

FOOTHILL PLAZA

Planned Sign Program

20651 Lake Forest Dr., Lake Forest, CA



PURPOSE & INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building Signage in conformance with the provisions set forth in the City of Lake Forest Sign Ordinance.

The intent of this Planned Sign Program is to produce uniform standards for all onsite signage.

APPROVALS

1. The design and construction of Tenant's exterior sign **MUST** receive written approval by Landlord prior to fabrication and installation. Landlord has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein.
2. To secure Landlord's approval, Tenant agrees to confirm to the following procedure:
 - A. Two copies of Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - B. Details, materials, finishes and colors.
3. For City approval, obtain sign permit from Lake Forest Building And Safety Division. The City requires 3 copies of proposed sign packets for review and permits.
4. Final location and size of the signs are determined by the approved Planned Sign Program. Any modifications would be subject to additional review by the Planning Commission.
5. Each tenant upon removal of signage, wall shall be restored to original condition.

COMPLIANCE REQUIREMENTS

No person shall erect, re-erect, construct, enlarge, move, improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the landlord and the City of Lake Forest. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s).

DESIGN CRITERIA

SIGN CONSTRUCTION AND MAINTENANCE

Any signs listed under The Lake Forest Municipal code section 9.164.090 shall be exempt from regulations.

Signs shall be mounted without visible means of attachment.

All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material.

Letter fastening and clips are to be concealed and be galvanized, stainless steel, aluminum, brass or bronze metals.

All signs should be kept in good condition, free of corrosion, be legible, adequately repaired, maintained, and painted by the landlord at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality. Landlord shall be responsible for sign maintenance.

FABRICATION AND INSTALLATION

The following list is approved signage. All signs designs are subject to the approval of Landlord.

- All Signs shall provide business identification by use in the name, and/or nature of the business as sign copy (text).
- Tenants may use established type styles, logos and/or images that are registered trademarks for their identification signs are subject to the landlord's approval.
- Shop Tenants' exterior identification signs.
 1. Sign Type: Individual letters with Front & back lit channel letter sign or Aluminum faced channel letter sign with halo effect.
 2. Sign height: Maximum 24" height letters for single line, 30" height for 2 lines.
 3. Sign length: Maximum sign length shall not exceed 70% of leased store frontage.
 4. Sign area: Maximum size of tenant wall sign is limited to one square foot of signage per lineal foot of building frontage.
 5. Sign letter materials: Faces - min. 1/8" thick translucent acrylic face w/ 3/4" white trim caps. Returns & Backs - min. 0.040" thick pre-coated white aluminum.
 6. Sign face color: Approved by landlord.
 7. Sign illumination: 12 volts LED light modules. Front or back illumination.
 8. Sign locations: See attached page.
 9. All tenants' identification sign is limited to max. 2 lines of graphics only.
 10. National registered logos and colors shall be allowed with proof of documents. Maximum logo height shall not exceed 24 inches. Maximum logo area shall not exceed 30% of total sign area.

PROHIBITED SIGN TYPES

In addition to those indicated in the City of of Lake Forest Ordinance, the following types of signs are prohibited:

- Boxed or cabinet type signs.
- Exposed neon lighting or rope lighting / Billboards
- Signs that create safety hazard to pedestrian and vehicular traffic
- Pole Signs / Roof Signs / Portable Signs
- Permanent Cloth or Plastic Banners
- Painted signs directly on the wall or surface of any building
- Projecting Signs / Foam Letter Signs
- Vinyl Film Overlay on Plexiglass
- Exposed junction boxes, raceways, wires, transformers, tubing, conduit, or neon crossover
- Exposed gas-filled lighting tubes, strings of lights, exposed bulbs or other exposed lighting outlining any portion of the building façade
- Permanent holiday lighting / Ballon or Flags

WINDOW SIGNS

Window signs will cover no more than 25 percent of the total window area. Signage shall be limited to small graphics and text that serve to identify the business name and the product or type of service the business provides. The Maximum number of window signs is 3 per elevation.

TEMPORARY BANNERS

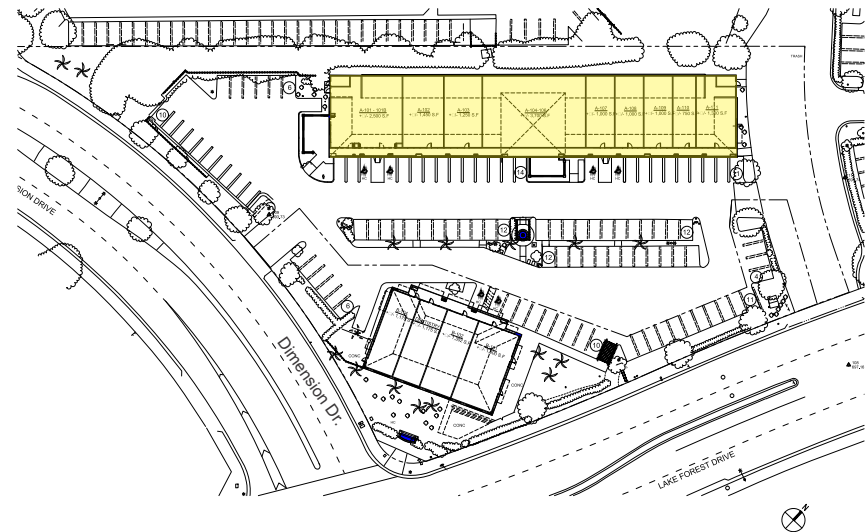
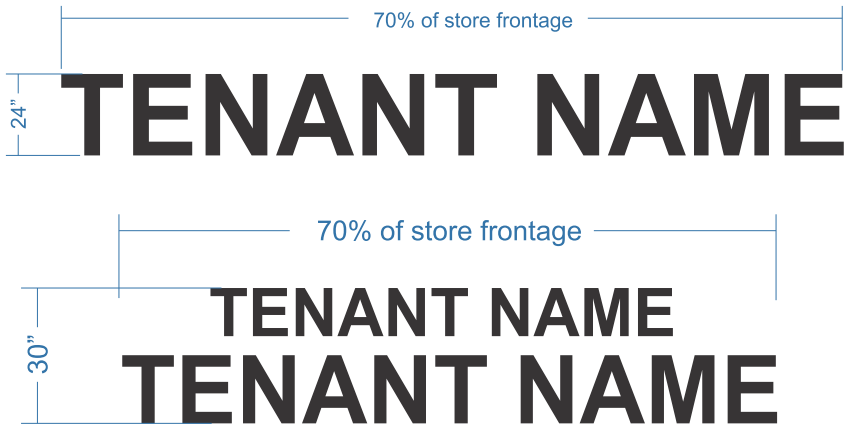
- a. Banners are limited to two (2) events per year, thirty (30) days maximum per event. Banner size shall not exceed 3'-0" by 10'-0". The temporary banner application must be filed with the City of Lake Forest Planning Division, and such promotional event and such promotional event and grand opening sign shall not remain placed on the building or any other structure for more than thirty (30) calendar days from the date it was approved by the City of Lake Forest Planning Division.
- b. Promotional and grand opening signs shall not be placed within the public right-of-way, on public property, or in any location which interferes with vehicular, bicycle, or pedestrian circulation or public safety.

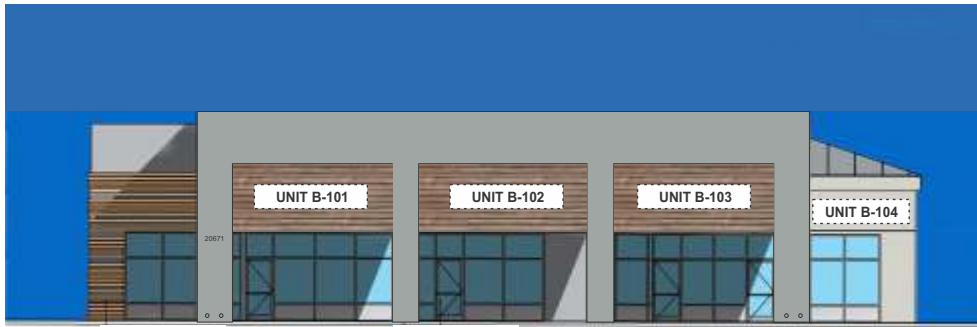


Building A East Elevation

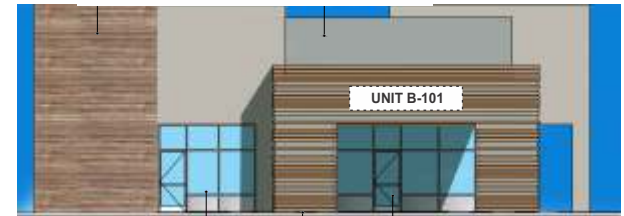


Building A East Elevation





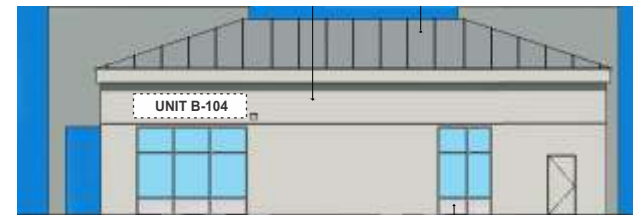
Building B North Elevation



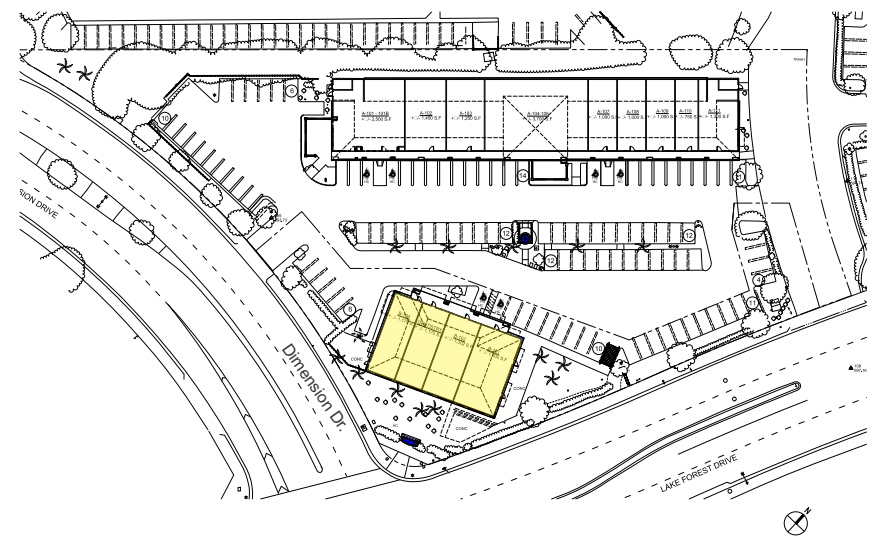
West Elevation



Building B South Elevation



Building B East Elevation



Approved Tenant Wall Sign Types:

The following list is approved signage. All signs designs are subject to the approval of Landlord.

A - Illuminated Acrylic faced channel letters with halo effect.

B - Illuminated Aluminum faced channel letters with halo effect.

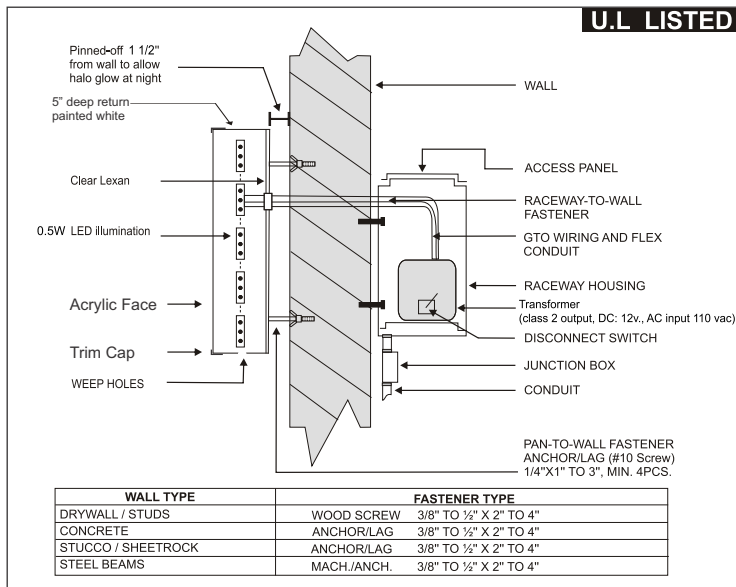
Type A

Face: 1/8" thk Acrylic with translucent vinyl.

Trim Cap: 3/4" wide white trim cap.

Letter Returns: 5" deep .040 aluminum white acrylic enamel finish.

Lighting: by LEDs, front & back lit.



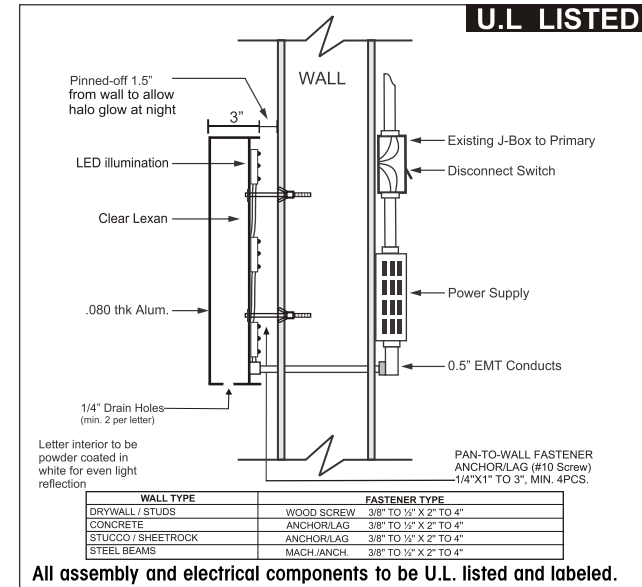
Type B

Face: .080 Aluminum face with powder coated finish.

Letter Returns: 3" deep .063 thick Aluminum returns with powder coated finish.

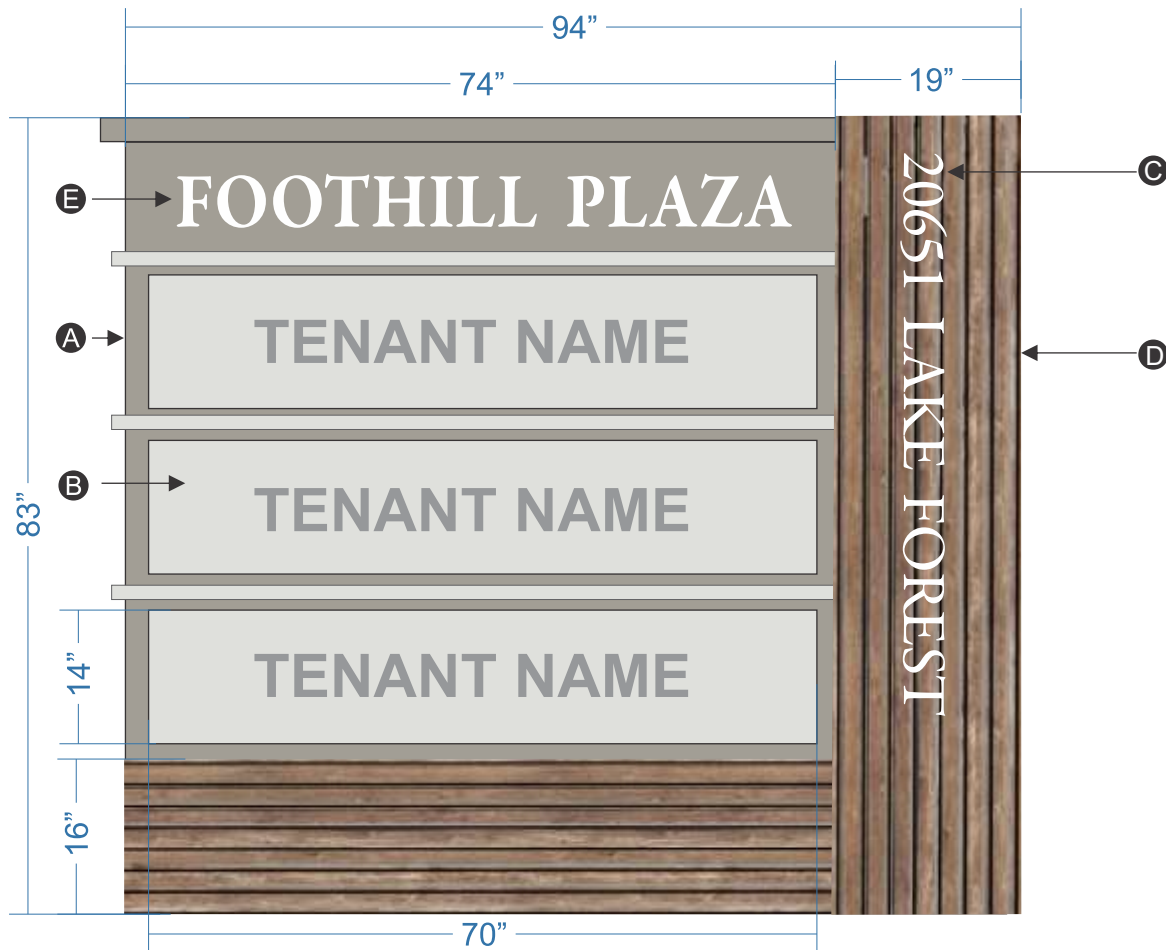
Lighting: by white LEDs, back lit.

Logo: Routed out & w/ 1/8" thk translucent acrylic backing.



Internally Illuminated Double Sided Monument sign.

Monument Sign A



Side View

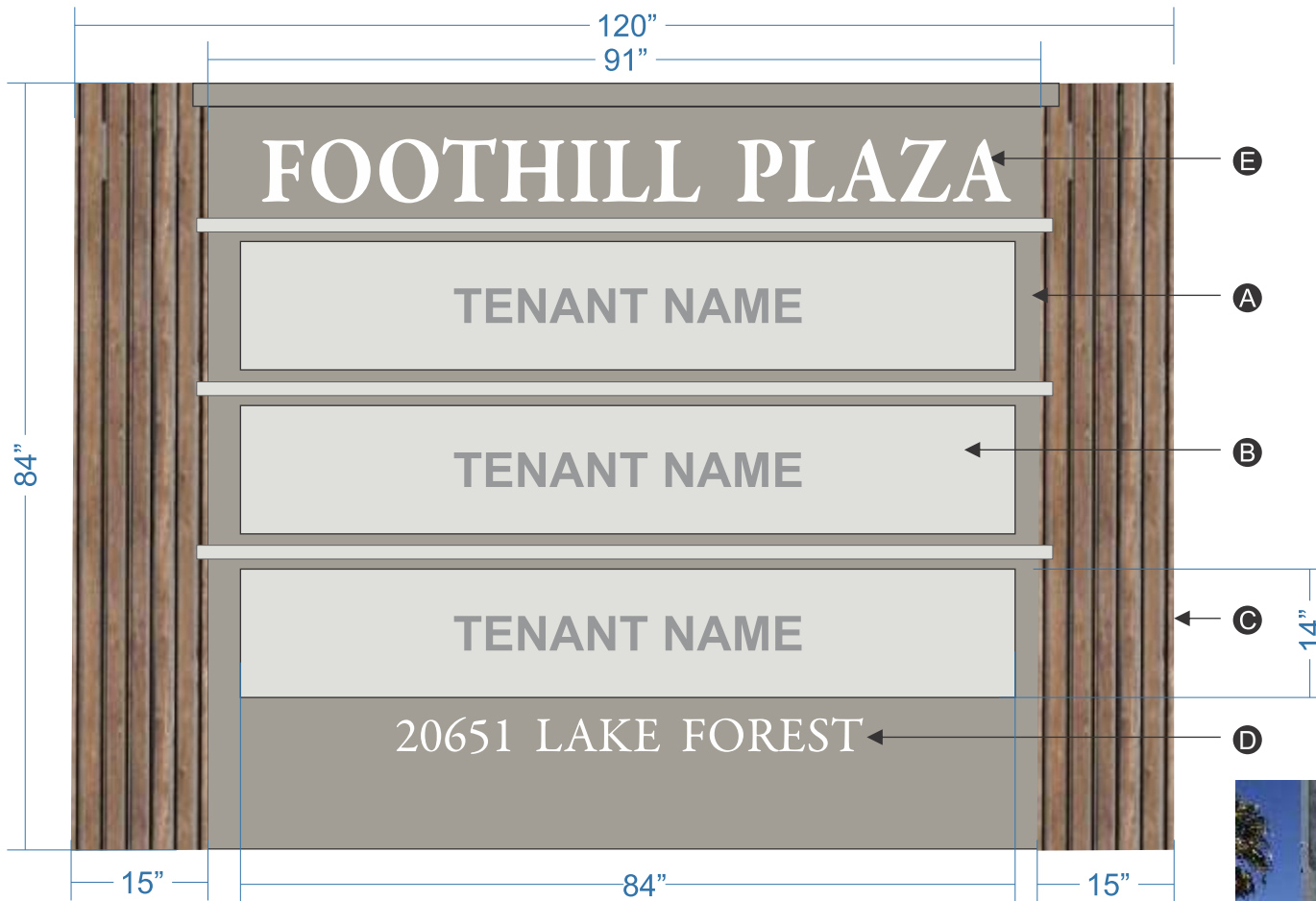


- A** Painted Aluminum Sign Cabinet with LED lighting.
- B** Painted Aluminum Tenant Sign Panel.
New Blank Panel with Push-Thru Letterforms.
- C** Painted 1/4" Aluminum letters.
- D** Aluminum Structure Covered with Wood Finish.
- E** Routed out letters with white acrylic behind.



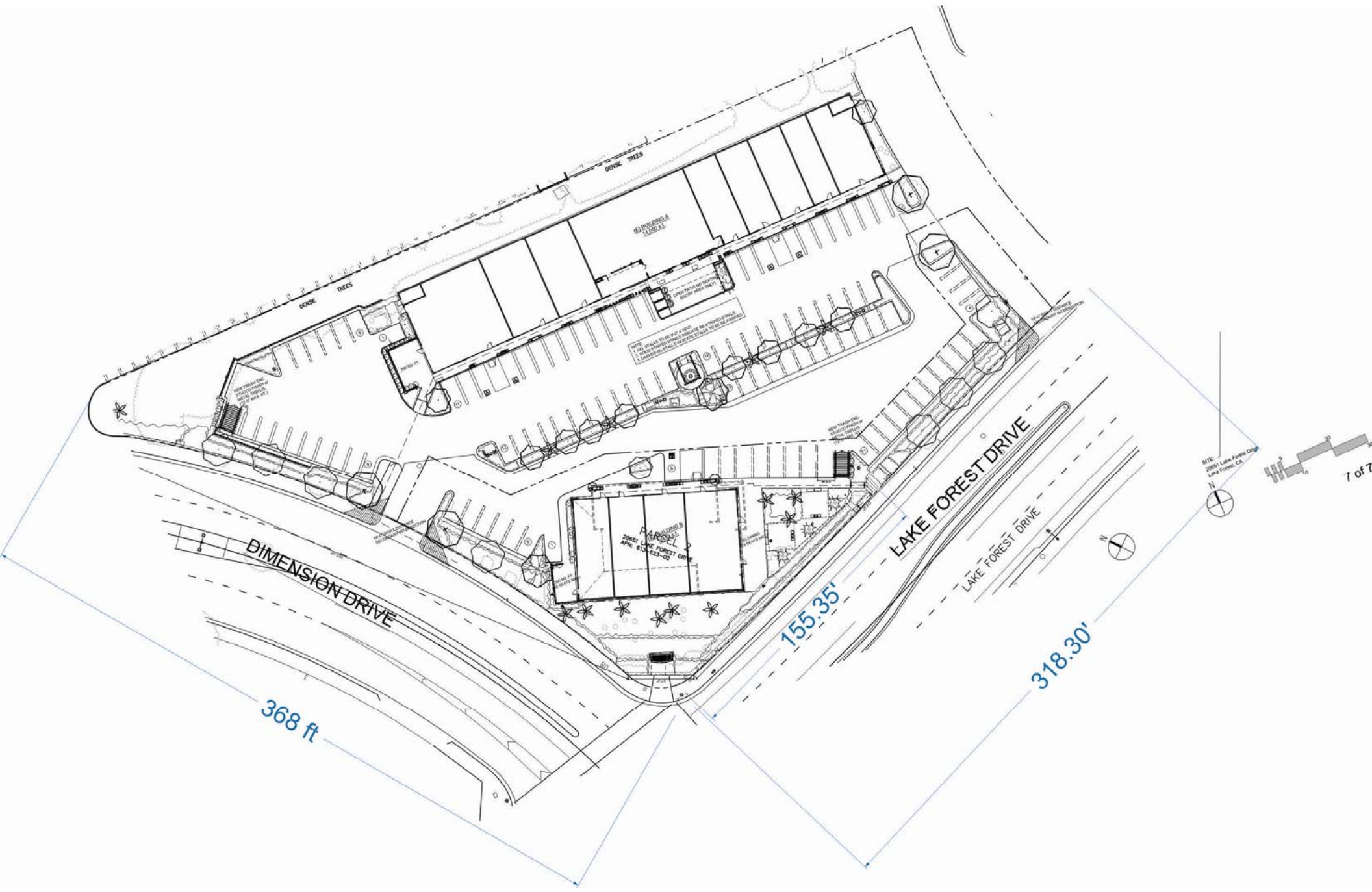
Internally Illuminated Single Sided Monument sign.

Monument Sign B



- Ⓐ Painted Aluminum Sign Cabinet with LED lighting.
- Ⓑ Painted Aluminum Tenant Sign Panel.
New Blank Panel with Push-Thru Letterforms.
- Ⓒ Aluminum Structure Covered with Wood Finish.
- Ⓓ Painted 1/4" Aluminum letters.
- Ⓔ Routed out letters with white acrylic behind.





8176
20851 Lake Forest Drive
Lake Forest, CA

