

# FOOTHILL RANCH TOWNE CENTRE

SIGN PROGRAM / CRITERIA ADDENDUM

26502 Towne Center Drive, Lake Forest, CA 92610  
February 10, 2009

05232.12.000

CITY OF LAKE FOREST	
<b>APPROVED</b>	
SIGNATURE	7/13/12 PLNG.
S.R.	
THE 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. <i>Changed Plan No.</i>	

6-12-2671

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## Project Directory

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## Purpose and Intent

To promote the quality of design desired for this Retail Project, this Sign Program establishes criteria for the design, implementation and regulation of super major tenant signage, as well as site or thematic graphics for tenants located in Lake Forest, CA. Signage of high quality design and materials using appropriate colors is considered an integral part of the image and success of this retail project.

This new criteria for super major tenants is an amendment to the current Foothill Ranch Towne Centre sign program. The reason being is that the current sign program does not set forth any criteria for tenants above 120,000 sf. This new criteria will establish the allowable standards and criteria for super major tenants in the Foothill Ranch Towne Centre in the City of Lake Forest.

Tenants may utilize any or all of the sign types described herein. All signage shall comply with applicable provisions of the Zoning Ordinance and land use plans of the City of Lake Forest. All building and site signage shall be consistent with this Sign Program to provide a consistent and comprehensive design character.

The intent of this Sign Program is to ensure that signage for super major tenants is designed and executed in a manner which will achieve the following objectives while providing desired project identification.

### EXTERIOR SIGNAGE

The objectives of exterior signage are:

- To provide concise identity and information for shoppers and prospective shoppers while avoiding visual competition with the building's aesthetic or the site landscaping.
- To produce creative signage in good taste that will enhance tenant's image while complementing the architectural and landscape design theme.
- To provide functional signage to effectively serve the needs of consumers while providing proper identification of the tenants.
- To expedite the review and approval of tenant's signage by providing guidelines and criteria that explain acceptable standards for the signage.

# General Provisions and Specifications

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No sign shall be installed without the approval of required permits by the City of Lake Forest.

- Signs shall meet or exceed minimum industry standards for graphic quality and shall be designed to be compatible with and complementary to the surrounding building facades. Sign fabrication work shall meet or exceed minimum industry standards for quality.
- The sign copy, size, and design shall be consistent with this Sign Program which shall be subject to approval by the City of Lake Forest. Letter heights and logos, where specified, shall be determined by measuring the normal capital letter of a font exclusive of swashes, ascenders and descenders.
- Wall signs shall be affixed without visible means of attachment unless attachments make an intentional design statement and are an integral part of the design.
- Tenant's sign contractor shall repair any damage to the building caused by its work.

## General Sign Criteria

### Tenant storefront I.D. signs (Type A & G)

#### Super major tenant primary storefront I.D.

- A super major tenant is defined as any tenant occupying greater than 120,000 s.f. of gross leasable space.
- The maximum allowable letter height is NOT to exceed 5'-6" for a single line (Not including tenant logo's) upon submittal to the landlord or the City of Lake Forest, of detailed drawings of the tenant building frontage (Including tenant identification in scale). Tenants may request allowance for larger letter height as a "Minor Exception" up to a maximum of six foot (6'), subject of approval by the director of development services.
- Tenants may utilize their business logo identity graphics & color upon approval by the landlord & the City of Lake Forest.
- The maximum allowance sign area for the tenant I.D. sign shall NOT exceed 10% of the building face to a maximum of 300 s.f. (Including tenant logo) per elevation. The sign area shall be calculated by creating a rectangle around the entire sign, then multiplying the length by the width.
- Tenant sign length shall NOT exceed 75% of the length of the architectural feature/wall facade that the sign is to be placed on.
- One tenant storefront identification sign is allowed per elevation facing the street, freeway, or parking lot.
- The maximum number of tenant I.D. signs shall NOT exceed three.
- The sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association, and the City of Lake Forest.
- Tenants shall NOT be allowed duplicate sign copies of the primary I.D. sign per elevation.

### Tenant storefront I.D. signs (Type B & C)

#### Super major tenant secondary storefront I.D.

- In addition to the primary I.D. sign, tenants will also be allowed secondary storefront I.D. signs. Secondary I.D. signs may be internally illuminated or non-illuminated type signs. If the secondary I.D. signs are illuminated type signs they must meet the minimum requirements as set forth under the Construction Specifications & Miscellaneous Requirements on pg. 7 of this sign program.
- The maximum allowable letter height shall NOT exceed 3'-6" for a single line. Secondary I.D. signs shall be limited to a single line.
- Tenants may utilize their business logo identity graphics & color upon approval by the landlord & the City of Lake Forest.
- The maximum allowance sign area for the secondary I.D. sign shall NOT exceed 105 s.f. for each sign. The sign area will be calculated by creating a rectangle around the entire sign, then multiplying the length by the width.
- Tenant sign length shall NOT exceed 80% of the length of the architectural feature/wall facade that the sign is to be placed on.
- Two (2) tenant secondary identification signs are allowed per elevation that provide public entries.
- The maximum number of secondary I.D. signs shall NOT exceed four.
- The sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association, and the City of Lake Forest.
- Tenants shall NOT be allowed duplicate sign copies of the secondary I.D. sign per elevation.

## General Sign Criteria

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### Tenant store front I.D. signs (Type D, E, & F)

#### Super major tenant directional signs

- Tenants will be allowed wall mounted directional signs (non-illuminated) for the purpose of directing patrons to proper location of goods & services in the store.
- The maximum height allowable for directional signs shall NOT exceed 2'-0" for a single line. Directional signs shall be limited to a single line.
- Directional signs shall be non-illuminated type signs.
- The maximum area of wall mounted directional signs allowed for tenants shall NOT exceed 50 s.f. for each sign.
- Four (4) directional signs is allowed per elevation.
- The Maximum number of tenant directional signs shall NOT exceed eight (8).
- The sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association, and the City of Lake Forest.

### Existing Monument Signs

- Changes to any existing monument signs shall be approved by the Foothill Business Association and the City of Lake Forest
- Monument sign criteria will remain the same under the current sign program established by the City of Lake Forest and the Foothill Business Association

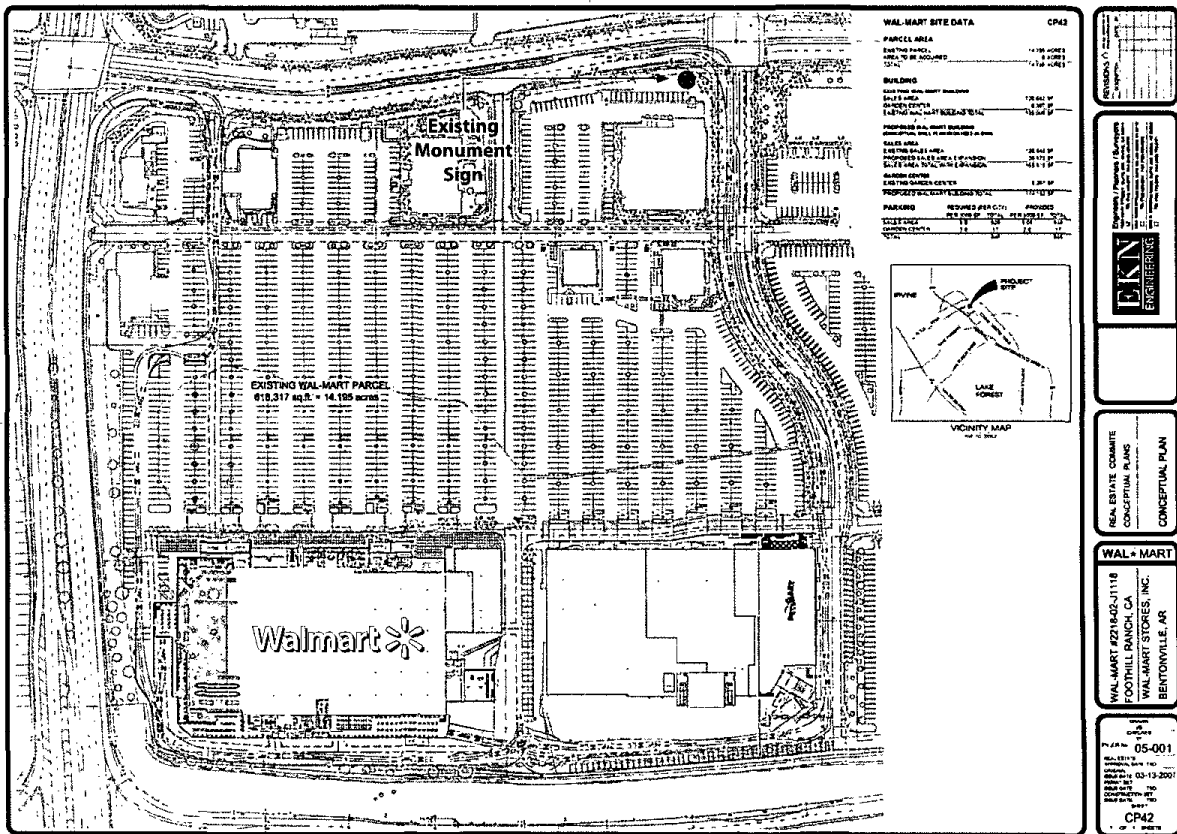
## Construction Specifications & Miscellaneous Requirements

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- All identification signs and secondary identification signs shall consist of face-illuminated individual dimensional letter forms and/or symbols (or an assembly of dimensional letter forms where tenant's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color.
- The cabinet and/or channel letters shall be constructed of 0.060 - 0.090 aluminum, with 1/8" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Halo lighting, LED and/or neon need secondary ground fault consistent with UL2161. All letters shall have service access to lamps, ballasts and wiring.
- All fascia signs shall be centered left to right on the fascia or building frontage and generally centered top and bottom between fascia reveals. The vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia.
- Power will be provided from the site and/or building electrical panel to a junction box at all sign locations. Power connection shall be the tenant's responsibility. A time clock shall be provided by the tenant to turn off power to its wall signs. All electrical signs shall bear the Underwriters Laboratory "UL" symbol (not visible to the public view), and the installation of all electrical signs shall comply with applicable building and electrical codes. The tenant shall pay for electrical service for the signs. All conductors, transformers and other equipment shall be concealed.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc., shall be painted to match the adjacent building surface.
- Any hole or other building damage resulting from the removal of a sign shall be repaired and painted to match the building surface in the vicinity of the damage.
- Tenants shall maintain its signs in accordance with applicable City of Lake Forest standards and shall replace defective lights and components in a timely manner.
- All sign installers shall comply with applicable State and local statutes, regulations and ordinances, and shall possess a current, valid City of Lake Forest business license, and shall provide evidence of a current, valid Workman's Compensation Insurance policy.



# Site Plan

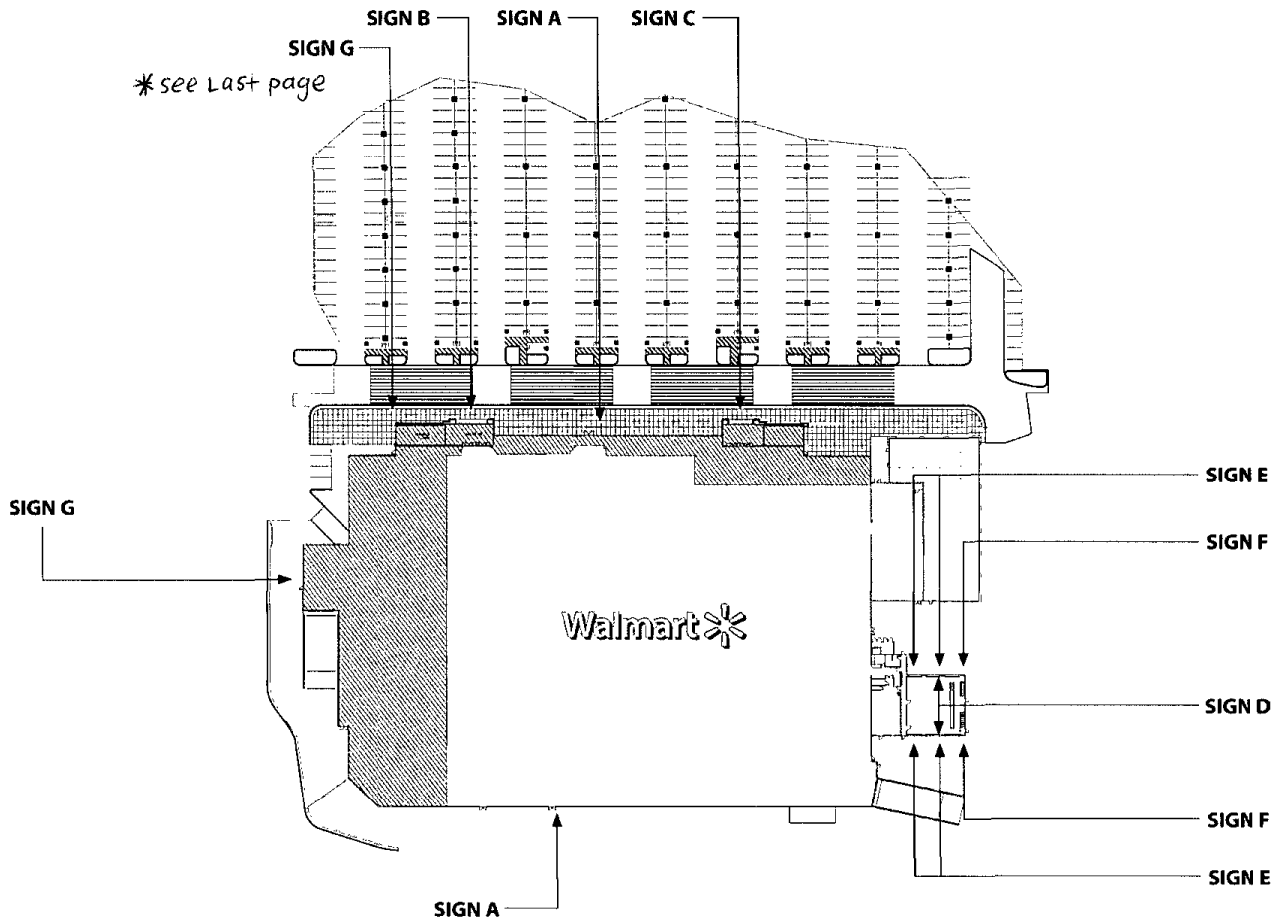


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**FOOTHILL RANCH  
TOWNE CENTRE**  
Sign Program Addendum  
Lake Forest, CA

**SIGN PROGRAM**  
05.237.12.000

# Typical Site Plan Indicating Signage



\* Amended July 13, 2012  
Pursuant to Changed Plan 6-12-2671

## Existing Monument Sign



Proposed Panel Replacement to Existing Monument Sign  
Sign panel shall be approved by the Foothill Business Association and the City of Lake Forest

# Typical Front Elevation

**ILLUMINATED SIGN/PRIMARY TENANT I.D. SIGN (I):**

**Configuration:** Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.

**Face:** Constructed with Sunguard Weatherable Polycarbonate

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

**Mounting:** Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 anchors per sign

**NON-ILLUMINATED SIGN/SECONDARY & DIRECTIONAL SIGN (N):**

**Configuration:** Plexiglas formed letters stud mounted to building surface (concrete block or plaster).

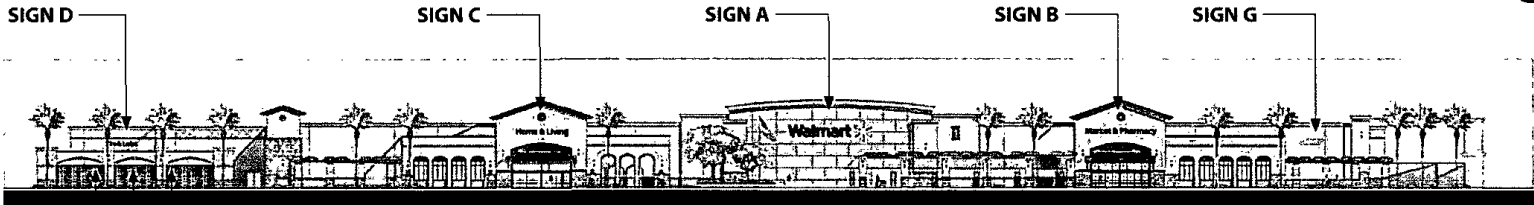
**Face:** Constructed with Sta-Tuf Plastic

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

**Mounting:** Threaded stud - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 studs per sign.

\*see last page



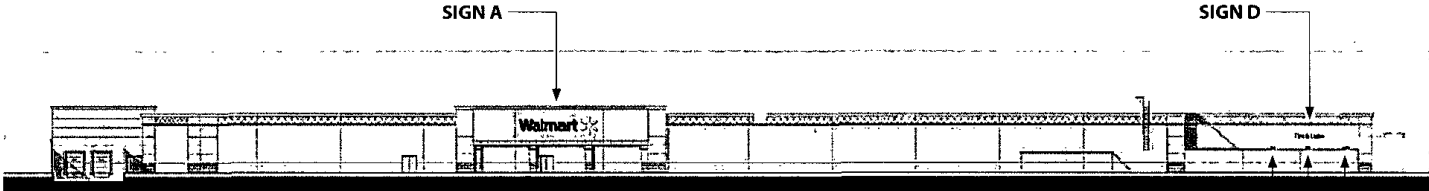
SIGN	NAME	DIMENSION	TOTAL
A (I)	Walmart *	8'-0" x 37'-3"	298.00 sf
B (N)	Market & Pharmacy	3'-5 1/2" x 29'-8 1/2"	102.74 sf
C (N)	Home & Living	3'-4" x 21'-9 5/16"	72.59 sf
D (N)	TIRE & LUBE	2'-0" x 13'-6 5/8"	27.10 sf
E (N)	TIRE (2)	1'-0" x 2'-3 3/8"	4.56 sf
F (N)	LUBE	1'-0" x 2'-11"	2.92 sf
G (I)	SUBWAY	2'-5 " x 8'-5"	20.3 sf
<b>Sign Area Sub-Total:</b>			528.21 sf
<b>Total Building Signage Area:</b>			1,039.98 sf

\*Amended July 13, 2012  
Pursuant to Changed Plan 6-12-2671

# Typical Rear Elevation

**ILLUMINATED SIGN/PRIMARY TENANT I.D. SIGN (I):**  
**Configuration:** Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.  
**Face:** Constructed with Sunguard Weatherable Polycarbonate  
**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest  
**Mounting:** Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.  
 Minimum 3 anchors per sign

**NON-ILLUMINATED SIGN/SECONDARY & DIRECTIONAL SIGN (N):**  
**Configuration:** Plexiglas formed letters stud mounted to building surface (concrete block or plaster).  
**Face:** Constructed with Sta-Tuf Plastic  
**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest  
**Mounting:** Threaded stud - size to be submitted to jurisdiction for approval prior to installation.  
 Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
A (I)	Walmart ✪	8'-0" x 37'-3"	298.00 sf
D (N)	TIRE & LUBE	2'-0" x 13'-6 5/8"	27.10 sf
E (N)	TIRE (2)	1'-0" x 2'-3 3/8"	4.56 sf
F (N)	LUBE	1'-0" x 2'-11"	2.92 sf
<b>Sign Area Sub-Total:</b>			332.58 sf
<b>Total Building Signage Area:</b>			1,039.98 sf

# Typical Right Elevation

**ILLUMINATED SIGN/PRIMARY TENANT I.D. SIGN (I):**

**Configuration:** Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.

**Face:** Constructed with Sunguard Weatherable Polycarbonate

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

**Mounting:** Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 anchors per sign

**NON-ILLUMINATED SIGN/SECONDARY & DIRECTIONAL SIGN (N):**

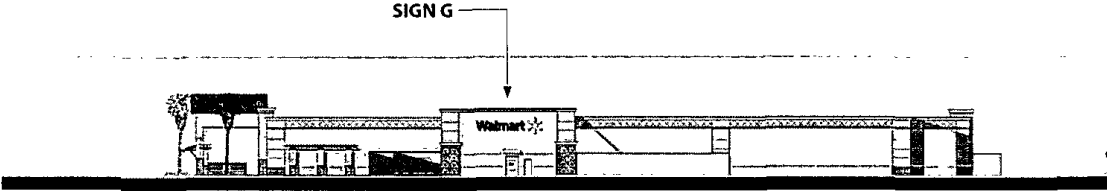
**Configuration:** Plexiglas formed letters stud mounted to building surface (concrete block or plaster).

**Face:** Constructed with Sta-Tuf Plastic

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

**Mounting:** Threaded stud - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
G (I)	Walmart ✪	6'-6 9/16" x 30'-5 3/4"	199.49 sf
<b>Sign Area Sub-Total:</b>			199.49 sf
<b>Total Building Signage Area:</b>			1,039.98 sf

## Typical Left Elevation

### ILLUMINATED SIGN/PRIMARY TENANT I.D. SIGN (I):

**Configuration:** Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.

**Face:** Constructed with Sunguard Weatherable Polycarbonate

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

**Mounting:** Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 anchors per sign

### NON-ILLUMINATED SIGN/SECONDARY & DIRECTIONAL SIGN (N):

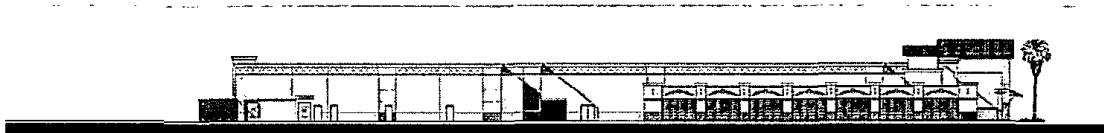
**Configuration:** Plexiglas formed letters stud mounted to building surface (concrete block or plaster).

**Face:** Constructed with Sta-Tuf Plastic

**Color:** Sign color shall be subject to the review and approval of the landlord, the Foothill Ranch Business Association and the City of Lake Forest

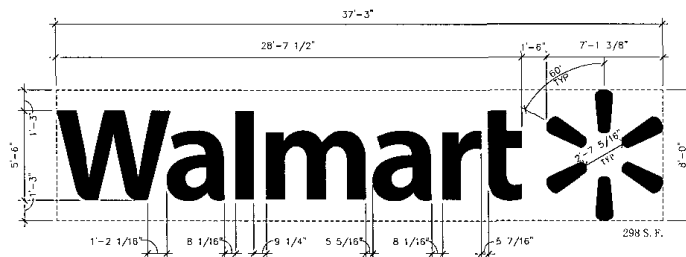
**Mounting:** Threaded stud - size to be submitted to jurisdiction for approval prior to installation.

Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
N/A	N/A	N/A	N/A
<b>Sign Area Sub-Total:</b>			N/A
<b>Total Building Signage Area:</b>			1,039.98 sf

## Typical Signage Details



Signage A



Signage B



Signage C



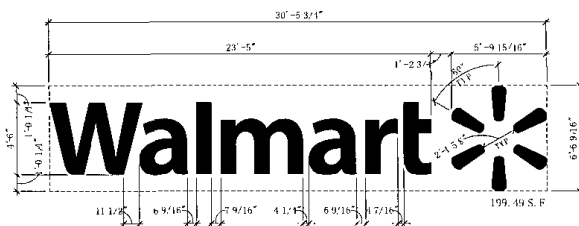
Signage D



Signage E



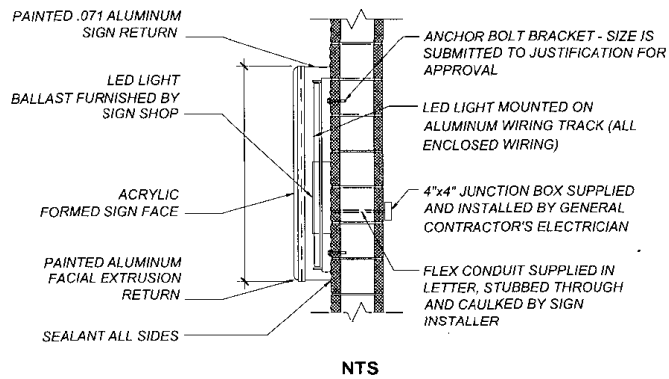
Signage F



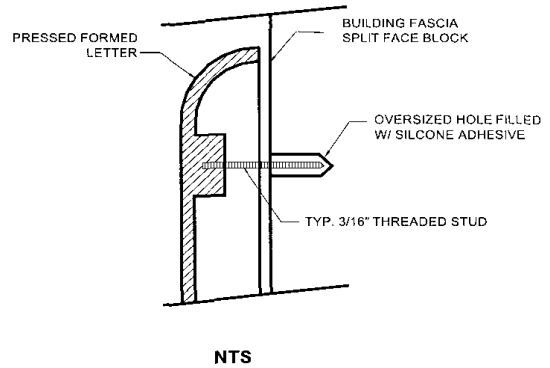
Signage G



## Typical Installation Details



**Illuminated Signage Detail**



**Non-Illuminated Signage Detail**

## General Sign Criteria

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### *Amendment to Sign Program (Pursuant to Changed Plan No. 6-12-2671)*

Tenant store front I.D. signs (Type G)  
Secondary business tenant I.D.

- Super major tenants will be allowed wall-mounted signage for secondary businesses located within their tenant building.
- The maximum height allowable for secondary business signs shall NOT exceed 2'-5" for a single line. Secondary business signs shall be limited to a single line.
- Secondary businesses may utilize their business logo identity graphics & color upon approval by the landlord & the City of Lake Forest.
- The maximum number of secondary business signs shall NOT exceed one.
- The sign color and design shall be subject to the review and approval of the landlord, the Foothill Business Association, and the City of Lake Forest.