

DANA PLAZA

SIGN PROGRAM



21701 LAKE FOREST DRIVE • 25411 TRABUCO ROAD • 25421 TRABUCO ROAD
25431 TRABUCO ROAD • 25435 TRABUCO ROAD
LAKE FOREST CALIFORNIA



DIRECT SIGN MANUFACTURING & INSTALLATION | LIC. # 779255

1715 S. BONVIEW AVE., ONTARIO CA 91761 • WWW.INLANDSIGNS.COM

**CITY OF LAKE FOREST
PLANNING COMMISSION**

APPROVED

DATE: 07-07-22

SUBJECT TO CONDITIONS OF APPROVAL
APPLICATION: PSP 01-22-5493

APPROVAL OF THIS PLAN AND SPECIFICATIONS
SHALL NOT BE HELD TO PERMIT OR TO BE AN
APPROVAL OF THE VIOLATION OF ANY FEDERAL,
STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

REVISION 4

6-21-2022

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ADDRESS:

21701 Lake Forest Drive
 25411 Trabuco Road
 25421 Trabuco Road
 25431 Trabuco Road
 25435 Trabuco Road

PROPERTY MANAGEMENT CO. & PROPERTY OWNER:

KA Enterprises, LLC
 5820 Oberlin Drive
 Suite 201
 San Diego, CA 92121

ARCHITECT:

Dayton Associates-Architects, Inc.
 2900 Silver Lane
 Newport Beach, CA 92660
 949.645.1717

CITY OF LAKE FOREST:

100 Civic Center Dr.
 Lake Forest, CA 92630

(949) 461-3400

SITE MAP

AERIAL PHOTO:



NORTH



AERIAL PHOTO / SITE PLAN

SCALE: 1/64" = 1'-0"

SITE PLAN

LEASING / PLOT PLAN:



NORTH



LEGEND

- SUITE UNITS
- PROPERTY LINE
- BUILDING
- PROPOSED D/F MONUMENT
- PROPOSED WALL SIGNS
- PROPOSED DIRECTIONAL

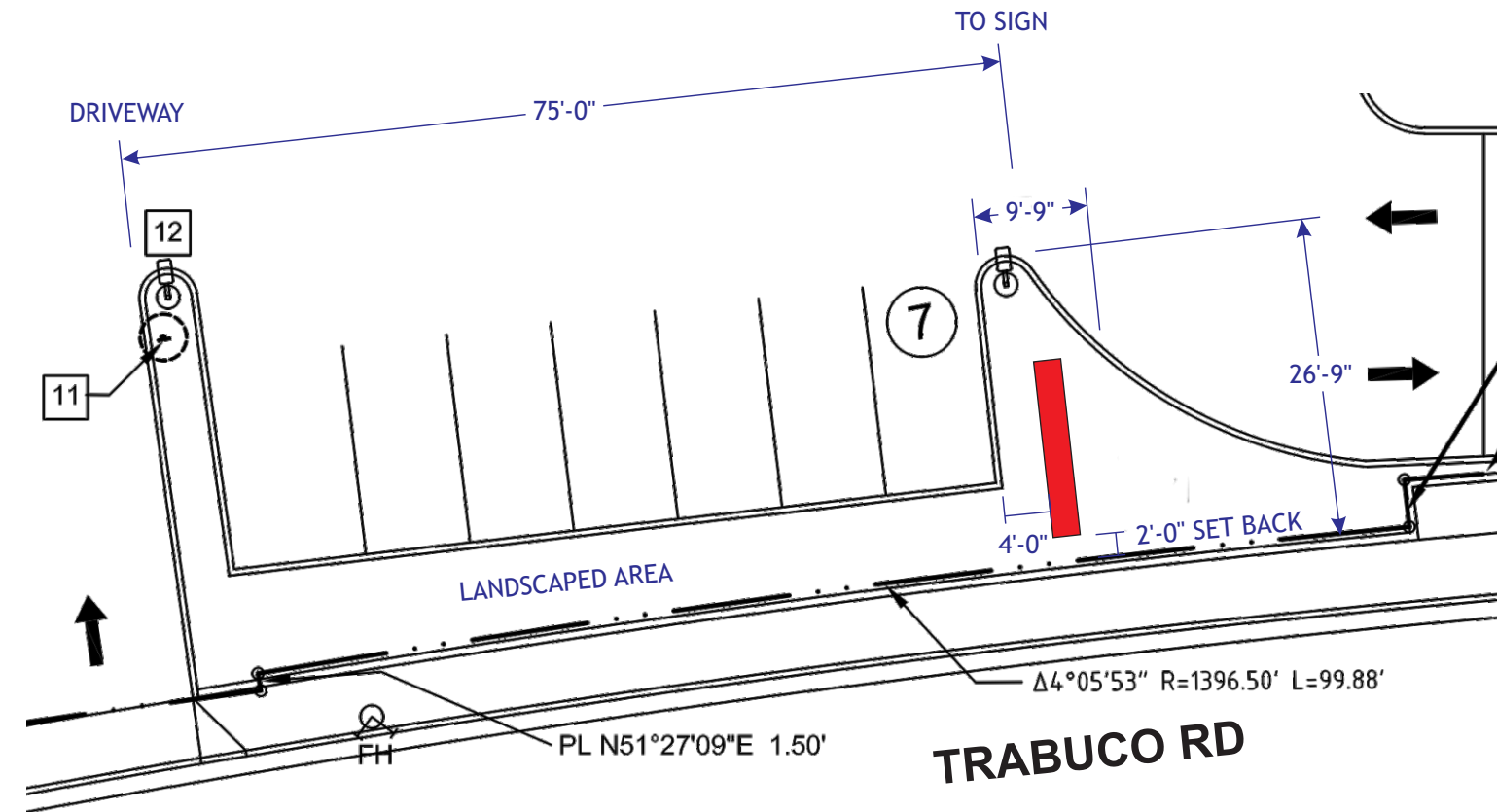
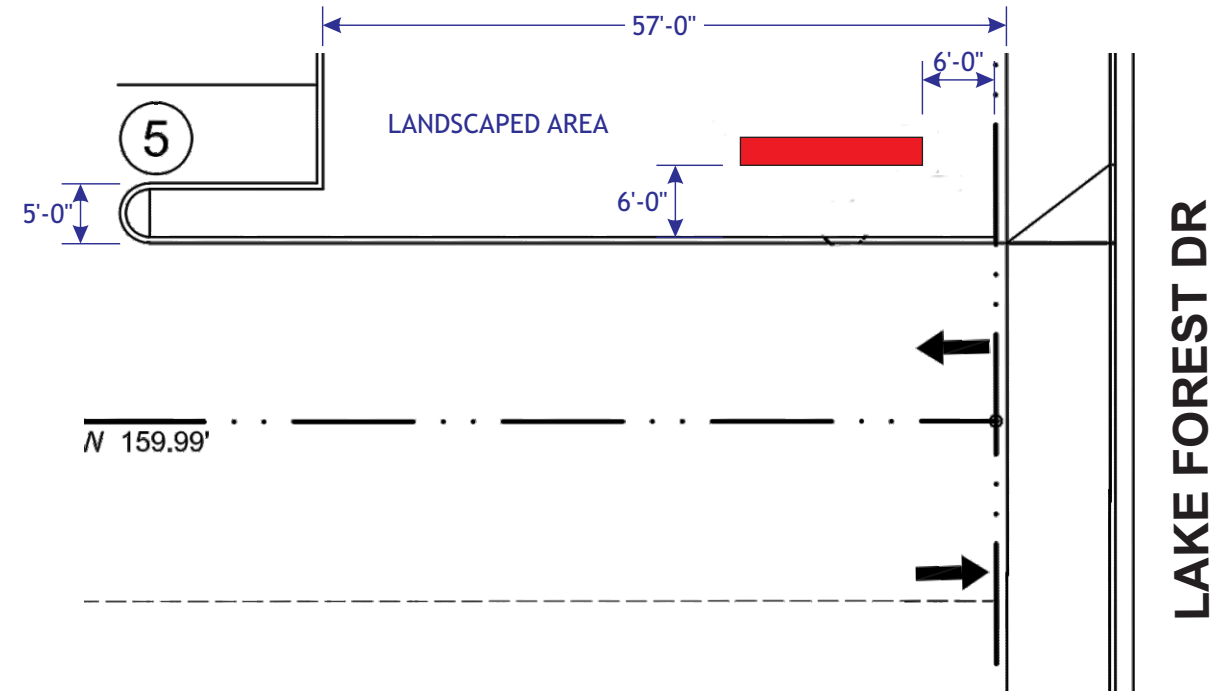
PROPOSED SIGN INDICATORS ARE NOT TO SCALE AND ARE USED TO SIGNIFY APPROXIMATE LOCATION OF SIGNAGE

LEASING/PLOT PLAN; SIGN PLACEMENT DETAILS

SCALE = 1/64" = 1'-0"

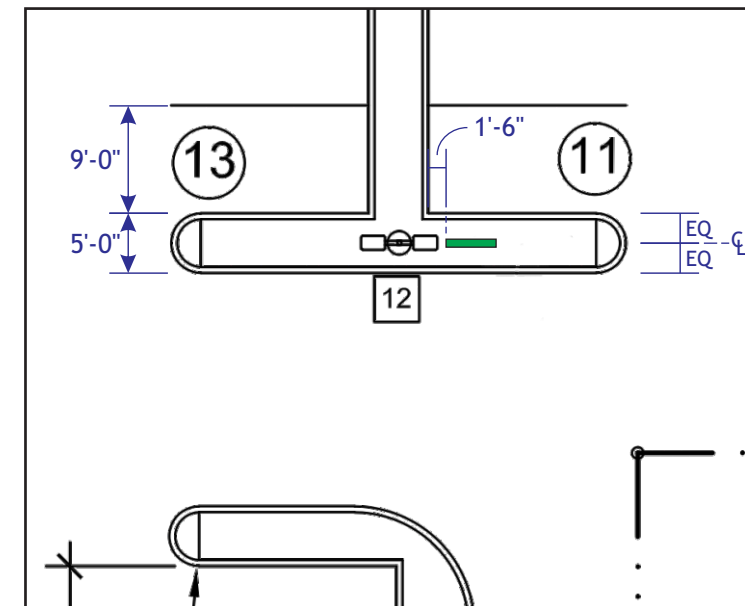
SITE PLAN

MONUMENT & DIRECTIONAL SIGN PLACEMENT DETAILS:



MONUMENT SIGN PLACEMENT DETAILS

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



DIRECTIONAL SIGN PLACEMENT DETAILS

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

PURPOSE & INTENT

GENERAL:

- These criteria have been established for the purpose of maintaining signage continuity of quality and aesthetics of Dana Plaza for the mutual benefit of all Owners or tenants, and to comply with the regulations of the City of Lake Forest.
- The intent of the sign criteria is to offer the Tenant, design flexibility and to incorporate common design elements. The sign specifications will offer optimum Tenant identity when designated in conformance with the design standards.
- Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be removed at Tenant's expense.
- All provisions of the City of Lake Forest code requirements shall be applicable in addition to these sign criteria. Where these criteria and the City both are in effect, the most restrictive provisions of either shall be applicable.
- No sign shall be installed without the Landlords' written approval and the required City permits.
- Landlord reserves the right to change or modify this sign criteria at any time.

GENERAL SIGN REGULATIONS

STANDARDS:

- Prior to fabrication or applying for City approvals, Tenant shall submit to the Landlord, three (3) copies of detailed shop drawings in full color indicating the location, storefront width, size, layout, design, color, illumination, materials, and method of attachment, for Landlord's written approval. Approval or disapproval of sign submittals shall remain the sole and absolute right of the Landlord.
- All Signs must be approved by the City of Lake Forest with proof of approval submitted to Landlord prior to ordering of sign.
- All signs and their installation shall comply with all local building and electrical codes, and must conform to this Sign Criteria.
- Each Tenant shall pay all costs for his/her signs, including installation and maintenance. Each Tenant or his/her Sign Contractor shall obtain and pay for all necessary City permits.
- Each Tenant shall be responsible for fulfilling all requirements of this sign criteria.
- Each Tenant shall be fully responsible for all actions of Tenant's Sign Contractor with respect to the manufacturing and installation of their sign.
- Sign Company shall hold a valid C-45 state license, be fully licensed with the City and State and shall provide full Workman's Compensation and General Liability Insurance certificates to the Landlord.
- Landlord reserves the right to change or modify the criteria in accordance with City regulations. Further revisions of this approved Planned Sign Program could require an amendment to the Planned Sign Program and would be subject to review and approval by the Director of Community Development or Planning Commission.

GENERAL SIGN REGULATIONS

STANDARDS CONTINUED: Monument Signs

- Monument signs to be architecturally consistent with the overall building theme.
- Monument signs shall be set back a minimum of three (3) feet from an interior property line, and a minimum of five (5) feet from the edge of a driveway.
- Monument sign shall be located a minimum of 50 feet from a lot line of any residentially zoned property.
- Monument signs shall display no more than four (4) tenant names per side.
- Monument sign shall not project over any building or over any on-site driveway or vehicle circulation area in a parking facility.
- A maximum of 1 monument per 1,000 feet of street frontage is allowed with a maximum of 4 signs total.
- Monument tenant panel paint color must match color shown of page 13 of this approved Planned Sign Program.
- Monument tenant panel copy shall be a maximum of 12 inches in height.

SIGN DESIGN & STYLE

STANDARDS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNS

The following types of construction will be allowed:

- Halo-illuminated channel letters.
- Front and back lit channel letters.
- Standard channel letters.

Note: No exposed raceways will be permitted. No new cabinet signs or refacing of existing cabinet signs will be permitted.

- All letters shall be manufactured from aluminum and shall not exceed 24" in height. Up to two rows of copy are allowed.
- The combined area of all signage on a building elevation shall not exceed 1 sq. ft. per lineal foot of building frontage.
- Letters shall be internally illuminated.
- Tenant will be permitted to display one (1) logo at each sign location. The logo area shall be included within the sign area limitation but not exceeding 25% of the overall sign area. The logo shall be defined as a graphic symbol commonly used by the Tenant for identification. The logo shall have a metal channel outline of the symbol with construction required for Tenant's channel letters.
- Signs shall be installed only in the designated "Sign Area" established for the building and as allowed by the City of Lake Forest.
- Wall signs must be centered vertically and horizontally within the designated "Sign Area" in order to ensure clear legibility and not interfere with building elements, unless architectural design dictates otherwise.
- No signs shall be painted on the building.
- Signs shall meet or exceed sign requirements of the City of Lake Forest.
- Additional wiring, transformers, etc. shall be the responsibility of the tenant.

Nationally recognized or chain tenants that have trademarked and registered logos may use their own artwork, after Landlord review and approval.

SIGN CONSTRUCTION

REQUIREMENTS:

- Landlord shall approve all sign design, color and construction per the following:
- All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, bronze, nickel or cadmium plated.
- No black iron materials of any type will be permitted.
- All conductors, crossovers, transformers, wiring and other equipment must be concealed behind the sign face.
- The face of the channel letters and logos shall be acrylic (3/16" thick minimum) fastened to the metal frame (if used) by an approved colored trim cap.
- All signs and their installation must comply with all local building and electrical codes. A U.L. approved sign company shall fabricate all electrical signs, pursuant to U.L. specifications, and bear a U.L. label.
- All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- All lighting must match the exact specification of the approved working drawings.
- Exposed conduits, crossovers, neon tube conductors, transformers, etc., are prohibited.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- Color coatings shall exactly match the colors specified on the approved plans.
- Joining of materials shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and round smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- In no case shall any manufacturer's label be visible from normal street viewing angles.
- **No exposed raceways shall be permitted.**
- Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
- All Channel letters shall be constructed from painted aluminum, sealed against any light leaks, primed and painted white interior. Color of exterior letter returns shall be subject to Landlord Approval.
- All trim cap to be 3/4".
- No sign cabinets will be allowed unless used in combination with individually illuminated channel letters and approved by Landlord.

PROHIBITED SIGNAGE

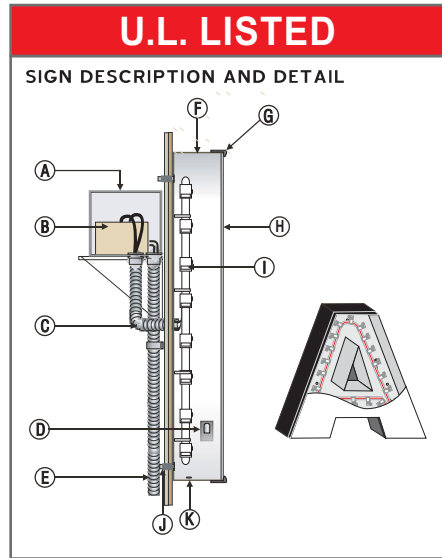
The Regulations and control of the location, size, type, and number of signs permitted shall be graded by the provisions of the City of Lake Forest Municipal Code. Additionally, the following shall apply.

GENERAL:

- No advertising placards, external displays, decorative lighting, flags, balloons, pennants, names, insignia, trademarks or other descriptive material, shall be affixed or maintained upon either the interior or exterior glass panes and supports of the show windows and doors or upon the exterior walls of the building. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- 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 is prohibited.
- Sign boxes and cans are not permitted.
- Painted lettering is not permitted.
- No animated, flashing, rotating or audible signs are permitted.
- All prohibited signs and advertising devices must be contained in the City of Lake Forest code requirements.

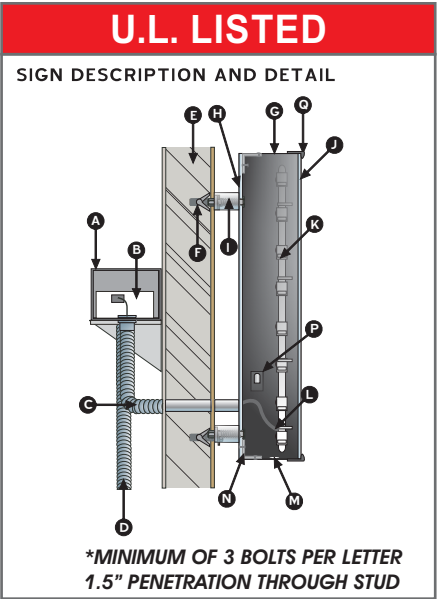
TYPICAL ILLUMINATED LETTER & LOGO SECTION DETAILS

SIGN CONSTRUCTION



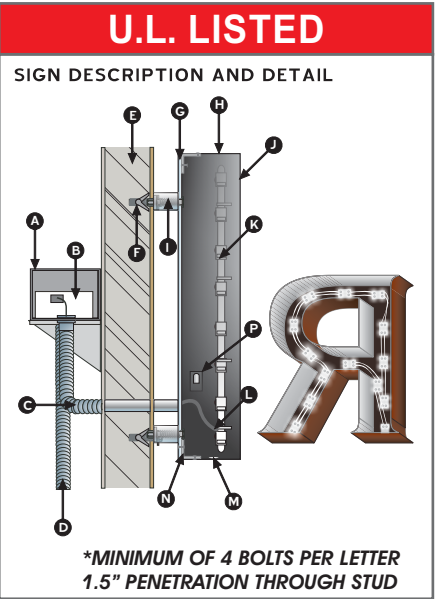
A	TRANSFORMER HOUSING
B	TETRA(R) LED SYSTEM TRANSFORMER 5 AMP MAX OUTPUT
C	CONDUIT (1/2" MIN) WATER PROOF
D	LISTED DISCONNECT SWITCH
E	PRIMARY ELECTRICAL SOURCE
F	5" (.063) BLACK ALUM RETURNS
G	3/4" BLACK TRIM CAP
H	3/16" WHITE ACRYLIC FACE
I	LED STRAND
J	FASTENERS minimum of 6 #10 x 1 1/2" penetration w/ #10 plastic anchors
K	DRAIN HOLES

STANDARD ILLUMINATED CHANNEL LETTERS/LOGO



A	TRANSFORMER HOUSING
B	LED SYSTEM TRANSFORMER 5 AMP MAX OUTPUT
C	CONDUIT (1/2" MIN) WATER PROOF
D	PRIMARY ELECTRICAL SOURCE
E	WALL
F	3/8" TOGGLE BOLTS
G	3" (.063) PAINTED ALUMINUM RETURNS
H	3/16" LEXAN BACKING
I	1 1/2" SPACERS
J	ACRYLIC FACE
K	LED STRAND
L	ELECTRICAL TO LED STRAND
M	WEEP HOLES
N	L BRACKET FROM RETURN TO LEXAN
P	DISCONNECT SWITCH
Q	3/4" BLACK TRIM CAP

FRONT & BACK LIT CHANNEL LETTERS/LOGO

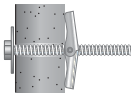


A	TRANSFORMER HOUSING
B	LED SYSTEM TRANSFORMER 5 AMP MAX OUTPUT
C	CONDUIT (1/2" MIN) WATER PROOF
D	PRIMARY ELECTRICAL SOURCE
E	WALL
F	3/8" TOGGLE BOLTS
G	3/16" LEXAN BACKING
H	3" (.063) PAINTED ALUMINUM RETURNS
I	1 1/2" SPACERS
J	080 PAINTED ALUMINUM FACE
K	LED STRAND
L	ELECTRICAL TO LED STRAND
M	WEEP HOLES
N	L BRACKET FROM RETURN TO LEXAN
P	DISCONNECT SWITCH

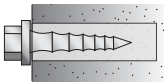
HALO-ILLUMINATED CHANNEL LETTERS/LOGO

ATTACHMENT METHODS

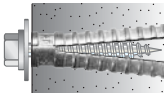
Based on Wall Material



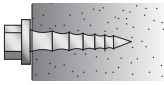
TOGGLE BOLT
NON CORROSIVE TYPE



LAG BOLT & SHIELD
NON CORROSIVE TYPE



EXPANSION BOLT
NON CORROSIVE TYPE

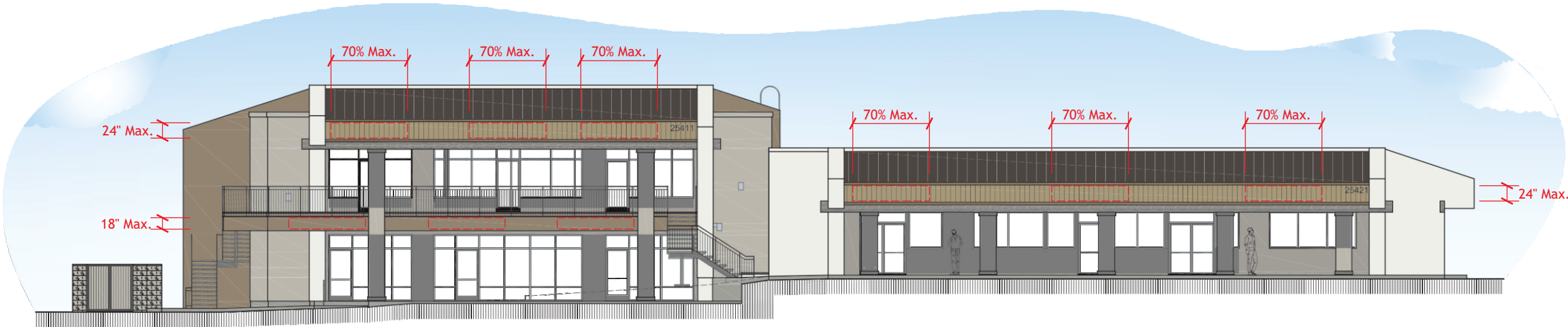


CONCRETE TEK SCREWS;
SELF TAPPING
NON CORROSIVE TYPE

ALLOWABLE SIGN AREA

WALL SIGNS - BUILDING A (SOUTH ELEVATION)

- Quantity: Each Building A tenant shall be allowed 1 wall sign.
- Sign Area: Tenants on single story portion or second floor of Building A will be allowed 24" overall height and 70% of suite frontage in width. Tenants are allowed 1.0 sq. ft. per linear foot of suite frontage. Tenants on the first floor of Building A (25411 Trabuco Road) will have a maximum overall height of 18" with a maximum width of 70% of the suite frontage. Tenants are also allowed 1.0 sq. ft. per linear foot of suite frontage.
- Location: Sign placement to be centered top & bottom inside designated sign area.
- Logos: All Logo Cabinets Shall Have Visual Interest, no square or rectangular logo cabinets will be allowed unless part of a nationally recognized brand or logo.



TENANT SIGNAGE LOCATIONS

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

ALLOWABLE SIGN AREA

WALL SIGNS - BUILDING B & C

- Quantity: Each Bldg B & C tenant shall be allowed 1 wall sign per building frontage. **Note: No signage allowed on Northeast elevation Bldg C.**
- Sign Area: Sign shall not exceed 24" overall height and 70% of suite frontage in width. Tenant is allowed 1.0 sq. ft. per linear foot of suite frontage.
- Location: Sign placement to be centered top & bottom inside designated sign area.
- Logos: All Logo Cabinets Shall Have Visual Interest, no square or rectangular logo cabinets will be allowed unless part of a nationally recognized brand or logo.



TENANT SIGNAGE LOCATIONS (NORTHWEST ELEVATION)

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



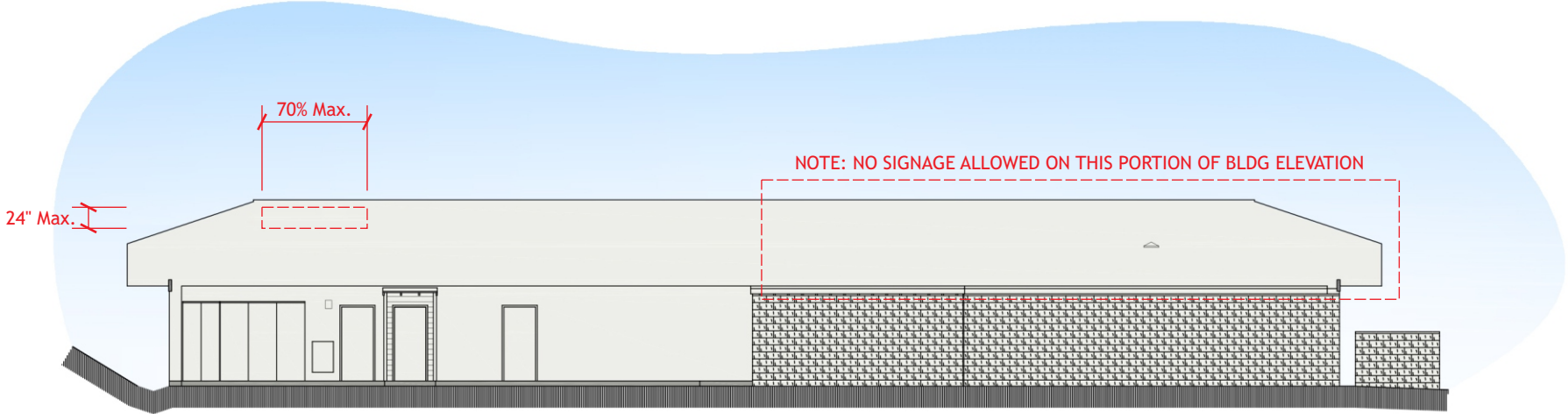
TENANT SIGNAGE LOCATIONS (SOUTHEAST ELEVATION)

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

ALLOWABLE SIGN AREA

WALL SIGNS - BUILDING D (EAST & WEST ELEVATIONS)

- Quantity: Each Bldg D tenant shall be allowed 1 wall sign per building frontage. **Note: No signage allowed on Northeast corner of Bldg D.**
- Sign Area: Sign shall not exceed 24" overall height and 70% of suite frontage in width. Tenant is allowed 1.0 sq. ft. per linear foot of suite frontage.
- Location: Sign placement to be centered top & bottom inside designated sign area.
- Logos: All Logo Cabinets Shall Have Visual Interest, no square or rectangular logo cabinets will be allowed unless part of a nationally recognized brand or logo.



TENANT SIGNAGE LOCATIONS (NORTHEAST ELEVATION)

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



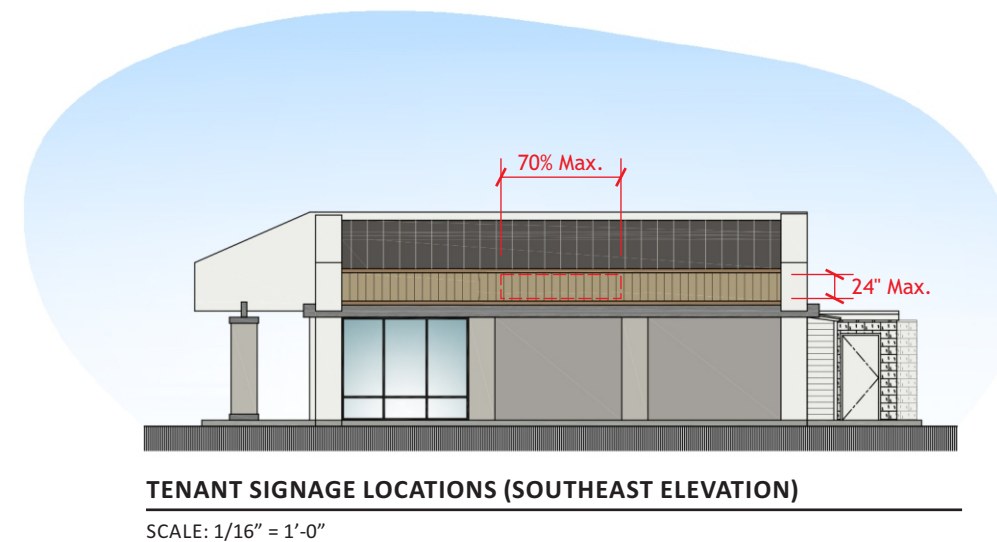
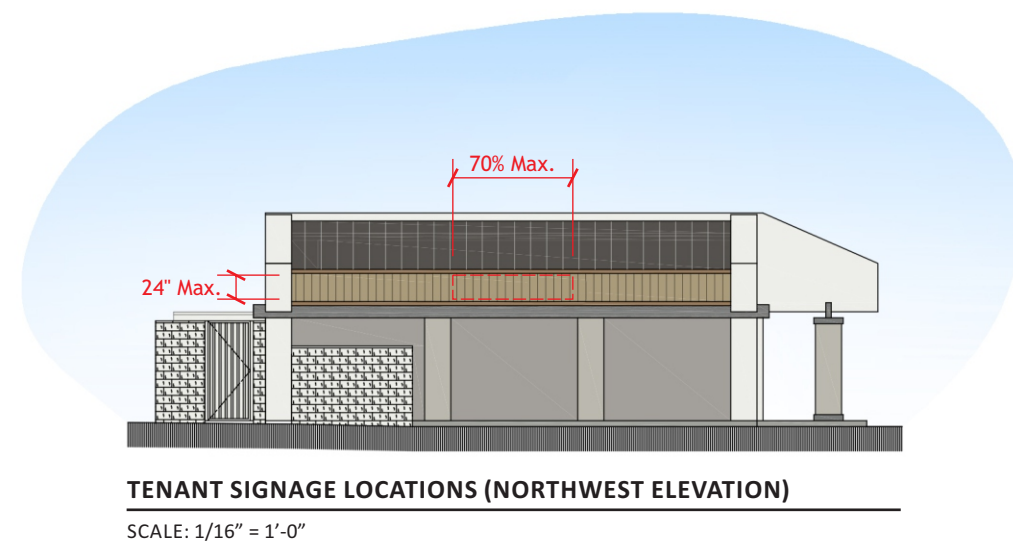
TENANT SIGNAGE LOCATIONS (SOUTHWEST ELEVATION)

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

ALLOWABLE SIGN AREA

WALL SIGNS - BUILDING D (NORTH & SOUTH ELEVATIONS)

- Quantity: Each Bldg D tenant shall be allowed 1 wall sign per building frontage. **Note: No signage allowed on Northeast corner of Bldg D.**
- Sign Area: Sign shall not exceed 24" overall height and 70% of suite frontage in width. Tenant is allowed 1.0 sq. ft. per linear foot of suite frontage.
- Location: Sign placement to be centered top & bottom inside designated sign area.
- Logos: All Logo Cabinets Shall Have Visual Interest, no square or rectangular logo cabinets will be allowed unless part of a nationally recognized brand or logo.



MONUMENT SIGN

DOUBLE FACED ILLUMINATED MONUMENT SIGN

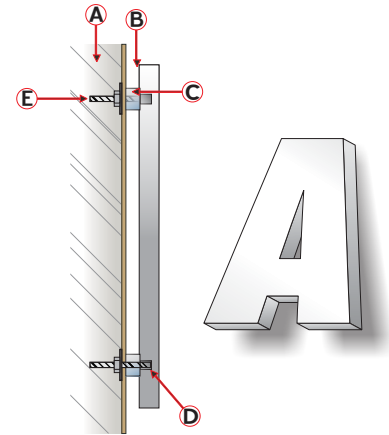
DANA PLAZA IS ALLOWED;

(2) DOUBLE FACED, ILLUMINATED MONUMENT SIGNS W/ "DANA PLAZA" IDENTIFYING LETTERS & ADDRESS NUMBERS. FOUR TOTAL TENANT PANELS ARE ALLOWED PER SIDE.

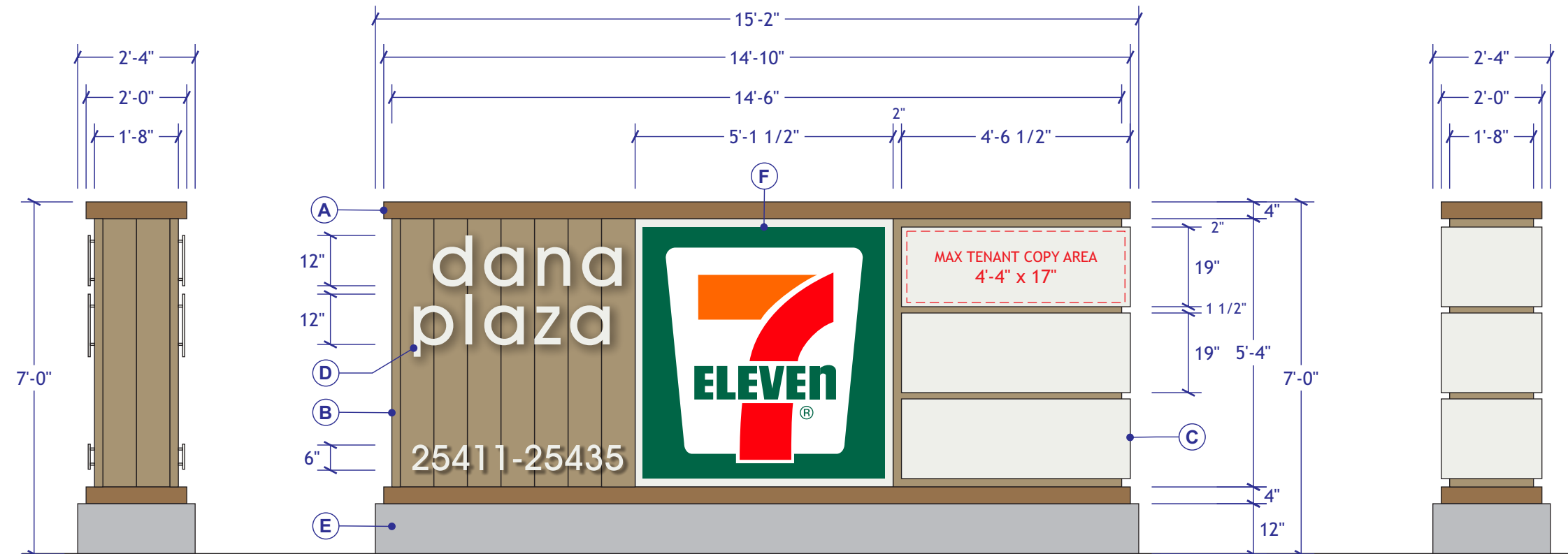
(TOTAL = 120 SQ.FT. MAX.).

- (A) ALUMINUM CABINET PAINTED SHERWIN WILLIAMS SW 2824 RENWICK GOLDEN OAK.
- (B) ALUMINUM CABINET PAINTED SHERWIN WILLIAMS SW 2842 ROYCROFT SUEDE.
- (C) ALUMINUM TENANT PANEL PAINTED SHERWIN WILLIAMS SW 7006 EXTRA WHITE. TENANT COPY WILL BE ROUTED OUT & PUSH THRU ACRYLIC COPY. ONLY PUSH THRU COPY WILL ILLUMINATE.
- (D) 1/2" ACRYLIC LETTERS PIN MOUNTED TO CABINET PAINTED SHERWIN WILLIAMS SW 7006 EXTRA WHITE.
- (E) CONCRETE BASE
- (F) ANCHOR TENANT PAN FORMED ACRYLIC FACE

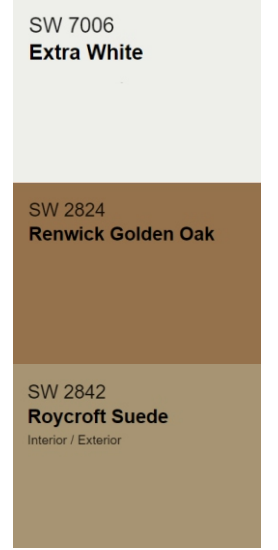
1/2" ACRYLIC LETTERING



A	MONUMENT ALUM. CLADDING
B	1/2" PAINTED ACRYLIC
C	1" SPACERS (STAND OFFS)
D	ROUTED OUT HOLE FOR PIN
E	#10-24 PIN MOUNTED W/ WASHERS AND #10-24 NUTS
* ALL NON-CORROSIVE MATERIALS	



PAINTED MATERIAL COLOR SCHEME



SIDE VIEW

D/F ILLUMINATED MONUMENT SIGN

106.17 SQ.FT.

SIDE VIEW

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

DIRECTIONAL SIGN

D/F NON-ILLUMINATED PLAZA DIRECTIONAL SIGN

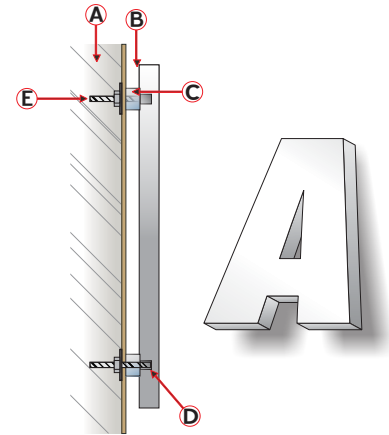
DANA PLAZA IS ALLOWED;

(1) DOUBLE FACED NON-ILLUMINATED PLAZA DIRECTIONAL SIGN W/ "DANA PLAZA" IDENTIFYING LETTERS AND TENANT PANELS.

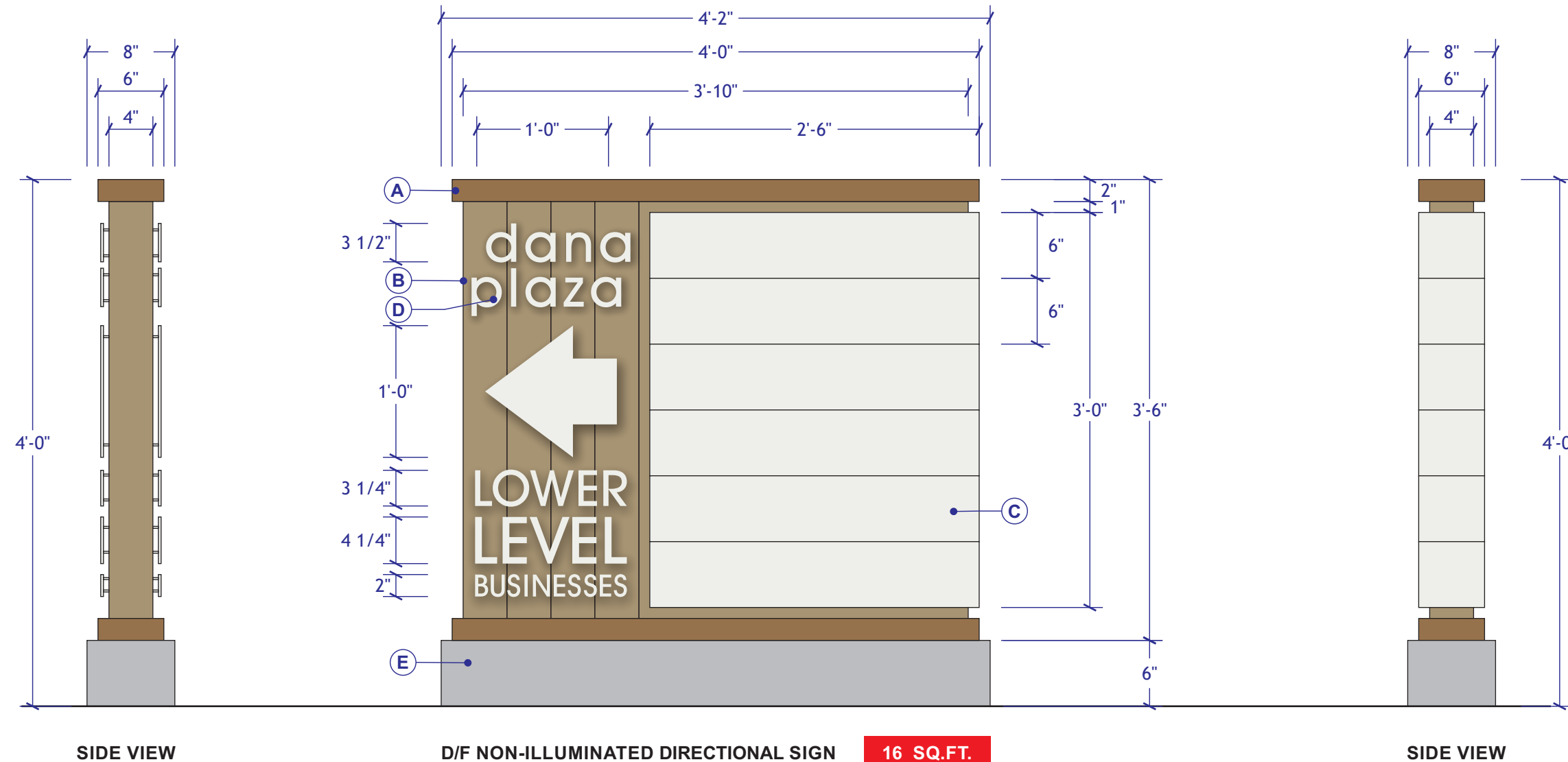
MAXIMUM HEIGHT 4'-0" WITH A MAXIMUM OF 20 SQ. FT.

- Ⓐ ALUMINUM CABINET PAINTED SHERWIN WILLIAMS SW 2824 RENWICK GOLDEN OAK.
- Ⓑ ALUMINUM CABINET PAINTED SHERWIN WILLIAMS SW 2842 ROYCROFT SUEDE.
- Ⓒ ALUMINUM TENANT PANEL PAINTED SHERWIN WILLIAMS SW 7006 EXTRA WHITE. TENANT COPY WILL BE VINYL.
- Ⓓ 1/4" ACRYLIC LETTERS PIN MOUNTED TO CABINET PAINTED SHERWIN WILLIAMS SW 7006 EXTRA WHITE.
- Ⓔ CONCRETE BASE

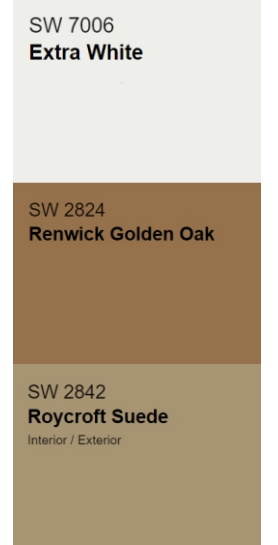
1/4" ACRYLIC LETTERING



A	MONUMENT ALUM. CLADDING
B	1/4" PAINTED ACRYLIC
C	1/2" SPACERS (STAND OFFS)
D	ROUTED OUT HOLE FOR PIN
E	#10-24 PIN MOUNTED W/ WASHERS AND #10-24 NUTS
* ALL NON-CORROSIVE MATERIALS	



PAINTED MATERIAL COLOR SCHEME



PLAZA ID WALL SIGN

NON-ILLUMINATED LETTERS

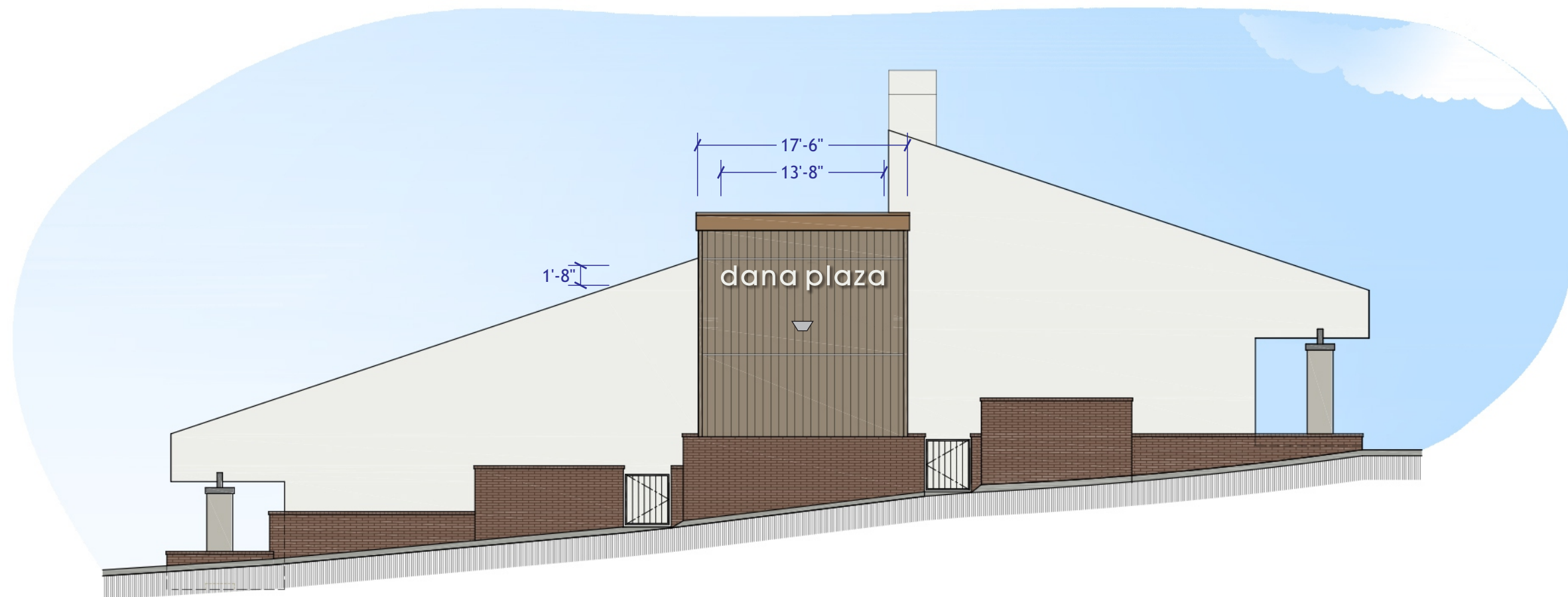
DANA PLAZA IS ALLOWED;

(1) NON-ILLUMINATED PLAZA ID WALL SIGN W/ "DANA PLAZA" IDENTIFYING LETTERS.

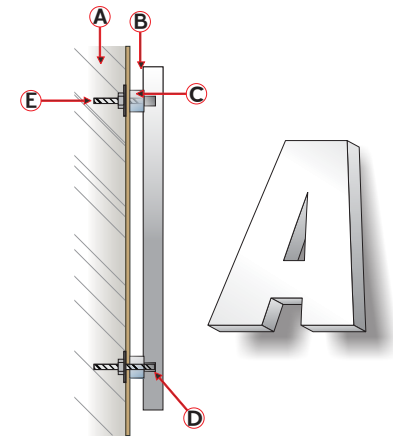
LETTERS TO BE ILLUMINATED AT NIGHT FROM BELOW.

SIGN WILL BE LOCATED ON DESIGNATED WALL - BUILDING B (WEST ELEVATION) AS DEPICTED BELOW.

FONT: AVANT GARDE MEDIUM



1/2" ACRYLIC LETTERING



A	EXISTING WALL
B	1/2" PAINTED ACRYLIC
C	1" SPACERS (STAND OFFS)
D	ROUTED OUT HOLE FOR PIN
E	#10-24 PIN MOUNTED W/ WASHERS AND #10-24 NUTS
* ALL NON-CORROSIVE MATERIALS	

PAINTED MATERIAL COLOR SCHEME

SW 7006
Extra White

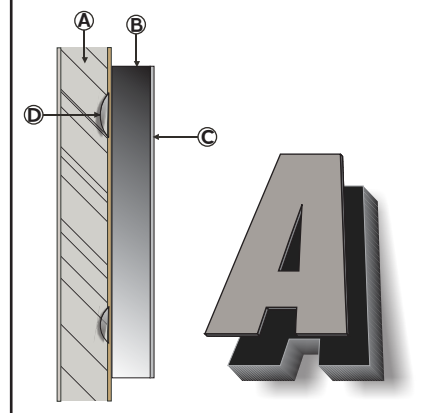
ADDRESS WALL SIGN

NON-ILLUMINATED ADDRESS NUMBERS

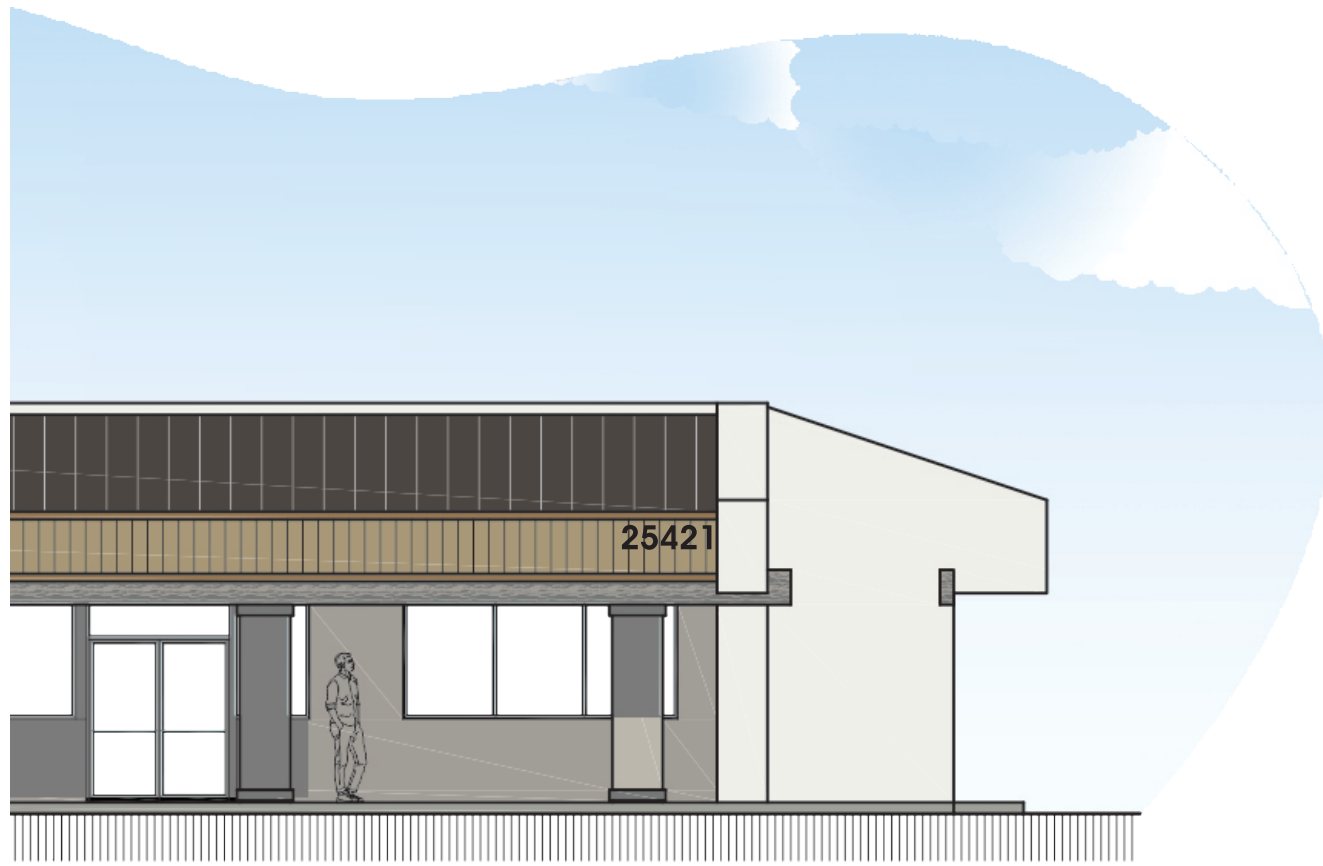
EACH BUILDING AT DANA PLAZA IS ALLOWED;
 (1) NON-ILLUMINATED SET OF ADDRESS NUMBERS
 SIGN WILL BE LOCATED ON DESIGNATED WALL
 FONT: AVANT GARDE DEMI BOLD

FOAM & ACRYLIC

SIGN DESCRIPTION AND DETAIL

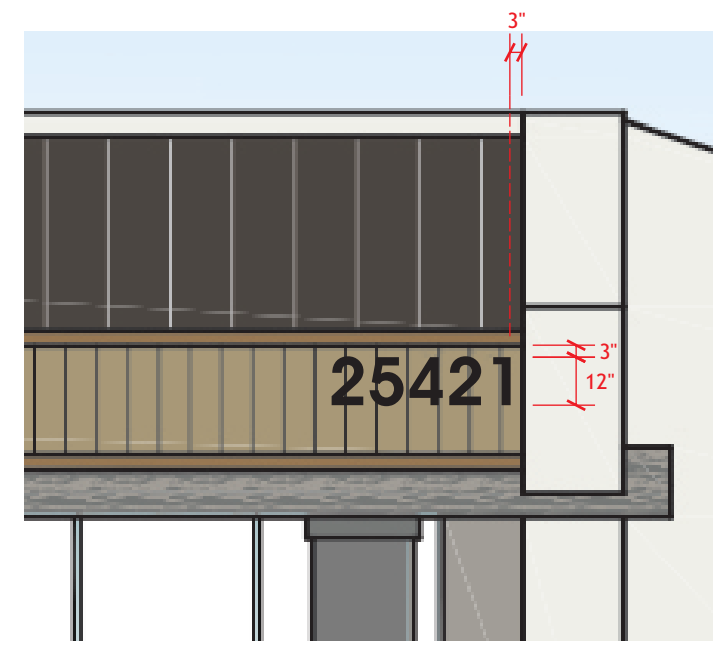


A	WALL
B	2" PAINTED BLACK FOAM
C	1/8" BLACK ACRYLIC FACE
D	MOUNTED TO WALL W/ SILICONE



NON-ILLUMINATED BUILDING ADDRESS SIGN

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



LOCATION DETAIL

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