearance to the bottom of sign to the walkway. Signs may have external illumination.

## PLACEMENT - WALL/CANOPY

Signs shall be placed on the wall adjacent to tenant's leasehold facing the street or the parking lot. No sign shall exceed 75% of a tenant's storefront.

## WALL SIZE CALCULATION

### Front Elevation

Allowable size shall be one square foot per lineal foot of storefront. This calculation is to be used for front, rear and side elevations.

### Rear Elevation

Sign area shall be as computed above. No rear signage is permitted along Park Crest Lane.

## AREA COMPUTATION

Sign area will be computed by drawing a series of no more than eight (8) straight lines enclosing the entire perimeter of the sign.

## ILLUMINATION TIME

Signs must be wired to a timer and must not illuminate past 12AM.

## ELECTRICAL REQUIREMENTS

Transformers shall not exceed 30 MA for neon or 12V for LED. All penetrations shall be sealed in a watertight condition. Only UL approved components shall be used. No sign company labels shall be permitted on exposed surfaces except those required by Underwriters Laboratory. All wiring crossovers shall be concealed behind the wall or within a raceway. The tenant shall be responsible for primary termination.

## WINDOW SIGNS

Window signs may not exceed 25% of the total window area. Only posters, vinyl or neon signs are allowed.

## BANNERS FOR SPECIAL EVENTS

One banner is allowed not to exceed 20 square feet. Banners are allowed thirty (30) calendar days for grand openings, fifteen (15) calendar days per calendar year for a special event, no more than four times a year with at least 30 days between events.

No banner may hang higher than the eave of the roof of the building and may not attach to trees or posts. Landlord must approve method of attachment. City permits must be obtained prior to installation.

## MISCELLANEOUS NOTES

1. Notwithstanding the maximum allowance there shall be sufficient margins and negative space for visual balance.
2. There shall be no visible means of attachment.
3. All ferrous and non ferrous metals shall be separated.
4. Threaded rod, bolts or clips shall be used to mount letters to stand off building
5. Upon lease expiration or termination, tenant is responsible for removing its signage and repairing wall surfaces to the reasonable satisfaction of the landlord and city within (30) thirty calendar days of vacancy. The premises shall be repaired and restored to remove any visible damage or blemish left by the removal of the sign.

## MONUMENT SIGNS

At the landlords discretion certain tenants will be allowed to place their logos on the entry wall monument signs.

One (1) 12'-0" high multi tenant monument shall be placed along Los Angeles Ave., not to exceed 75 square feet, One (1) 8'-4" high monument shall be placed along Moorpark Ave., not to exceed 70 square feet and Two (2) 6'-0" high multi tenant monuments shall be placed along Los Angeles Ave., not to exceed 66 square feet.



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Anaheim, CA 92806  
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Project Name: Tuscany Square  
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City, State, Zip: Moorpark, CA 93021

Client Approval:  
Landlord Approval:  
Designer: Art Deshamais Sales: Chris D.

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1	Deshamais, A.	11/07/22	Initial Drawing.
2	Garcia, G.	11.29.22	
3	Garcia, G.	11.30.22	
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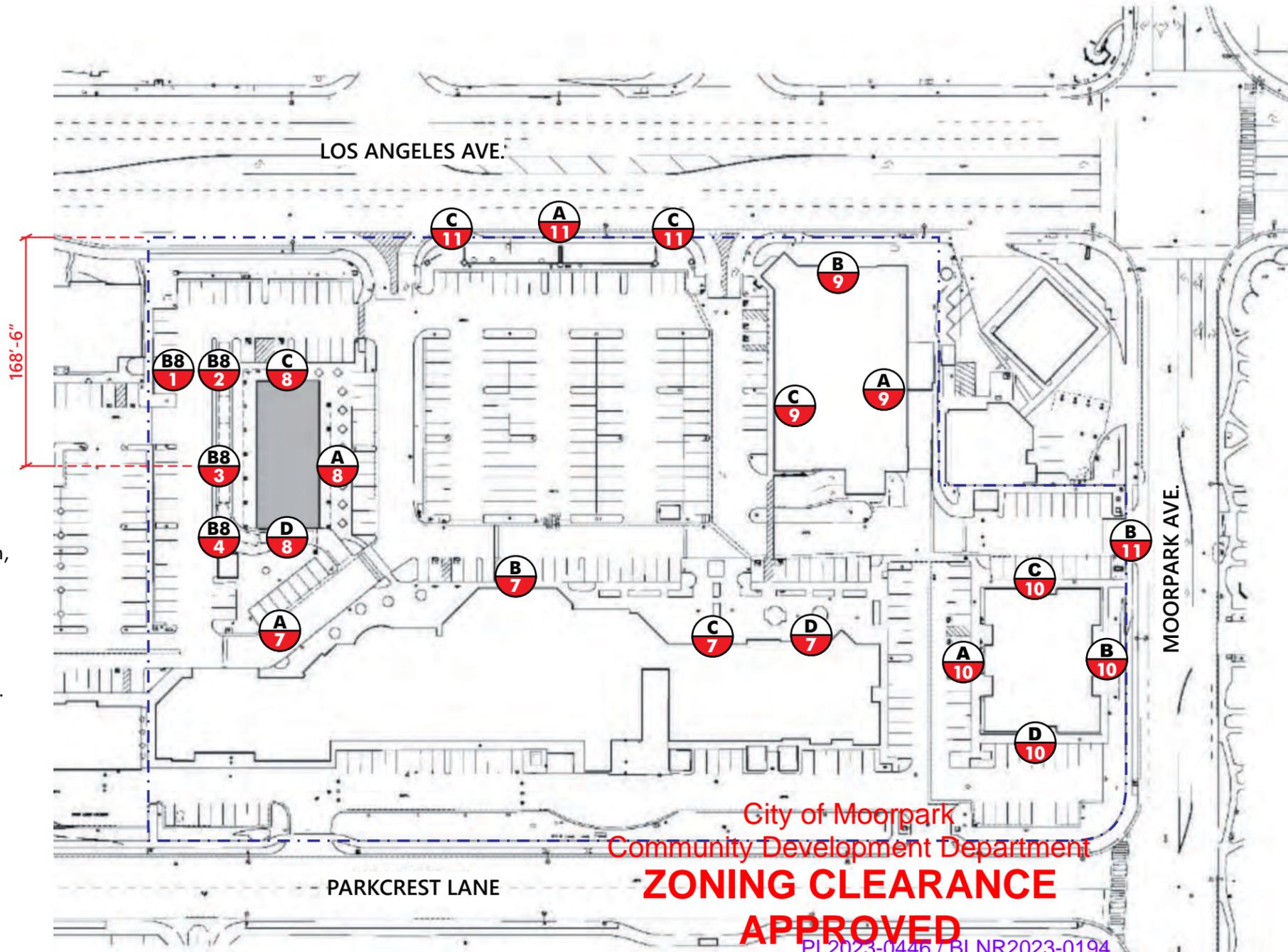


**PROHIBITED SIGNS**

1. Window signs except where specifically approved by the Landlord and the City of Moorpark.
2. Exposed junction boxes, transformers, lamps and conduit.
3. Sign Manufacturer's names, stamps or decals except as required by code.
4. Vacuum formed plastic.
5. Paper, cardboard or styrofoam signs.
6. Exposed fastenings except as an intentional statement.
7. Simulated materials (i.e. Wood grained plastic laminates etc.)
8. Animated lights or other moving sign components.
9. Conventional internally illuminated box/can type signs except as secondary copy and then shall be fabricated with opaque facing and routed copy backed with acrylic.
10. All other signs prohibited by the City Sign Ordinance.
11. No temporary signs of any nature unless approved by the Landlord and the City of Moorpark.
12. No Tenant shall affix any type of illuminated or painted window signs, placards, or temporary window signage nor use balloons for any purpose whatsoever unless specific written approval is received by the Landlord and city.
13. Signs constituting a traffic hazard -or any sign which simulates in size color, lettering or design, any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any words, phrases or symbols in such a manner to interfere with, mislead or confuse traffic.
14. Immoral or unlawful advertising or any of an obscene, indecent or immoral nature.
15. No sign shall be installed, relocated or maintained so as to prevent free ingress and egress from any door. No sign shall be attached to a stand or pipe except those as required by code.
16. Signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating, scintillating or otherwise animated.
17. Off premises signs.
18. Vehicle signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles.

**MISCELLANEOUS SIGNS**

Other signage that may be required to conduct business such as ATM's or Drive-Thru information may be added at the Landlord and Planning Director's discretion. Such signage will not be calculated as part of the tenant's square footage allowance.



City of Moorpark  
Community Development Department  
**ZONING CLEARANCE**  
**APPROVED**  
PL2023-0446 / BLNR2023-0194

CASE NUMBER: \_\_\_\_\_  
APPROVAL DATE: 11/15/2023  
APPROVAL AUTHORITY: CDD  
RESOLUTION NUMBER: N/A  
CASE PLANNER: Philip Neumann Digitally signed by Philip Neumann



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MASTER SIGN PROGRAM

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Community Development Department  
**ZONING CLEARANCE**

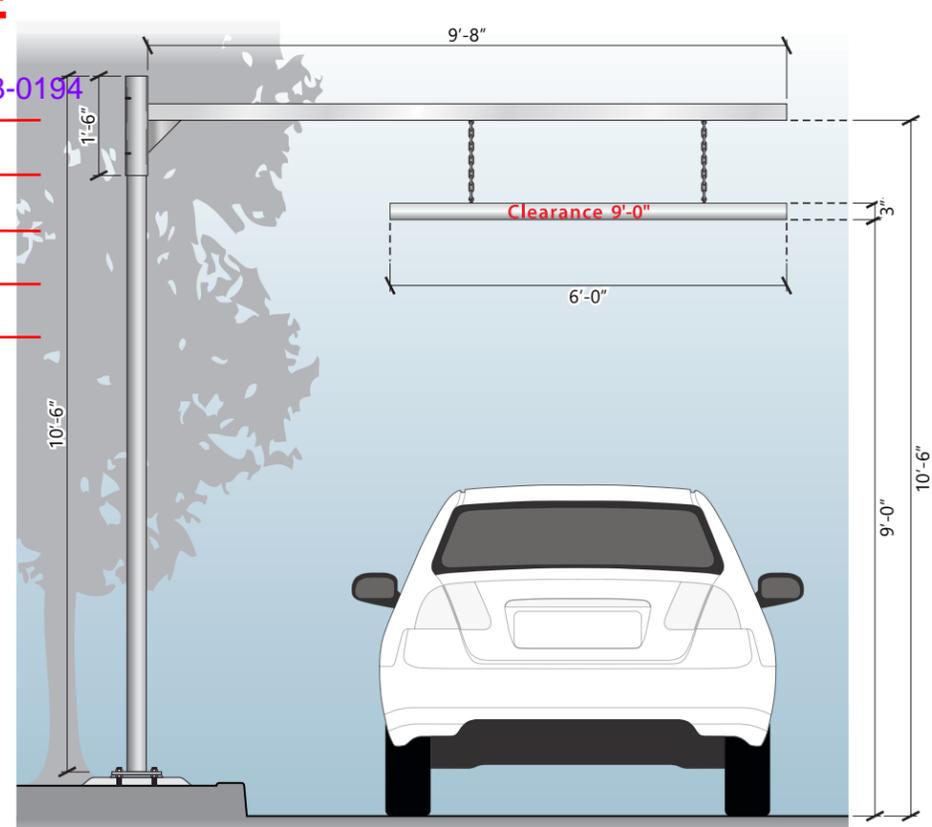
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**B8 3 DRIVE-THRU PRE-MENU BOARD**  
Not To Exceed 6'-0" Height, 48.0 Sq. Ft. Max.

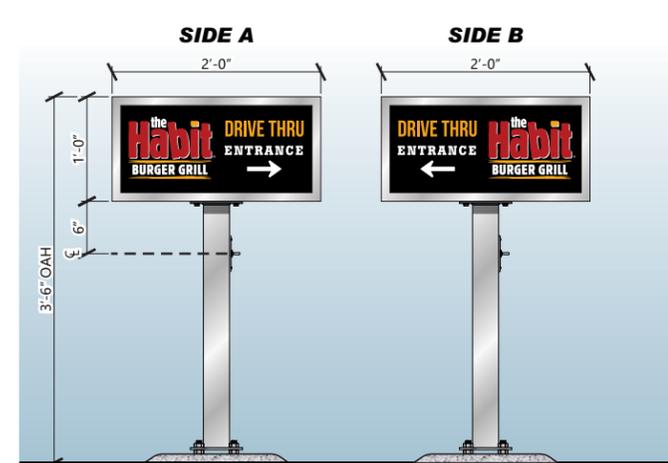


**B8 1 DRIVE-THRU CLEARANCE BAR**  
Not To Exceed 11'-4" Height, Copy NTE 1'-4" Height

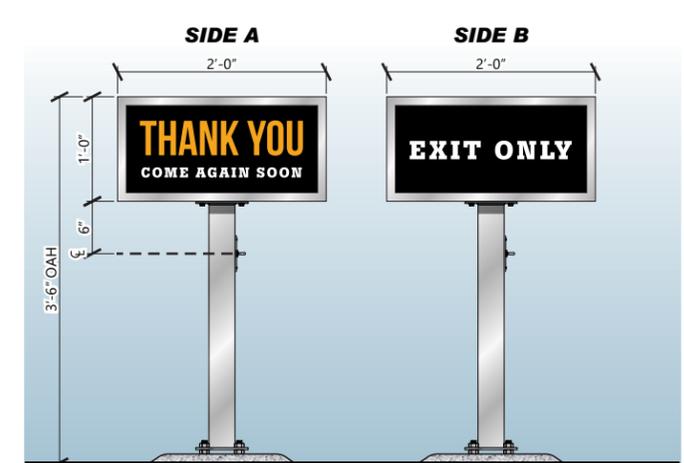


**B8 4 DRIVE-THRU MENU BOARD & WEATHER CANOPY**  
Menu NTE 6'-0" Ht., 48.0 Sq. Ft. Max. / Canopy NTE 11'-6" Ht., 8'-0" Projection

**NOTE:**  
P.T.M. BRUSHED ALUMINUM  
NON-METALLIC FINISH  
\*\*ON SEPARATE PERMIT\*\*



**B8 2 DRIVE-THRU ENTRANCE DIRECTIONAL**  
Not To Exceed 3'-6" Height, Copy NTE 2.0 Sq. Ft.



**DRIVE-THRU EXIT DIRECTIONAL**  
Not To Exceed 3'-6" Height, Copy NTE 2.0 Sq. Ft.

PS 127:1

PROJECT

CLIENT

JOB / DRAWING #



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Designer: Art Desharnais Sales: Chris D.

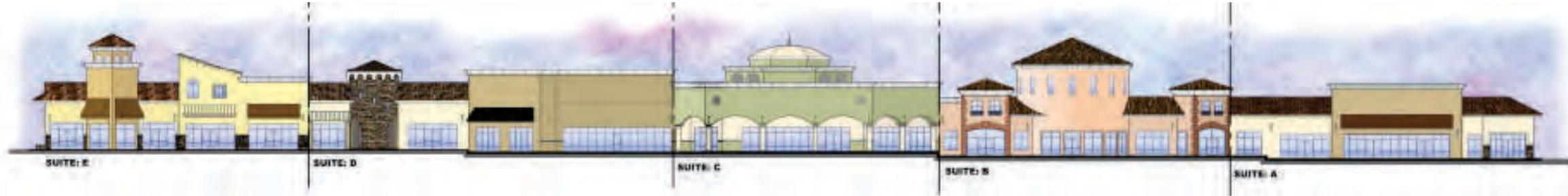
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1	Desharnais, A.	11/07/22	Initial Drawing.
2	Garcia, G.	11.29.22	
3	Garcia, G.	11.30.22	
4	Desharnais, A.	8/03/23	Revise per revision request.
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220730-04

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**NORTH ELEVATION - BLDG. #1**

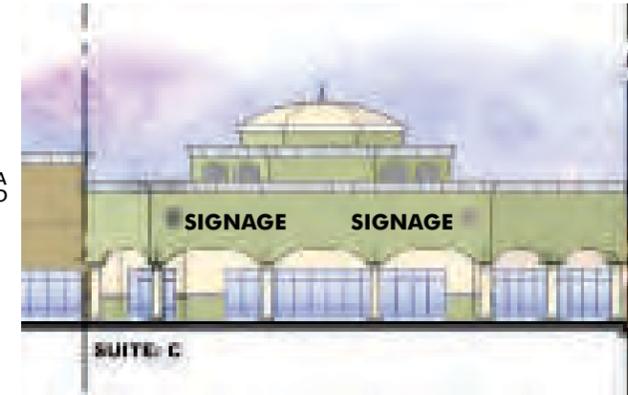
- DE #172 ADOBE SOUTH
- DE #169 CARMEL
- DELEO CLAY TILE 50% BURMUDA / 50% EL CAMINO BLEND
- DE #836 SWISS COFFEE
- SUNBRELLA SALMON #4627



**A**  
**7**

**NORTH ELEVATION - BLDG. #1 - SUITES A AND B**

- DE #118 QUINCE
- DE #176 FLAX SEED
- DE #41 ADOBE
- SUNBRELLA TAN #4614
- DELEO CLAY TILE - COTONA DE ORO BLEND



**B**  
**7**

**NORTH ELEVATION - BLDG. #1 - SUITE C**

- DE #176 FLAX SEED
- DE #196 GREEN HEMP
- DE #836 SWISS COFFEE
- DELEO CLAY TILE 80% OLD WORLD / 20% TUSCANY BLEND

- DE #21 SPANISH WHITE
- DE #41 ADOBE
- DELEO CLAY TILE ONE WORLD BLEND
- CULTURED STONE RUSTIC LEDGE
- DE #836 SWISS COFFEE
- SUNBRELLA NAVY #4626



**C**  
**7**

**NORTH ELEVATION - BLDG. #1 - SUITE D**

- DE #120 MISS PITT
- DE #158 APACHE
- DE #176 FLAX SEED
- SUNBRELLA TAN #4614
- DELEO CLAY TILE LIGHT BUFF
- CULTURED STONE ASPEN LEDGESTONE



**D**  
**7**

**NORTH ELEVATION - BLDG. #1 - SUITE E**

#	Designer:	Date:	Revision Notes:
1	Deshamais, A.	11/07/22	Initial Drawing.
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MASTER SIGN PROGRAM

City of Moorpark  
Community Development Department  
**ZONING CLEARANCE**

**APPROVED**

CASE NUMBER: PL2023-0446 / BLNR2023-0194  
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 APPROVAL AUTHORITY: CDD  
 RESOLUTION NUMBER: N/A  
 CASE PLANNER: Philip Neumann Digitally signed by Philip Neumann



**A**  
8

**EAST ELEVATION - BLDG. #2**

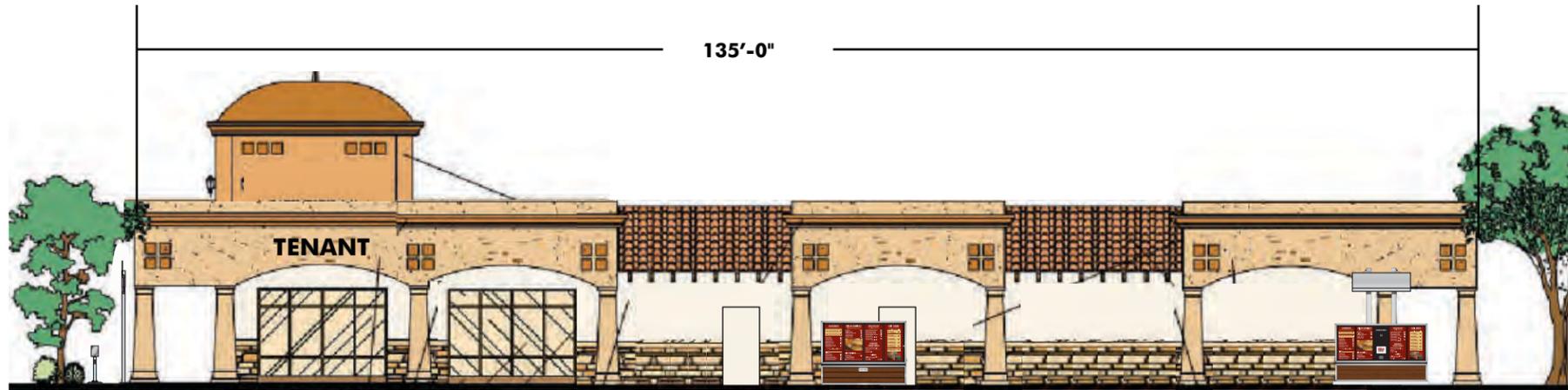
Scale: 1/16" = 1'-0"  
Building is 25'2" high by 84'2" wide.

- ONE PIECE - S RED TILE ROOF DE #5296 GRANOLA DE #W317 DAY LILY
- MOUNTAIN LEDGE STONE - YUKON DE #5242 BEESWAX DE #5244 METAL COPPER

**C**  
8

**NORTH ELEVATION - BLDG. #2**

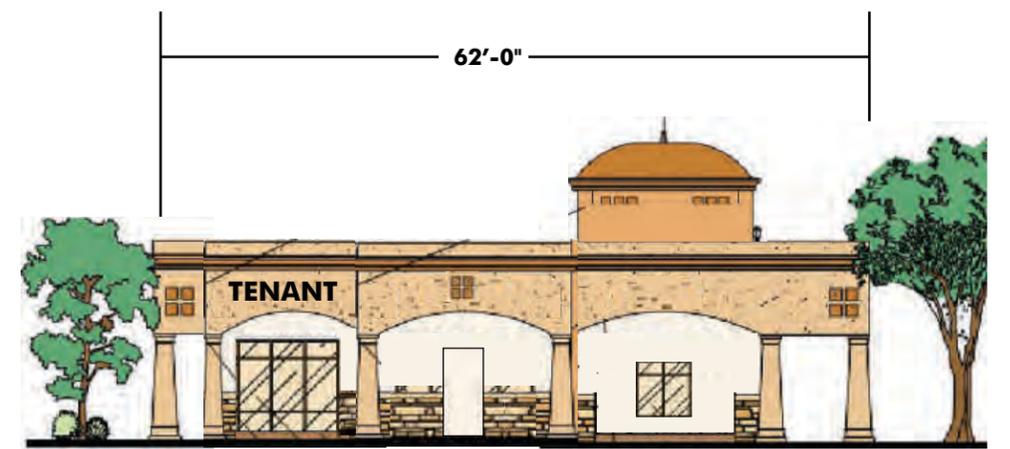
Scale: 1/16" = 1'-0"  
Building is 25'2" high by 84'2" wide.



**B8**  
1 **B8**  
2 **B8**  
3 **B8**  
4

**WEST ELEVATION - BLDG. #2**

Scale: 1/16" = 1'-0"  
Building is 33'0" high by 62'0" wide.



**D**  
8

**SOUTH ELEVATION - BLDG. #2**

Scale: 1/16" = 1'-0"  
Building is 33'0" high by 62'0" wide.

PS 127:1

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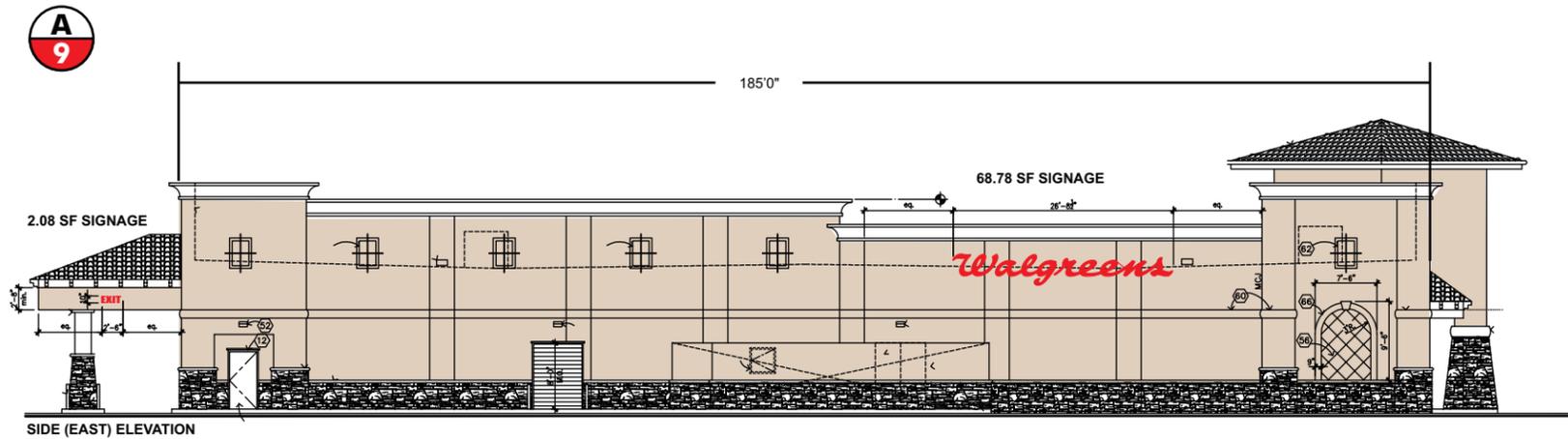
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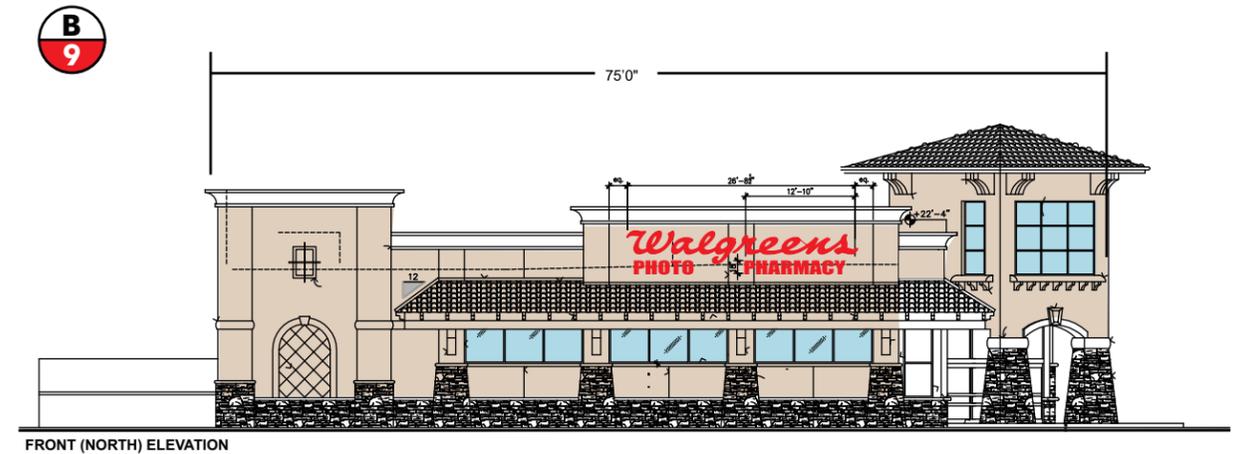


220730-04

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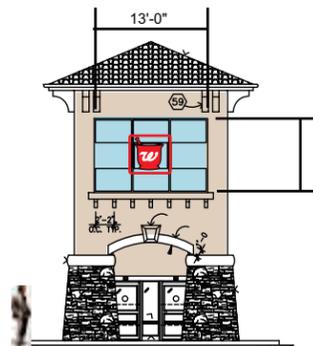


**EAST ELEVATION - BLDG. #3**

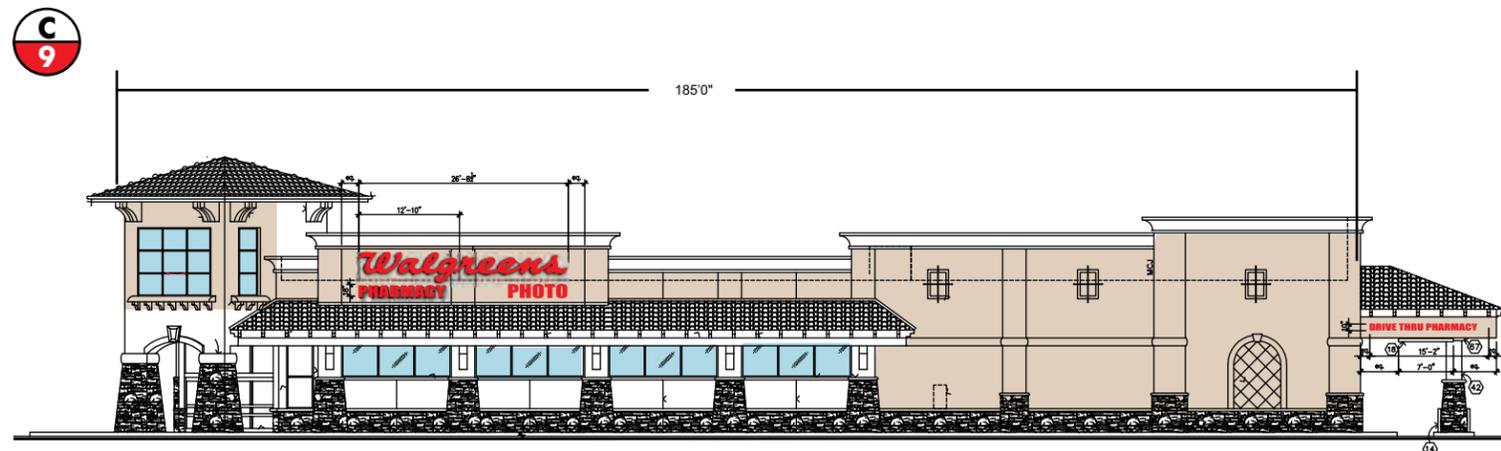


**NORTH ELEVATION - BLDG. #3**

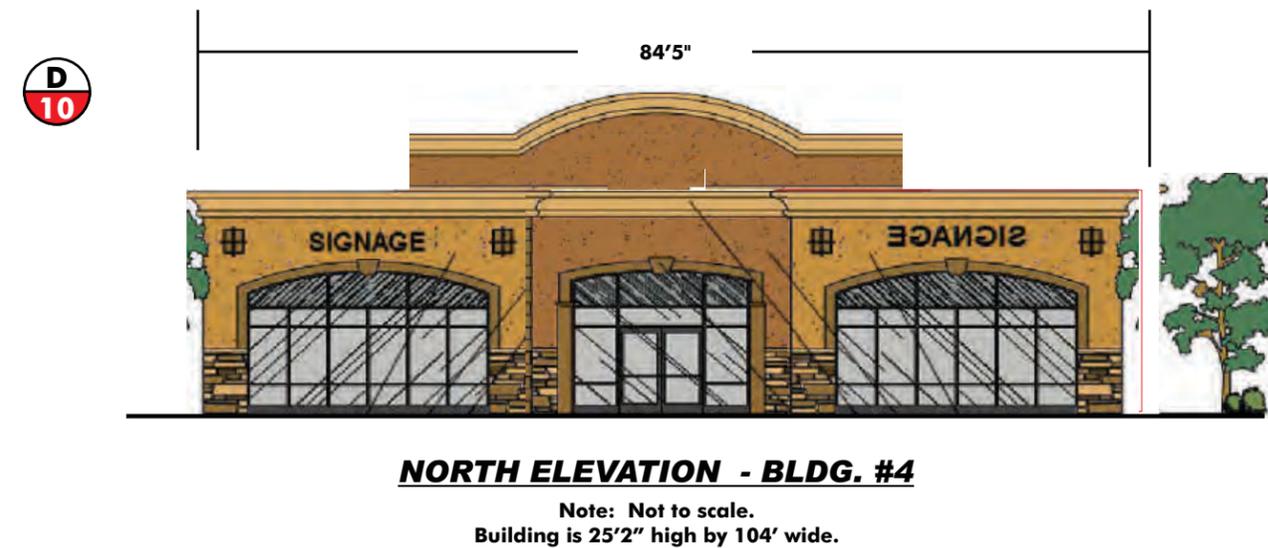
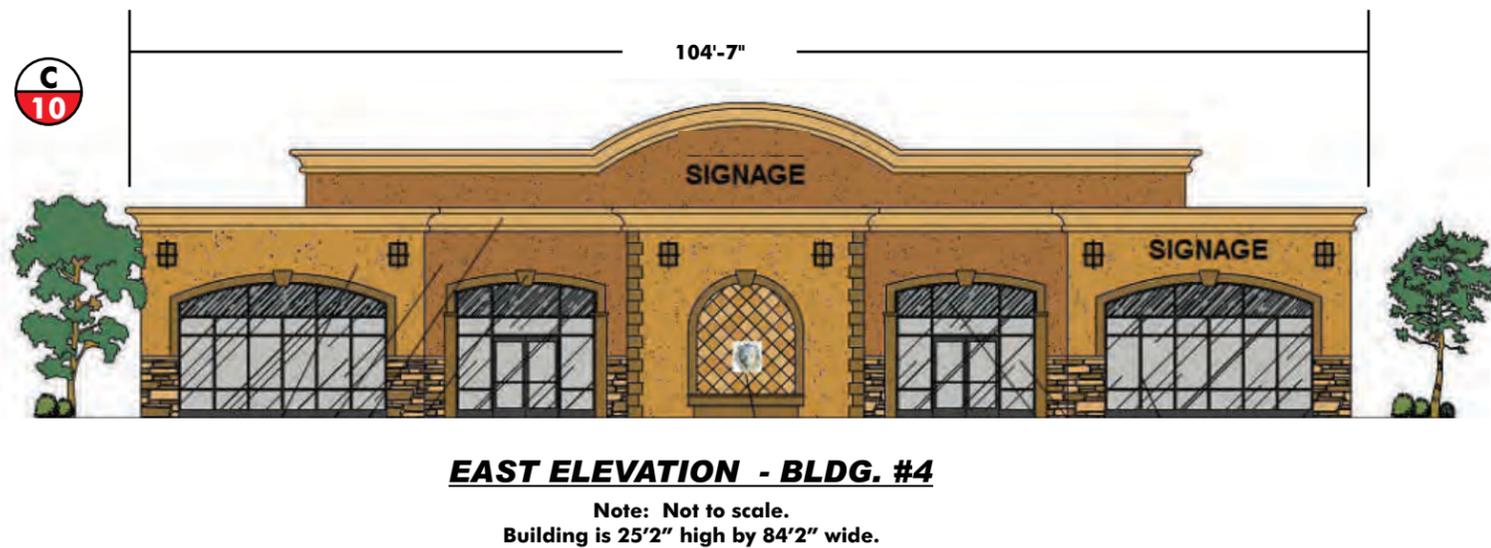
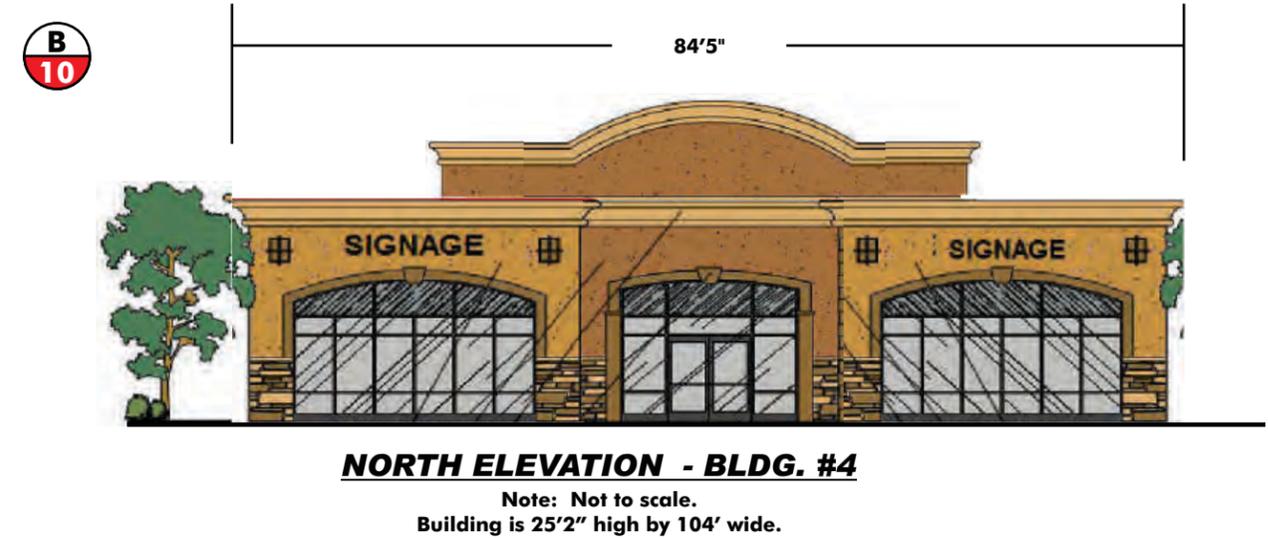
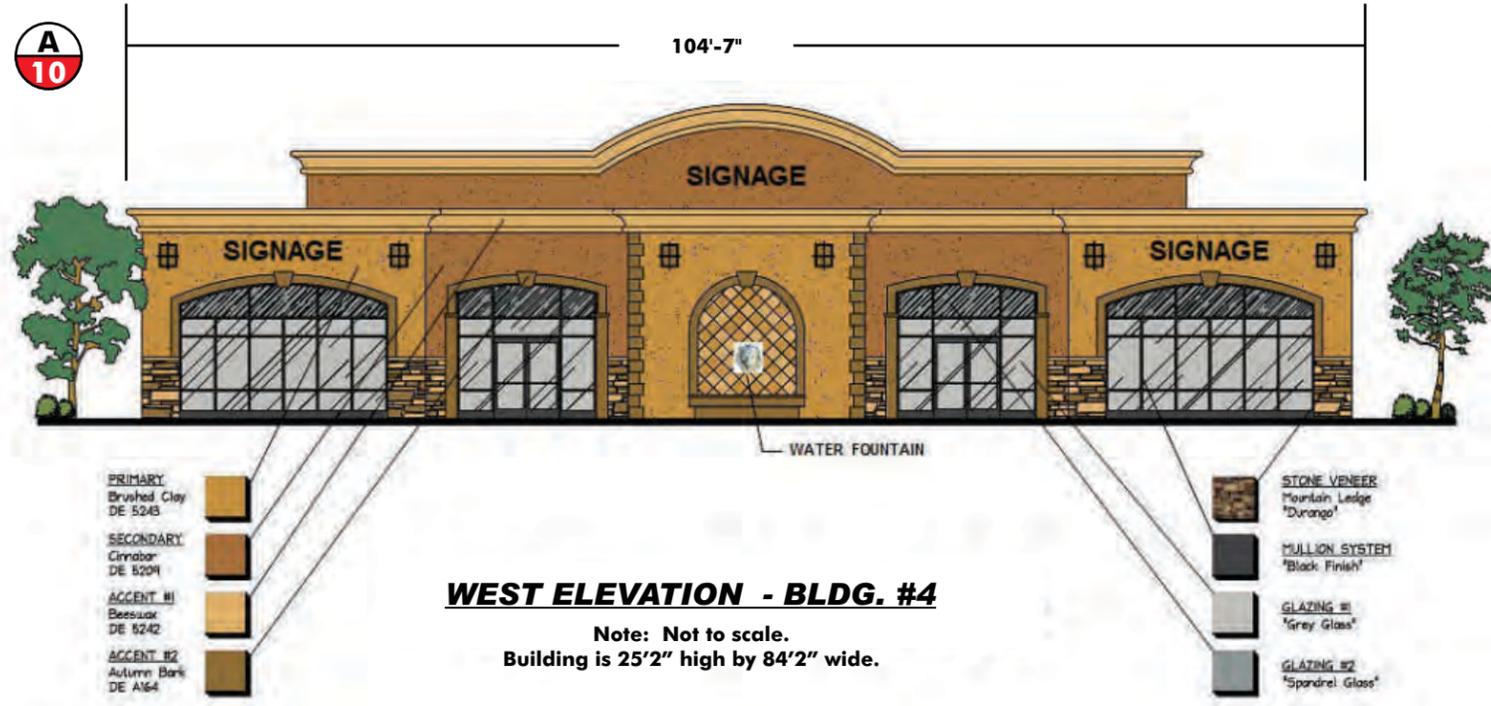
Note: Tower has a 5'-9" aluminum mortar pestal on wall beyond glass. A recessed neon border highlight is a part of the sign. This will be considered an interior sign and not a part of exterior calculations.

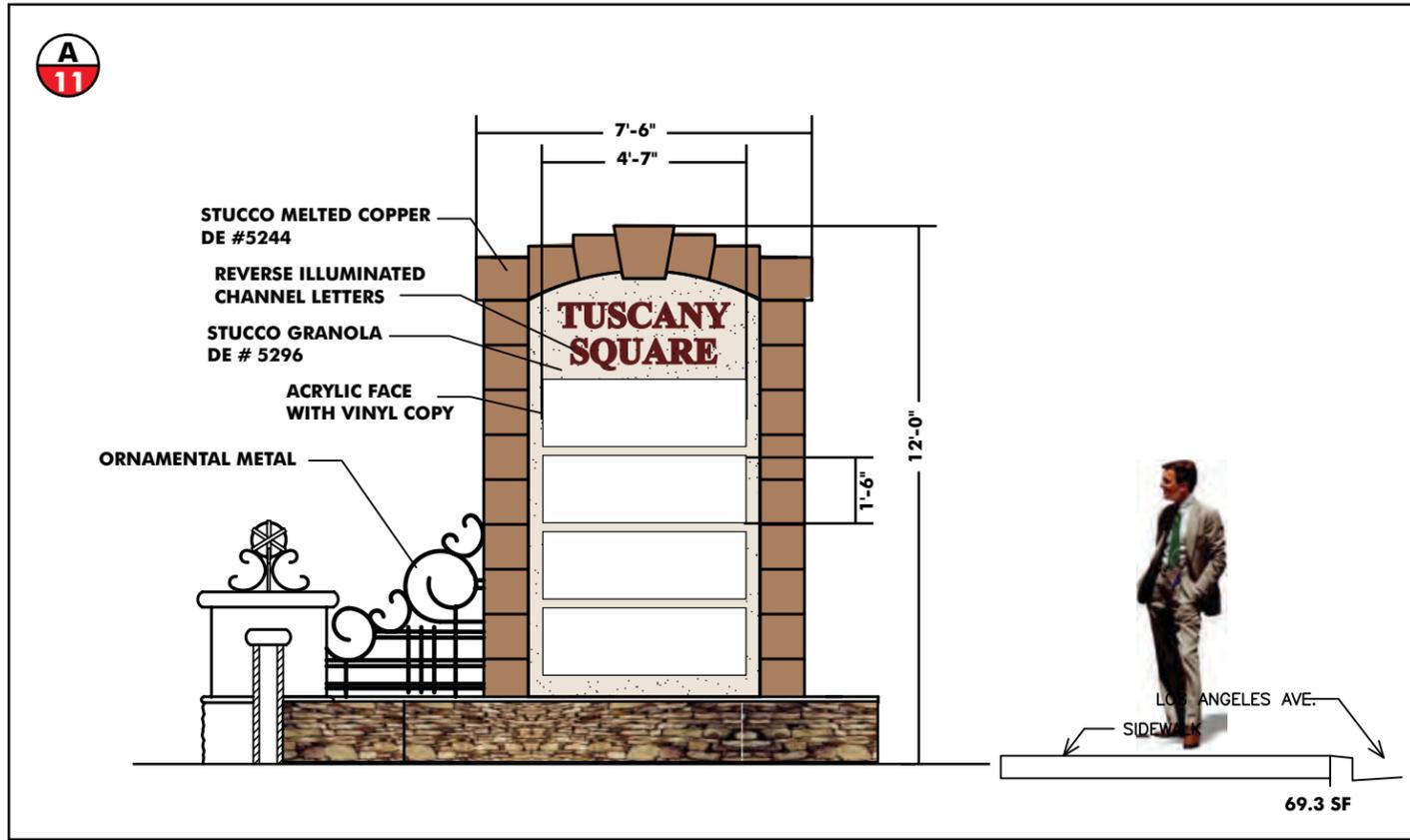


**TOWER ELEVATION - BLDG. #3**

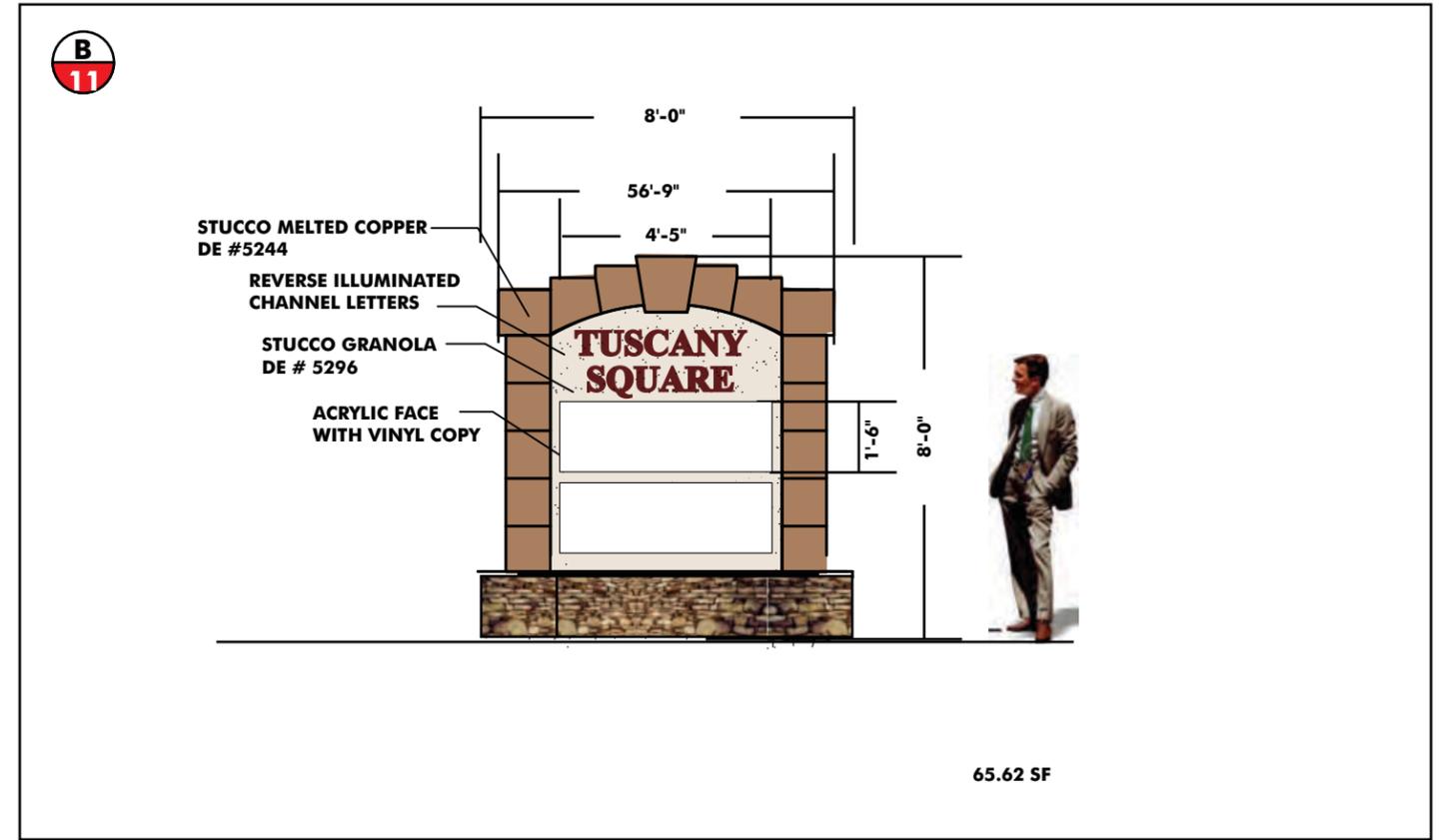


**WEST ELEVATION - BLDG. #3**



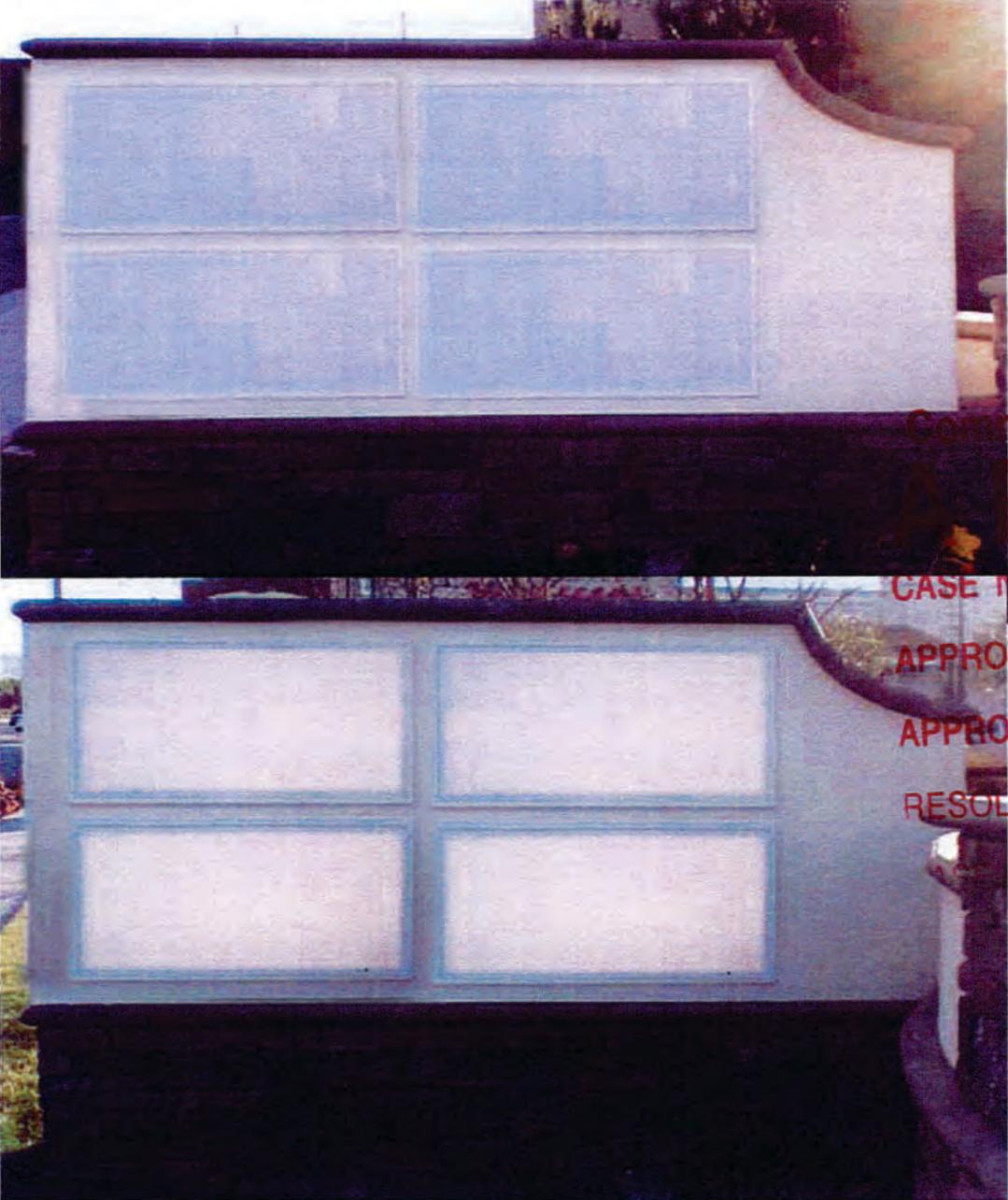


**12'-0" HIGH MULTI-TENANT MONUMENT (LOS ANGELES AVE.)**



**8'-0" HIGH MONUMENT (MOORPARK AVE.)**

#	Designer:	Date:	Revision Notes:
1	Deshamais, A.	11/07/22	Initial Drawing.
2	Garcia, G.	11.29.22	
3	Garcia, G.	11.30.22	
4	Deshamais, A.	8/03/23	Revise per revision request.
5			
6			
7			
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**Project & Location:**  
Tuscany Square  
142 W. Los Angeles Ave.  
Moorpark, CA 93021

.....

**Project Detail:**  
New acrylic inserts with  
matte black opaque back-  
ground vinyl with white or  
colored company logos.

**City of Moorpark  
Community Development Department**

APPROVED

CASE NUMBER: Sign permit 2011-11

APPROVAL DATE: 4/12/11

APPROVAL AUTHORITY: STAFF

RESOLUTION NUMBER: \_\_\_\_\_

PLANNER: \_\_\_\_\_

Scale: \_\_\_\_\_

Date: 03/08/11

.....

**Project Contact:**  
Bruce Rokos  
Bruce@SignsPacific.com

**MULTI-TENANT MONUMENT (LOS ANGELES AVE.)**

Project Name: Tuscany Square  
Address: Los Angeles Ave. & Moorpark Ave.  
City, State, Zip: Moorpark, CA 93021

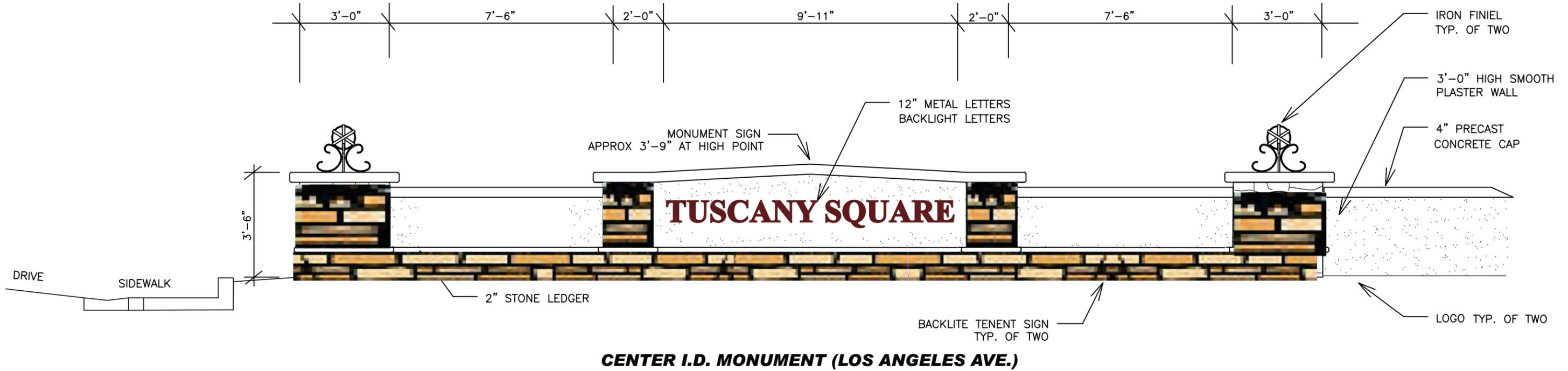
Client Approval:  
Landlord Approval:  
Designer: *Art Deshamais* Sales: Chris D.

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage-Solutions, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

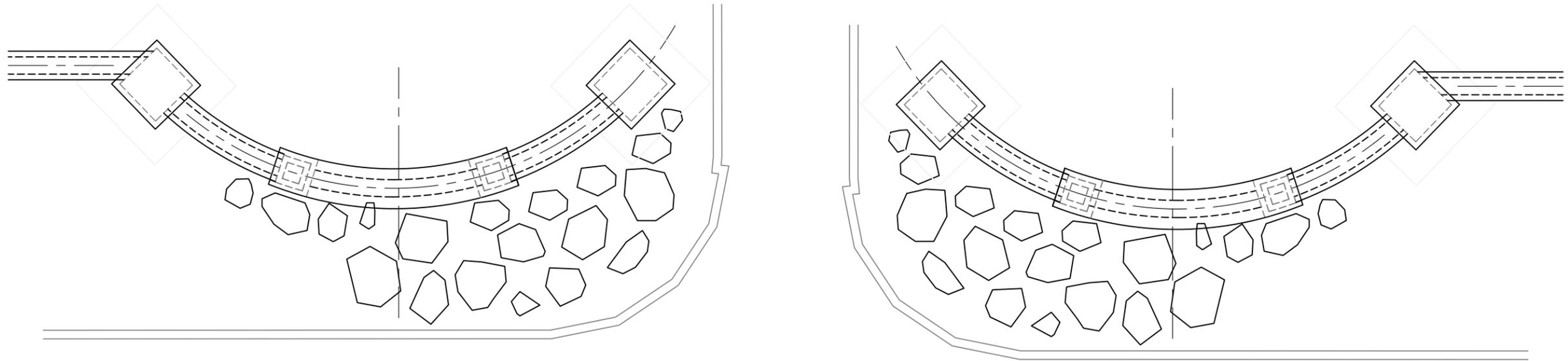
#	Designer:	Date:	Revision Notes:
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3	Garcia, G.	11.30.22	
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MASTER SIGN PROGRAM



**CENTER I.D. MONUMENT (LOS ANGELES AVE.)**



PS 127:1

PROJECT

CLIENT

JOB / DRAWING #



WEST COAST HQ.  
2231 S. Dupont Drive  
Anaheim, CA 92806  
800-655-9972

Project Name: Tuscany Square  
Address: Los Angeles Ave. & Moorpark Ave.  
City, State, Zip: Moorpark, CA 93021

Client Approval:  
Landlord Approval:  
Designer: *Art Deshamais* Sales: Chris D.

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220730-04

Page 13 of 15

**Externally illuminated flat-cut-out letters.**



**Reverse illuminated flat-cut-out letters.**



**Reverse illuminated letters (halo).**



**Internally illuminated channel letters standard.**



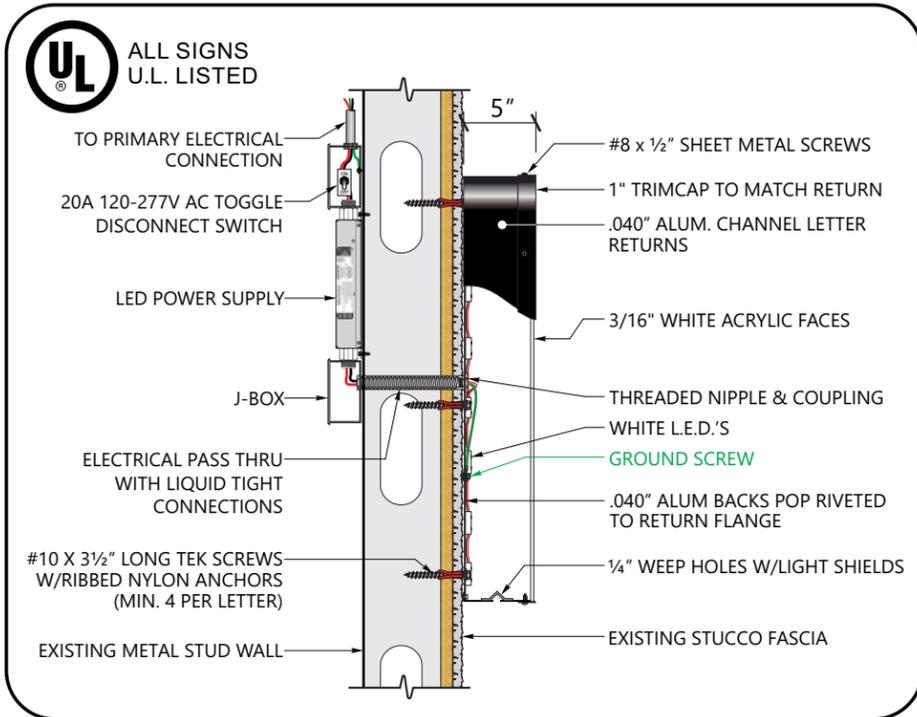
**Internally illuminated channel letters mounted on rolled tube.**



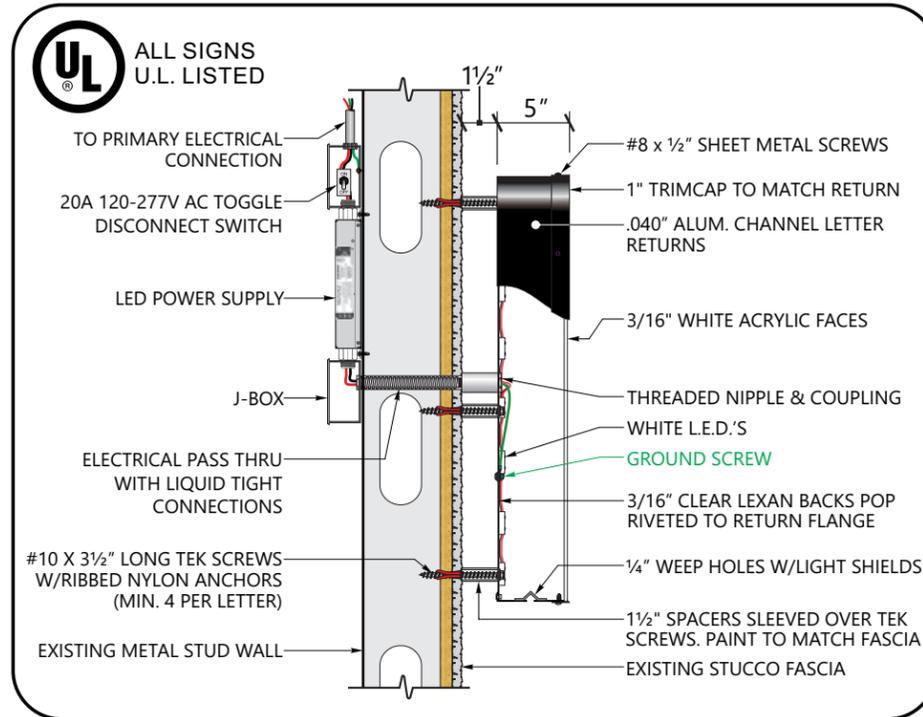
**Internally illuminated channel letters with routed push through secondary copy.**

#	Designer:	Date:	Revision Notes:
1	Deshamais, A.	11/07/22	Initial Drawing.
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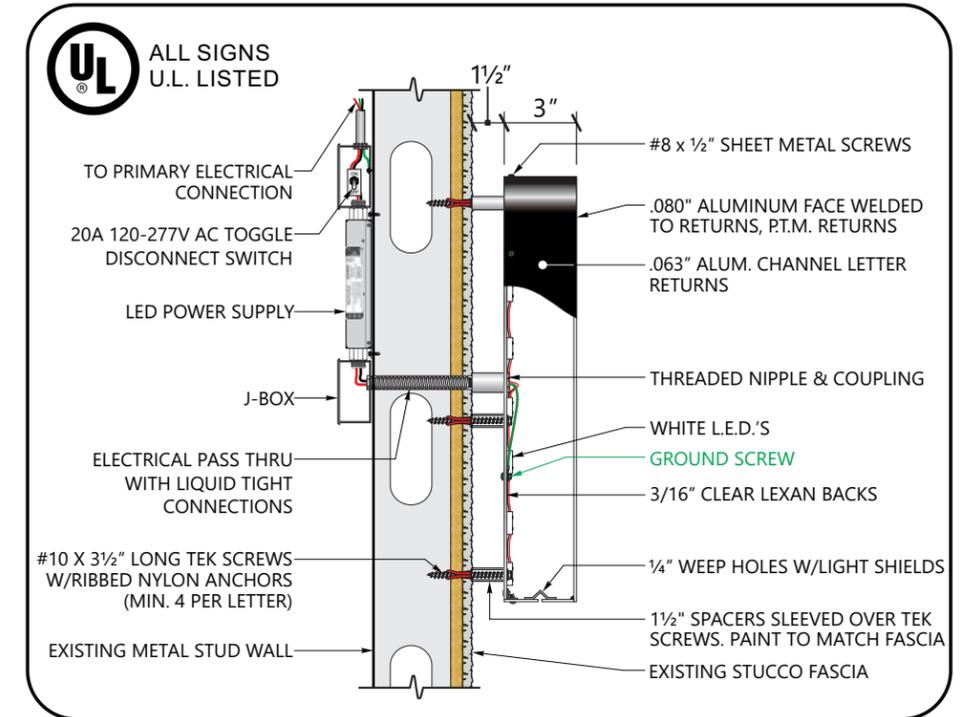
**TENANT SIGN SECTION DETAILS**



**1** SECTION DETAILS / FACE ILLUMINATED CHANNEL LETTERS  
Scale: NTS



**2** SECTION DETAILS / DUAL ILLUMINATED CHANNEL LETTERS  
Scale: NTS



**3** SECTION DETAIL / HALO ILLUM. REV. CHANNEL LETTERS  
Scale: NTS

#	Designer:	Date:	Revision Notes:
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