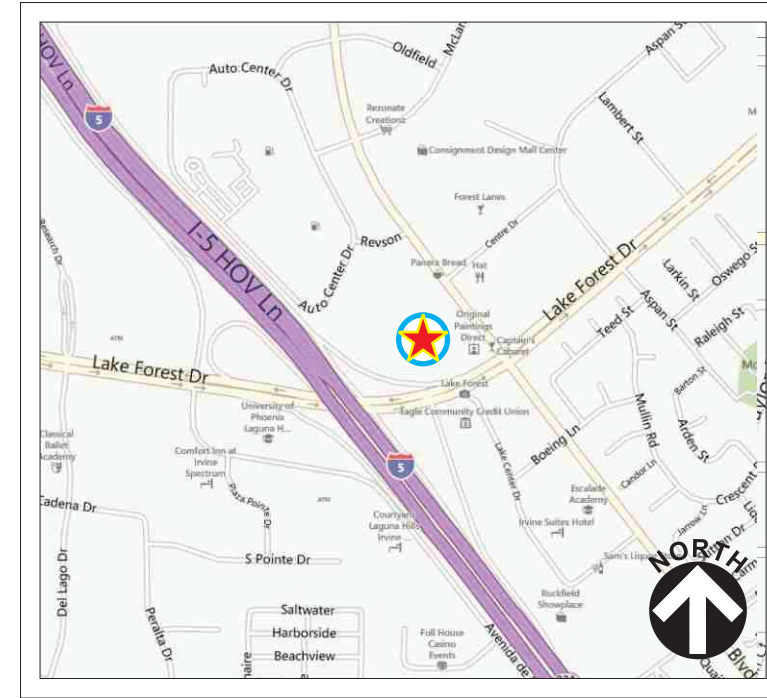


# LAKE FOREST GATEWAY

23592-23646 ROCKFIELD BOULEVARD, LAKE FOREST, CALIFORNIA 92630

## MASTER SIGN PROGRAM



1700 West Anaheim Street  
 Long Beach, California  
 90813-1195  
 Phone: 562.495.3808  
 Facsimile: 562.435.1867  
[www.superiorsigns.com](http://www.superiorsigns.com)

### REVISIONS:

- |                        |                         |
|------------------------|-------------------------|
| R01 - January 13, 2014 | R09 - February 2, 2015  |
| R02 - January 21, 2014 | R10 - October 28, 2015  |
| R03 - March 04, 2014   | R11 - December 28, 2015 |
| R04 - April 03, 2014   | R12 - January 25, 2016  |
| R05 - April 07, 2014   | R13 - February 22, 2016 |
| R06 - April 08, 2014   | R14 - February 25, 2016 |
| R07 - April 17, 2014   | R15 - March 31, 2016    |
| R08 - January 20, 2015 | R16 - April 05, 2016    |

# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### PROJECT DIRECTORY

**Owner:** Lake Forest Gateway, LLC  
18301 Von Karman Avenue, Suite 850  
Irvine, CA 92612  
Main (949) 221-1180  
Fax (949) 221-1190

**Project Architect:** Bundy / Finkel Architecture  
1120 Bristol St., Suite #120  
Costa Mesa, CA 92626  
Phone: 714-850-7575  
Fax: 714-850-7576

**City Planning:** City of Lake Forest City Hall  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630  
Phone (949) 461-3400  
Fax(949) 461-3511

### TABLE OF CONTENT

Project Directory	2
Introduction & Tenant Req.	3
General Sign Construction Req.	4
Wall Sign types & Area Calcs.	5-5.1
Illuminated Wall Sign types	6
Pad Tenant Sign type Reg.	7
Prohibited Signs & Temp. Signs	8

### PARKING REGULATORY SIGNS

Handicap Parking Stall Signs	9
Parking Code Entry	10
Parking Code Directional on lamp pole	10.1
Parking Directional Projecting Sign	10.2
Parking Directional Wall Sign	10.3
Business Address Sign	11

### SITE PLAN

Signage Site Plan	12
-------------------	----

### EXHIBITS

Building 1	
Building 2	A
Building 3	B
Building 4	C
Building 5	D
Building 6	E
Building 7	F
Building 8	G
Reseved	G.1
Monument Sign	I
Channel Sign detail	J
Signage Samples	K

### SIGNAGE CONTRACTOR

Superior Electrical Advertising, inc  
1700 West Anaheim St.  
Long Beach, CA 90813-1195  
Contact: Cynthia Lima  
Ph: 562.495.3808 ext 168  
Fx: 562.435.1867  
email: [cynthial@superiorsigns.com](mailto:cynthial@superiorsigns.com)

## Introduction

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

## Landlord /Tenant Requirements

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
8. Existing Tenant signs shall be grandfathered in at Landlord's discretion.

## General Sign Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed water-proof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp LED lighting, installed & labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. 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.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. UL labels should not be visible from walkways and parking lots.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.

## Approved Tenant Wall Sign Types & Signage Area Calculation

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

Individual tenant type styles shall be allowed. If no tenant type styles exist, the project type style "ARIAL Narrow Bold" shall be used. Tenant sign colors are tenants option with Landlord approval.

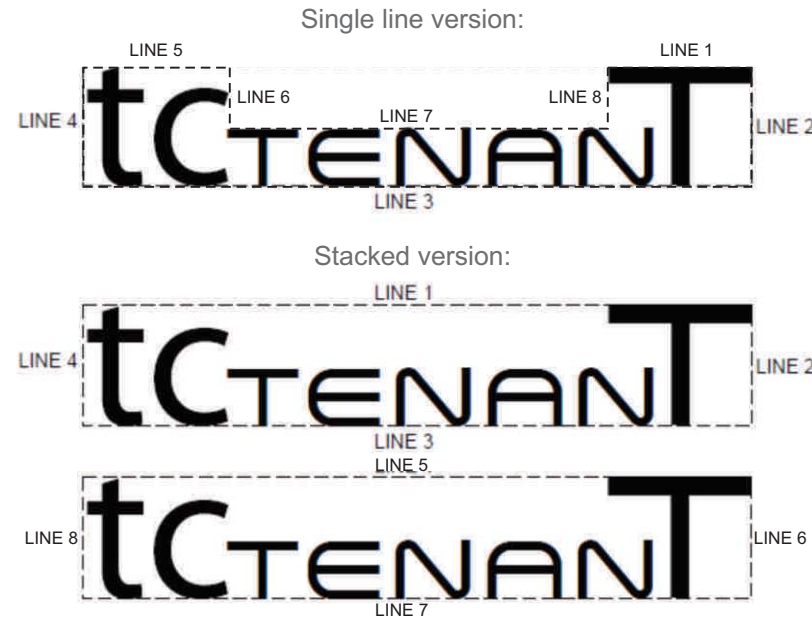
Example of Project Type Style - ARIAL - Narrow Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz 1234567890

MASTER SIGN PROGRAM LEGEND			
SIGN TYPE	TENANT STORE FRONTAGE	MAX. SIGN AREA	MAX. LTR. HT/LOGO HT.
Type-A / Type-B	0'-0" to 49'-0"	1:1	24"
Type-A / Type-B	50'-0" to 99'-0"	1:1	36"
Type-A / Type-B	100'-0" and up	1:1	48"

## Signage Area Calculation

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the limits of a basic sign area shape provided that the overall allocated square footage is not exceeded. The sign area is to be calculated by computing the area of a simple rectilinear figure, consisting of not more than eight (8) perpendicular lines, which contains all of the writing, representation, emblem, or other display on such sign.



Logos shall be considered in the calculation of the sign area

Maximum size: One square foot per lineal foot of building frontage not to exceed 200 sq. ft.



## Approved Tenant Wall Sign Types:

The following types of construction will be allowed:

A - Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE ILLUMINATION.

B - Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.

### Type -A

Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use translucent acrylic with trim cap. Illuminate with LED lighting. Paint returns Bronze (standard)

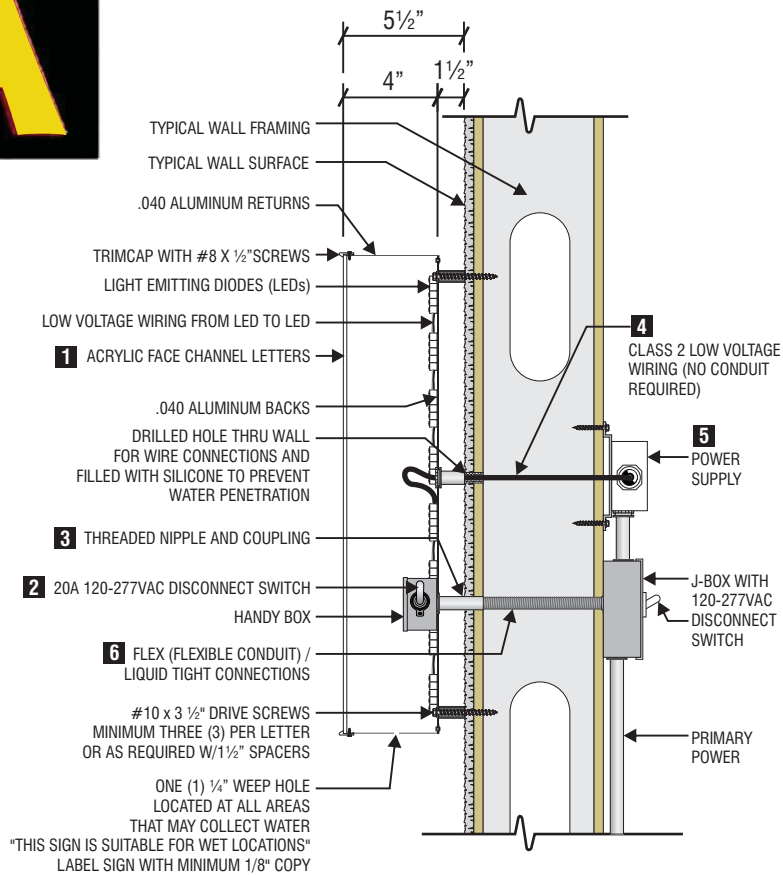


### Type -B

Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use translucent acrylic with trim cap. Illuminate with LED lighting. Paint returns Bronze (standard).



Type -A - Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE ILLUMINATION.



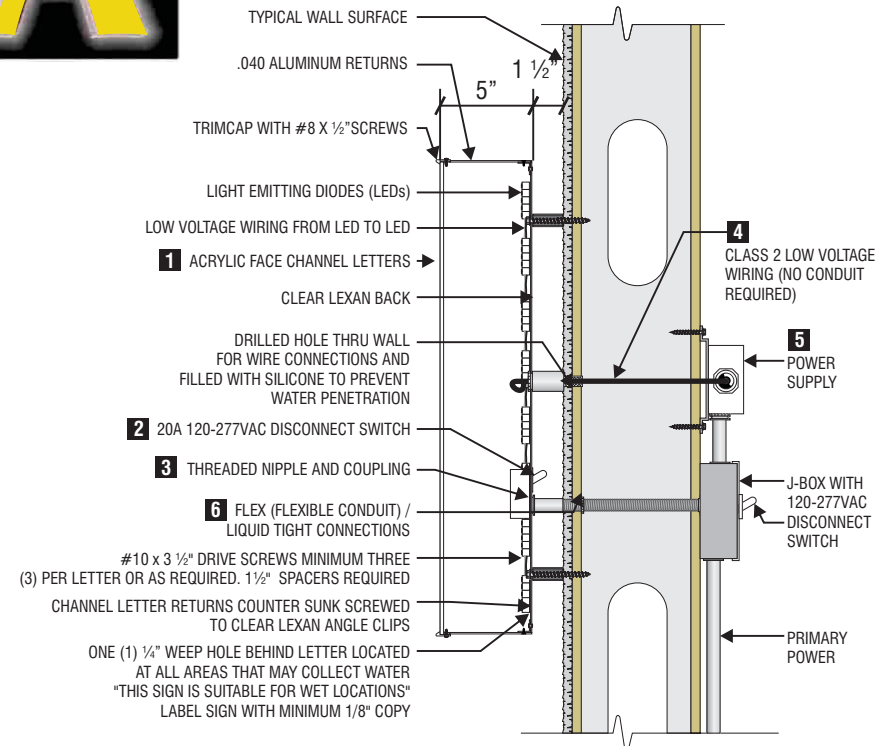
**1** SIGN TYPE-A SECTION DETAIL - LED FACE LIT CHANNEL LETTER  
SCALE: NTS

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

Type -B - Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.



**2** SIGN TYPE-B SECTION DETAIL - LED DUAL-VIEW CHANNEL LETTER  
SCALE: NTS

## Prohibited Signs

1. Signs constituting a Traffic Hazard: No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates 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, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a building surface will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. ( i.e. Delivery trucks with tenant signage is OK!)
8. Billboard Signs are not permitted.
9. The use of permanent "sale" signs are prohibited. Temporary "sale" signs are subject to the regulations in Section "C" of this Planned Sign Program.
10. No standard plex faced cabinet construction allowed.
11. Any sign prohibited by the City's Municipal Code Section 9.164.080.

## Temporary Signs:

All temporary signage must meet the City's Municipal Code requirements and may require a city permit. Signs deemed as temporary signage are as follows:

1. Banners (requires permit from City)
2. Pennants and Balloons (requires permit from City)
3. Window Signage for advertising or for business information (such as credit card decals, hours of operation, etc...)
4. Open/Closed Signs
5. Light Bulb Strings
6. Holiday Displays

## Abandonment of Signs:

Any tenant sign left after thirty (30) days from vacating premises must be removed and become the property of Landlord.

## Inspection:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

## Maintenance:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

## Non-Conforming Signs:

The replacement of any non-conforming signs shall be required to comply with this planned sign program.



# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### HANDICAP PARKING STALL SIGNS H

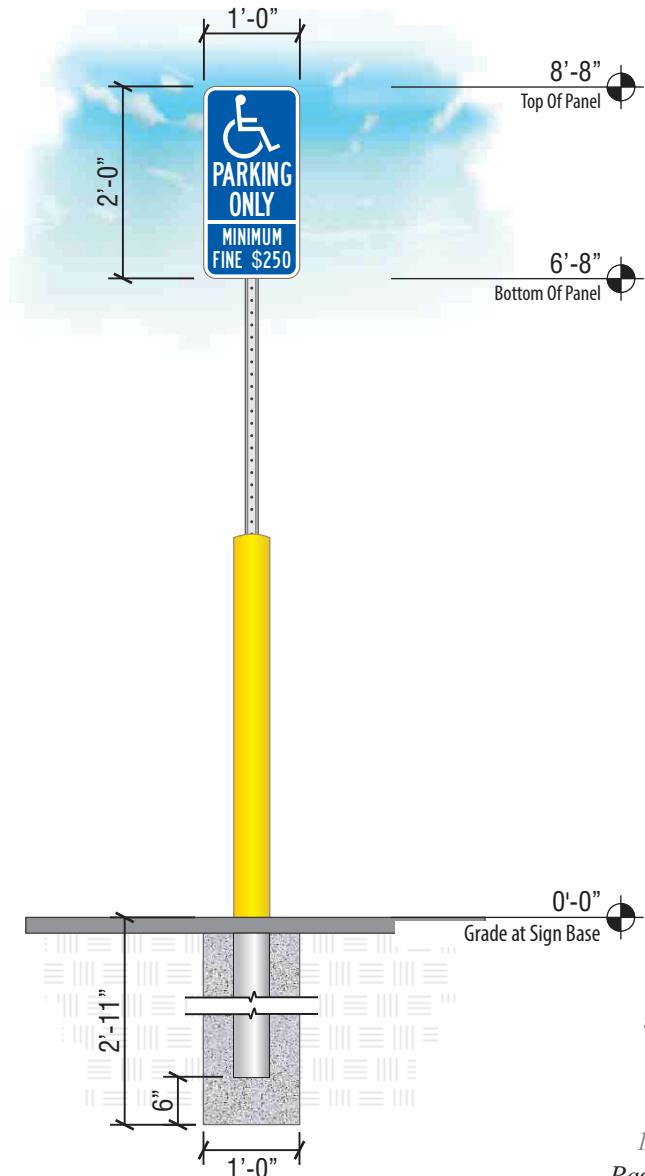
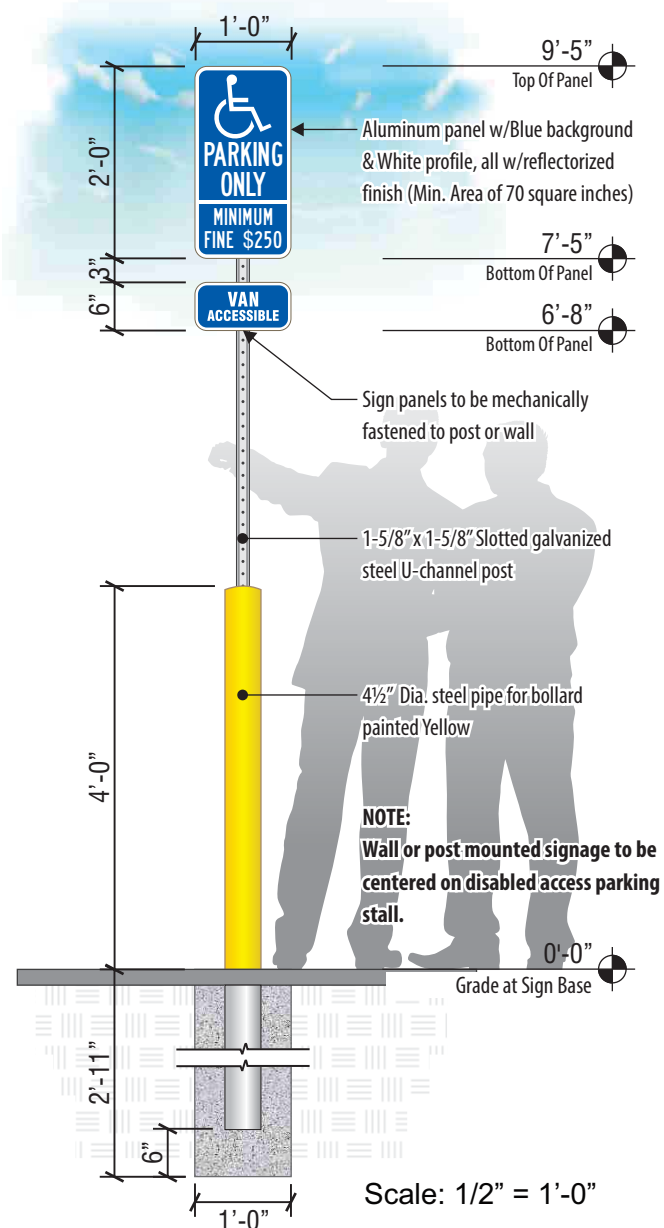
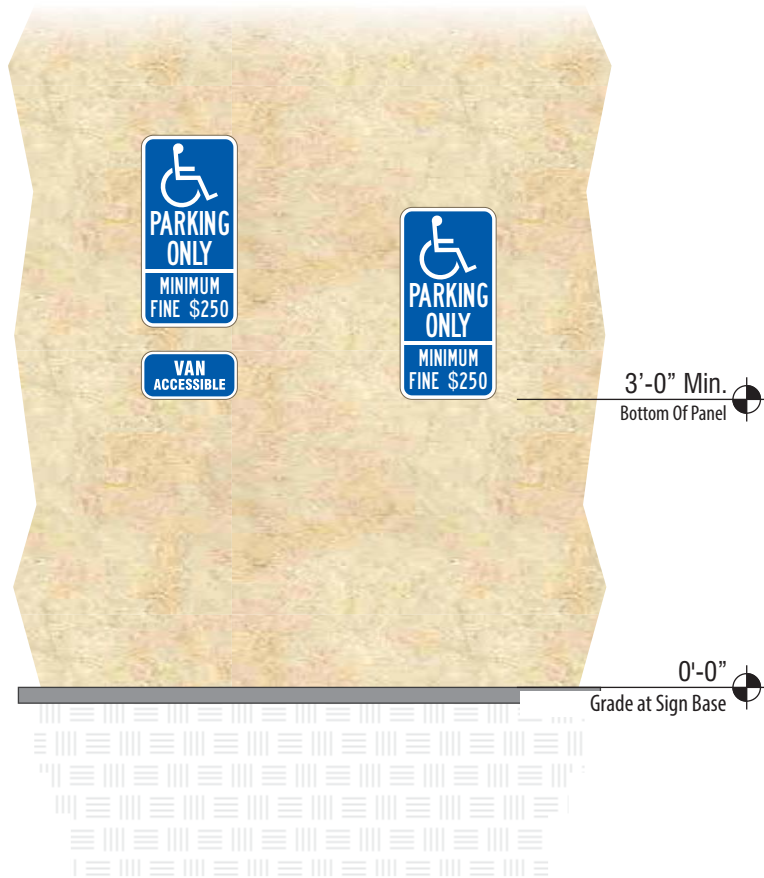
**MATERIALS:** Single faced aluminum panel mounted to 1-5/8" galvanized steel U-channel post

**HEIGHT:** As noted

**TYPE FACE:** Helvetica Medium Condensed.

**COLORS:** Reflective 3M #480-10 White vinyl overall. Background is Blue 3M #480-76

**LIGHTING:** Not illuminated.



Scale: 1/2" = 1'-0"

SIGN TYPE



1312733216  
Page 09 of 26

This criteria was prepared by Superior Electrical Advertising, Inc., © Copyright 2014, Contact: Cynthia Lima Superior Electrical Advertising, Inc., (562) 495-3808

Handicap Parking Stall Signs  
PLANNED SIGN PROGRAM



# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### PARKING CODE ENTRY

**MATERIALS:** Aluminum Panel with silk-screened graphics  
Mounted to 2" alum. square post painted toupe.

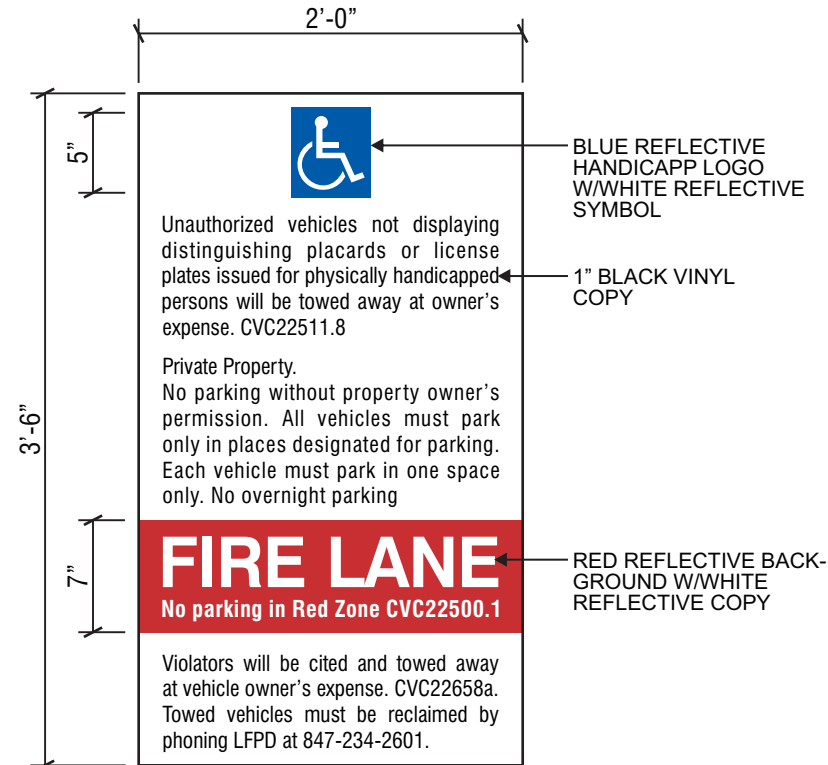
**QUANTITY:** t.b.d.

**HEIGHT:** 5'-9" Maximum Height.

**TYPE FACE:** Helvetica Medium Condensed.

**COLORS:** As noted.

**LIGHTING:** Not illuminated.



SIGN TYPE



1312733216

Page 10 of 26

This criteria was prepared by Superior Electrical Advertising, Inc., © Copyright 2014, Contact: Cynthia Lima Superior Electrical Advertising, Inc., (562) 495-3808

Parking Code Entry Signs  
 PLANNED SIGN PROGRAM



# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### PARKING CODE DIRECTIONAL ON LAMP POLE

**MATERIALS:** Aluminum Panel with silk-screened graphics  
Mounted to existing lamp pole

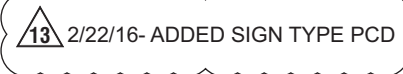
**QUANTITY:** (2) two panels per lamp pole, Total 13 poles, (26) twenty six panels

**HEIGHT:** To be determined

**TYPE FACE:** Swis 721 BT







**COLORS:** As noted.

**LIGHTING:** Not illuminated.


 13 2/22/16- ADDED SIGN TYPE PCD

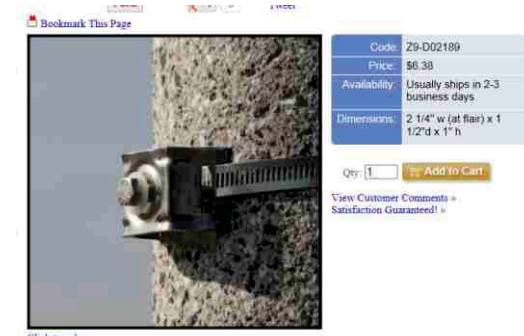
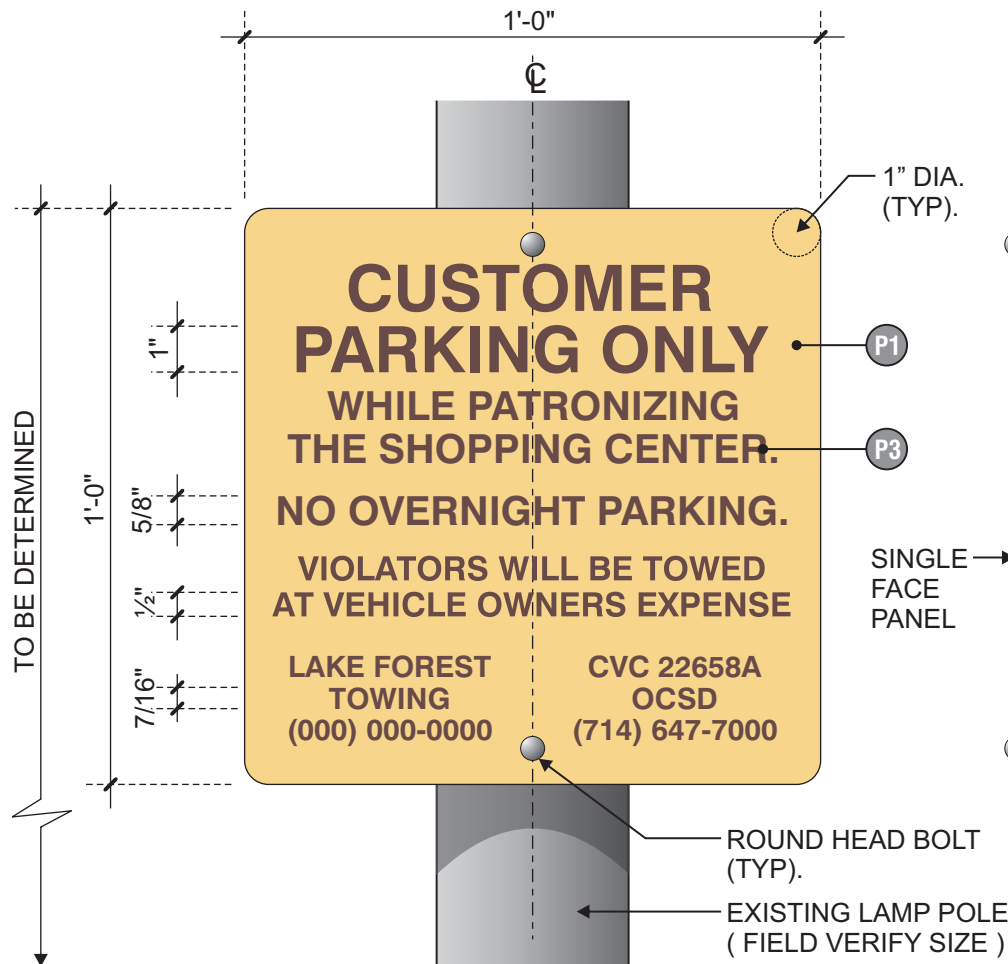
#### Project Material & Color Specifications

NOTE:  
ALL PAINTS TO HAVE SATIN FINISH

-  P1 DE5333 BURST OF GOLD 
-  P2 DEA160 HOPE CHEST 
-  P3 DEA148 SUNKEN SHIP 



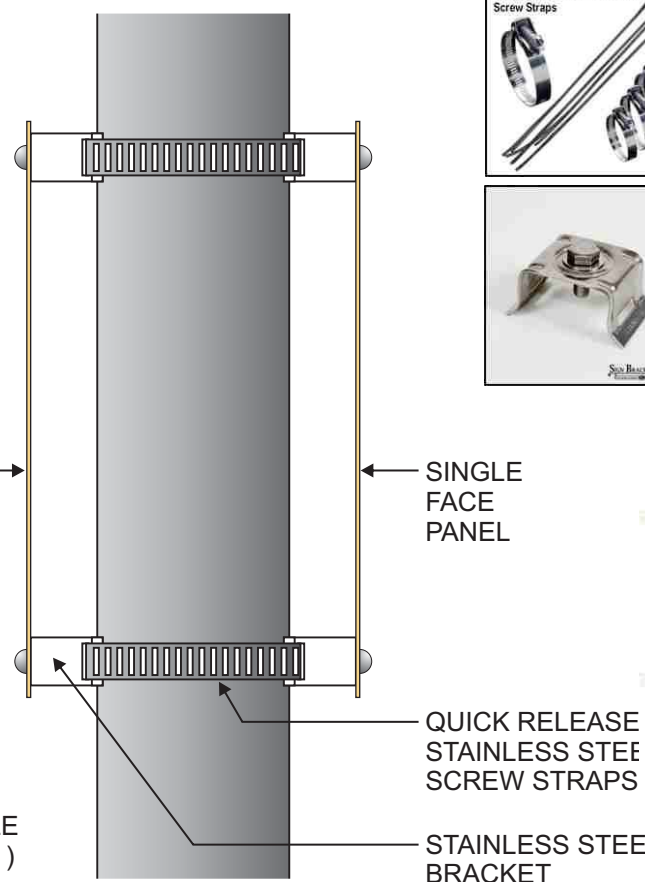
 PHOTO REFERENCE  
SCALE: NTS



**Description** **Dimensions**

Choosing the right bracket and banding method can significantly reduce call backs to reposition shifting signs. Always consider wind load, vibration, and other environmental factors before installation. The Flair Leg design provides a secure fit that locks each leg in place on round poles or mast arms of almost every diameter.

- Designed for poles with diameters of at least 3". For smaller poles use bracket Z9-D02179
- Manufactured using high strength stainless steel and metal forming technology that adds reinforced ribbing for additional strength.
- The band slot is sized to accept a double wrap of 0.030" band. Double wrapping significantly increases strength.
- Slot accepts banding widths up to 3/4".
- Stainless steel bolts, washers, and fiber washers that hold signs securely without staining or tearing the sign face are included.
- Use the SBS Style # Z9-D02189 and 3/4" band when mounting on round posts greater than 3 1/2" or with larger signs.
- For greater sign support surface area and holding force use the SBS Style # Z9-D00889 Double Belt Strap Bracket



SIGN TYPE  


1312733216  
Page 10.1 of 26

# LAKE FOREST GATEWAY


LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### PARKING DIRECTIONAL PROJECTING SIGN




Overall dimensions: 2'-2" x 12'-0", Area 26 S.F.  
 Double sided, projecting wall mounted sign  
 Standard construction with aluminum skin and angle frame.  
 Body structure to have applied project standard texture finish.  
 Cabinet to be internally fluorescent lamps illumination, seamless aluminum construction with routed out and push thru acrylic graphics.

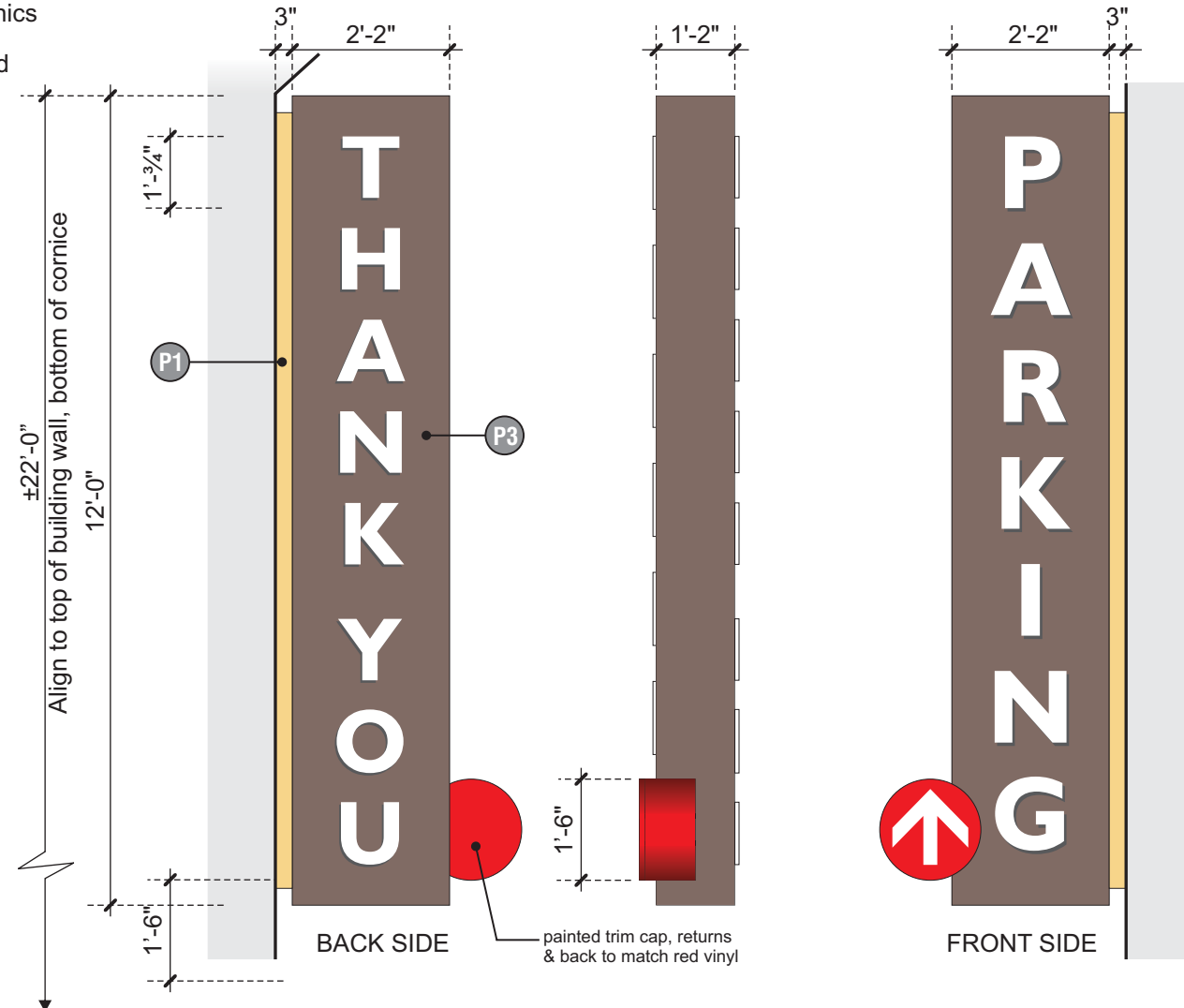
Copy: Routed faces with 3/4" thick push thru clear acrylic graphics with first surface applied translucent vinyl face overlay.  
 Arrow: White acrylic with red translucent vinyl overlay, weeded out for show thru white acrylic.

 2/22/16- ADDED SIGN TYPE PDP

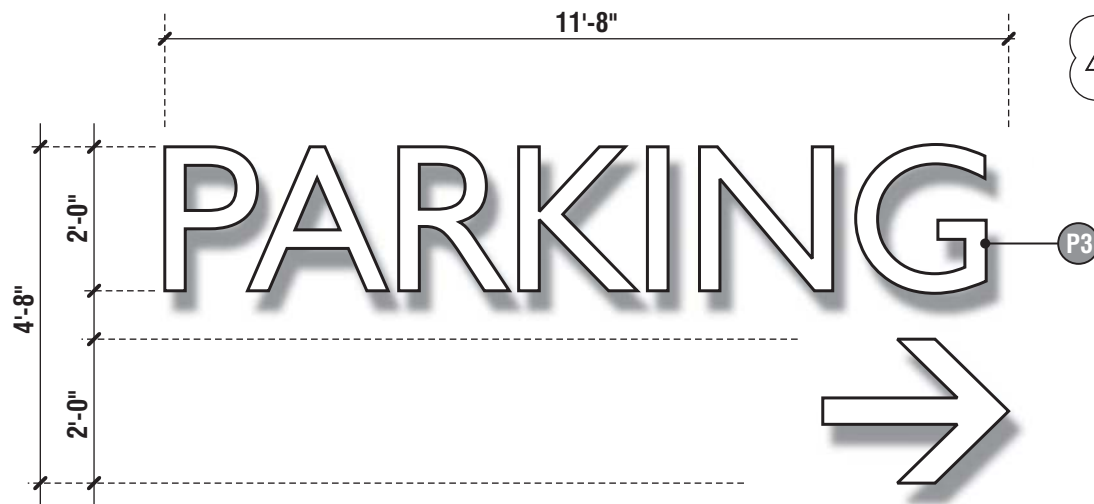
**Project Material & Color Specifications**

NOTE:  
ALL PAINTS TO HAVE SATIN FINISH

-  P1 DE5333 BURST OF GOLD
-  P2 DEA160 HOPE CHEST
-  P3 DEA148 SUNKEN SHIP



SIGN TYPE  

13 2/22/16- ADDED SIGN TYPE PW

Type -A - Illuminated ACRYLIC FACED CHANNEL display with THROUGH FACE ILLUMINATION.

**1 SIGN TYPE-1 SECTION DETAIL - LED FACE LIT CHANNEL LETTER**  
SCALE: 3/8" = 1'-0" AREA: 54.44 Sq. Ft.

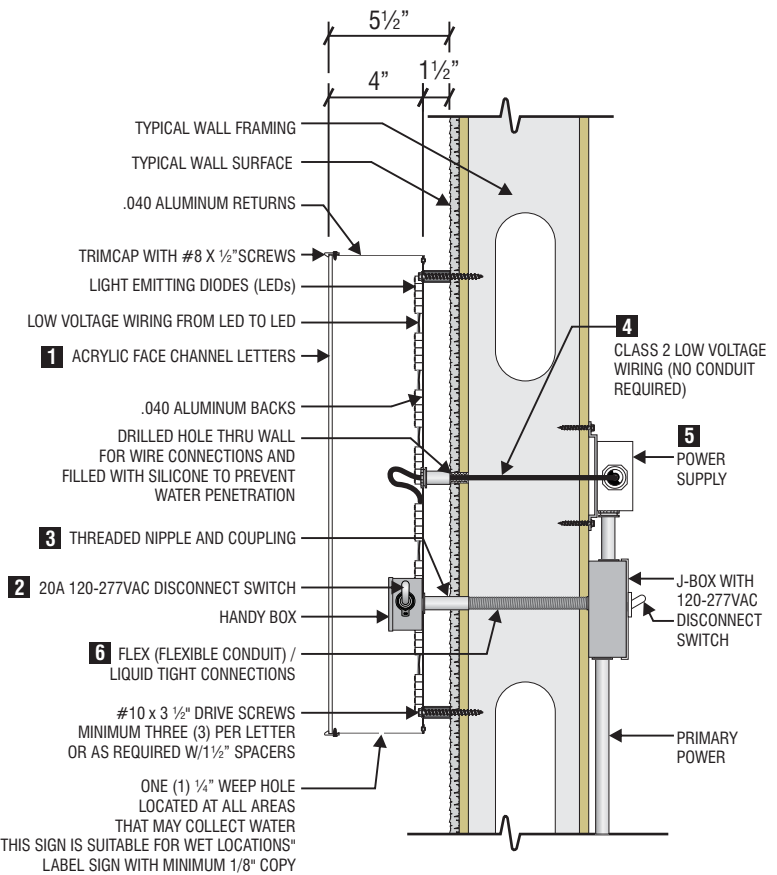
PARKING & ARROW WALL SIGN

- MATERIALS:** Fabricated 4" deep face lit channel letters  
**QUANTITY:** (1) one required  
**FACE:** White acrylic plastic face  
**INSTALLATION:** Pin-mounted 1 1/2" off building fascia.  
**COLORS:** Paint edges and backs to match P3  
**LIGHTING:** White LEDs illumination

**Project Material & Color Specifications**

NOTE:  
ALL PAINTS TO HAVE SATIN FINISH

- P1 DE5333 BURST OF GOLD
- P2 DEA160 HOPE CHEST
- P3 DEA148 SUNKEN SHIP



**1 SIGN TYPE-1 SECTION DETAIL - LED FACE LIT CHANNEL LETTER**  
SCALE: NTS

**Note to All Contractors**

**120 Sign Voltage**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

SIGN TYPE



1312733216

Page 10.3 of 26





# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM

### BUSINESS ADDRESS

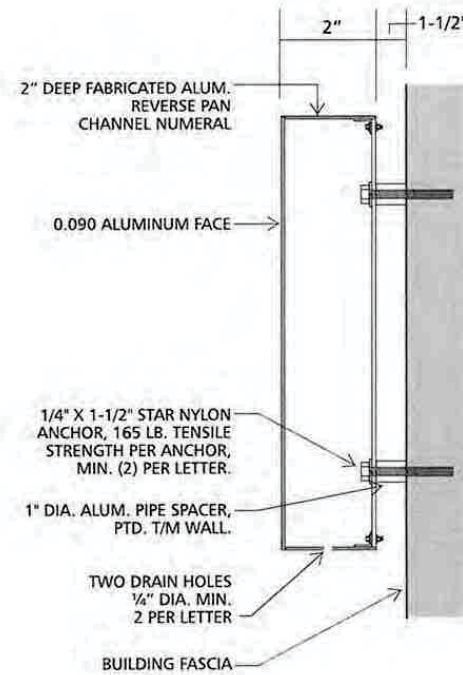
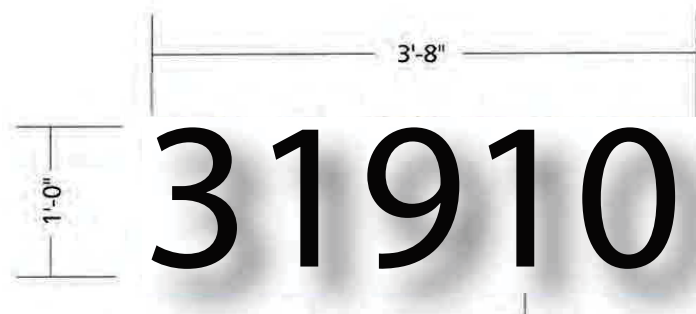
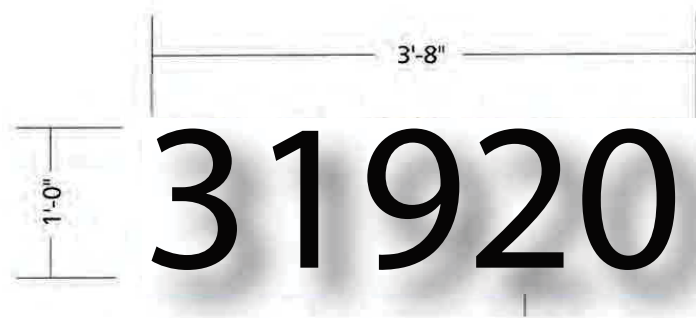
**MATERIALS:** Fabricated 2" deep reverse pan aluminum channel numerals

**QUANTITY:** As noted

**INSTALLATION:** Pin-mounted 1/2" off building fascia.

**COLORS:** Paint faces and returns using smooth automotive enamel as noted.

**LIGHTING:** Not illuminated.



REVERSE PAN NON ILLUMINATED CHANNEL  
SECTION DETAIL  
Not To Scale

SIGN TYPE



1312733216

Page 11 of 26

This criteria was prepared by Superior Electrical Advertising, Inc., © Copyright 2014, Contact: Cynthia Lima Superior Electrical Advertising, Inc., (562) 495-3808

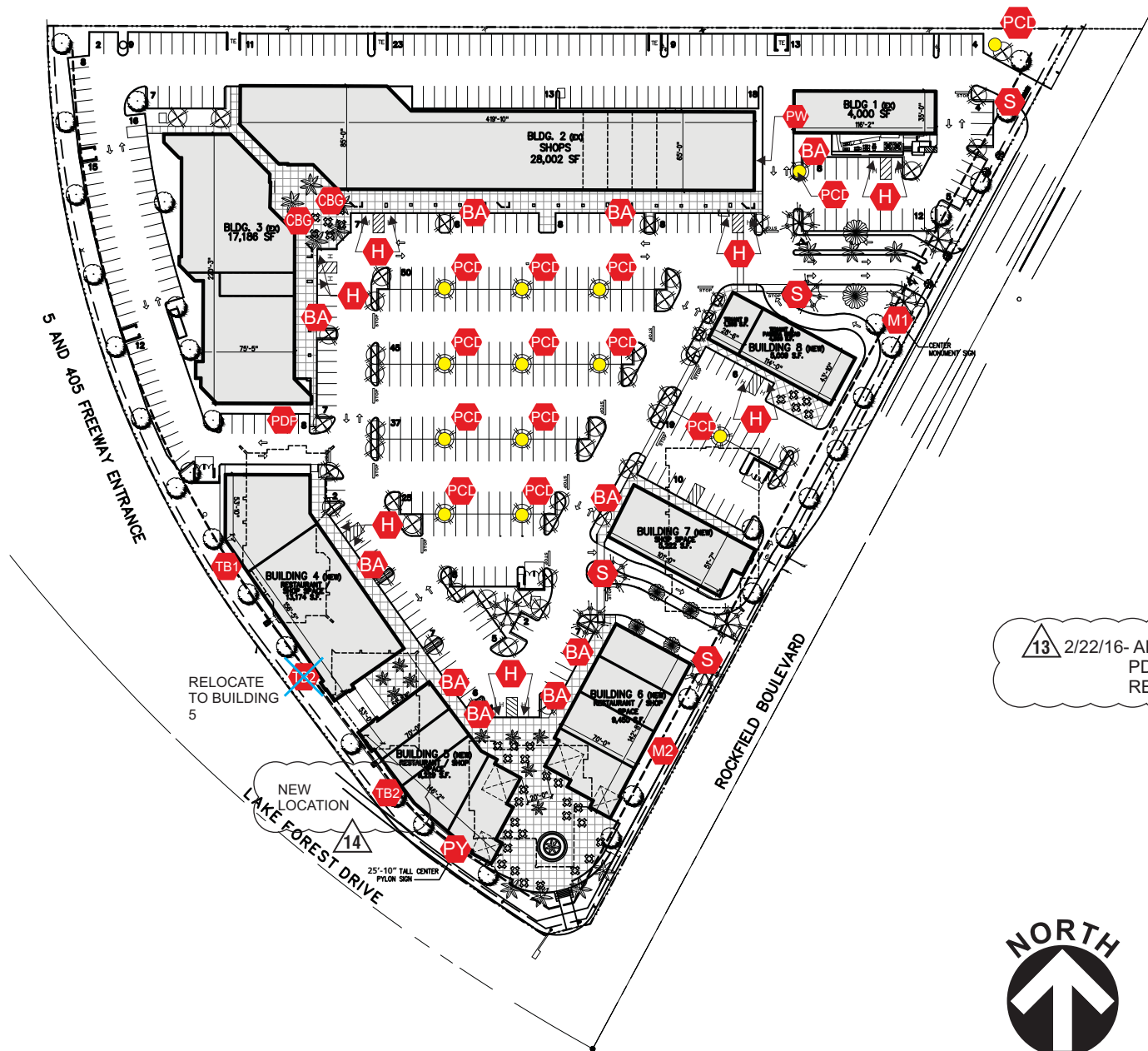
Building Address Signs  
PLANNED SIGN PROGRAM



# LAKE FOREST GATEWAY

LAKE FOREST, CALIFORNIA

## PLANNED SIGN PROGRAM



GROUND SIGN TYPE LEGEND	
	HANDICAP PARKING SIGN
	STOP SIGN
	BUILDING ADDRESS
	COURTYARD PENNANT POLE SIGN, 20'-0" HIGH
	87.75 SQ. FT. MONUMENT SIGN, 6'-6" HIGH
	400 SQ. FT. FREEWAY ORIENTED FREESTANDING SIGN, 25'-10" HIGH
	215 SQ. FT. TENANT PROJECTING WALL SIGNS, 18'-9" HIGH
	1 SQ. FT. PARKING CODE DIRECTIONAL SIGN ON LAMP POLE
	26 SQ. FT. PARKING DIRECTIONAL PROJECTING SIGN
	2'-0" PARKING & ARROW WALL SIGN

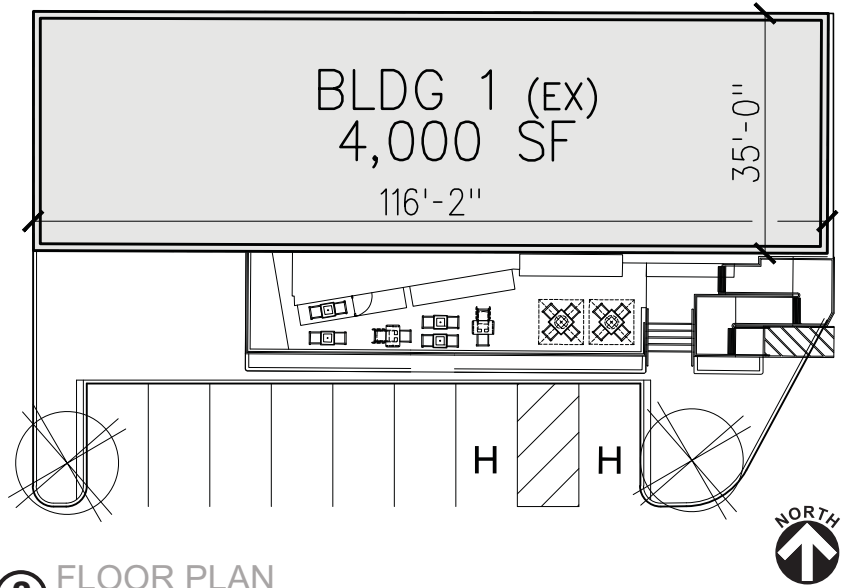
13 2/22/16- ADDED SIGN TYPES PCD, PDP, PW RELOCATE SIGN TB2

NEW LOCATION  
LAKE FOREST DRIVE  
14  
25'-10" TALL CENTER PYLON SIGN



1 SITE PLAN / SIGN LOCATIONS  
SCALE: NTS

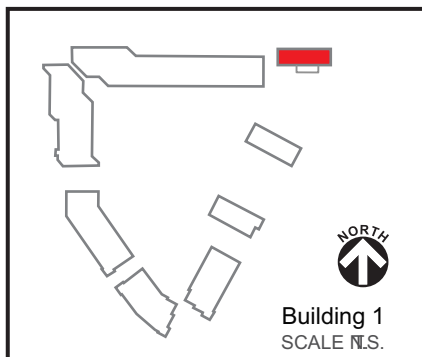




**2** FLOOR PLAN  
SCALE: NTS

**ALLOWABLE SIGN LOCATIONS / SIZES:**

FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



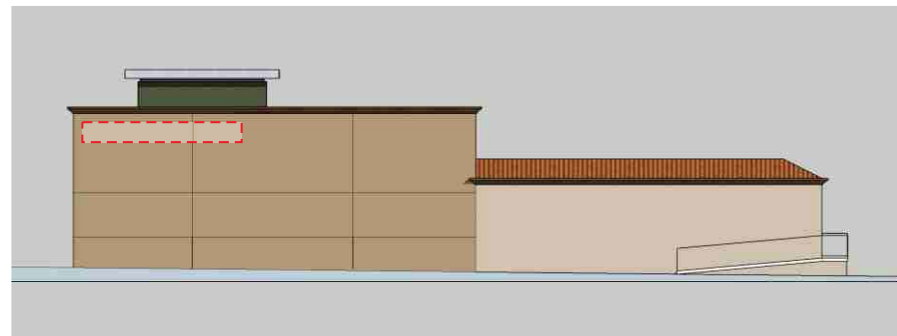
**1** OVERALL SITE PLAN  
SCALE: NTS



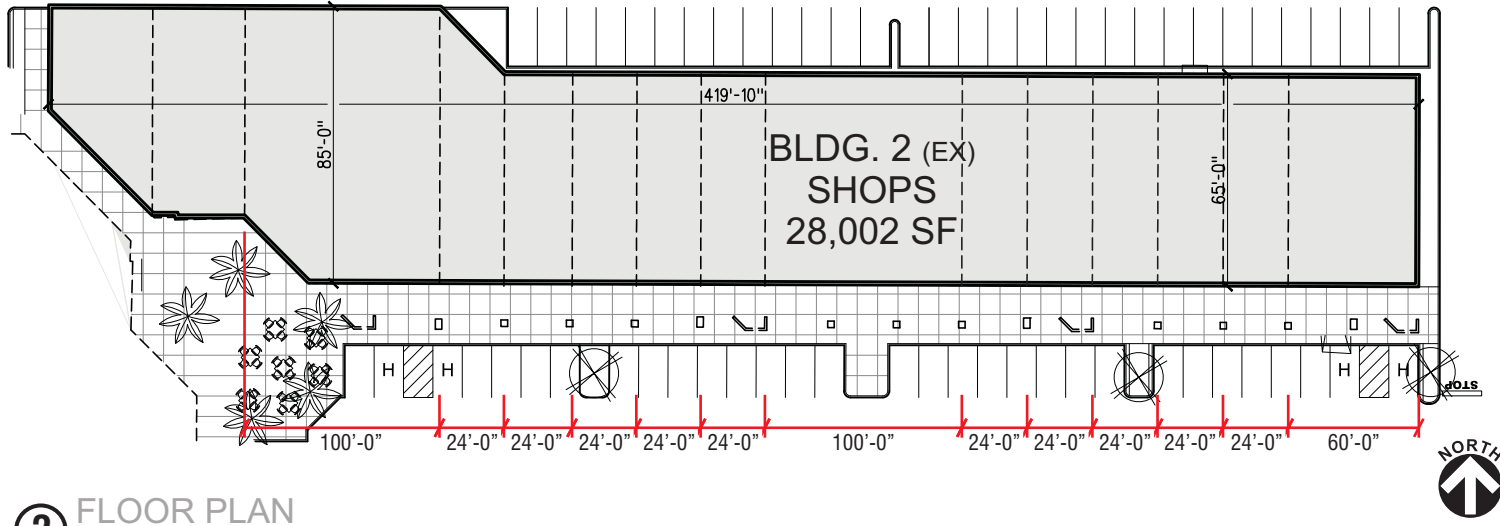
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

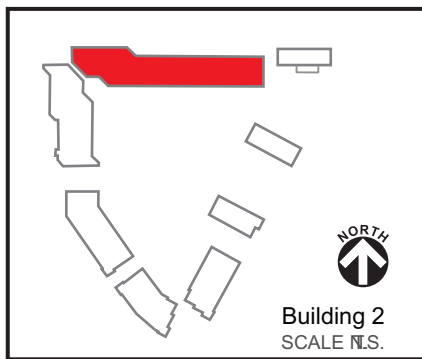


**2 FLOOR PLAN**  
SCALE: NTS

**ALLOWABLE SIGN LOCATIONS / SIZES:**

FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION

13 2/22/16- ALLOW STACKED COPY ON TOWER TO ACCOMMODATE 2 TENANT SIGNS DUE TO LACK OF SIGN BAND FOR TENANT IN CORNER



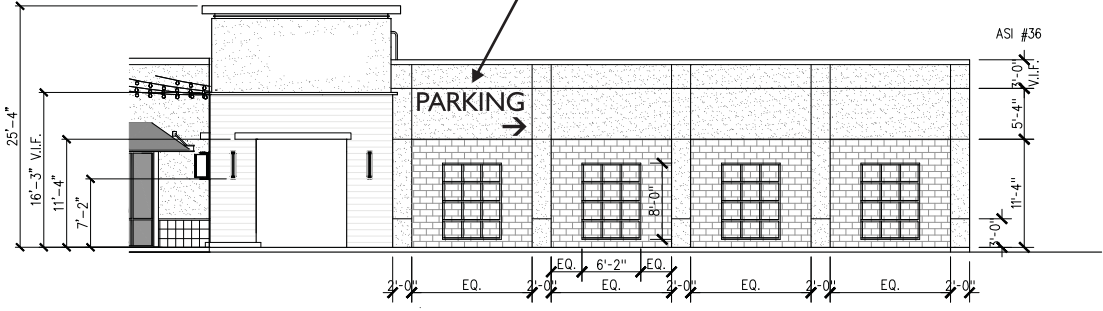
**1 OVERALL SITE PLAN**  
SCALE: NTS



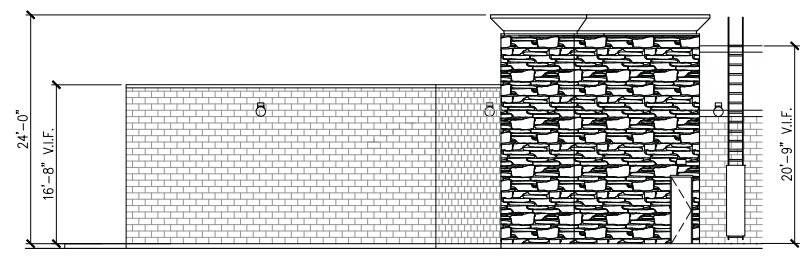
SOUTH ELEVATION

13 2/22/16- ADDED SIGN TYPE PW

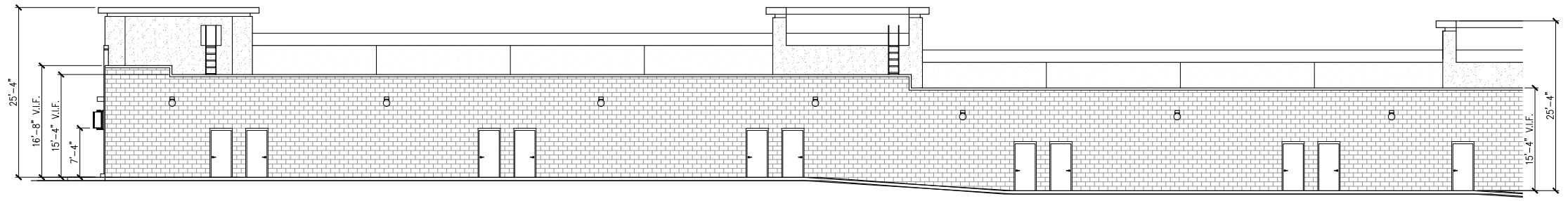
SIGN TYPE  
  
 2'-0" STACKED COPY "PARKING AND ARROW"  
 (REFER TO PAGE 10.3 FOR SPECS.)



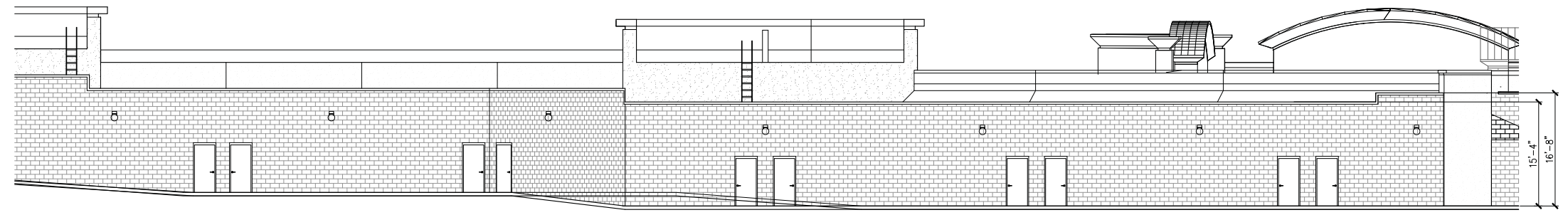
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

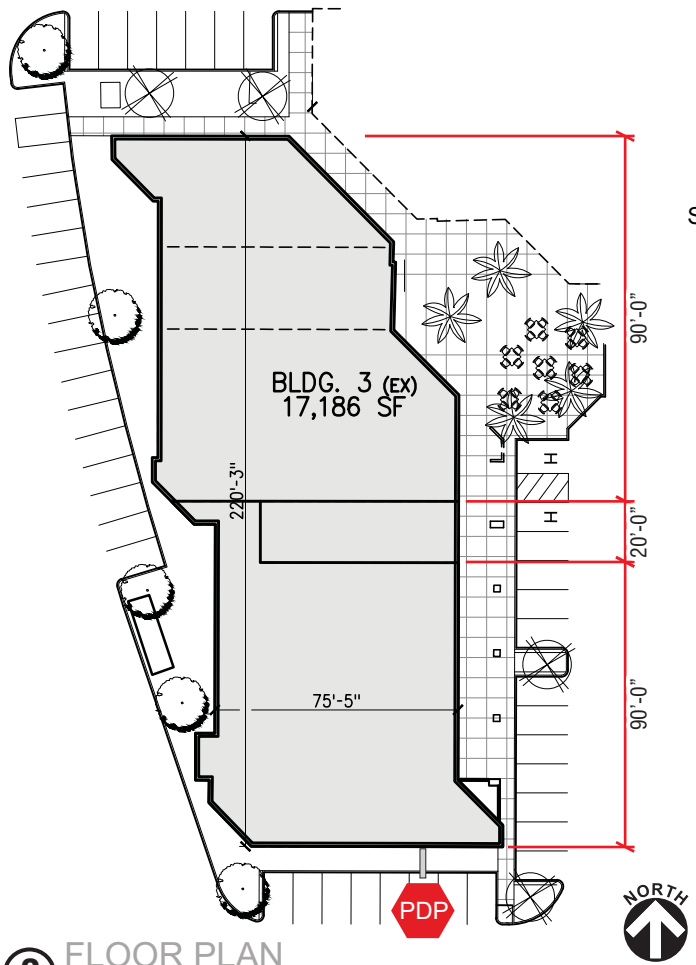


NORTH ELEVATION

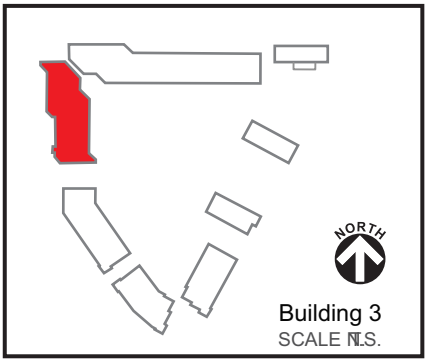
Building 2 - Elevations - inline tenant  
 PLANNED SIGN PROGRAM







2 FLOOR PLAN  
SCALE: NTS



1 OVERALL SITE PLAN  
SCALE: NTS



EAST ELEVATION



WEST ELEVATION

**ALLOWABLE SIGN LOCATIONS / SIZES:**  
 FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION





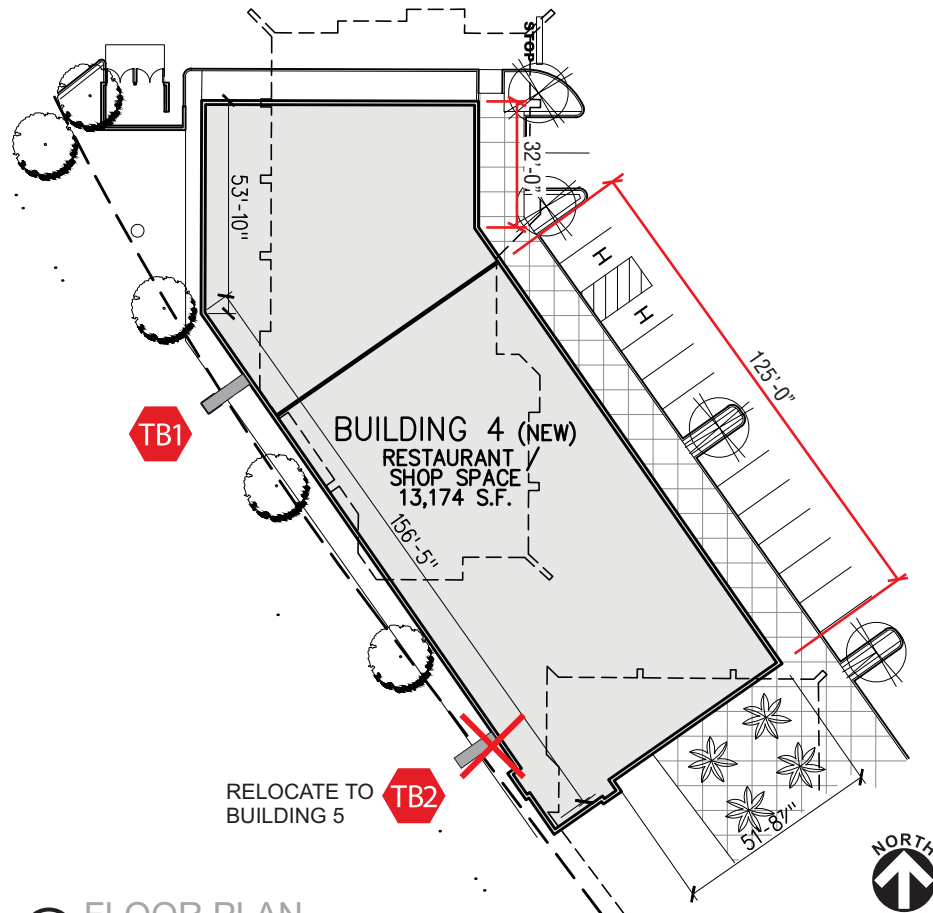
EAST ELEVATION



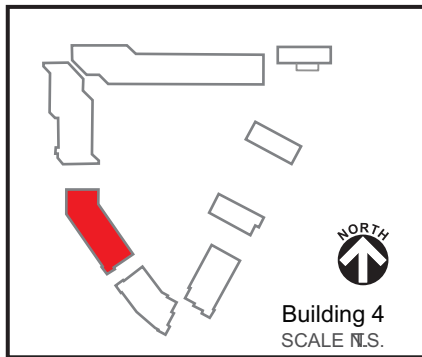
WEST ELEVATION

13 2/22/16- RELOCATE TB2

**ALLOWABLE SIGN LOCATIONS / SIZES:**  
 FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



2 FLOOR PLAN  
 SCALE: NTS



1 OVERALL SITE PLAN  
 SCALE: NTS

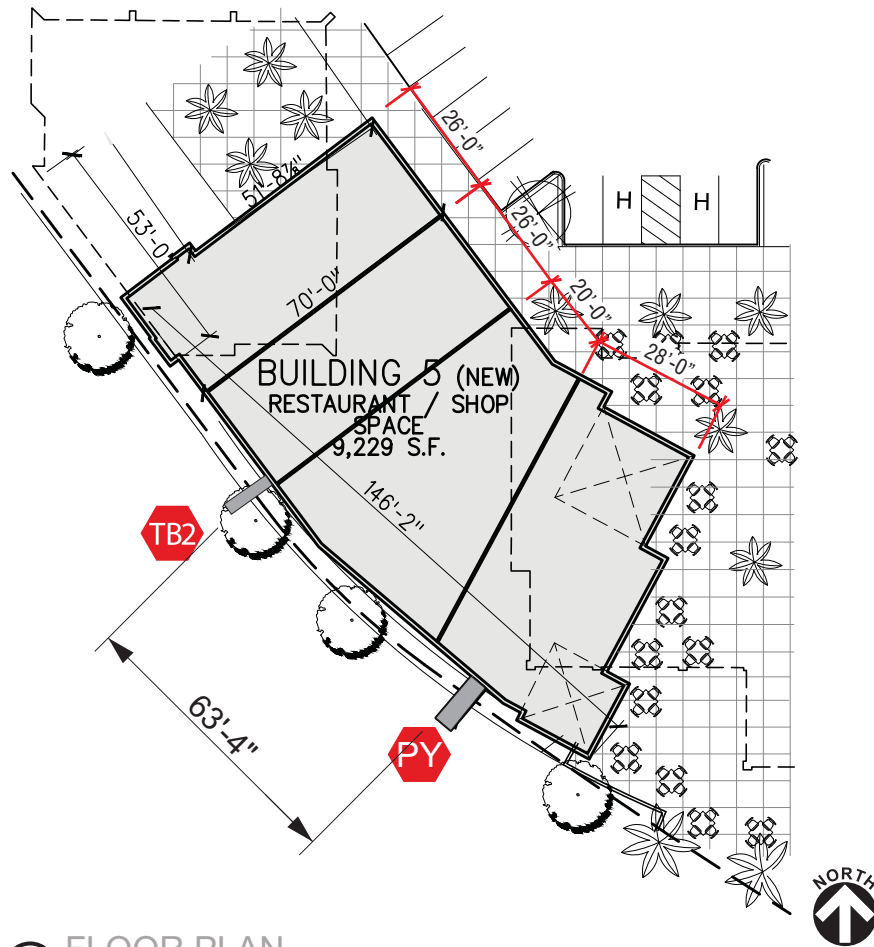
TB2

PY

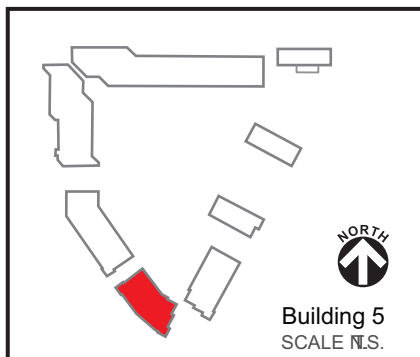


Building 5 - pad tenant elevations  
 PLANNED SIGN PROGRAM



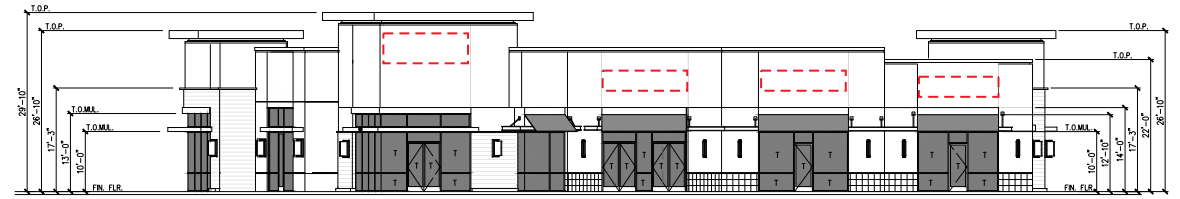


**2 FLOOR PLAN**  
SCALE: NTS

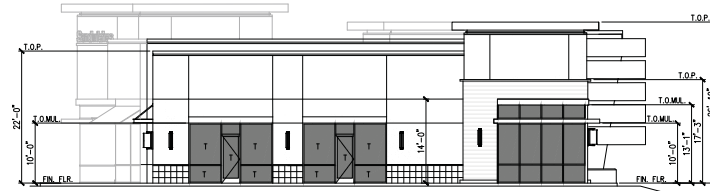


**1 OVERALL SITE PLAN**  
SCALE: NTS

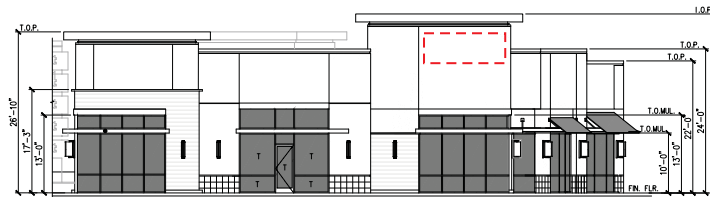
**ALLOWABLE SIGN LOCATIONS / SIZES:**  
FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



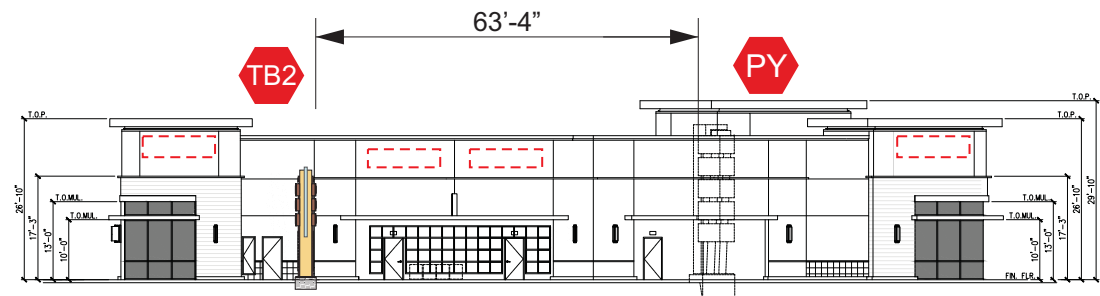
**NORTH ELEVATION**



**WEST ELEVATION**



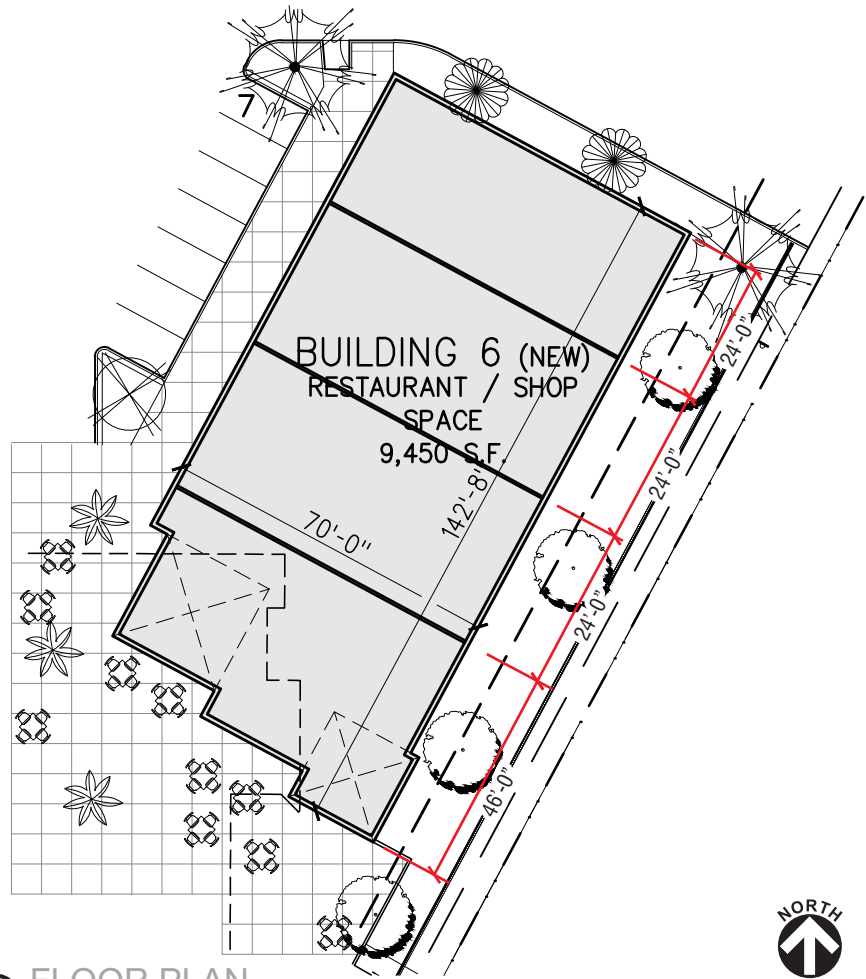
**EAST ELEVATION**



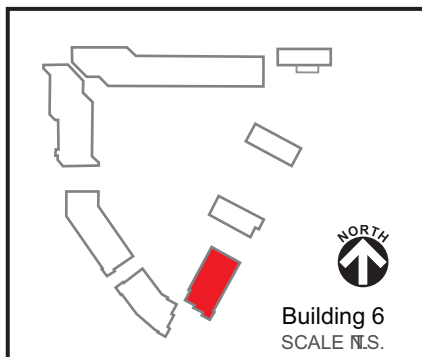
**SOUTH ELEVATION**

13 2/22/16- RELOCATE TB2





**2** FLOOR PLAN  
SCALE: NTS



**1** OVERALL SITE PLAN  
SCALE: NTS

**ALLOWABLE SIGN LOCATIONS / SIZES:**

FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



EAST ELEVATION

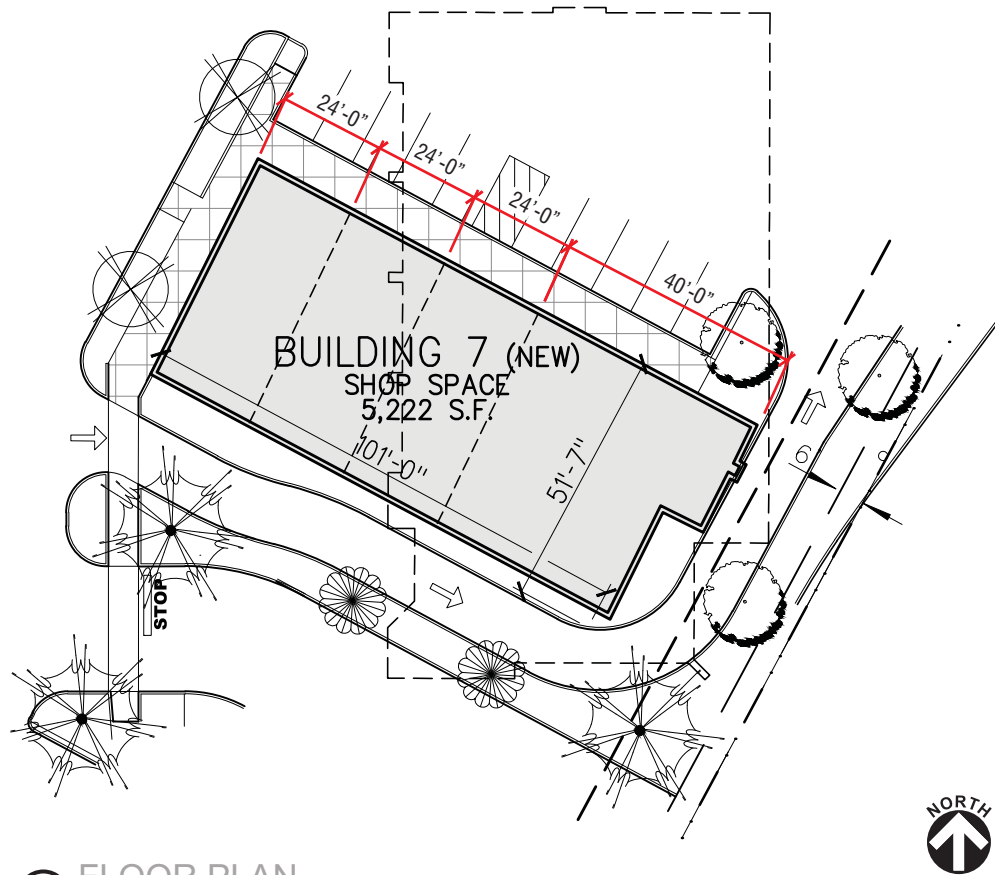


SOUTH ELEVATION

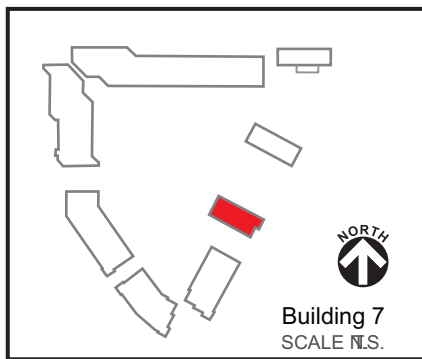


WEST ELEVATION





**2** FLOOR PLAN  
SCALE: NTS



**1** OVERALL SITE PLAN  
SCALE: NTS

**ALLOWABLE SIGN LOCATIONS / SIZES:**

FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



SOUTH ELEVATION



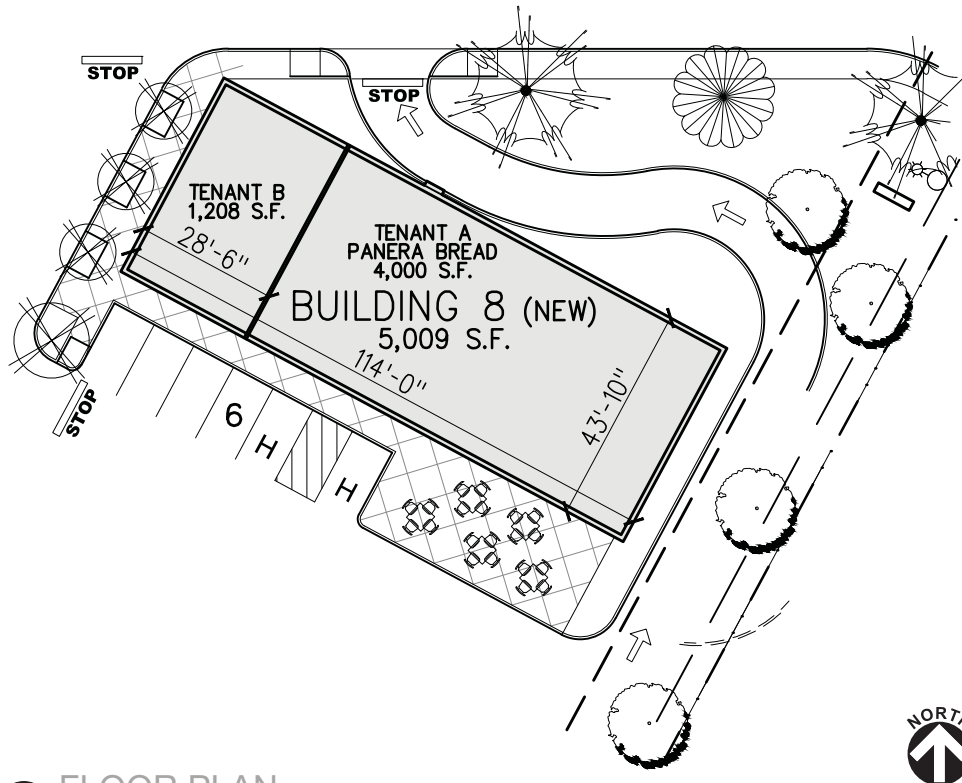
NORTH ELEVATION



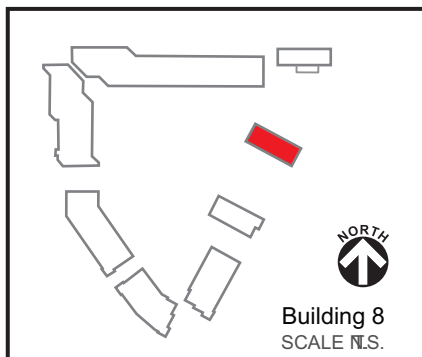
EAST ELEVATION



WEST ELEVATION



**2** FLOOR PLAN  
SCALE: NTS



**1** OVERALL SITE PLAN  
SCALE: NTS

**ALLOWABLE SIGN LOCATIONS / SIZES:**  
FOR POSSIBLE BUILDING SIGN LOCATIONS AND ALLOWABLE SIZES AS PERMITTED BY CITY OF LAKE FOREST, PLEASE REFER TO PAGE -5 OF MASTER SIGN PROGRAM. SIGN LOCATIONS & AREA TO BE DEPENDANT ON FINAL DEMISING WALL LOCATION



SOUTH ELEVATION



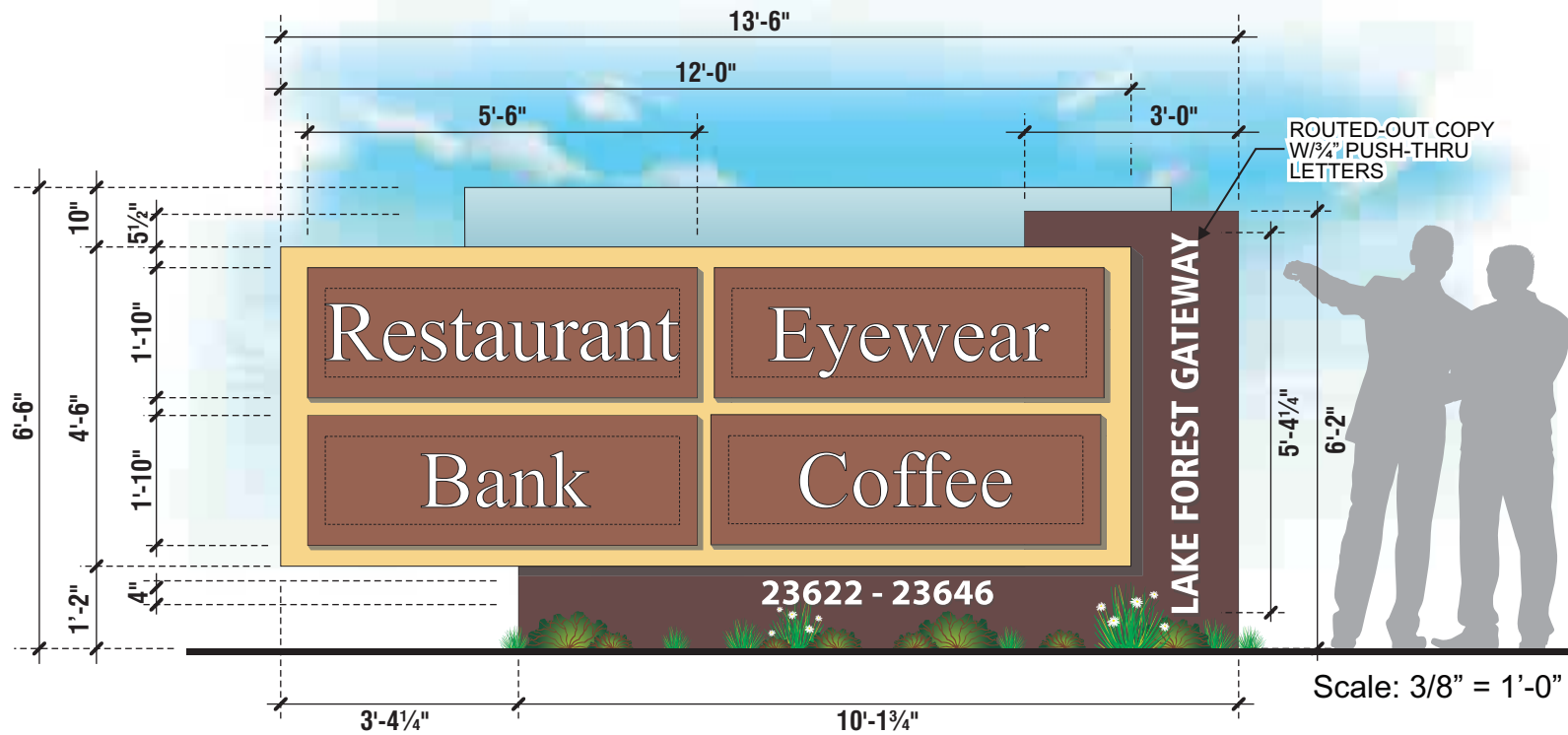
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Project Material & Color Specifications	
NOTE: ALL PAINTS TO HAVE SATIN FINISH	
P1	DE5333 BURST OF GOLD
P2	DEA160 HOPE CHEST
P3	DEA148 SUNKEN SHIP
Finish Materials	
M1	1" thick clear acrylic
M2	Laminated Acrylic pane

### Monument Sign

Overall dimensions: 13'-6" x 6'-6", = 87.75 Sq. Ft.  
 Double sided, free standing, project and tenant identification sign  
 Standard construction with aluminum skin and angle frame  
 with steel pipe support set into concrete footing. Body structure to  
 have applied project standard texture finish and James Hardie Panel.  
 Cabinet to be internally illuminated, seamless aluminum construction  
 with routed out and push thru acrylic graphics.

Project Identification: "Lake Forest Gateway" to be located on shroud  
 adjacent to tenant signs panels / cabinet. Letters shall be 4 1/2" tall and 5'-4 1/4",  
 3/4" thick push-thru copy.

Tenant Panels: Panels to be fabricated painted aluminum with routed  
 faces and 1/2" thick push thru clear acrylic graphics with first surface  
 applied translucent vinyl face overlay. Tenant graphic overlay colors  
 to be approved by landlord. Tenant panels to be 1'-10" tall and 5'-6" wide  
 with a maximum sign area of 15" tall and 5'-0" wide. All changes to  
 tenant panels will require a sign permit through the city. Any one tenant  
 in the shopping center can only be identified on one pylon or monument  
 sign.

Maximum Letter and Logo Height: Letter and/or logos shall have a  
 maximum height limit of 15".

Lines of Copy: No more than 2 lines of copy allowed.

Address Copy: Address copy to be 1/4" deep flat cut out painted  
 aluminum numerals stud mounted flush to cabinet shroud.

#### ELECTRICAL LOAD PER SIGN:

Twelve (12) F48 T12 Lamps  
 One (1) F64 T12 Lamps

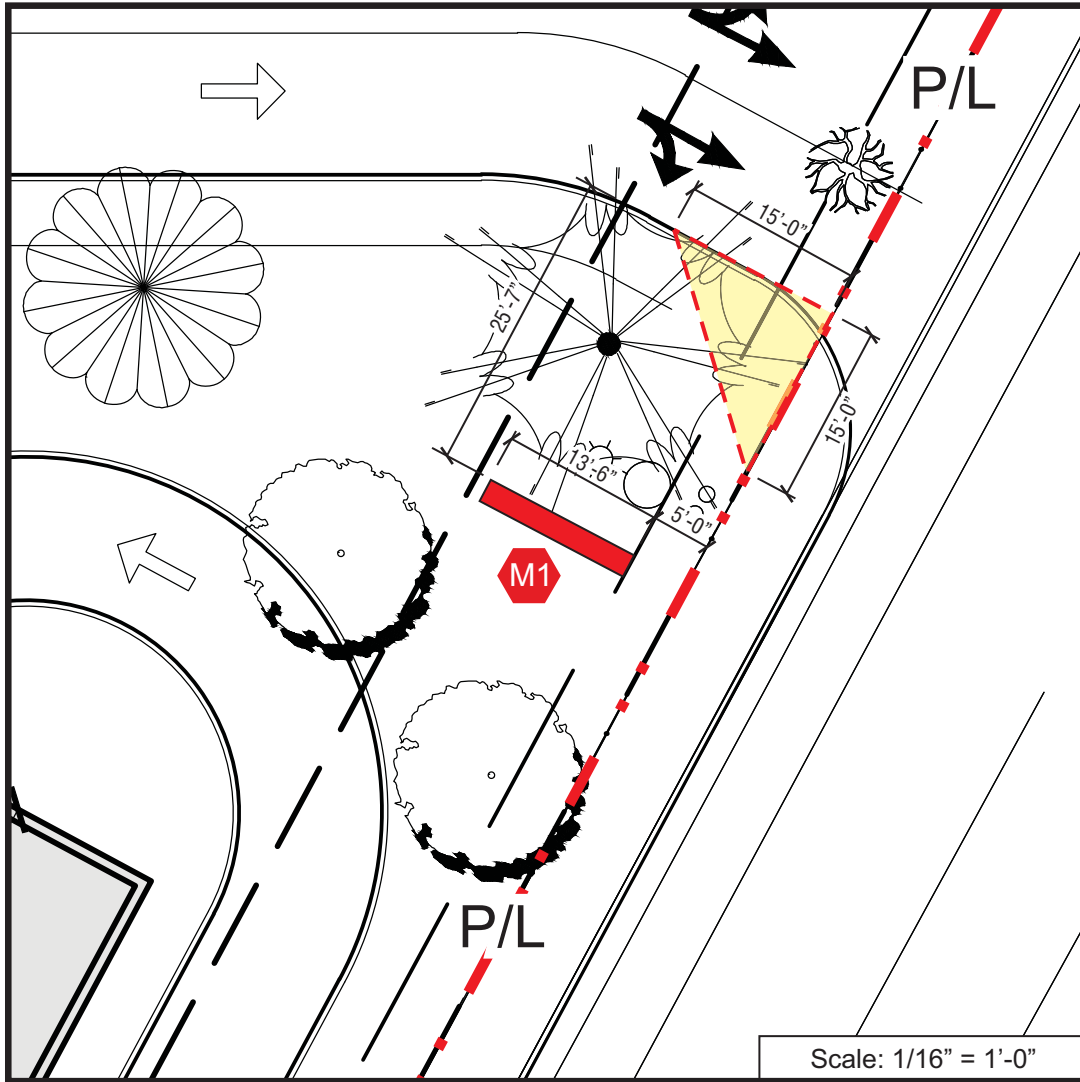
Three (3) Ballasts @ 3.41 amps each = 10.23 amps @ 120v  
 Three (3) Ballasts @ 1.47 amps each = 4.41 amps @ 277v

SIGN TYPE



1312733216

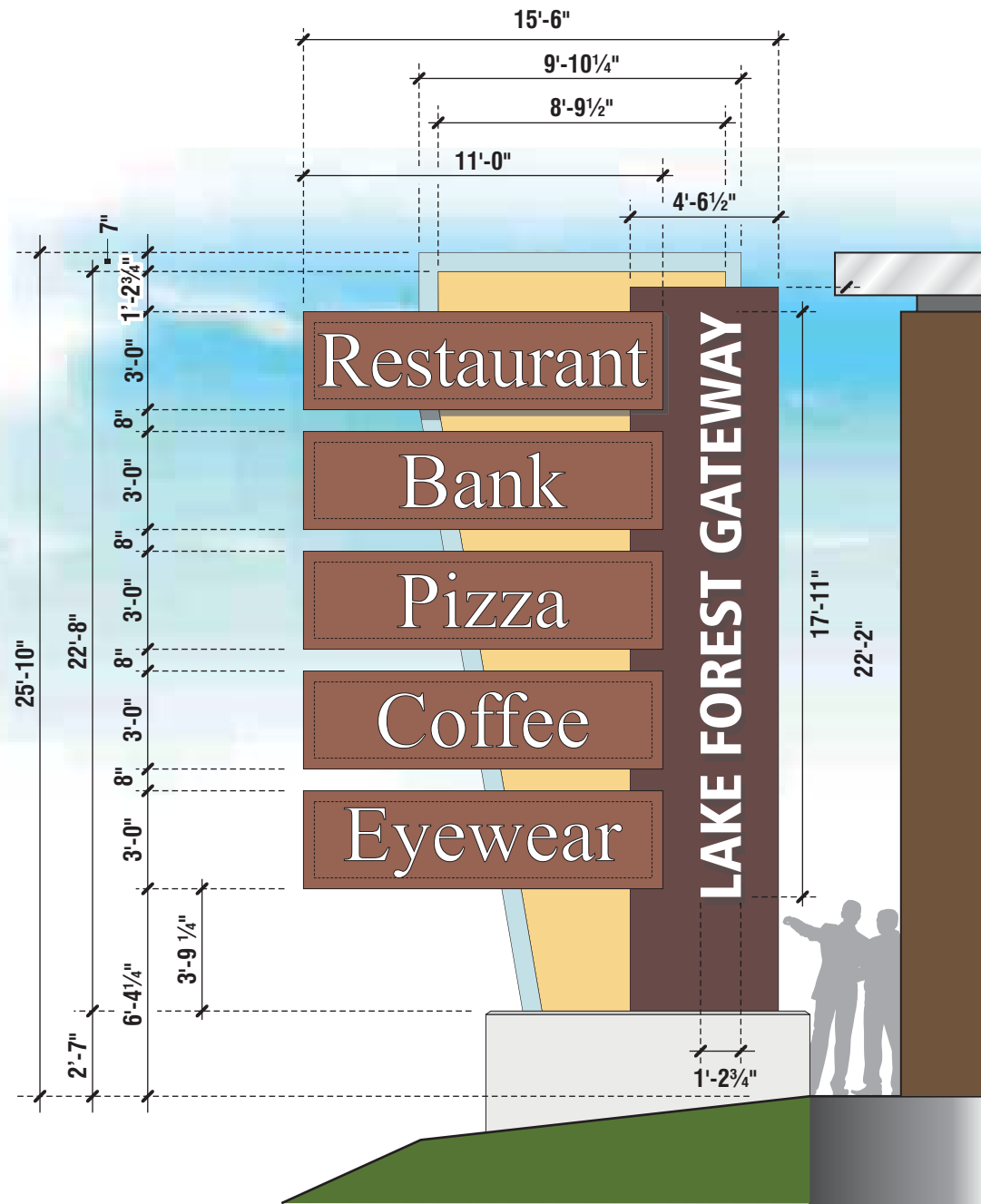
Page 21 of 26



MONUMENT SIGN-M1 SETBACK & VISIBILITY TRIANGLE DETAIL







### Freeway Oriented Freestanding Sign

Overall dimensions: 25'-10" x 15'-6", Area 400 S.F.  
 Double sided, freestanding, project and tenant identification sign  
 Standard construction with aluminum skin and angle frame  
 with steel pipe support set into concrete footing. Body structure to  
 have applied project standard texture finish and James Hardie Panel.  
 Cabinet to be internally illuminated, seamless aluminum construction  
 with routed out and push thru acrylic graphics.

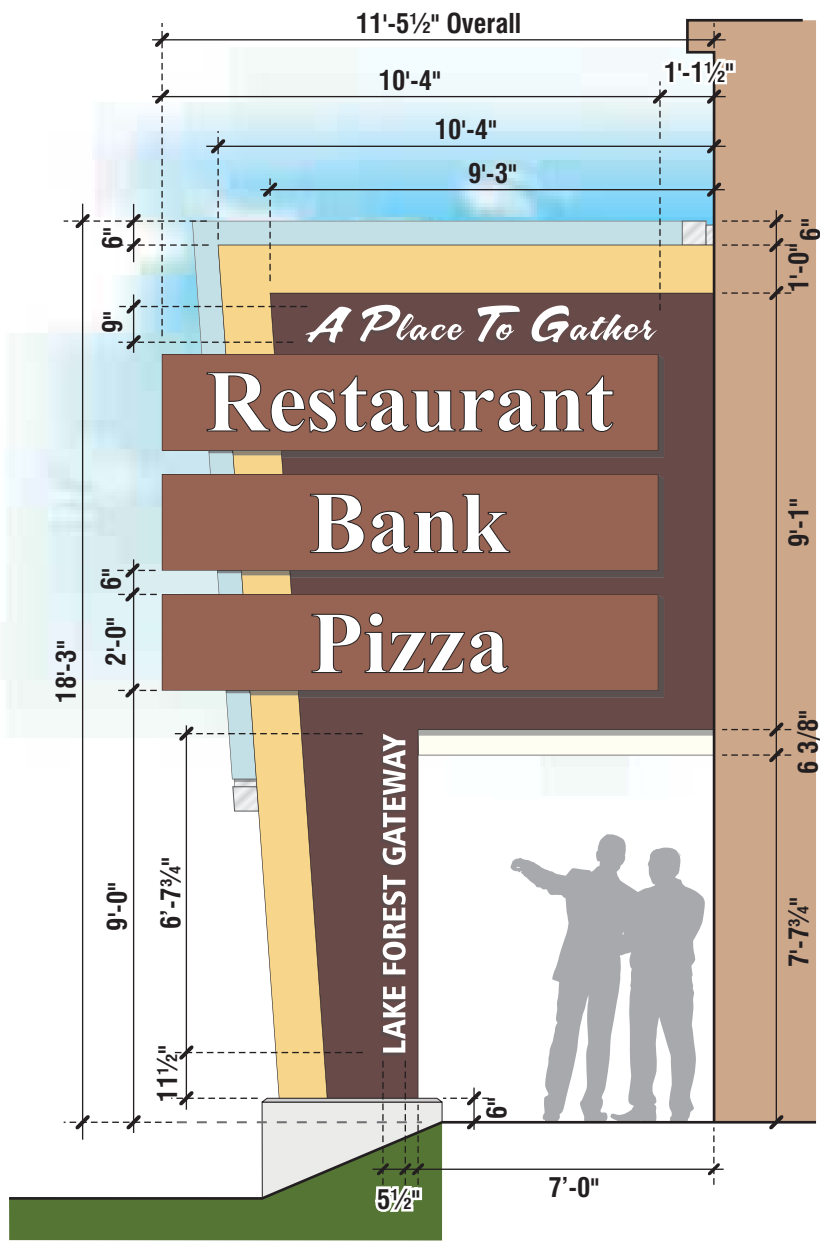
Project Identification: "Lake Forest Gateway" to be illuminated face  
 lit channel letters attached to vertical element of pylon sign.

Tenant Panels: Panels to be fabricated painted aluminum with routed  
 faces and 1/2" thick push thru clear acrylic graphics with first surface  
 applied translucent vinyl face overlay. Tenant graphic overlay colors  
 to be approved by landlord. Tenant panels to be 3'-0" tall and 11'-0"  
 wide with a maximum sign area of 28" tall and 10'-4" wide. All changes to  
 tenant panels will require a sign permit through the city. Any one tenant  
 in the shopping center can only be identified on one pylon or monument  
 sign.

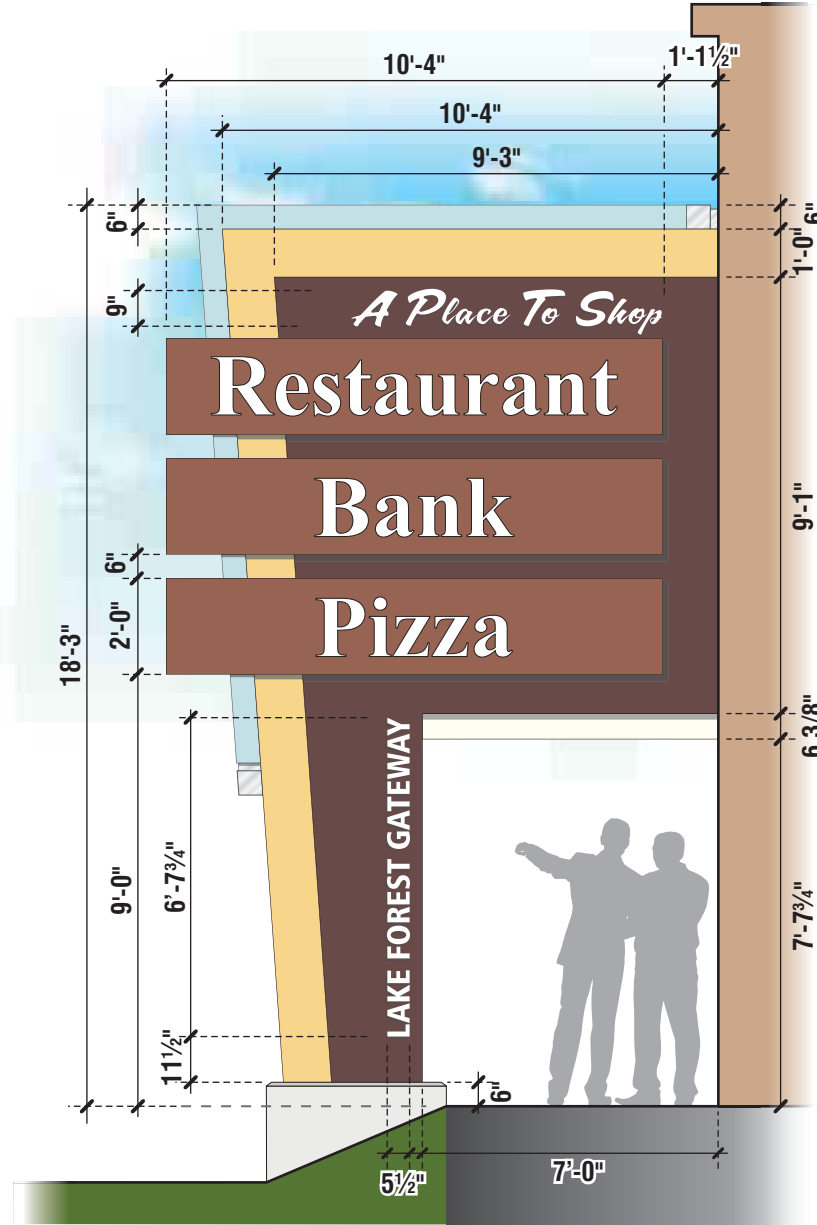
Maximum Letter and Logo Height: Letter and/or logos shall have a  
 maximum height limit of 28".

Lines of Copy: No more than 2 lines of copy allowed.

Address Copy: Address copy to be 1/4" deep flat cut out painted  
 aluminum numerals stud mounted directly to body of James  
 Hardie Panel.



Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"



**Project Material & Color Specifications**

NOTE:  
 ALL PAINTS TO HAVE SATIN FINISH

- P1 DE5333 BURST OF GOLD
  - P2 DEA160 HOPE CHEST
  - P3 DEA148 SUNKEN SHIP
- Finish Materials**
- M1 1" thick clear acrylic
  - M2 Laminated Acrylic pane

**Tenant Projecting Wall Signs**

Overall dimensions: 18'-9" x 11'-5 1/2", Area 215 S.F.  
 Double sided, wall mounted, tenant identification sign  
 Standard construction with aluminum skin and angle frame.  
 Body structure to have applied project standard texture finish.  
 Cabinet to be internally illuminated, seamless aluminum construction with routed out and push thru acrylic graphics.

Tenant Panels: Dimensions: 2'-0" x 10'-4", Area 20 S.F.  
 Panels to be fabricated painted aluminum with routed faces and 3/4" thick push thru clear acrylic graphics with first surface applied translucent vinyl face overlay. Tenant graphic overlay colors to be approved by landlord. Tenant panels to be 2'-0" tall and 10'-4" wide with a maximum sign area of 1'-4" tall and 8'-0" wide. All changes to tenant panels will require a sign permit through the city. Any one tenant in the shopping center can only be identified on one pylon or monument sign.

Maximum Letter and Logo Height: Letter and/or logos shall have a maximum height limit of 16".

Lines of Copy: No more than 2 lines of copy allowed.

**ELECTRICAL LOAD PER SIGN:**

Twelve (12) F120 T12 Lamps  
 Six (6) F96 T12 Lamps

Three (3) Ballasts @ 2.85 amps each and  
 Two (2) Ballasts @ 2.34 amps each = 13.23 amps @ 120v  
 Three (3) Ballasts @ 1.25 amps each and  
 Two (2) Ballasts @ .99 amps each = 5.73 amps @ 277v

SIGN TYPE



1312733216

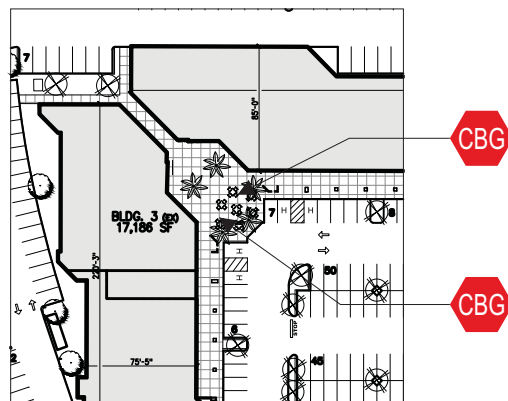
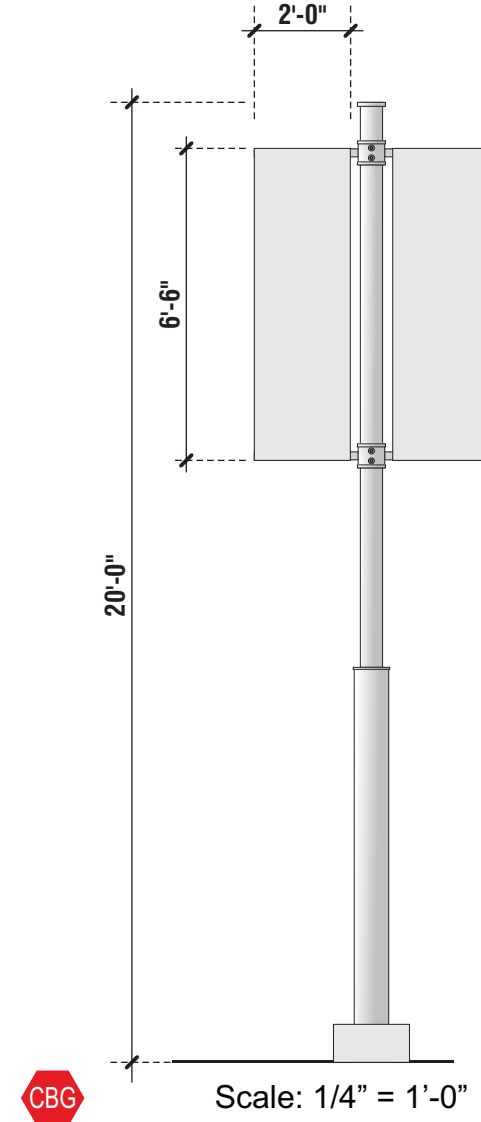
Page 24 of 26





Scale: NTS

NOTE:  
ENTIRE SIGN PAINTED TO MATCH  
DE6372 LACE VEIL (SATIN FINISH)



1 COURTYARD PLAN VIEW  
SCALE: NTS

### COURTYARD PENNANT SIGNS

Overall pennant dimensions: 2'-0" x 6'-6", = 13.0 Sq. Ft.  
Double sided, free standing courtyard pennant graphics.  
Metal pole attached to a concrete footing with anchor bolts.  
Pennants are aluminum panels with vinyl graphics attached to two arm banner brackets.





Tenant Wall Sign Samples



Tenant Wall Sign Samples



Tenant Wall Sign Samples



Monument Sign Samples