

PC Attachment 6

HERITAGE HILL PLAZA

21723 – 21791 LAKE FOREST DRIVE; 25422 – 25432 TRABUCO ROAD, LAKE FOREST, CA 92630

PLANNED SIGN PROGRAM

AMENDMENT : 11-05-2019

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MATERIALS FOR MONUMENT SIGNS



Painted metal



Wood grain pattern printed on metal or Trespa



Aluminum

PROJECT FONT

Din Neuzeit Grotesk Ligh

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

GENERAL INFORMATION & REQUIREMENTS

The signage drawings within this Planned Sign Program are intended for the signage fabricator, who is responsible for developing construction drawings based on the design intent within, acquiring all necessary permits, and ensuring adherence to this Planned Sign Program and all applicable laws and regulations. The drawings and written language also clearly define what signage will be acceptable to both Property Owner (Owner) and the local Planning Department.

All location plans and elevations represented in this Planned Sign Program may not be representative of the existing built conditions. Sign fabricator is responsible for verifying all existing conditions prior to fabrication and installation. Any conflicts between existing conditions and this package should be discussed with the Owner prior to a resolution being implemented. Any tenant signage shown on architectural elevations is indicative only. Tenants to refer to written criteria to determine allowed signage locations, size, etc.

It is the sign fabricator's responsibility to:

- Coordinate all sign installations with general contractor.
- Remove and legally dispose of all existing signs prior to installation of new.
- Patch and repair any damage to wall surfaces, surrounding finished floor or hardscape, and landscaping. Includes existing damage and any damage caused by removal of existing sign.
- Remove legal, warning, code required, or ADA signs only when replacement sign is to be installed; temporary signs to be provided as needed for safety measures.

Sign fabricator to verify all final sign messaging and locations with client prior to fabrication.

Sign fabricator's shop drawings to include layout of all seams, attachments, and messaging on all signs.

Where a conflict exists in this Planned Sign Program between a conceptual drawing and measurements given, written content (including measurements) is to be followed.

All exterior signs to have appropriate water proofing and weep holes. Weep holes to have baffles to prevent light leakage.

Sign fabricator to detail and provide all ventilation required for signs to prevent signs from overheating or condensation from building up.

Owner to be notified if vent locations necessitate alteration of design.

Sign fabricator to provide all footings as required to support freestanding signs. If sign location is on a slope, special care should be taken to design a footing so that sign is mounted at an appropriate height. Owner approval of footings to be given during the shop drawing review process.

Sign fabricator's shop drawings (which will be used for permitting and construction) must include and clearly document all of the following:

- Internal structure
- Construction details and joints
- All visible attachments and material seams
- Venting
- Lighting details
- Waterproofing and water drainage
- Electrical locations
- Access panels
- Foundation/footing details
- Engineered structural members
- Material thicknesses
- Color samples sprayed on actual materials

All drawings produced by the fabricator (for Owner approval, permitting, etc) are the sole responsibility of the fabricator. Fabricator is responsible for obtaining all permits.

DESIGN OWNERSHIP

All designs and related details shown in these drawings is the property of the Owner and Designer. They are only to be used on this project and shall not be copied for use on another project.

CONSTRUCTION REQUIREMENTS

No labels to be visible on exposed surface of signs, except when required by local ordinance. Required labels to be placed in a discrete location.

Fasteners and clips to be made of galvanized stainless steel, aluminum, brass, or bronze. Fasteners to be installed so as to be hidden from view.

Tenant signage design to be complimentary to the design of the shopping center. Materials, colors, and textures should all be considered. Design of any adjacent shopfronts, buildings, and tenant signage to also be considered.

No exposed raceways, conductors, crossover conduits, or transformers shall be permitted.

Tenant signage design, materials, size, position, and construction to conform to the rules outlined within this Planned Sign Program.

Should there be a difference between the written content included in this Planned Sign Program and any architectural drawings included, the written content is to take precedence.

Landlord reserves the right to approve signage not meeting all requirements, restrictions, and directions given in this document if convinced to do so by unique circumstances and compelling arguments (i.e. unique architectural features, unusual tenant logo shape, etc). Approval by Landlord does not guarantee approval by the local City government. Landlord approval is required prior to submittal for City approval. If tenant would like to propose signage that does not conform to the Planned Sign Program, the tenant should include both their preferred option as well as an option that does conform to all Planned Sign Program guidelines in their submittal for Landlord's approval.

Project signage with tenant signage panels or locations may be allocated to individual tenants per their lease. Merlone Geier may require that the tenant use a particular signage fabricator to fabricate and install their signage on select complicated sign types. Merlone Geier can also recommend signage fabricators for shopfront signage, simple tenant panels on project signage, or other specialty signage upon request. Tenants to electronically submit set of 11"x17" drawings to Landlord. Landlord may request one or more printed sets of drawings. Drawing set should include:

- 1) Format: 8 ½"x11" or 11"x17" in size with titleblock showing preparer information.
- 2) Plan of tenant space with shopfront dimensions

given and signage locations identified.

- 3) Elevations of each area where signage is proposed. Can be an architectural drawing or a straight-on photograph with annotations as described below. Proposed signage should be shown on the elevation.
- 4) Dimensions of the sign band (area available for signage) and proposed signage shown on the elevation(s). The position of the proposed sign should also be indicated with dimensions.
- 5) In addition to showing proposed signage on the elevation(s), there should be separate, detailed drawings of the proposed signage. These should include a face-on drawing and a section cut showing construction methods, materials, colors, lighting, and attachment methods.
- 6) A total proposed square footage calculation for shopfront signage. This should show the maximum allowed square feet of signage and the square footage of your proposed sign(s). For example:
 - If the tenant signage criteria (TSC) allows 1 SF/LF and your space has a 37 ft wide shopfront, you would show maximum allowed as: $1 * 37 = 37$ SF.
 - If your proposed sign is 13 ft x 2 ft, you would show your proposed sign area as: $13 * 2.5 = 26$ SF. This clearly shows that your proposed signage is within the maximum allowed size.
 - Please also list any other size restrictions to illustrate clearly that your sign is in compliance with the TSC. These other restrictions may include maximum height and maximum width (this is often a calculation similar to: 80% of shopfront width = $37 * 0.8 = 29.6$ ft is the maximum width of your sign; the sign proposed in this example is in compliance).
- 7) Size, materials, color, and logo information given for any tenant panels that will be added to project signage (as allowed in the tenant's lease).

SIGNAGE INSTALLATION & MAINTENANCE

All signs to be designed, constructed, and installed in compliance with all local codes and ordinances. All sign permits required to be obtained prior to installation.

All costs associated with design, fabrication, installation, electrical connections, and permitting to be paid for by tenant after approval by Landlord.

Any signs installed without Landlord's explicit approval and/or with the appropriate permits shall be removed or corrected by tenant at tenant's expense.

Tenant to repair any damage caused by the removal, repair, or installation of tenant signage. When signage is removed, the area should be returned to its original condition and all resulting debris removed.

Installation to take place with minimal disruption to traffic flow around and within the shopping center. Installation to not impede foot traffic from accessing all of shopping center's businesses. Should lane closures be required to complete the installation, tenant to acquire any necessary approvals and permits from the City.

Tenant's signage to remain in good working order and free from rust or corrosion. Should signage needs repairs to be made, tenant will do so at tenant's expense within 30 days. If repairs are not made within 30 days, Landlord may perform corrections at tenant's expense.

Tenants with doors for non-customer use (staff entry, merchandise receiving) may apply the tenant's name in a neutral contrasting color to the door. The tenant name should be in the project's font (not the tenant's brand font or logo), 4 inches high, and mounted 6 feet above the ground.

ALLOWED SIGNAGE TYPES

All possible signage types will be described in this section of the Planned Sign Program. Each sign will be given a letter that will be referenced in the following sections. Because this list is exhaustive and intended to be used across multiple properties, a sign type being listed in this section does not mean it is definitely allowed somewhere on this property.

Type A - Individual face-lit channel letters with aluminum returns (no vinyl trim caps)

Type B - Individual halo-lit letters with aluminum returns (no vinyl trim caps)

Type C - Individual dual-lit channel letters with aluminum returns (no vinyl trim caps)

Type D - Non-illuminated dimensional aluminum channel letters

Type E - Mixed media signs (employing two or more fabrication and illumination methods)

Type F - Aluminum panel with 1" thick acrylic push-thru letters faced in day/night vinyl or approved brand colors (color visible during day, letter faces glow white at night)

Type G - Aluminum panel with 1/2" thick acrylic push-thru letters faced in day/night vinyl or approved brand colors (color visible during day, letter faces glow white at night)

Type I - Minimum 1/2" thick flat cut-out aluminum letters with painted finish

Type J - Freestanding face-lit letters with aluminum returns (no vinyl trim caps) mounted on canopy

TENANT SIGNAGE RULES & CALCULATIONS

Shopfront signage types allowed: Types A, B, C, E

Maximum area: 1 SF per lineal foot of shopfront

Maximum width: 80% of shopfront width (of elevation where sign is located)

Maximum height: 2 ft or 50% of the available sign band, whichever is smaller; brand logos may be taller provided that the total aggregate sign area falls within the maximum area as defined above. No letters or logos to exceed eave line or parapet of the building.

Tenants with shopfront that is 50 ft - 99 ft long may have 3 ft tall letters.

Tenants with shopfront that is 100ft+ long may have 4 ft tall letters.

Maximum number of signs: 1 sign per elevation, maximum 3 total signs.

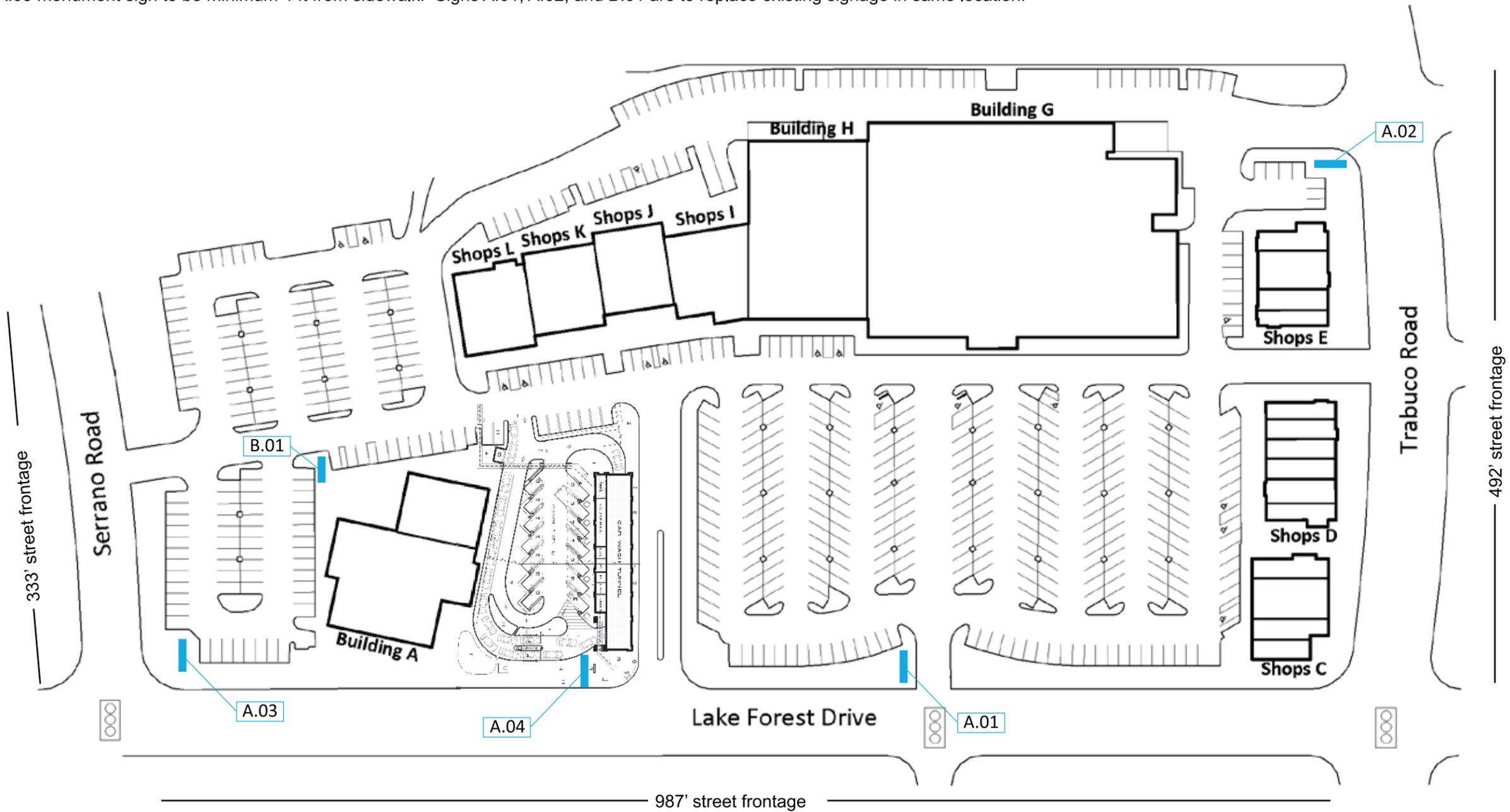
Blade signs: Not permitted.

Notes: Signs shall be mounted directly onto the building facade/fascia or to the architectural metal storefront canopy where existing. No raceways permitted.

EXISTING SIGNAGE

Any tenant signage existing on the property prior to the approval of this Planned Sign Program by the City of Lake Forest will be allowed to remain in place. If a shopfront or building remodel necessitates temporarily removing existing signage, the existing signage may only be reinstalled if it is in conformance with this Planned Sign Program; if it does not conform, new signage will need to be fabricated and installed within the guidelines of this Planned Sign Program. Should tenants choose to update their signage at any time, the new signage will be required to adhere to this Planned Sign Program.

ONLY MONUMENT SIGNS SHOWN HERE. Refer to written criteria on page 06 to determine allowed tenant signage locations.
 Note: New A.03 monument sign to be minimum 4 ft from sidewalk. Signs A.01, A.02, and B.01 are to replace existing signage in same location.

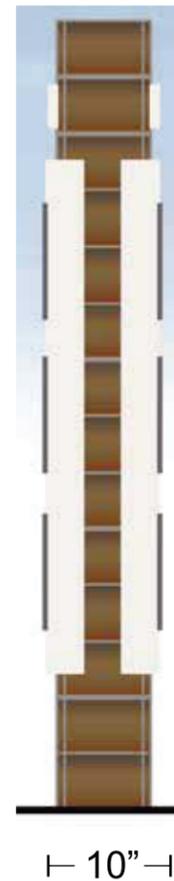


<u>Sign TYPE. Number</u>	Sign description	Qty	Internally Illuminated?
A RETAIL TENANT MONUMENT SIGNS			
<u>A.01</u>	Monument sign	1	Yes
<u>A.02</u>	Monument sign	1	Yes
<u>A.03</u>	Monument sign	1	Yes
<u>A.04</u>	Monument sign	1	Yes
B OFFICE TENANT MONUMENT SIGNS			
<u>B.01</u>	Monument sign	1	Yes
TENANT SHOPFRONT SIGNS (not shown on page 07 site plan)			
T			
<u>N/A</u>	Shopfront sign	N/A	Allowed

SIGN TYPE A - MONUMENT

New double-sided monument signs with property name, address, and tenants. Overall dimensions of 7' x 7'. Quantity on property: 4.

Sign A.01 and A.03



Sign A.02



Sign A.04



SIGN TYPE B - OFFICE TENANT LISTING

New single-sided monument sign with property name, office suite numbers, and 6 office building tenants. Overall dimensions of 6'-11" x 4'-6". Tenant panels are 2'-9" x 11". Quantity on property: 1.

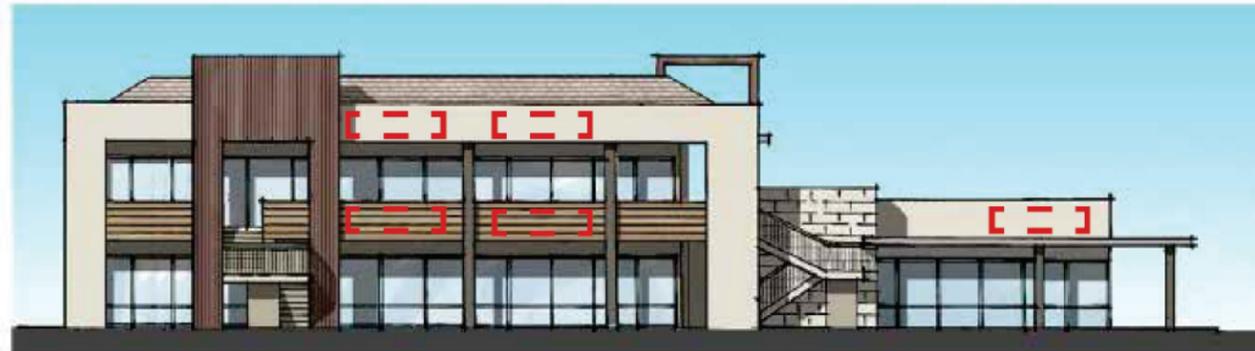
Maximum tenant logo size: 2'-3" W x 7" H.



BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

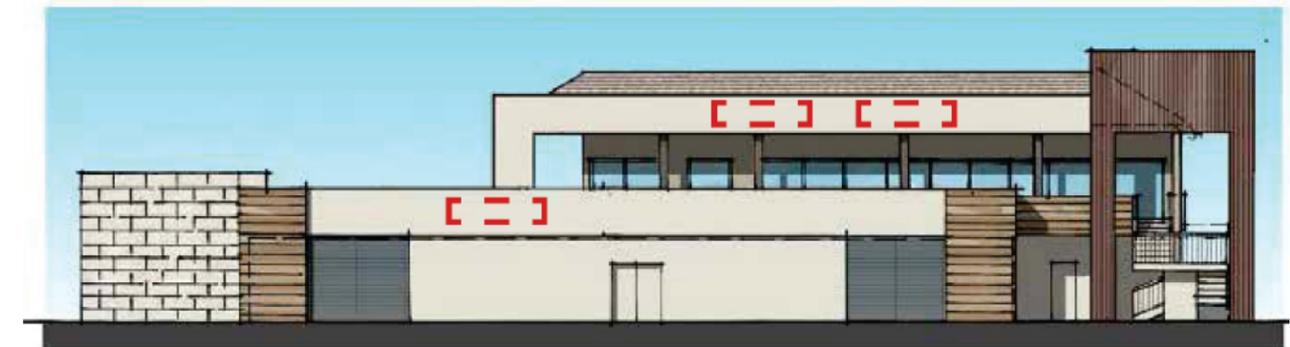
Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.



NORTH ELEVATION



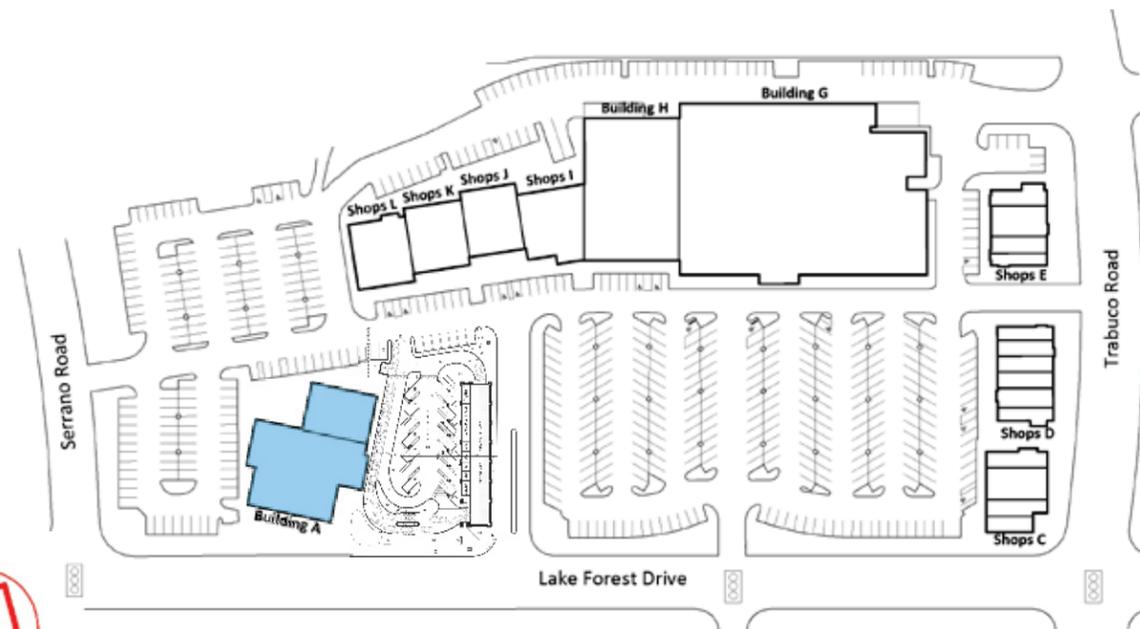
EAST ELEVATION



SOUTH ELEVATION



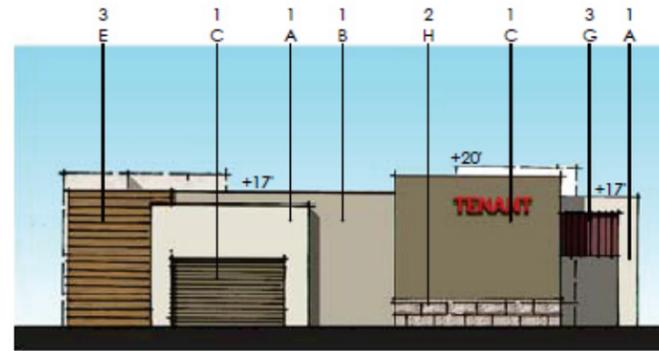
WEST ELEVATION



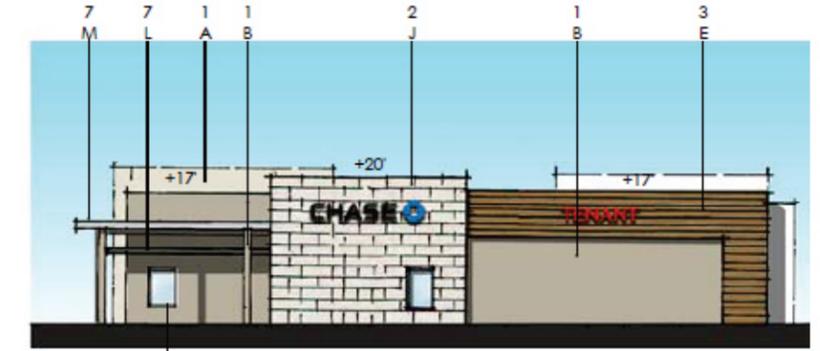
BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.

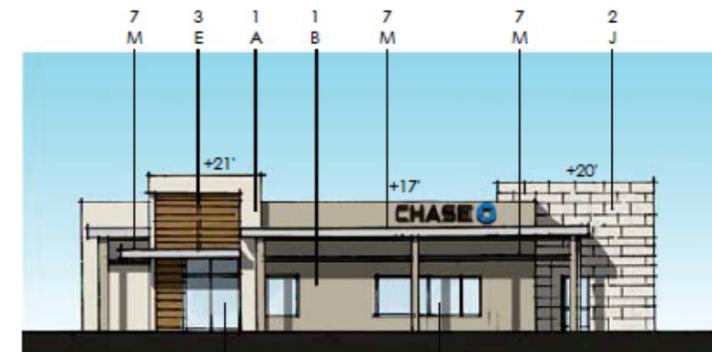


NORTH ELEVATION



EAST ELEVATION

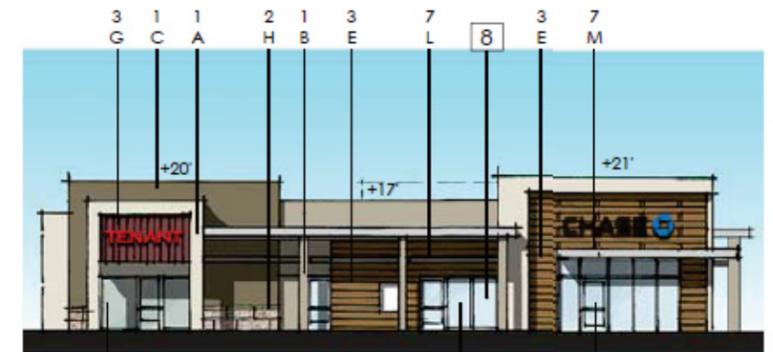
S-3



SOUTH ELEVATION

S-1

S-2

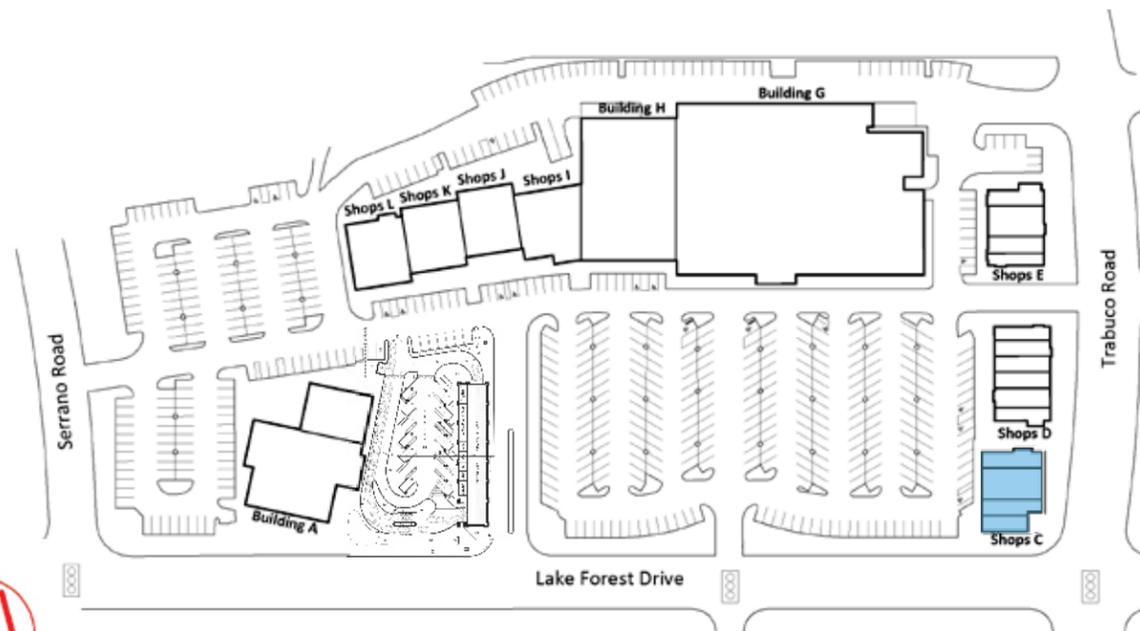


WEST ELEVATION

S-2

S-3

S-1



BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.



NORTH ELEVATION



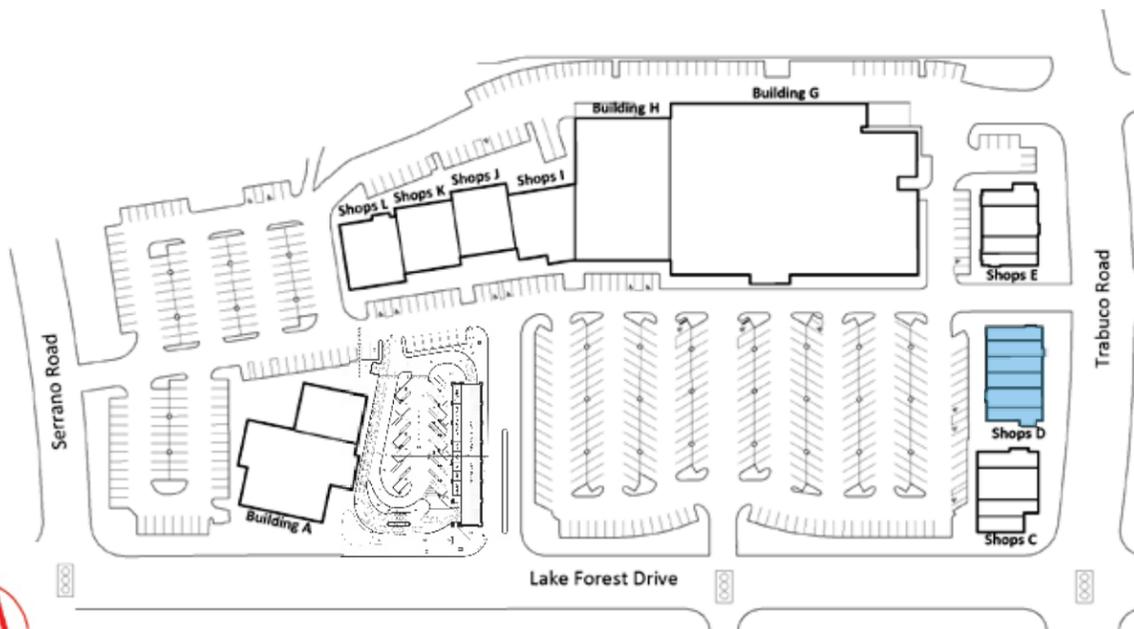
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.



NORTH ELEVATION



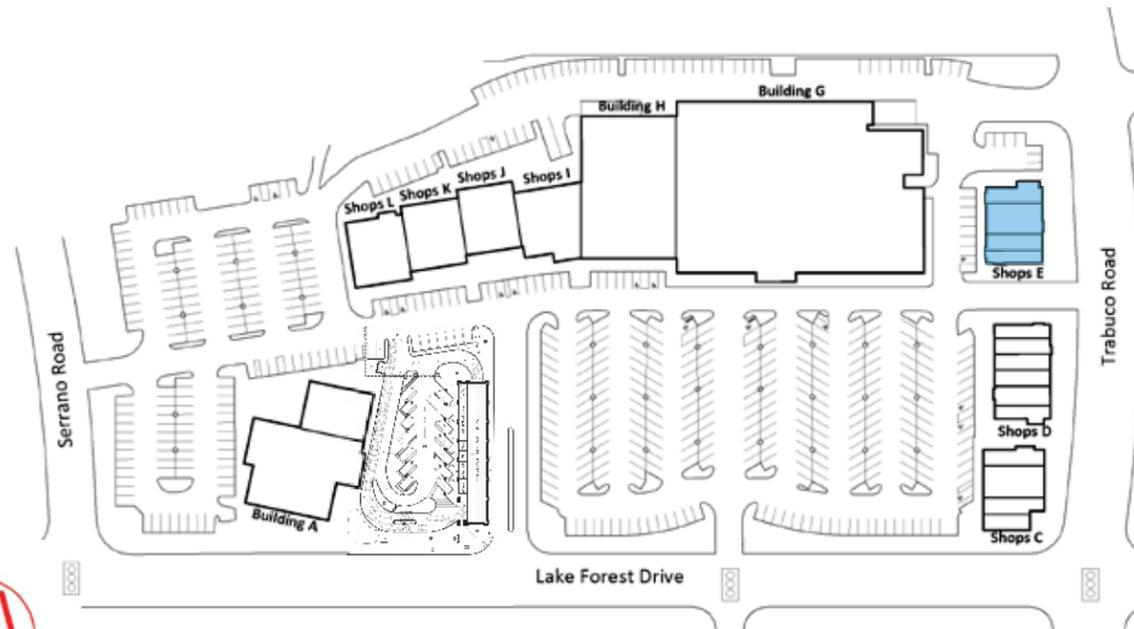
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



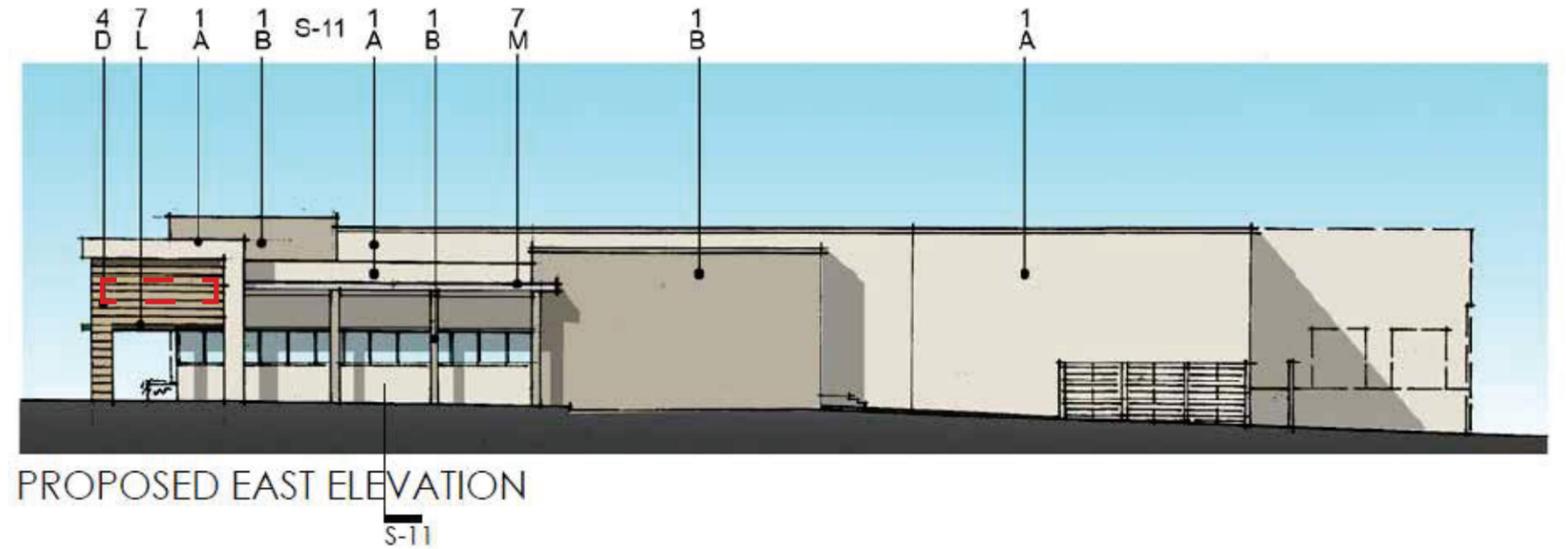
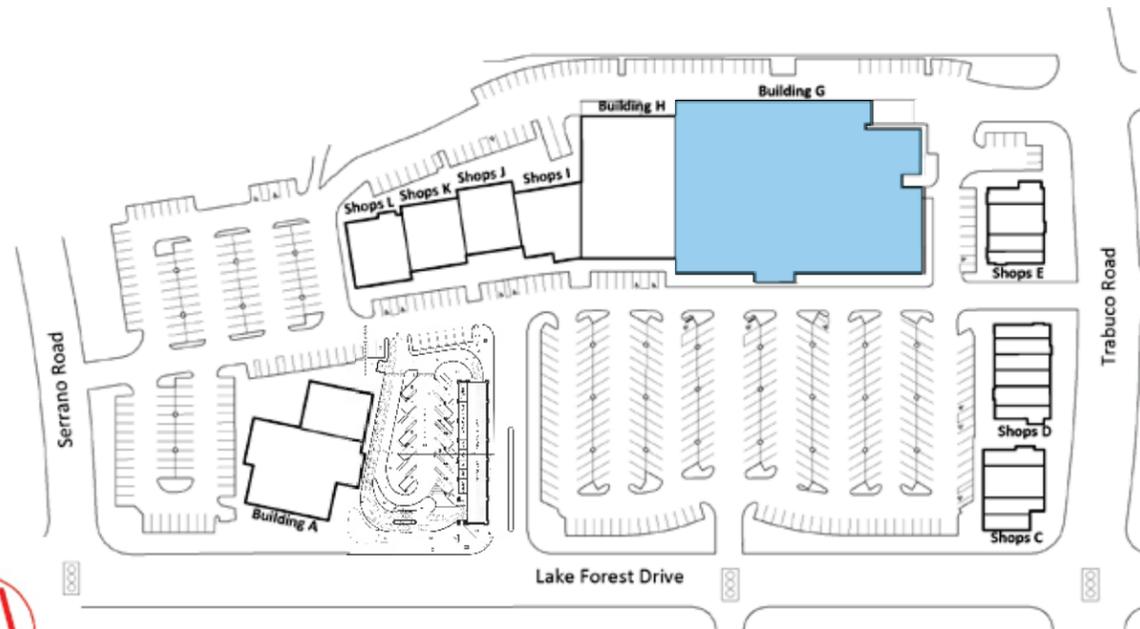
BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



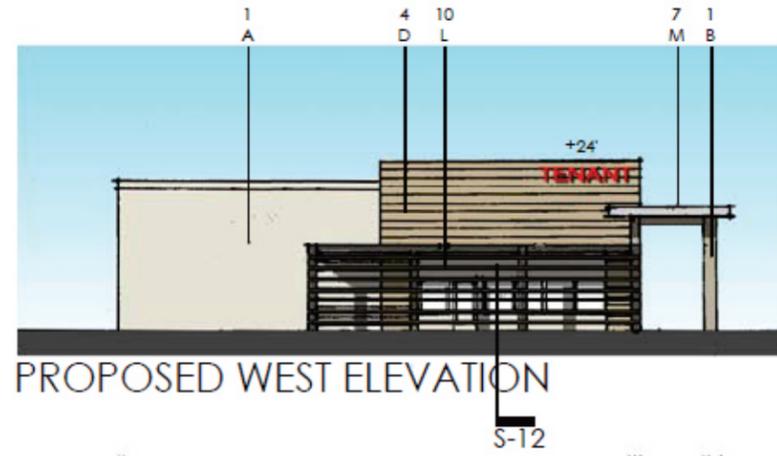
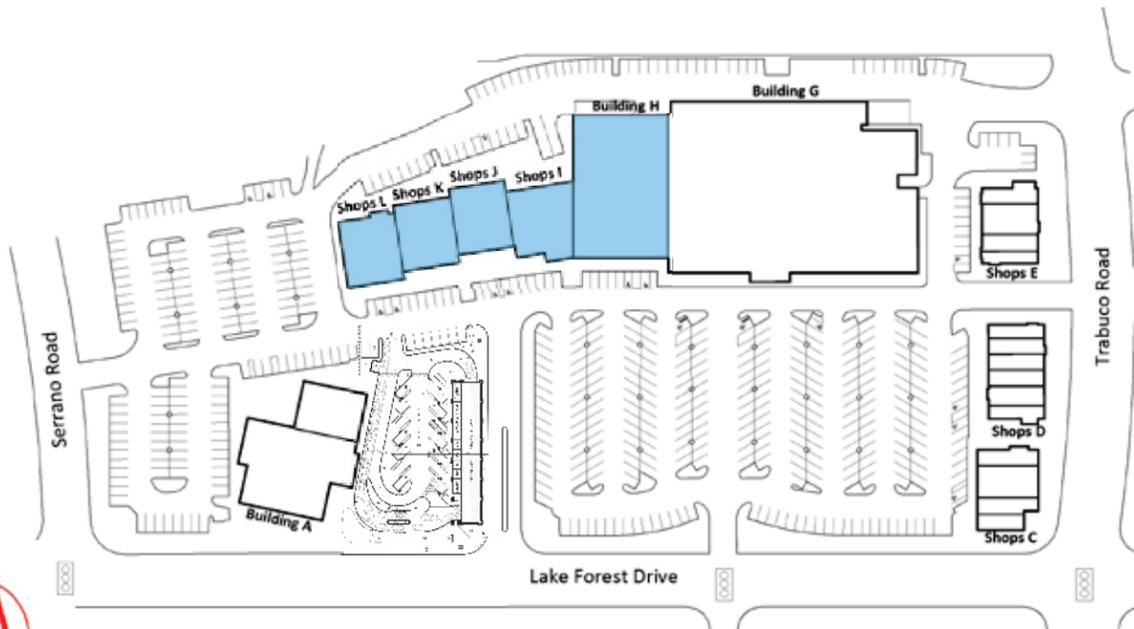
BUILDING ELEVATIONS - PAD BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



BUILDING ELEVATIONS - CAR WASH BUILDING

Elevations given for the building highlighted on the below key plan.

Note: Any tenant signage locations shown on these elevations are indicative only. Please follow written criteria in this Planned Sign Program for size, location, and other considerations.

