

LAKE FOREST

TOWN CENTER

SIGN PROGRAM

Lake Forest, California

22651 LAKE FOREST DR.

LAKE FOREST TOWN CENTER
SIGN PROGRAM

ultrasigns
ELECTRICAL ADVERTISING



 **PROJECT
DIRECTORY**

LANDLORD: LAKE FOREST TOWN CENTER ASSOCIATES, L.P
C/O CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770
ATTN: PROPERTY MANAGEMENT

ARCHITECT:

CONSULTANT: ULTRASIGNS ELECTRICAL ADVERTISING
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520
TEL (858) 569-1400 x104
FAX (858) 569-1453
ATTN: JOHN HADAYA / STAN ROBLE

 **TABLE
OF CONTENTS**

TITLE	1
PROJECT DIRECTORY	2
SUBMITTALS & APPROVALS	3
CONSTRUCTION REQUIREMENTS	4
SIGNAGE SPECIFICATIONS	5
PROHIBITED SIGNS	6
CROSS SECTIONS	7
SITE PLAN	8
 <u>WALL SIGNS</u>	
BUILDING TENANT SIGNAGE	9-10
PAD TENANT SIGNAGE	11-12
ANCHOR/MAJOR SIGNAGE	13
 <u>GROUND SIGNS</u>	
MONUMENT DISPLAYS	14
MAJOR ANCHOR MONUMENT	15
DIRECTIONAL SIGNS	16

A 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.

B 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 monument 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. All signs, including temporary banners, must be permitted by the City prior to installation.



C 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. U.L labels are to be placed in an inconspicuous location, out of view from normal viewing angles.
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 waterproof in color and finish to match existing exterior.
5. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
6. 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.
7. 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.
8. All lighting must match the exact specification of the approved working drawings. No exposed conduits will be allowed.
9. Signs must be made of durable rust –inhibiting materials that are appropriate and complimentary to the building.
10. Color coatings shall exactly match the colors specified on the approved plans.
11. 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.
12. 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.
13. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
14. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
15. Window signage is permitted per City code Section 9.164.090C(17). which allows 4 square feet of window signage. If additional window signage is being requested, justification to the City must be provided.

D SHOP TENANT SIGNAGE SPECIFICATIONS:

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.

Per the City sign code 9.164.040:

A. Height of a Sign. The height of a sign shall be computed by measuring the vertical distance from the midpoint, or average ground level, along the base of the sign structure, excluding any berming, to the highest point of the structure.

B. Distinct Border or Boundary. For signs with a distinct border or boundary, the sign area shall be computed by multiplying the length times the width of the entire surface within the border, boundary, sign board, or sign face.

C. No Distinct Border or Boundary. For signs with no distinct border or boundary, the sign area shall 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.

Per the Planning Commission staff report, the maximum letter/logo height of all wall signs (major and non-major tenants) is established by the Sign Code. Refer to LFMC Section 9.164.090.C for the allowable letter/logo heights.



LAKE FOREST TOWN CENTER SIGN PROGRAM

E PROHIBITED SIGNS:

PER CITY CODE 9.164.080

All signs that are not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous section shall be prohibited in the City. Prohibited signs include:

- A. Signs on public property except those serving a public purpose and approved by a government agency;
- B. Signs in public street rights-of-way*, except those needed for traffic safety regulation, signs providing public service information, and except as permitted according to the provisions under signs permitted by the Planning Commission;
- C. Any off-site or outdoor advertising sign or structures, such as billboards or snipe signs, placed for the purpose of advertising a business not on the property upon which the sign is placed. This prohibition shall not apply to noncommercial signs, as defined in Section 9.164.030
- D. Banners, flags, kites, pennants, balloons, or other such advertising devices or displays, except as permitted under Section 9.164.090(A) and Chapter 5.05 of the Lake Forest Municipal Code;
- E. Signs which revolve, rotate, move, flash, reflect, blink, or appear to do any of the foregoing, including searchlights, and animated signs, unless required by law or utilized by a proper government agency;
- F. Electronic message board signs;
- G. Signs which constitute a nuisance or safety hazard due to their size or intensity of light or color;
- H. Animal signs which display, offer for sale or vending, or otherwise make available any goods and/or products; or are used to attract attention to a premises;
- I. Loudspeakers or signs which emit sound, odor, or visible matter, except as provided for within this Sign Ordinance;
- J. Roof signs;
- K. Abandoned signs;
All abandoned signs after 30 days will become the property of the Landlord and will be removed promptly.
- L. Vehicle signs, including signs attached by any means to automobiles, trucks, trailers, or other vehicles on private or public property for the purpose of advertising, identifying, or providing direction to a use or activity not related to the lawful use of the vehicle for rendering service or delivering merchandise, that remain unmoved for two (2) or more hours, as per this code;
- M. Neon signs/bands in residential areas; and neon bands in nonresidential areas, with the exception of neon used for limited accent colors;
- N. Portable signs;
- O. Pole and pylon signs;
- P. Signs advertising or displaying any unlawful act, business or purpose;
- Q. Cabinet signs, used as a main copy portion of the sign;
- R. Signs with exposed or exterior raceways;
- S. Human signs which display, offer for sale or vending, or otherwise make available any goods and/or products; or are used to attract attention to a commercial premises.

*That is, on fire hydrants, traffic signs, or traffic signals; or so as to obscure fire hydrants, traffic signs, or traffic signals, to block motorists' line of sight, or to otherwise inhibit or interfere with vehicular or pedestrian traffic.

SIGN CONSTRUCTION

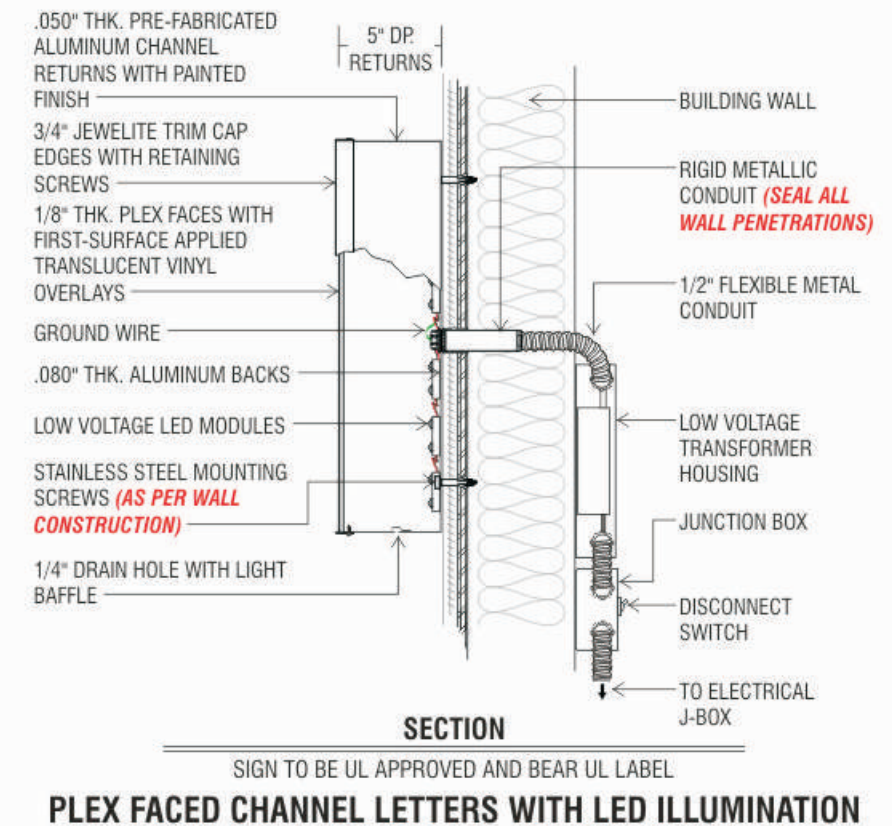
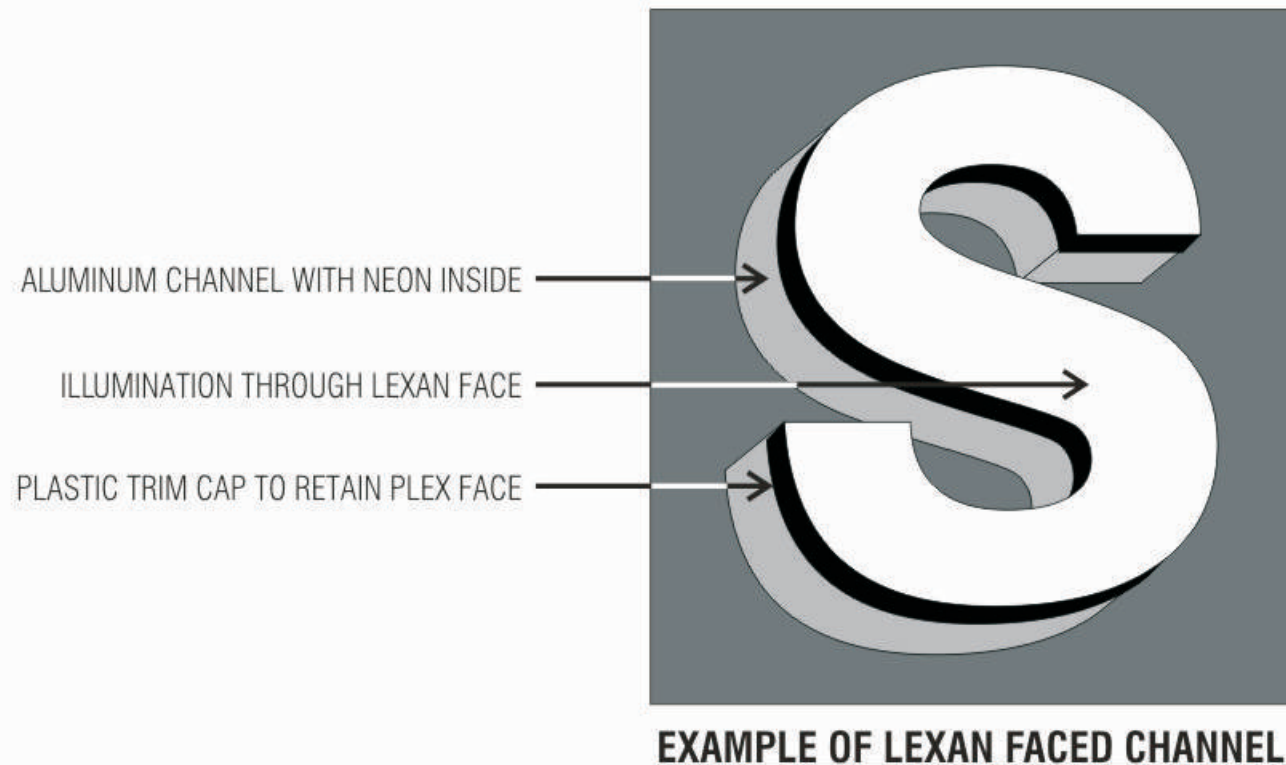
Illuminated PLEX FACED CHANNELS with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use any color of translucent Lexan with any color of trim cap. Illuminate with any color of LED's.. Paint aluminum channel any color.

NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.



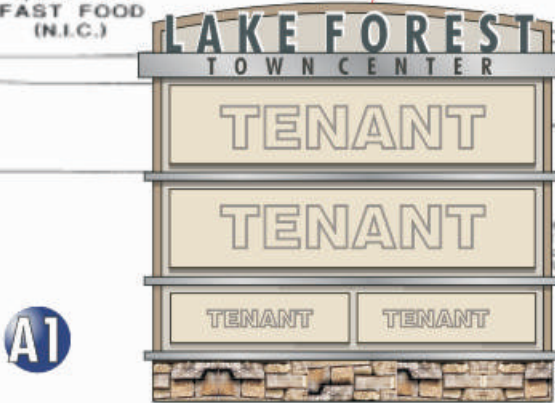
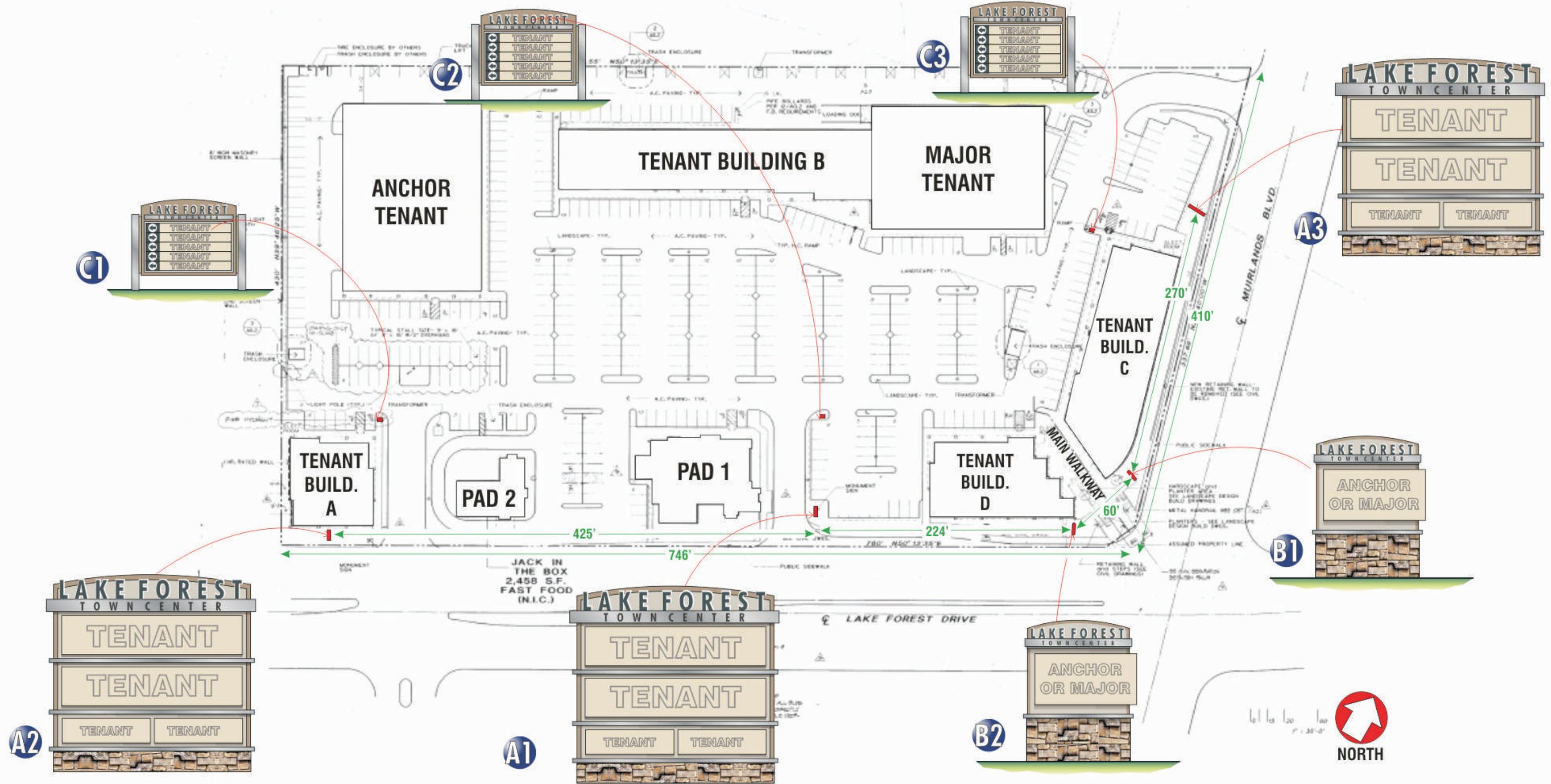
Section 1
LEXAN FACED CHANNEL WITH THROUGH FACE ILLUMINATION

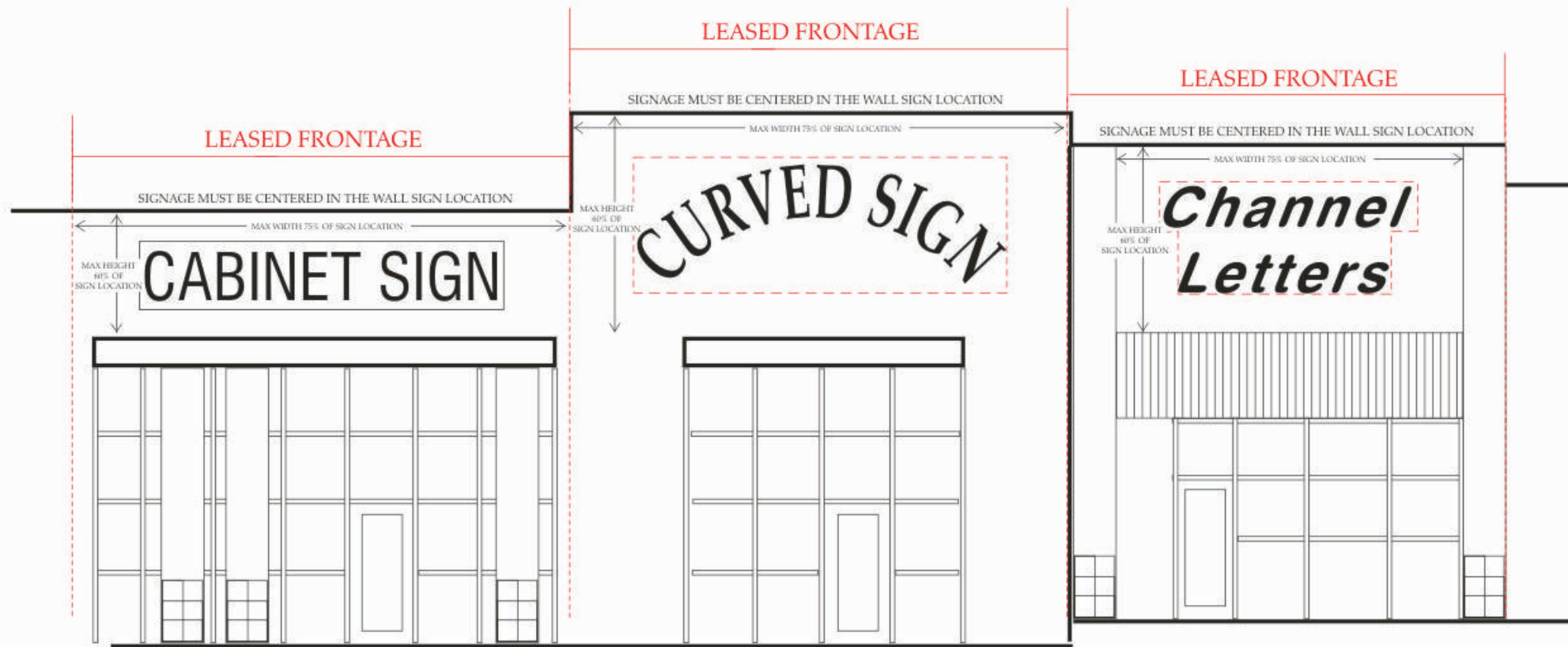


SITE PLAN

OCTOBER 7, 2012 SR

LAKE FOREST TOWN CENTER SIGN PROGRAM





TYPICAL TENANT SIGNAGE ALLOWED

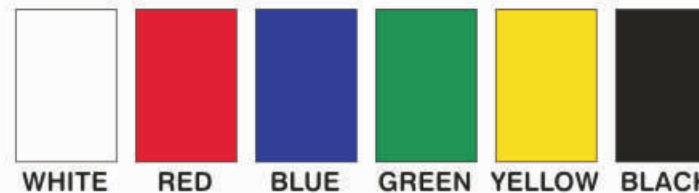


TENANT BUILDING SIGNAGE

SIZE: 1.0 SQUARE FOOT OF SIGN OVERALL SIZE PER LINEAR FOOT OF LEASED PREMISES. (NOTE: SIGN SIZE WILL BE COMPUTED USING THE FORMULA IN SECTION 9.164.040 IN CITY OF LAKE FOREST ORDINANCES).
MAXIMUM OF 100 SQUARE FEET TOTAL PER TENANT LEASED FRONTAGE. 1 SIGN PER ELEVATION FACING A STREET OR PARKING LOT. TENANT BUILDING C & D ALLOWED ONE SIGN ON MAIN WALKWAY ENTRY FROM CORNER OF LAKE FOREST DRIVE & MUIRLANDS BLVD.
CONSTRUCTION: PLEX FACED CHANNELS ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SIXTY PERCENT OF WALL SIGN LOCATION
LENGTH: SEVENTY FIVE PERCENT OF WALL SIGN LOCATION
TYPEFACE: ARIAL, SWISS, HELVETICA, TIMES NEW ROMAN, & CLAREDON ONLY. (NATIONALLY REGISTERED TRADE MARKED COMPANIES ALLOWED TO USE TEXT, LOGOS AND LOGOS)
COLORS: (SEE CHART)
SECONDARY SIGNS: NO

Per the Planning Commission staff report, the maximum letter/logo height is established by the Sign Code. Refer to LFMC Section 9.164.090.C for the allowable letter/logo heights.

ALLOWABLE SIGNAGE COLORS



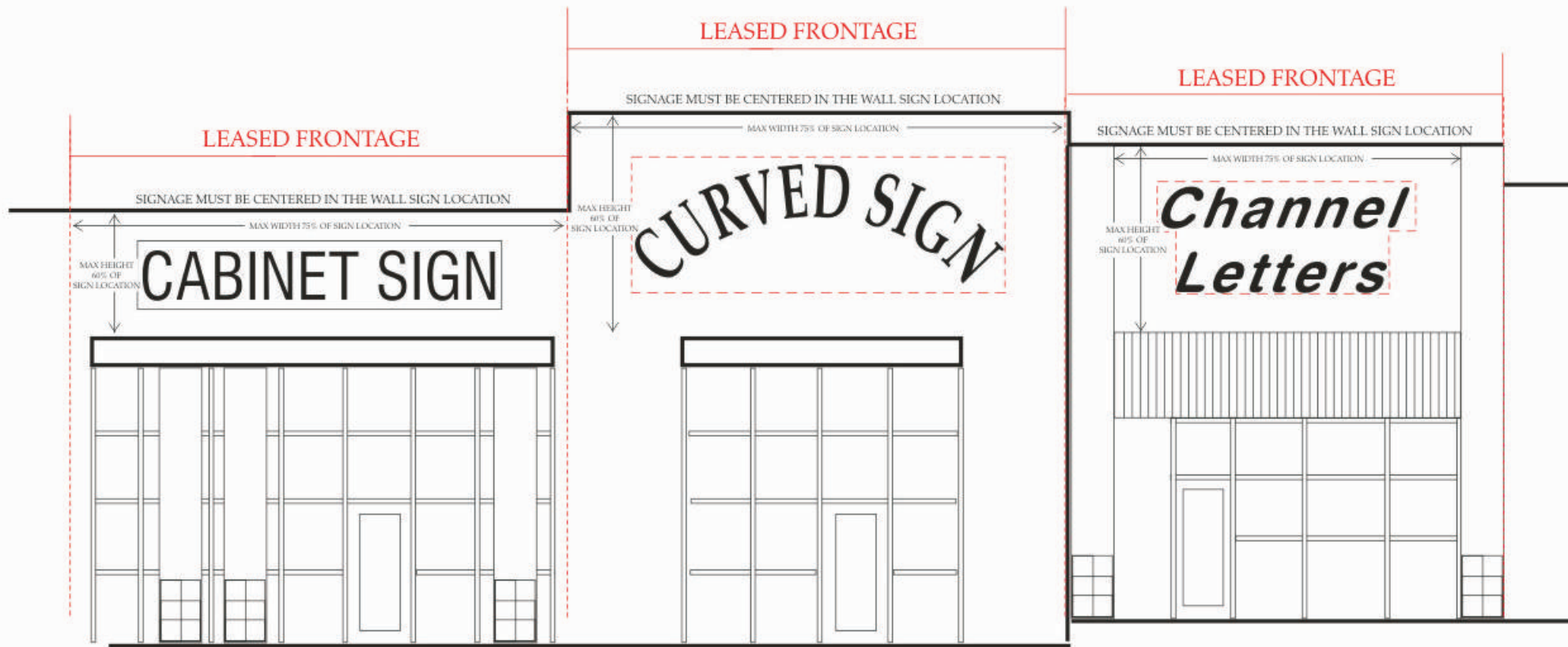
ALLOWABLE SIGNAGE FONTS



TYPICAL TENANT ELEVATION

**LAKE FOREST TOWN CENTER
SIGN PROGRAM**





TYPICAL WALKWAY TENANT SIGNAGE ALLOWED



TENANT BUILDING SIGNAGE (WALKWAY)

ON MAIN WALKWAY ENTRY FROM CORNER OF LAKE FOREST DRIVE & MUIRLANDS BLVD. (SEE SITE PLAN)

SIZE: 1.0 SQUARE FOOT OF SIGN OVERALL SIZE PER LINEAR FOOT OF LEASED PREMISES. (NOTE: SIGN SIZE WILL BE COMPUTED USING THE FORMULA IN SECTION 9.164.040 IN CITY OF LAKE FOREST ORDINANCES).

MAXIMUM OF 100 SQUARE FEET TOTAL PER TENANT LEASED FRONTAGE. 1 SIGN PER ELEVATION FACING WALKWAY ONE SIGN ALLOWED PER TENANT ABOVE MAIN ENTRY.

CONSTRUCTION: PLEX FACED CHANNELS ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SIXTY PERCENT OF WALL SIGN LOCATION

LENGTH: SEVENTY FIVE PERCENT OF WALL SIGN LOCATION

TYPEFACE: ARIAL, SWISS, HELVETICA, TIMES NEW ROMAN, & CLAREDON ONLY. (NATIONALLY REGISTERED TRADE MARKED COMPANIES ALLOWED TO USE TEXT, LOGOS AND LOGOS)

COLORS: (SEE CHART)

SECONDARY SIGNS: NO

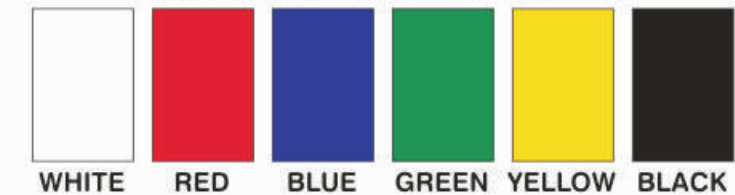


TYPICAL WALKWAY SIGNAGE



TYPICAL WALKWAY SIGNAGE

ALLOWABLE SIGNAGE COLORS



ALLOWABLE SIGNAGE FONTS



**LAKE FOREST TOWN CENTER
SIGN PROGRAM**



SOUTH PAD 1 ELEVATION



PAD 1 BUILDING SIGNAGE

SIZE: 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES. (NOTE: SIGN SIZE WILL BE COMPUTED USING THE FORMULA IN SECTION 9.164.040 IN CITY OF LAKE FOREST ORDINANCES).

MAXIMUM OF 100 SQUARE FEET TOTAL PER ELEVATION.

1 SIGN PER ELEVATION FACING A STREET OR PARKING LOT.

1 SECONDARY SIGN ALLOWED ON MAIN ENTRY ELEVATION (SECONDARY SIGN FOR SERVICES OFFERED. EXAMPLE, "SALAD BAR", "SPORTS BAR")

CONSTRUCTION: PLEX FACED CHANNELS OR LOGO CABINETS ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SIXTY PERCENT OF WALL SIGN LOCATION

LENGTH: SEVENTY FIVE PERCENT OF WALL SIGN LOCATION

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK



EAST PAD 2 ELEVATION



NORTH PAD 2 ELEVATION



WEST PAD 2 ELEVATION

**LAKE FOREST TOWN CENTER
SIGN PROGRAM**





SOUTH PAD 2 ELEVATION



PAD 2 BUILDING SIGNAGE

SIZE: 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES. (NOTE: SIGN SIZE WILL BE COMPUTED USING THE FORMULA IN SECTION 9.164.040 IN CITY OF LAKE FOREST ORDINANCES).

MAXIMUM OF 100 SQUARE FEET TOTAL PER ELEVATION.

1 SIGN PER ELEVATION FACING A STREET OR PARKING LOT.

1 SECONDARY SIGN ALLOWED ON MAIN ENTRY ELEVATION (SECONDARY SIGN FOR SERVICES OFFERED. EXAMPLE: "DRIVE THRU OPEN 24 HOURS", "SALAD BAR").

CONSTRUCTION: PLEX FACED CHANNELS OR LOGO CABINETS ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SIXTY PERCENT OF WALL SIGN LOCATION

LENGTH: SEVENTY FIVE PERCENT OF WALL SIGN LOCATION

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

DRIVE THRU SIGNAGE: DRIVE THRU WAYFINDING SIGNAGE ALLOWED



EAST PAD 2 ELEVATION



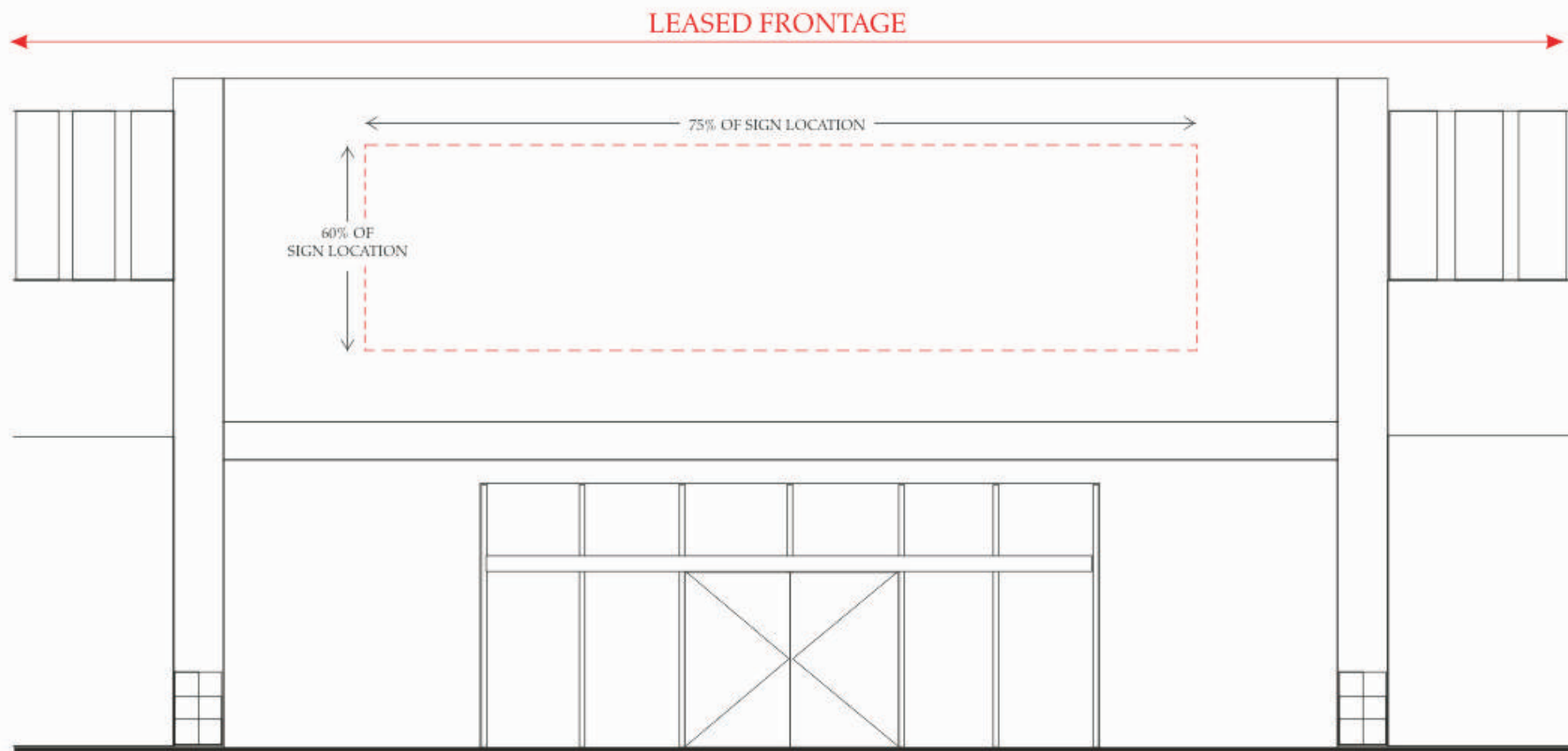
NORTH PAD 2 ELEVATION



WEST PAD 2 ELEVATION

**LAKE FOREST TOWN CENTER
SIGN PROGRAM**





TYPICAL ANCHOR / MAJOR SIGNAGE ALLOWED



ANCHOR / MAJOR BUILDING SIGNAGE

- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES (NOTE: SIGN SIZE WILL BE COMPUTED USING THE FORMULA IN SECTION 9.164.040 IN CITY OF LAKE FOREST ORDINANCES)..
- MAXIMUM OF 200 SQUARE FEET TOTAL PER ELEVATION.**
- 1 SIGN PER ELEVATION FACING A STREET OR PARKING LOT.**
- 1 SECONDARY SIGN ALLOWED ON MAIN ENTRY ELEVATION.**
- CONSTRUCTION:** PLEX FACED CHANNELS ALLOWED.
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SIXTY PERCENT OF WALL SIGN LOCATION
- LENGTH:** SEVENTY FIVE PERCENT OF WALL SIGN LOCATION
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- SECONDARY SIGNS:** YES - 1 ONE ALLOWED MAX 15 SQUARE FEET.

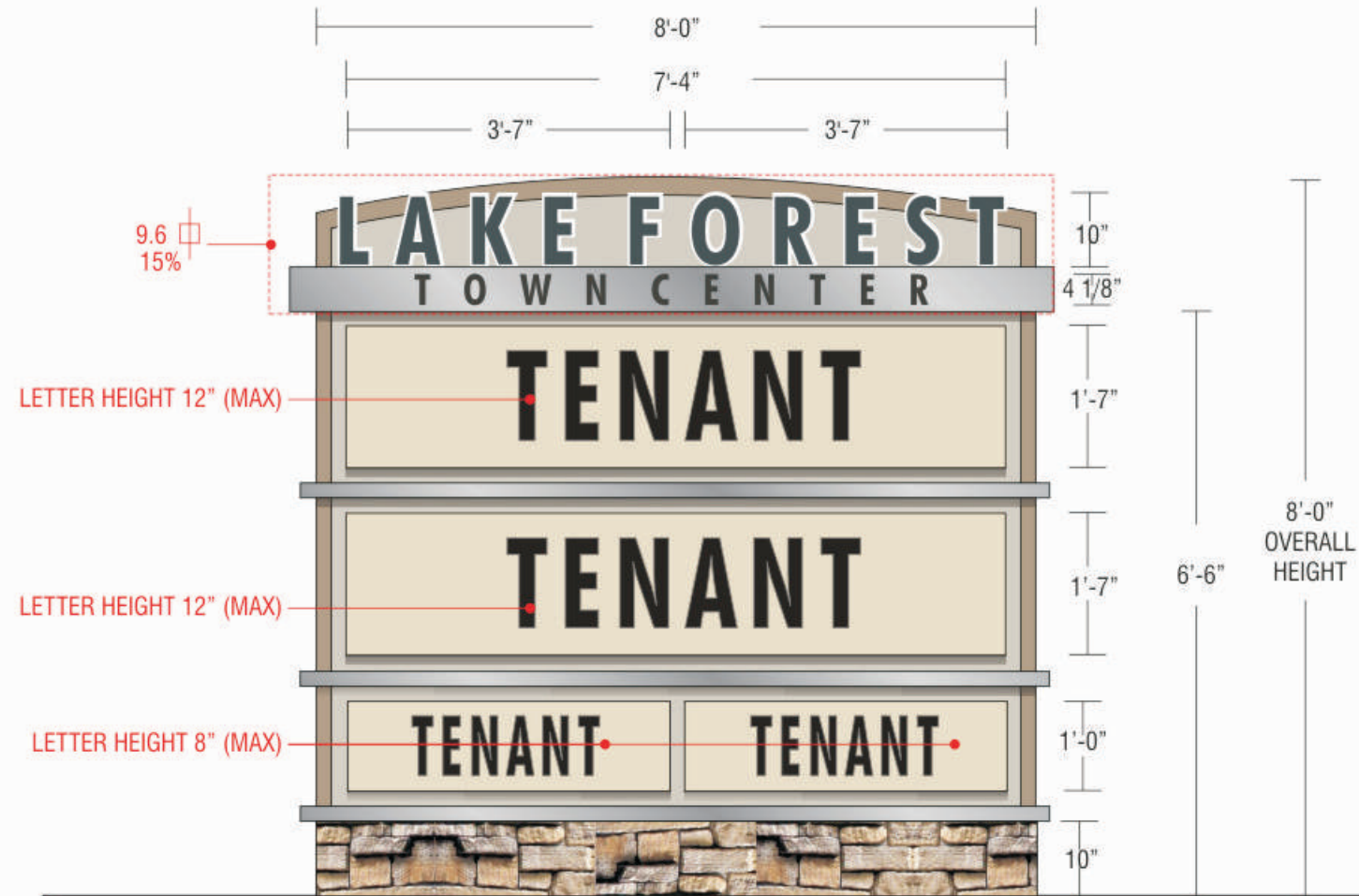
Per the Planning Commission staff report, the maximum letter/logo height is established by the Sign Code. Refer to LFMC Section 9.164.090.C for the allowable letter/logo heights.



TYPICAL ANCHOR / MAJOR TENANT ELEVATION

**LAKE FOREST TOWN CENTER
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NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CEMENT FOOTING.

"TOWN CENTER" TO BE ROUTED-OUT FROM BACKGROUND & BACKED-UP PLEXU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

"CENTER I.D" TO BE ILLUMINATED FACE THROUGH LETTERS.

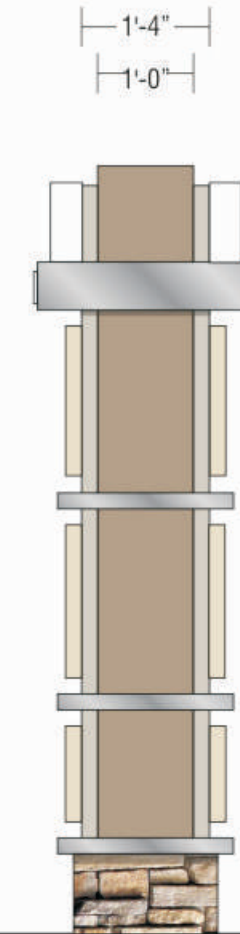
TENANT PANELS TO HAVE ALUMINUM FACES w/ ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

BASE TO HAVE STONE VENEER FINISH TO MATCH BUILDING.

TENANT PANELS ALL PANELS TO HAVE SAME FONT AND COLOR. (TO BE DETERMINED)

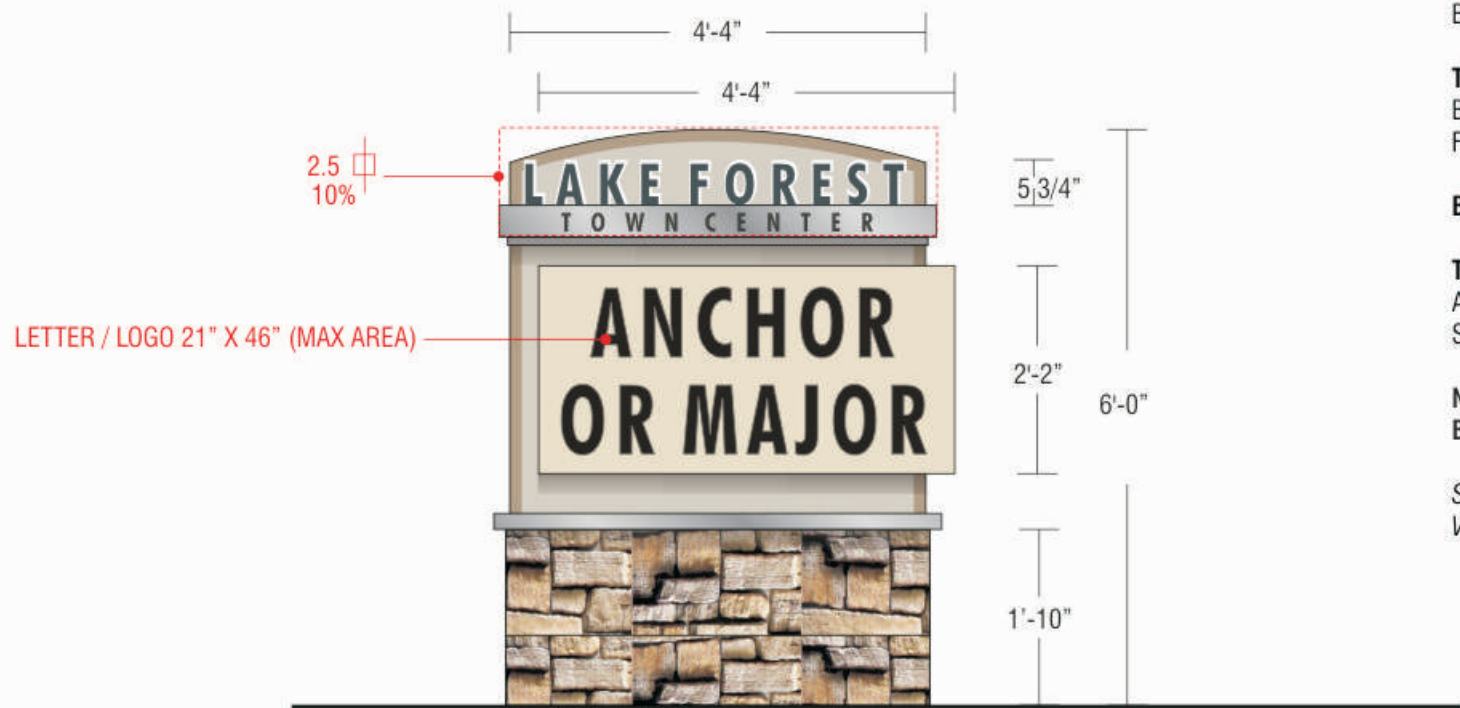
NOTE: LANDSCAPING IS REQUIRED TO BE COMPLETED BEFORE SIGNAGE WILL BE FINALED.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



A1 A2 A3

NEW DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
SCALE: 1/2" = 1'-0"



B1 B2

NEW DOUBLE FACE INTERNALLY ILLUMINATED MAJOR TENANT MONUMENT SIGN
SCALE: 1/2" = 1'-0"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CEMENT FOOTING.

"TOWN CENTER" TO BE ROUTED-OUT FROM BACKGROUND & BACKED UP CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

"CENTER I.D" TO BE 1/4" ALUMINUM LETTERS BACKLIT ILLUMINATED "COVE LIGHTING"

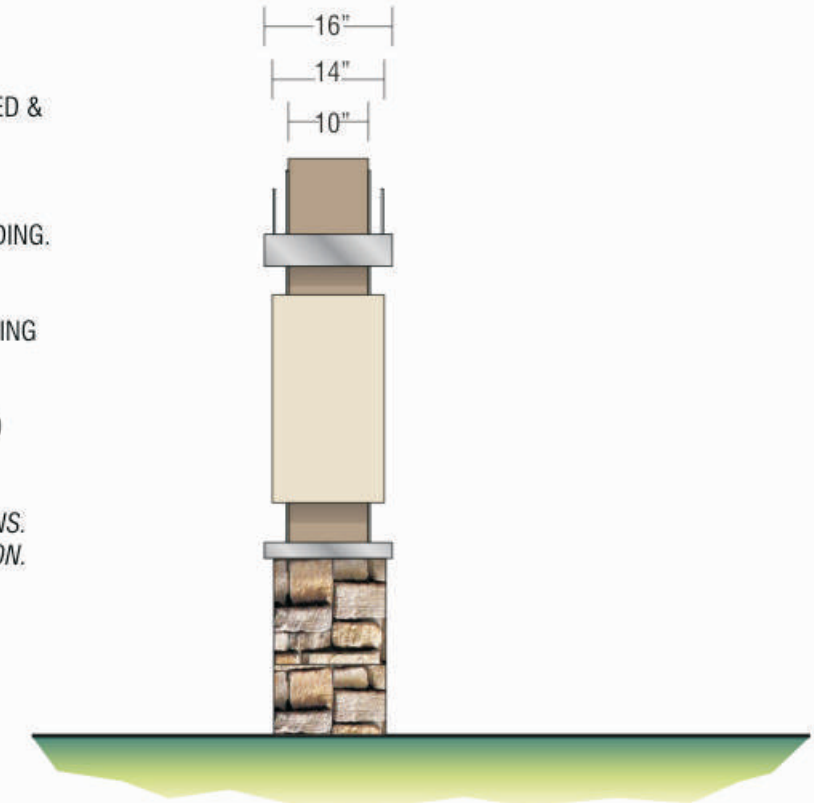
TENANT PANELS TO HAVE ALUMINUM FACES w/ ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

BASE TO HAVE STONE VENEER FINISH TO MATCH BUILDING.

TENANT PANELS REGISTERED CORPORATE LOGOS ALLOWED WITH CORPORATE COLORS. ALL FREESTANDING SIGN BACKGROUNDS TO BE CONSISTENT.

NOTE: LANDSCAPING IS REQUIRED TO BE COMPLETED BEFORE SIGNAGE WILL BE FINALED.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



NEW SINGLE-FACED NON-ILLUMINATED DIRECTIONAL SIGN

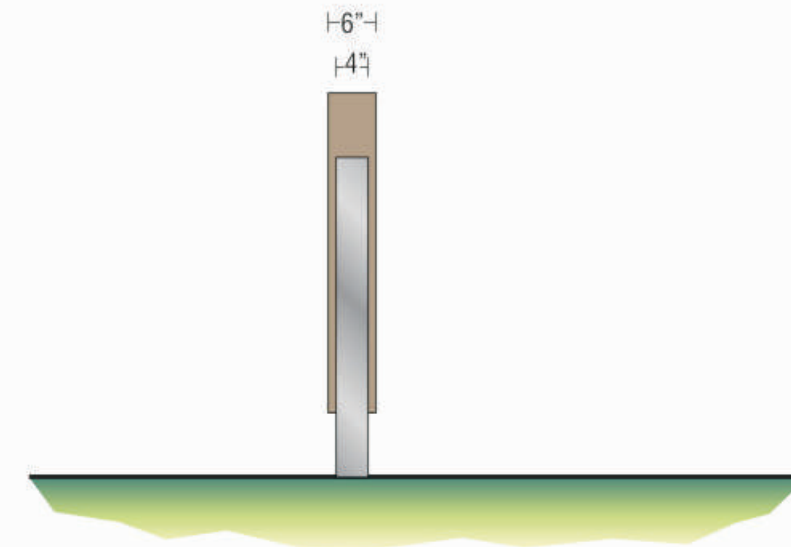
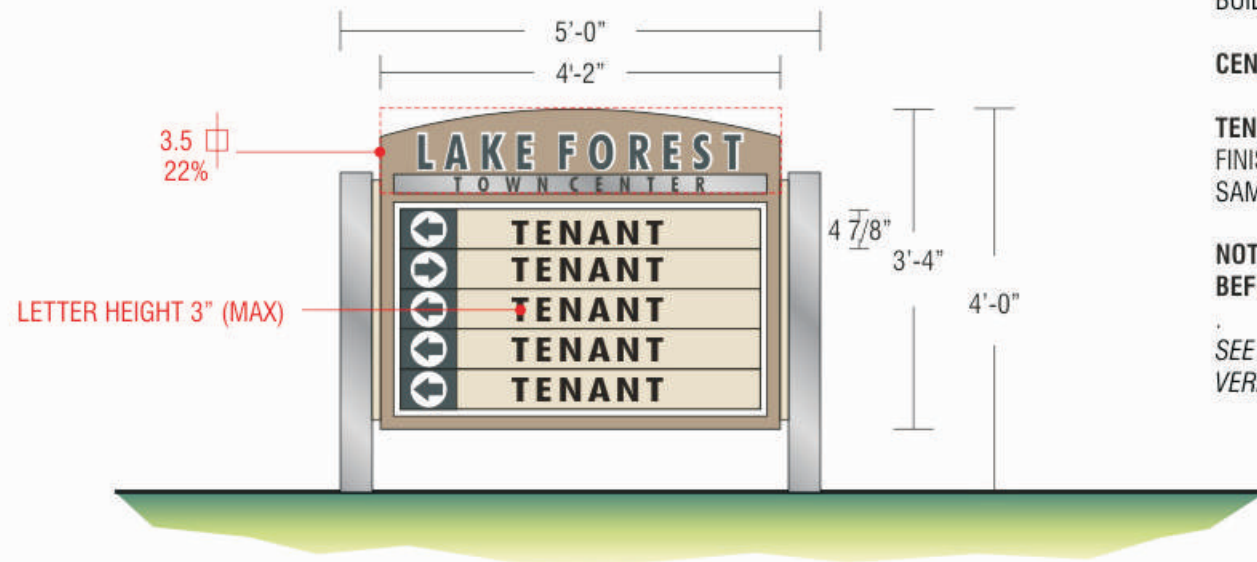
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE w/ COLORS TO MATCH EXISTING BUILDING.

CENTER ID TO HAVE VINYL REFLECTIVE COPY

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & REFLECTIVE VINYL COPY. ALL PANELS TO HAVE SAME FONT AND COLOR. (TO BE DETERMINED)

NOTE: LANDSCAPING IS REQUIRED TO BE COMPLETED BEFORE SIGNAGE WILL BE FINALED.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



NEW SINGLE-FACED NON-ILLUMINATED DIRECTIONAL SIGN
SCALE: 1/2" = 1'-0"