

A.J. WEST RANCH



PLANNED SIGNAGE PROGRAM



PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

DRAWING TITLE
COVER SHEET

DATE
11/4/99

CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER
1 OF 12



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PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted 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 signage required by the project known as A.J. West Ranch.

MAINTENANCE

All signs within A.J. West Ranch shall be maintained in an as-new condition. Turner Development Corporation or its designee shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the party responsible for said signs.

APPROVALS

All signing must have written approval of both Turner Development Corporation or its designee and the City of Lake Forest to be implemented. Prior to City review eligible sign applicants shall first obtain the approval of Turner Development Corporation or its designee by submitting the following:

1. For Preliminary Approval submit in triplicate the following to Turner Development Corporation or its designee :

A. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.

B. Proposed materials, finishes and colors, in writing and samples if requested.

2. For final Approval submit in triplicate shop drawings with the following information:

A. 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 submit shop drawings as approved by Turner Development Corporation or its designee to The City of Lake Forest Community Development Department, then to the Building Department to obtain sign and building permits. No Ground Mounted Signs may be installed by tenant - other than those permitted in this program.

4. Final Color, Size and Location of all signs shall be approved by Turner Development Corporation or its designee prior to installation of the signs. Final drawings must be submitted to Turner Development Corporation or its designee for approval.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to both Turner Development Corporation or its designee and/or The City of Lake Forest for clarification and determination. Turner Development Corporation shall then approve signing that best meets the intent of the Planned Sign Program.

COMPLIANCE REQUIREMENT

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 Turner Development Corporation and The City of Lake Forest Community Development Department. 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

GENERAL SIGN STANDARDS

1. Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limit's of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.

2. The letter style for all ground mounted signs shall be Ocean Sans MM as shown.

3. The location of all applicable ground mounted signs shall conform to The City of Lake Forest site distance triangle standard.

4. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer. All paint on urethane foam letters shall be high quality water base paint to allow for future repainting of buildings and signs. The color of all building graphics, other than tenant names, shall match project graphic color.

5. Primary and Retail tenant signs attached to the building shall be formed by individual letters and shall be surface mounted. All signs shall be single-line-of-copy signs. Two-line signs may be allowed subject to review and approval of Turner Development Corporation. No "cabinet signs" or signs painted directly on the building will be permitted. Secondary tenant signs shall consist of an aluminum panel with vinyl tenant graphics.

6. All attachment hardware will be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing.

7. All on-building signs shall be mounted directly onto or into the building surface. No "raceways" or other visible means of attachment may be used. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature. Graphics may not cross over any horizontal reveals.

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SIGN DESCRIPTIONS

The following describes the types of signs allowed within the project. The tenant is referred to their lease agreement or rider attached to this document to determine the types of signs allowed, if any, for their premises. Any tenant specific signage shall be fabricated and installed at tenant's sole expense.

SIGN TYPE A: Ground Mounted A.J. West Ranch Neighborhood I.D. @ Rancho Parkway (See Page 6). This sign type is provided for ground mounted project identification. Two signs will be permitted on Rancho Parkway within the landscape setback area. This sign type shall conform to the exhibit shown on Page 6. Sign may be illuminated on both sides with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel section with no hot spots or dark corners. (ALTERNATE) Sign may be internally halo illuminated. This sign may not be located within the sight distance triangle.

SIGN TYPE B: Ground Mounted Community I.D. @ Corner of Bake Parkway and Rancho Parkway (See Page 7). This sign type is provided for ground mounted project identification. Two signs will be permitted at the corner of Bake Parkway and Rancho Parkway within the landscape setback area. This sign type shall conform to the exhibit shown on Page 7. Sign may be illuminated as noted above.

SIGN TYPE C: Ground Mounted Project I.D. @ Individual Lots (See Page 8)
This sign type is provided for ground mounted project identification at individual lots. One sign will be permitted adjacent to lot entrance within the landscape setback area. This sign type shall conform to the exhibit shown on Page 8. Sign may be illuminated as noted above. Graphics shall be limited to project or user name displayed in brushed stainless steel as shown. If a Hotel is constructed on the lot closest to Bake and Rancho, they will be permitted one additional sign on Bake Parkway as shown (see page 8.1).

SIGN TYPE D: Ground Mounted Street Name/Neighborhood I.D. (See Page 9)
This sign type is provided for ground mounted identification of street name and project. Three signs will be permitted on Rancho Parkway within the landscape setback area. This sign type shall conform to the exhibit shown on Page 9. Sign may be illuminated on face with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel section with no hot spots or dark corners.

SIGN TYPE E: Combined Legal Notice Sign (See Page 10)
This sign type is provided for towing of an improperly parked vehicle on the project. This sign combines handicap, fire lane and private property parking regulations. This sign type shall be cut from aluminum plate and attached to an aluminum post on a concrete base as noted. All graphics shall be high performance vinyl as noted in exhibit

SIGN TYPE F & G: Handicap Signing (See Page 11)
This sign type will consist of square aluminum post and aluminum sign panel. One sign shall be placed in front of each handicap parking stall or as needed for direction.

SIGN TYPE H: Stop Sign (See Page 12)
This sign type will consist of square aluminum post and aluminum sign panel on a concrete base.

SIGN TYPE I: Ground Mounted Project Directional Sign (NO EXHIBIT)

This sign type is provided for first time visitors and emergency vehicles at individual lots. Each site shall be permitted a minimum number of signs required to effectively direct traffic to destinations on site via building addresses. This sign shall be designed to match architectural character of buildings. This sign shall not exceed four feet in height or six square feet in area. This sign shall be monolithic and manufactured from stone, concrete or non-ferrous metals.

SIGN TYPE J: Building Address (NO EXHIBIT)

Each building will have a minimum of one building address. Each set shall be located to aid visitors and emergency personnel. Graphics shall not be larger than 18" and should contrast clearly with background. Graphics shall be manufactured from non-ferrous metals.

SIGN TYPE K: I.D. Sign at Office Entry Window glass (NO EXHIBIT)

Each tenant will be allowed one identification and information sign on their front window adjacent to main entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area for the sign will be a 24" X 24" square. Lettering shall not exceed 4" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

SIGN TYPE L: On-Building Business I.D. Signs (NO EXHIBIT)

This sign is provided for on-building business identification. This sign type shall occur at the concrete spandrel panel as shown in elevation, but not within 10' of a building address. The copy shall be limited to company name in project or corporate letter style. On sign type L-2 and L-3, logos may be permitted upon approval from Turner Development Corporation or its Designee. Only one sign will be permitted per elevation, per tenant within tenants lease line. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature. Graphics crossing over horizontal reveals is discouraged.

• **SIGN TYPE L-1:** Multi-Tenant - On-Building Tenant I.D. (NO EXHIBIT)

The maximum area for this sign type is 12 square feet. Sign must be project typestyle only, use of logos discouraged.

• **SIGN TYPE L-2:** Retail Tenant (NO EXHIBIT)

The maximum area for this sign type is 32 square feet. Individual letters shall not exceed 16" in height or 14' in overall length for each tenant. Logos shall not exceed 36" in height. This sign type may be illuminated. Graphics shall be fabricated from non-ferrous metals. Colors of graphics will be subject to the approval of Turner Development Corporation or its Designee.

• **SIGN TYPE L-3:** Primary Tenant/Hotel (NO EXHIBIT)

The maximum area for this sign type is seventy five (75) square feet. Individual letters shall not exceed 24" in height or 30' in overall length for each tenant. Logos shall not exceed 34" in height. Only one primary sign may occur at a building corner. This sign type may be halo-illuminated. Graphics shall be fabricated from non-ferrous metals. Colors of graphics will be subject to the approval of Turner Development Corporation or its Designee.

EXHIBITS

The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs in this project.

PROJECT NAME

A.J. WEST RANCH

OWNER

**A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION**

DRAWING TITLE

SIGN DESCRIPTIONS

DATE

11/4/99

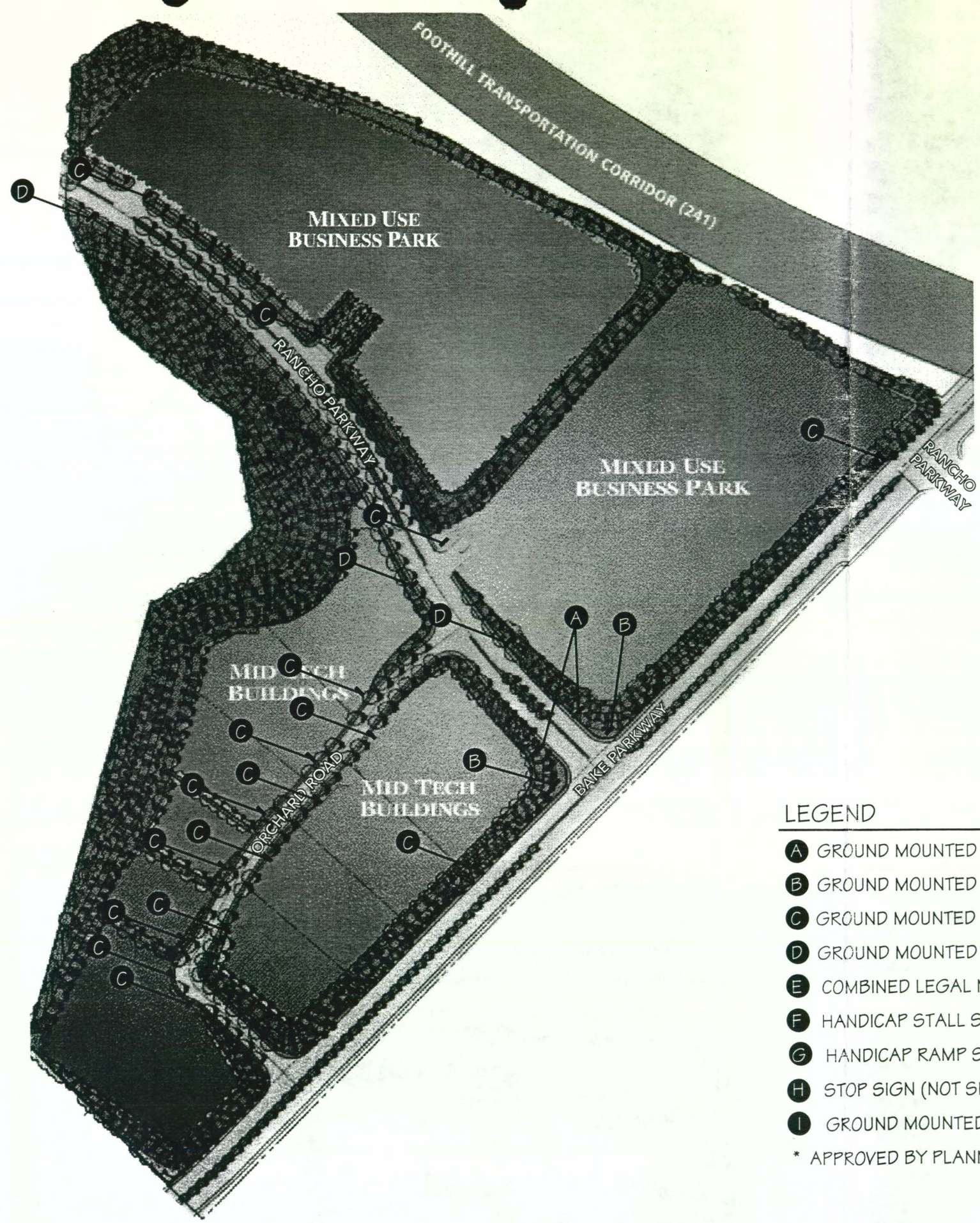
CONSULTANT

**JOHN BISHOP
DESIGN, INC.
714. 986.1646**

SHEET NUMBER

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PLANNED SIGNAGE PROGRAM MATRIX

TYPE	QUANTITY	ILLUMINATION	SHEET#
A	2	YES	6
B*	2	YES	7
C	16	YES	8
D	3	YES	9
E	AS NEEDED	NO	10
F	AS NEEDED	NO	11
G	AS NEEDED	NO	11
H	AS NEEDED	NO	12

LEGEND

- A GROUND MOUNTED A. J. WEST RANCH NEIGHBORHOOD I.D. SIGN @ RANCHO PARKWAY
- B GROUND MOUNTED COMMUNITY I. D. @ BAKE AND RANCHO PARKWAY *
- C GROUND MOUNTED PROJECT I.D. SIGN @ LOTS (TYPICAL LOCATION SHOWN)
- D GROUND MOUNTED STREET NAME NEIGHBORHOOD I.D.
- E COMBINED LEGAL NOTICE SIGN (NOT SHOWN FOR CLARITY)
- F HANDICAP STALL SIGN (NOT SHOWN FOR CLARITY)
- G HANDICAP RAMP SIGN (NOT SHOWN FOR CLARITY)
- H STOP SIGN (NOT SHOWN FOR CLARITY)
- I GROUND MOUNTED SITE DIRECTIONAL SIGN (NOT SHOWN FOR CLARITY)

* APPROVED BY PLANNING COMMISSION - OCTOBER 28, 1999

PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

DRAWING TITLE
SIGN LOCATION MAP

DATE
11/4/99

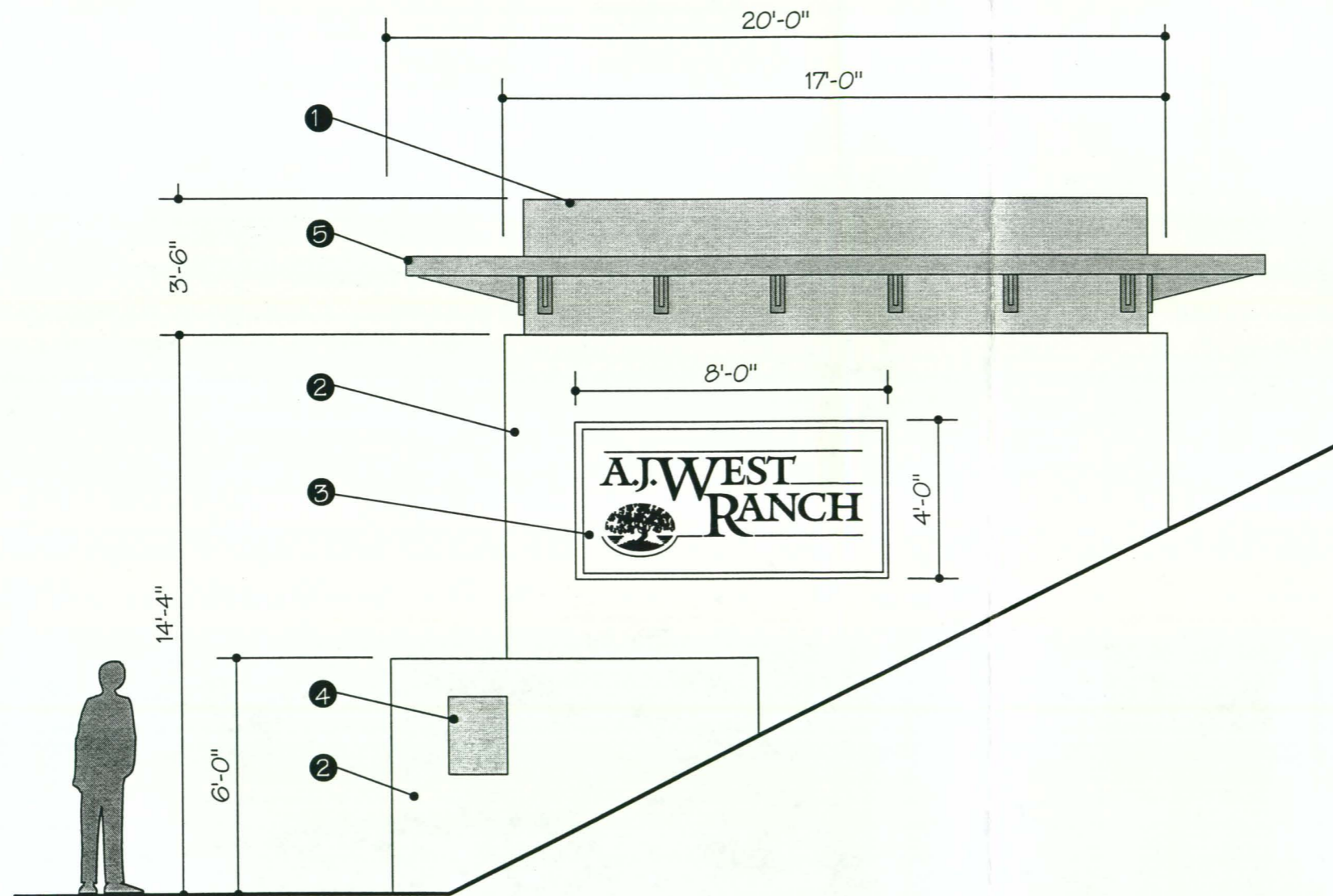
CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER
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LEGEND

- ① SMOOTH FINISH CONCRETE OR STUCCO
- ② LEDGERSTONE PER LANDSCAPE ARCHITECTS SPECIFICATIONS
- ③ ILLUMINATED SIGN PANEL WITH PROJECT LOGO
- ④ SURFACE MOUNTED LIGHT FIXTURE
- ⑤ FABRICATED BRUSHED STAINLESS EYEBROW



ELEVATION

PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

DRAWING TITLE
SIGN TYPE: A
GROUND MOUNTED
A.J. WEST RANCH
NEIGHBORHOOD I. D.

DATE
11/4/99

CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER

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PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

DRAWING TITLE
SIGN TYPE: B
GROUND MOUNTED
COMMUNITY I.D. AT
BAKE & RANCHO PK.

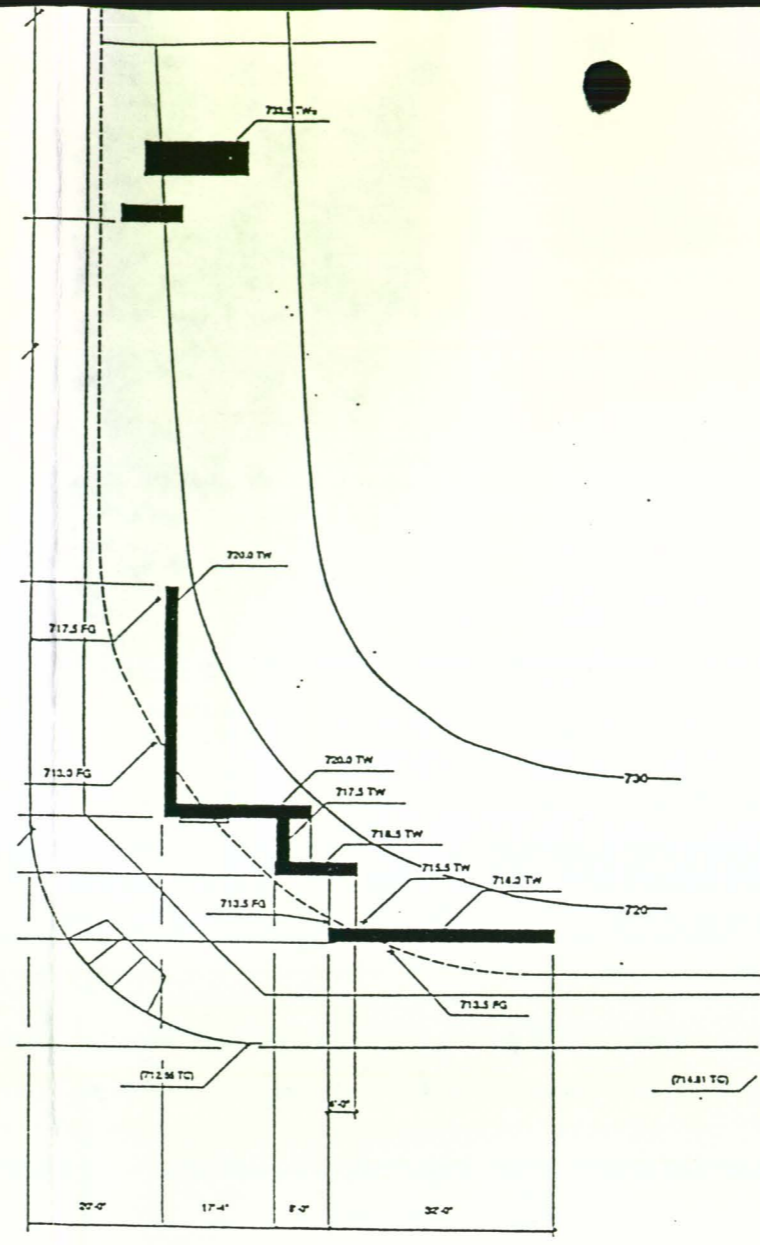
DATE
11/4/99

CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

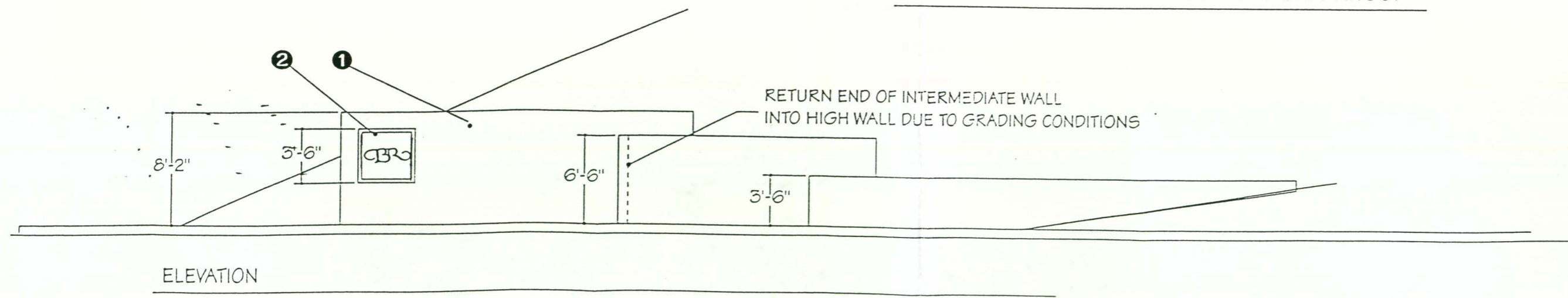
SHEET NUMBER
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- LEGEND
- 1 STONE PER LANDSCAPE ARCHITECTS SPECIFICATIONS
 - 2 ILLUMINATED SIGN PANEL WITH CBR LOGO (CURRENT REQUEST)



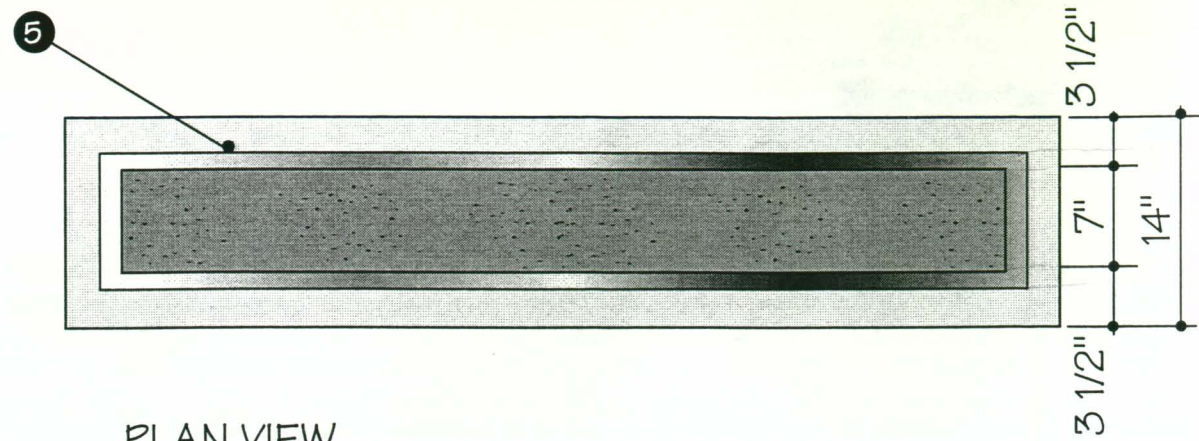
SITE PLAN DETAIL - SEE LANDSCAPE ARCH. DRWGS.



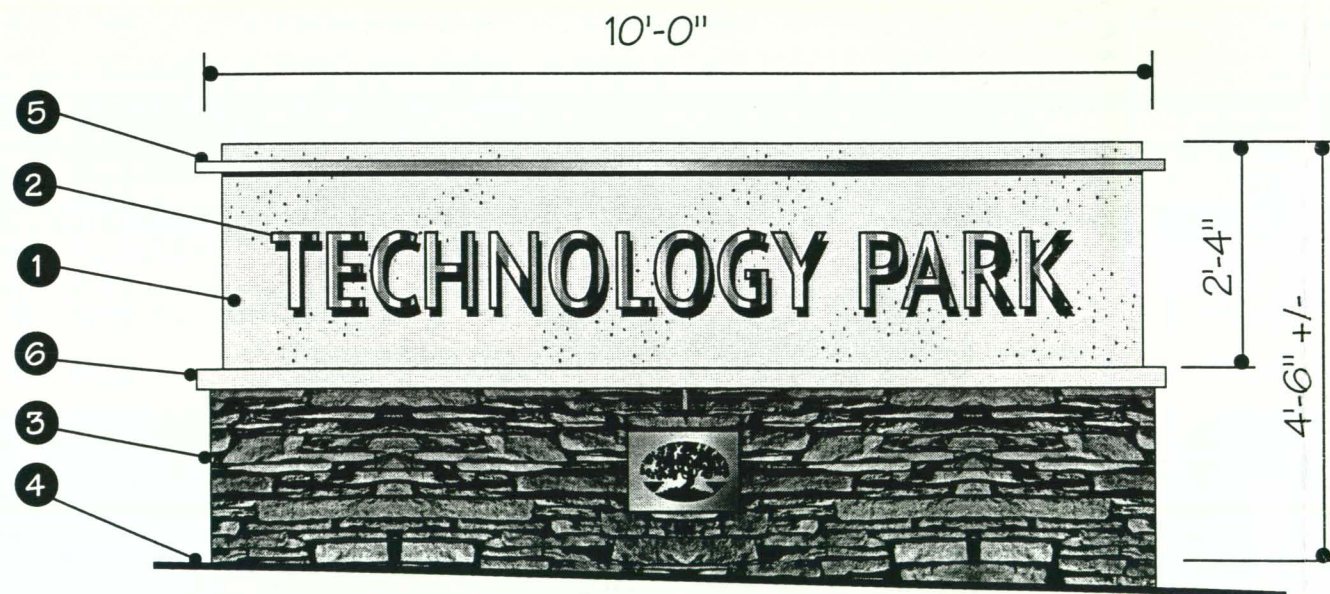
ELEVATION

COMMUNITY I.D. WALL

APPROVED BY PLANNING COMMISION - OCTOBER 28, 1999 (CURRENT REQUEST FOR LOGO/SIGNAGE ONLY)



PLAN VIEW

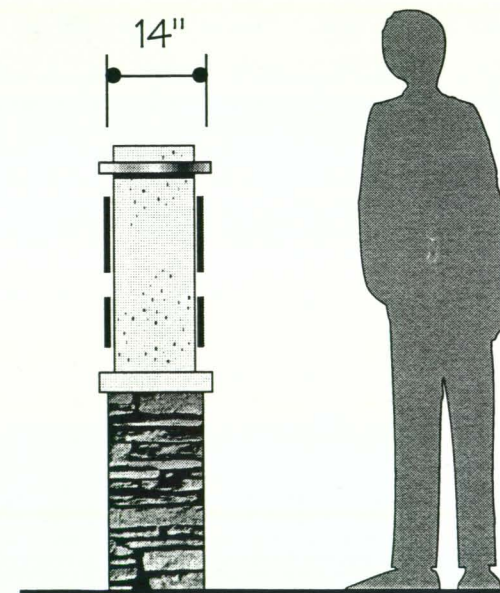


NOTE: MAINTAIN 12" MIN. OF BASE ON SLOPED LANDSCAPE

ELEVATION-DOUBLE FACED

LEGEND

- 1 12" DEEP SMOOTH FINISH CONCRETE OR STUCCO
- 2 1" THICK BRUSHED STAINLESS GRAPHICS.
- 3 LEDGERSTONE PER LANDSCAPE ARCHITECT STANDARD
- 4 SMOOTH FINISH CONCRETE MOWSTRIP -MIN. 6" ALL EDGES.
- 5 FABRICATED STAINLESS EYEBROW
- 6 SMOOTH CONCRETE CAP



END VIEW

PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

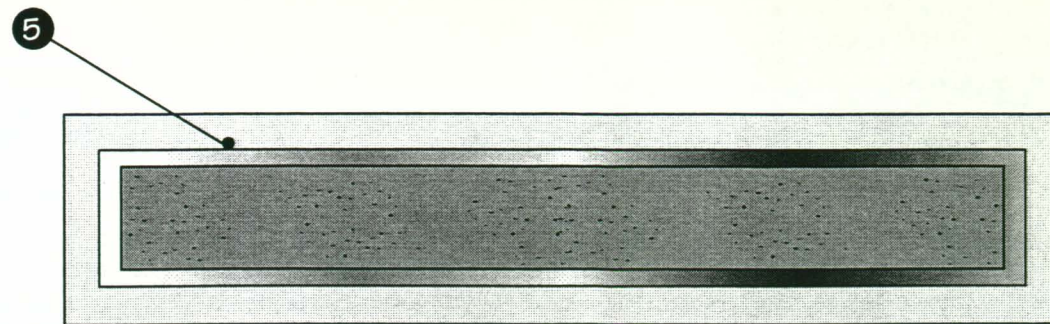
DRAWING TITLE
SIGN TYPE: C
GROUND MOUNTED
PROJECT I. D.

DATE
11/4/99

CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER
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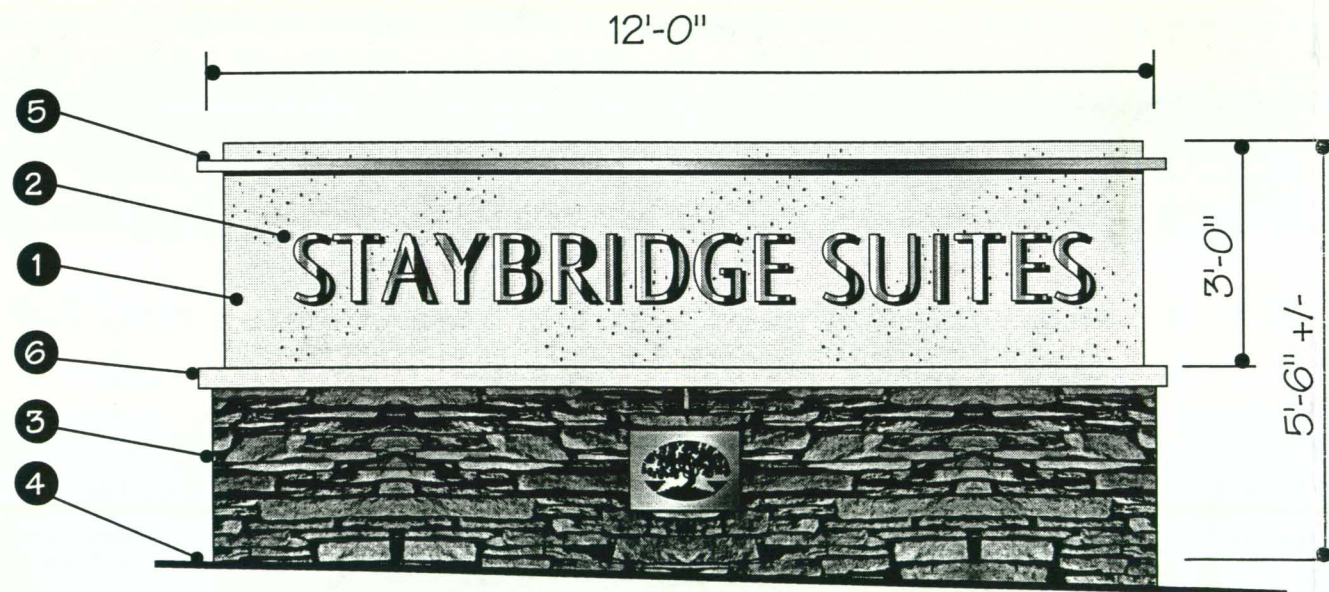




PLAN VIEW

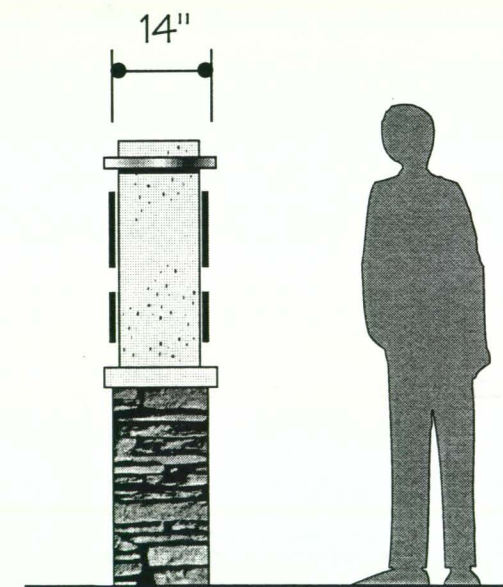
LEGEND

- 1 12" DEEP SMOOTH FINISH CONCRETE OR STUCCO SIGN PANEL
- 2 1" THICK BRUSHED STAINLESS GRAPHICS.
- 3 LEDGERSTONE PER LANDSCAPE ARCHITECT STANDARD
- 4 SMOOTH FINISH CONCRETE MOWSTRIP -MIN. 6" ALL EDGES.
- 5 FABRICATED STAINLESS EYEBROW
- 6 SMOOTH CONCRETE CAP



NOTE: MAINTAIN 12" MIN. OF BASE ON SLOPED LANDSCAPE

ELEVATION-DOUBLE FACED



END VIEW

PROJECT NAME
A.J. WEST RANCH

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A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

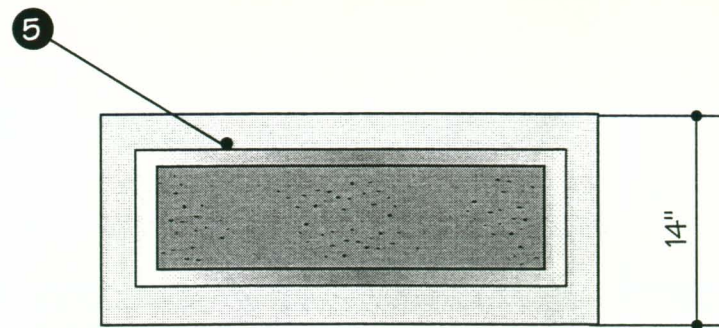
DRAWING TITLE
SIGN TYPE: C
GROUND MOUNTED
PROJECT I.D AT
BAKE PARKWAY

DATE
11/4/99

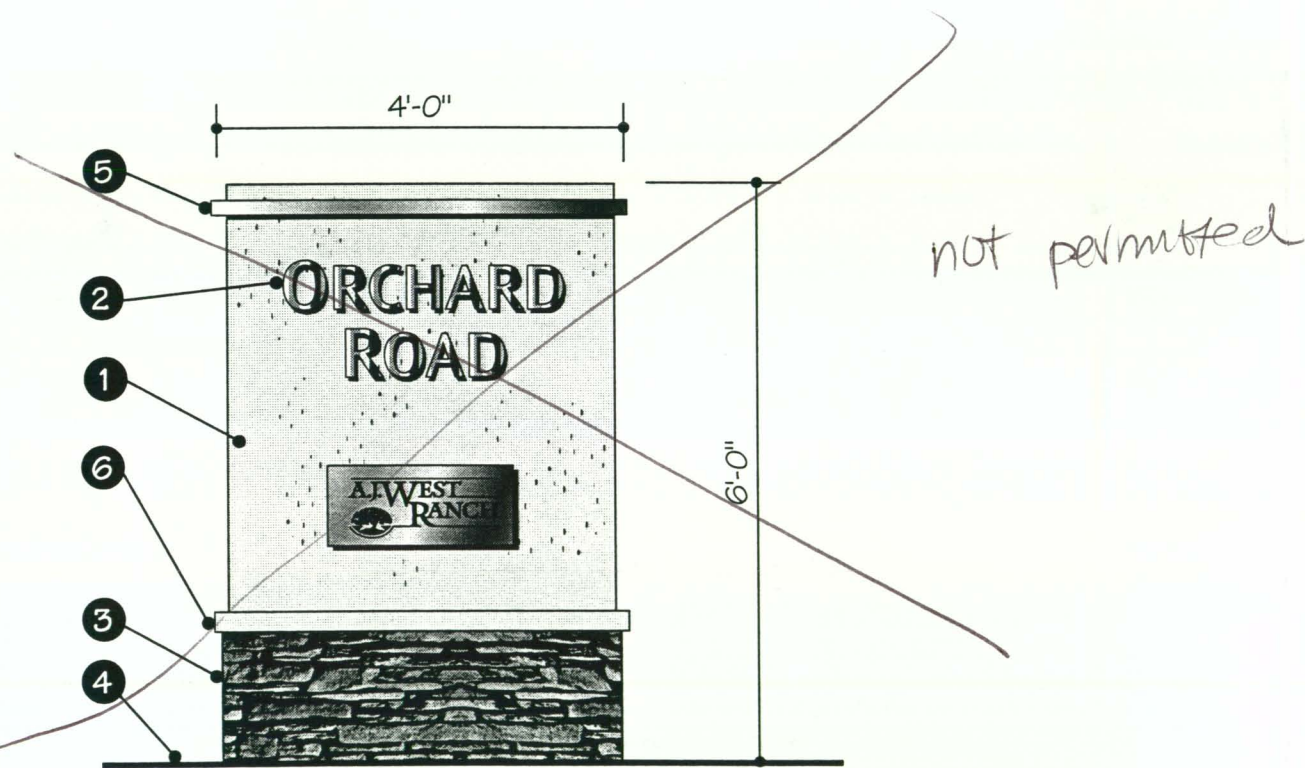
CONSULTANT
JOHN BISHOP
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SHEET NUMBER
8.1 OF 12





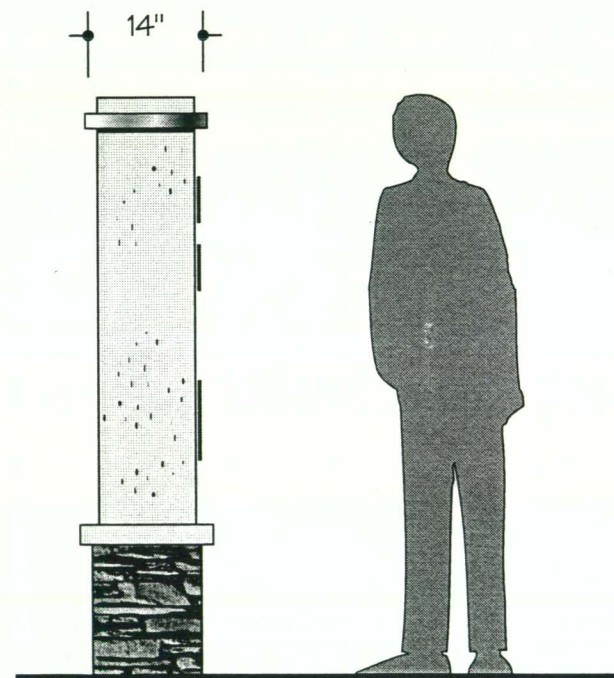
PLAN VIEW



ELEVATION-DOUBLE FACED

LEGEND

- 1 12" DEEP SMOOTH FINISH CONCRETE OR STUCCO SIGN PANEL
- 2 1/2" THICK BRUSHED STAINLESS GRAPHICS.
- 3 LEDGERSTONE PER LANDSCAPE ARCHITECT STANDARD
- 4 SMOOTH FINISH CONCRETE MOWSTRIP -MIN. 6" ALL EDGES.
- 5 FABRICATED STAINLESS EYEBROW
- 6 SMOOTH CONCRETE CAP



END VIEW

PROJECT NAME
A.J. WEST RANCH

OWNER
A.J. WEST RANCH, LLC
c/o TURNER
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CORPORATION

DRAWING TITLE
SIGN TYPE: D
STREET NAME
NEIGHBORHOOD
I.D. SIGN

DATE
11/4/99

CONSULTANT
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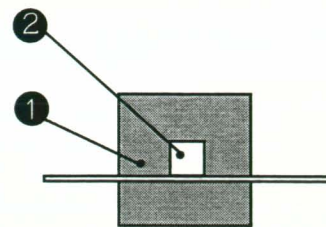
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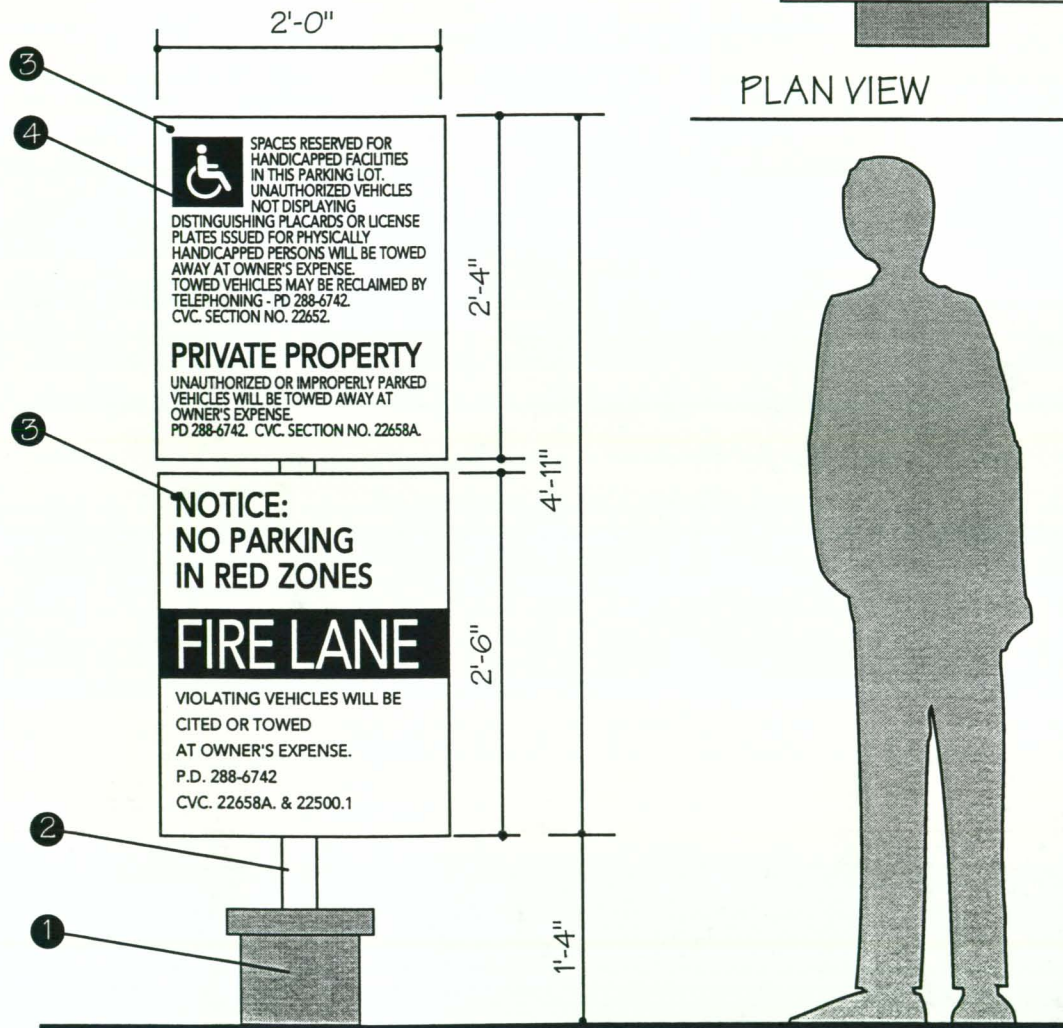


LEGEND

- 1 CONCRETE FOOTING W/ SANDBLASTED BASE AND SMOOTH LEDGE
- 2 3" SQUARE CAPPED ALUMINUM TUBE -PAINTED.
- 3 1/4" THICK ALUMINUM SIGN PLATE PAINTED PROJECT OFF WHITE WITH APPLIED H.P. VINYL GRAPHICS.
- BLIND MOUNT TO POST.



PLAN VIEW



ELEVATION VIEW

SIGN TYPE E: COMBINED LEGAL NOTICE SIGN



SPACES RESERVED FOR
HANDICAPPED FACILITIES
IN THIS PARKING LOT.
UNAUTHORIZED VEHICLES
NOT DISPLAYING
DISTINGUISHING PLACARDS OR LICENSE
PLATES ISSUED FOR PHYSICALLY
HANDICAPPED PERSONS WILL BE TOWED
AWAY AT OWNER'S EXPENSE.
TOWED VEHICLES MAY BE RECLAIMED BY
TELEPHONING - PD 288-6742.
CVC. SECTION NO. 22652.

5.5" SYMBOL
BLUE

1" COPY
BLUE

PRIVATE PROPERTY

UNAUTHORIZED OR IMPROPERLY PARKED
VEHICLES WILL BE TOWED AWAY AT
OWNER'S EXPENSE.
PD 288-6742. CVC. SECTION NO. 22658A.

2" COPY
DARK GREY

1" COPY
DARK GREY

**NOTICE:
NO PARKING
IN RED ZONES**

2" COPY
RED

FIRE LANE

4" COPY
RED BAND

VIOLATING VEHICLES WILL BE
CITED OR TOWED
AT OWNER'S EXPENSE.
LFPD 288-6742
CVC. 22658A. & 22500.1

1" COPY
RED

ENLARGED LAYOUT

PROJECT NAME

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SIGN TYPE: E
SITE ENTRY LEGAL
NOTICE

DATE

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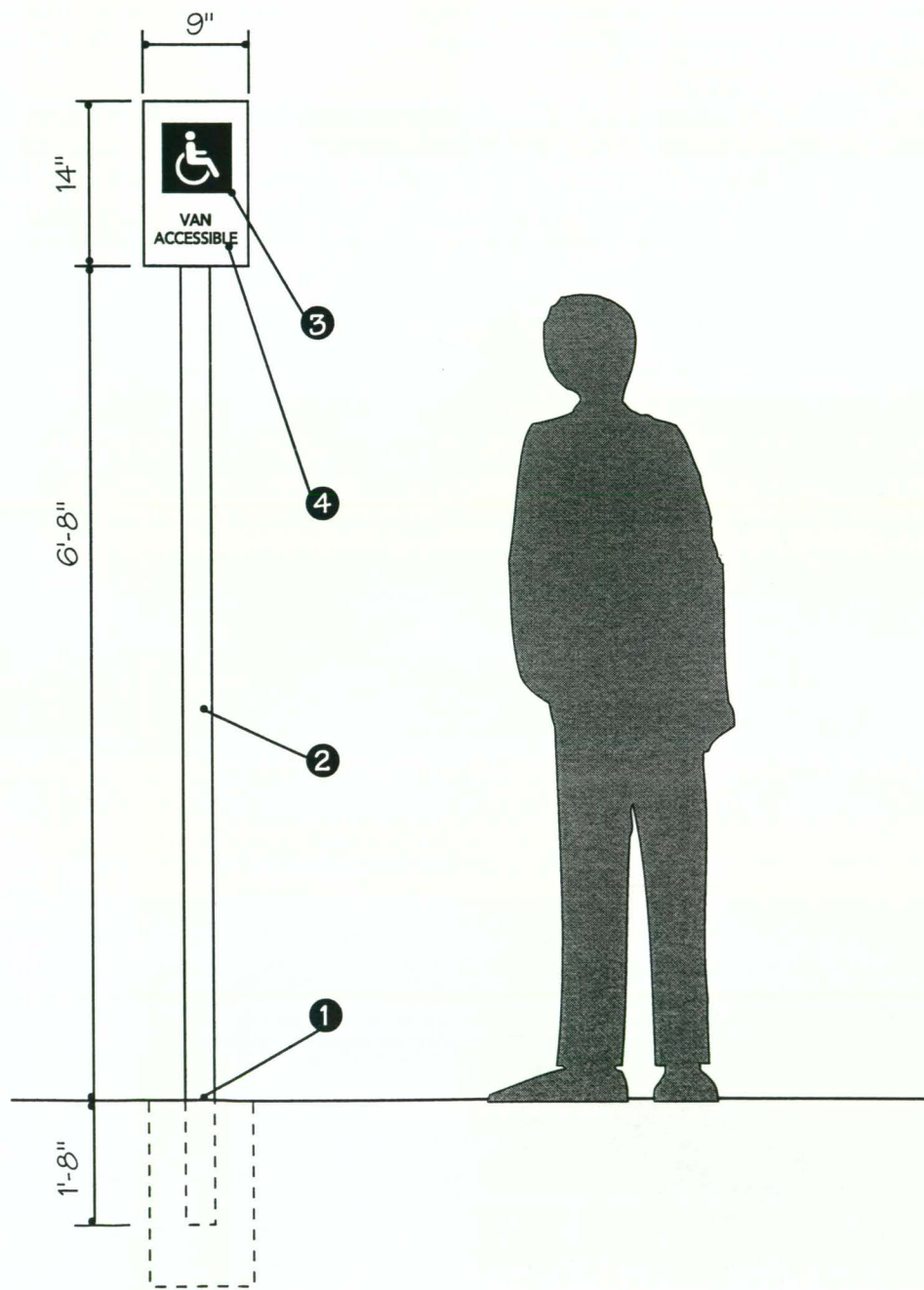
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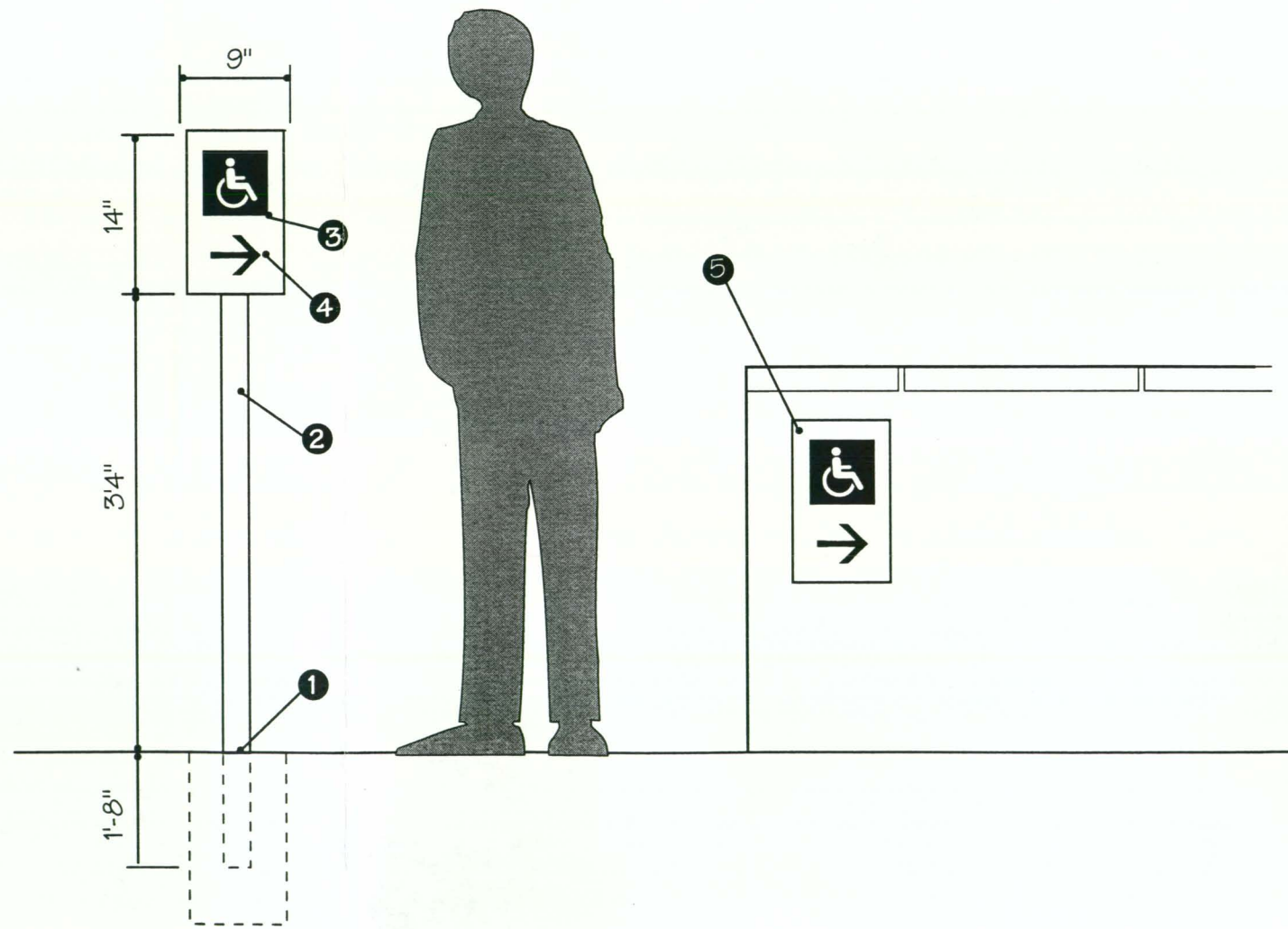


LEGEND

- ① CONCRETE FOOTING AS REQUIRED BY ENGINEERING - PROVIDE 12" DIA. MOWSTRIP IN SOD AREAS
- ② 2" SQUARE CAPPED ALUMINUM TUBE ON HANDICAP STALL SIGN -OFF WHITE
- ③ 3/16" THICK ALUMINUM SIGN PLATE PAINTED PROJECT OFF WHITE - BLIND MOUNT TO POST.
- ④ REFLECTIVE BLUE VINYL GRAPHICS. DETAILS ARE HP LITE GRAY VINYL.
- ⑤ 3/16" THICK ALUMINUM SIGN PLATE PAINTED PROJECT OFF WHITE - PIN MOUNT ON WALL (ALT. BLIND MOUNT TO POST).



SIGN TYPE F: HANDICAP PARKING STALL



SIGN TYPE G: HANDICAP RAMP SIGN

PROJECT NAME
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CORPORATION

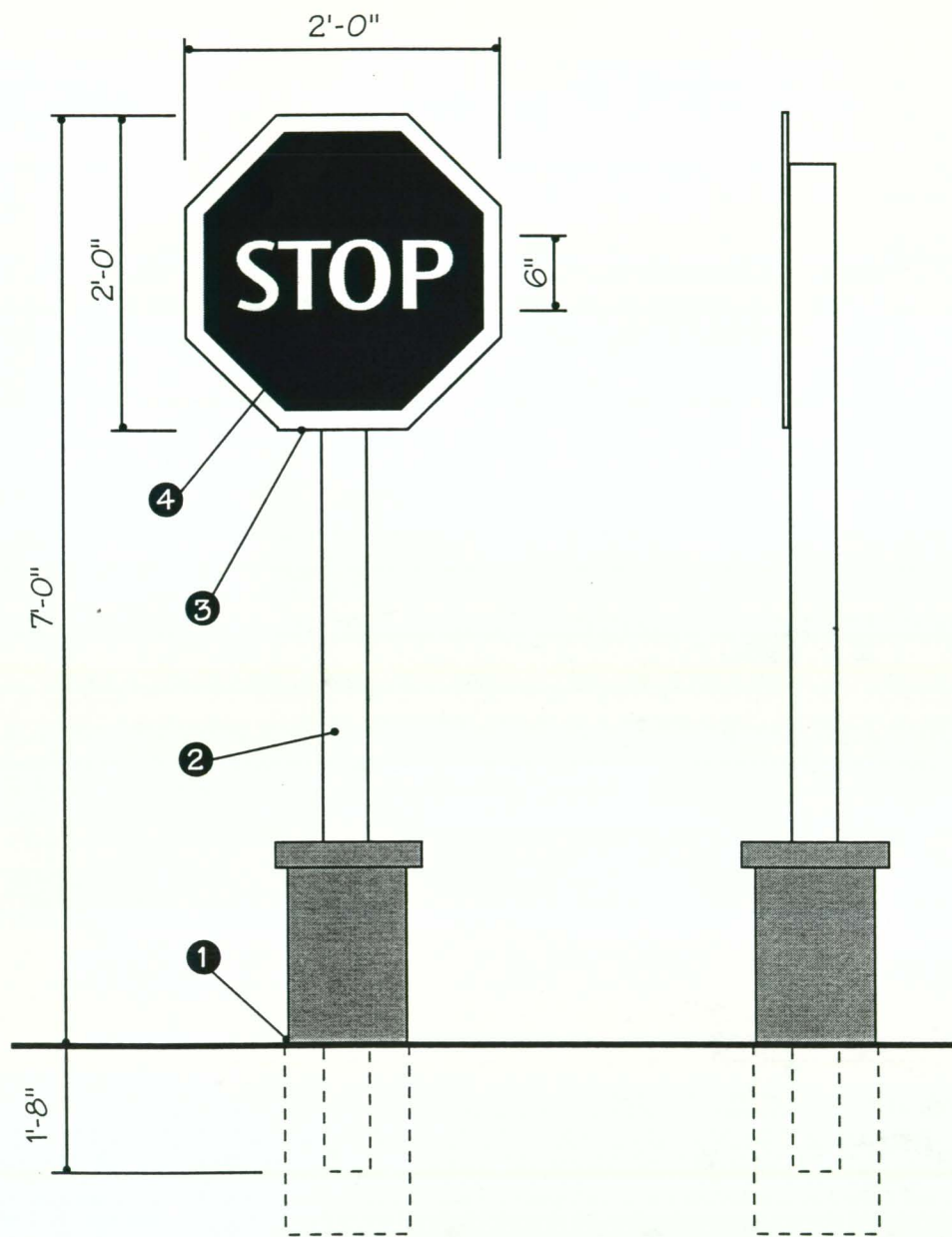
DRAWING TITLE
SIGN TYPE: F & G
HANDICAP STALL
AND DIRECTIONAL
SIGN

DATE
11/4/99

CONSULTANT
JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER
11 OF 12





SIGN TYPE H: STOP SIGN

LEGEND

- ① CONCRETE FOOTING W/ SANDBLASTED BASE AND SMOOTH LEDGE
- ② 3" SQUARE CAPPED ALUMINUM TUBE PAINTED - OFF WHITE
- ③ 1/4" THICK ALUMINUM SIGN PLATE PAINTED PROJECT OFF-WHITE. BLIND MOUNT TO POST.
- ④ REFLECTIVE RED & WHITE VINYL GRAPHICS

PROJECT NAME
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OWNER
A.J. WEST RANCH, LLC
c/o TURNER
DEVELOPMENT
CORPORATION

DRAWING TITLE
SIGN TYPE: H
STOP SIGN

DATE
11/4/99

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JOHN BISHOP
DESIGN, INC.
714. 986.1646

SHEET NUMBER
12 OF 12

