

PC Attachment 2

PORTOLA CENTER SOUTH - MIXED USE SIGNAGE PLAN

THE SHOPS AT PORTOLA HILLS

901 PORTOLA OAKS DRIVE

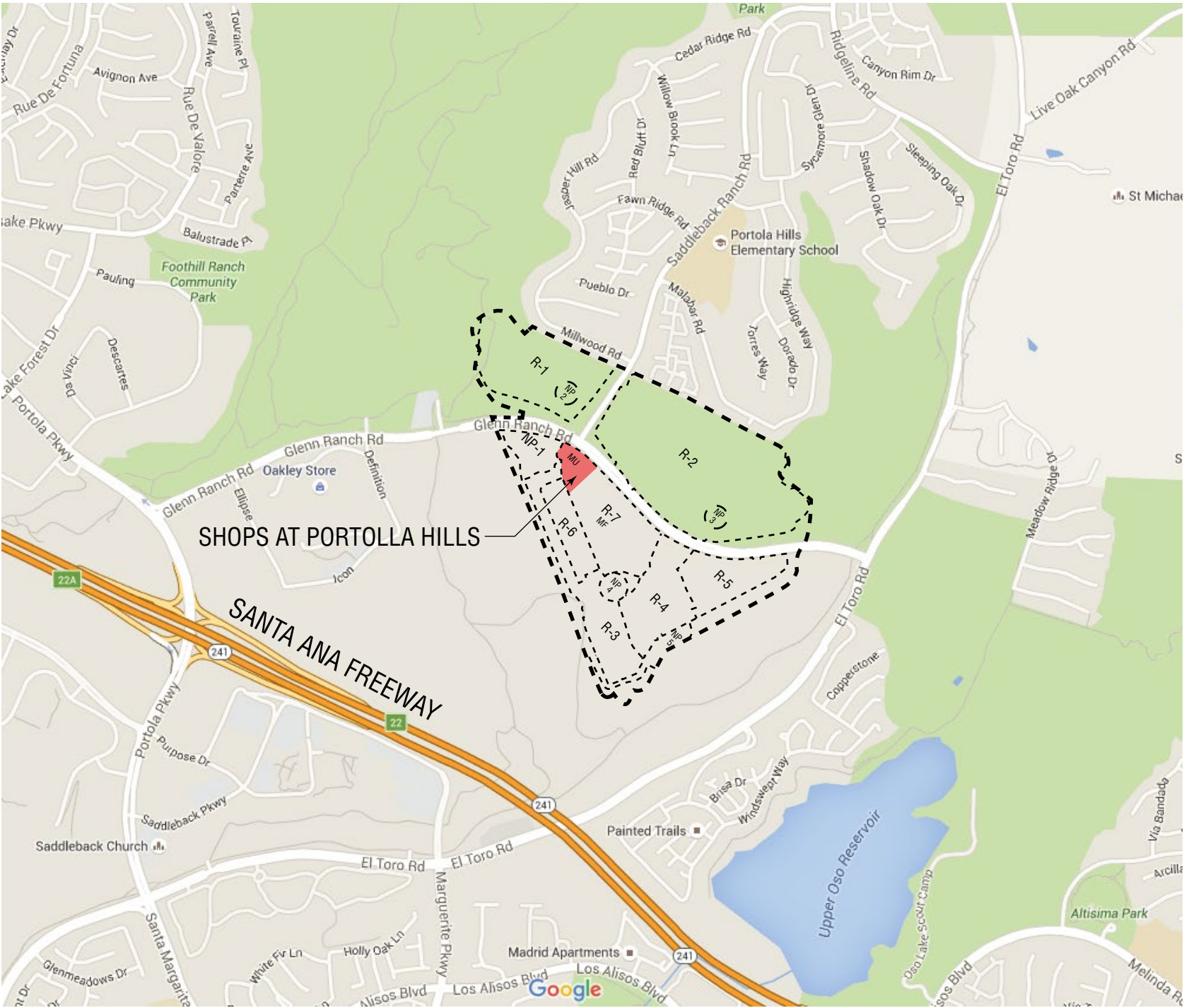
LAKE FOREST, CA 92610

&

PORTOLA SENIOR APARTMENTS

931 PORTOLA OAKS DRIVE

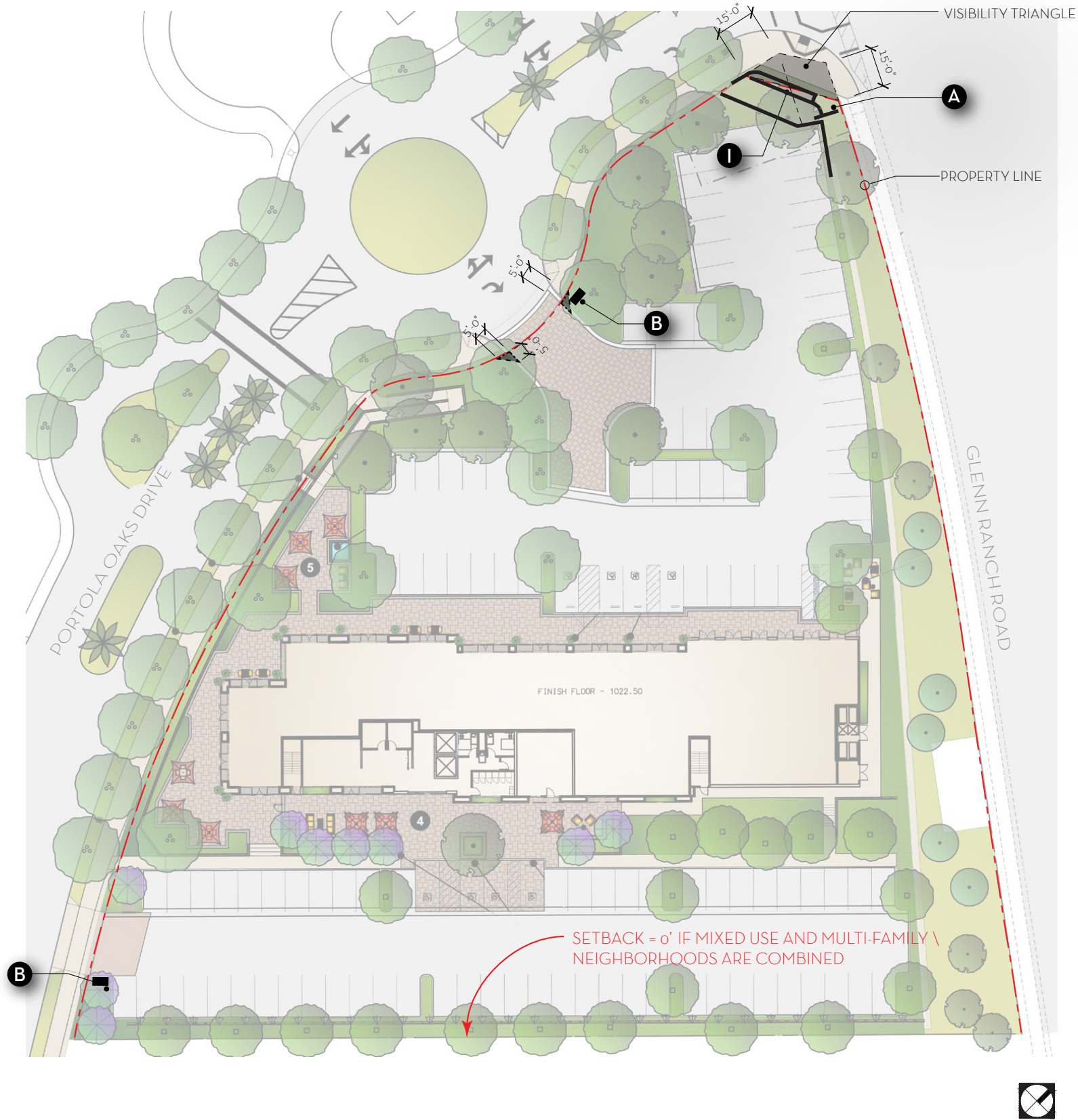
LAKE FOREST, CA 92610



PORTOLA CENTER SOUTH MIXED USE
901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610
VICINITY MAP

PROJECT NO..... 23.004
SCALE..... NTS
DATE..... 05 JUL 23
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PROJECT DESCRIPTION

THE SHOPS AT PORTOLA

901 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610
RETAIL UNITS: 12
OPEN RETAIL SPACE: 9,216 SF
TTM LOT NO: 315 (COMMERCIAL)
FINAL LOT NO: LOT 2
TRACT NO: 17821







PORTOLA SENIOR APARTMENTS

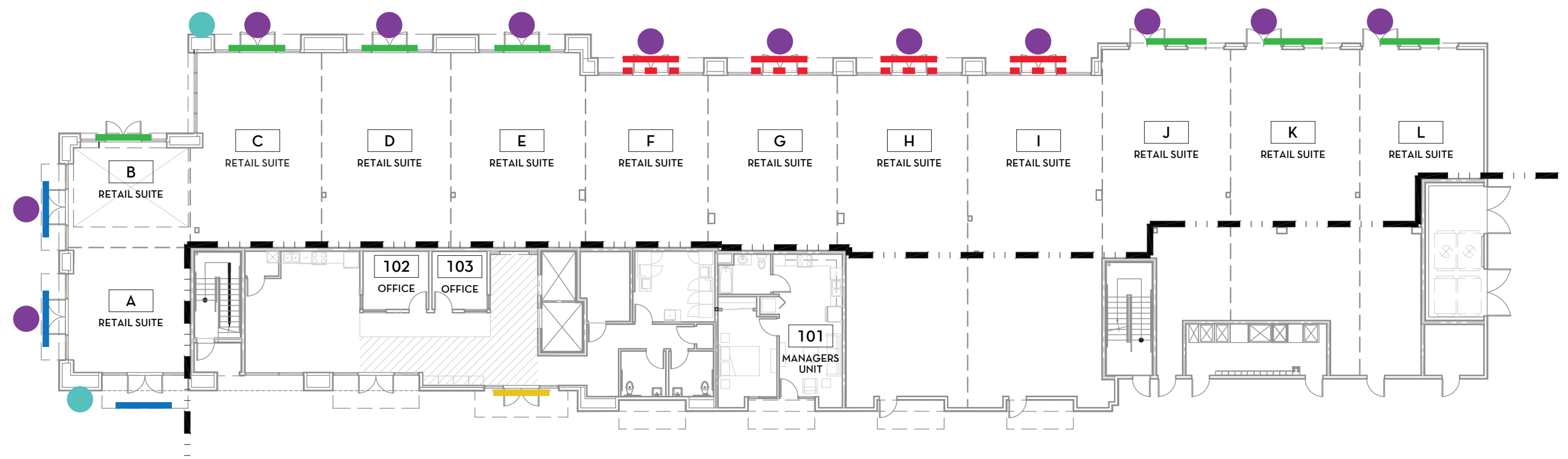
931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610
RESIDENTIAL UNITS: 58
TTM LOT NO: 315 (RESIDENTIAL)
FINAL LOT NO: LOT 2
TRACT NO: 17821

LEGEND







SYM	QTY	DESCRIPTION
A	1	PROJECT ID. MONUMENT
B	2	VEHICULAR DIRECTION - GROUND SIGN
C	12 /12	SUITE ADDRESS + TENANT SUITE ID. (NOT SHOWN)
D	7	TENANT ID. WALL SIGN (NOT SHOWN)
E	4/4	TENANT ID. FABRIC AWNING SIGN (NOT SHOWN) AND/ OR TENANT ID. WALL SIGN (NOT SHOWN)
F	3	TENANT ID. METAL CANOPY SIGN (NOT SHOWN)
G	2	BUILDING ADDRESS MARKER (NOT SHOWN)
H	1	APARTMENT METAL CANOPY SIGN (NOT SHOWN)
I	N/A	EXISTING WALLS + SIGNAGE (TO REMAIN)

LEGEND

	SYM	DESCRIPTION
C		SUITE ADDRESS + TENANT SUITE ID.
D		TENANT ID. WALL SIGN
E		TENANT ID. FABRIC AWNING SIGN AND/OR TENANT ID. WALL SIGN
F		TENANT ID. METAL CANOPY SIGN
G		BUILDING ADDRESS MARKERS
H		APARTMENT METAL CANOY SIGN










LEGEND

	SYM	DESCRIPTION
C		SUITE ADDRESS + TENANT SUITE ID.
D		TENANT ID. WALL SIGN
E	 	TENANT ID. FABRIC AWNING SIGN AND/OR TENANT ID. WALL SIGN
F		TENANT ID. METAL CANOPY SIGN
G		BUILDING ADDRESS MARKERS










LEGEND

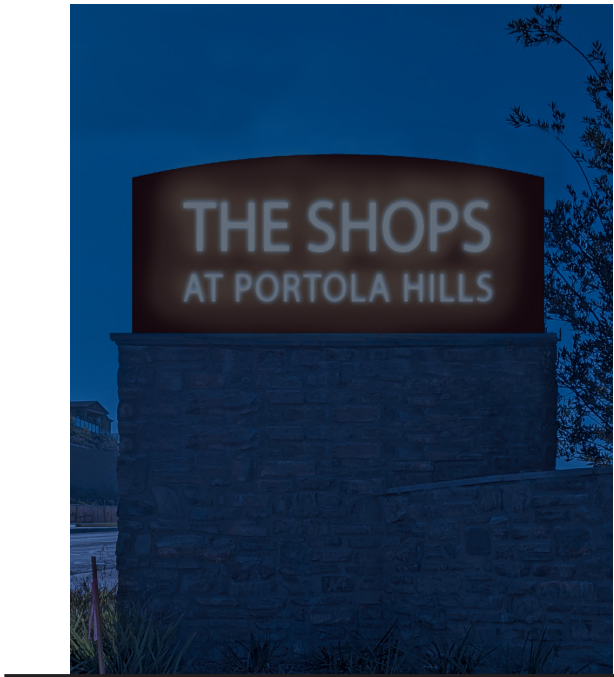
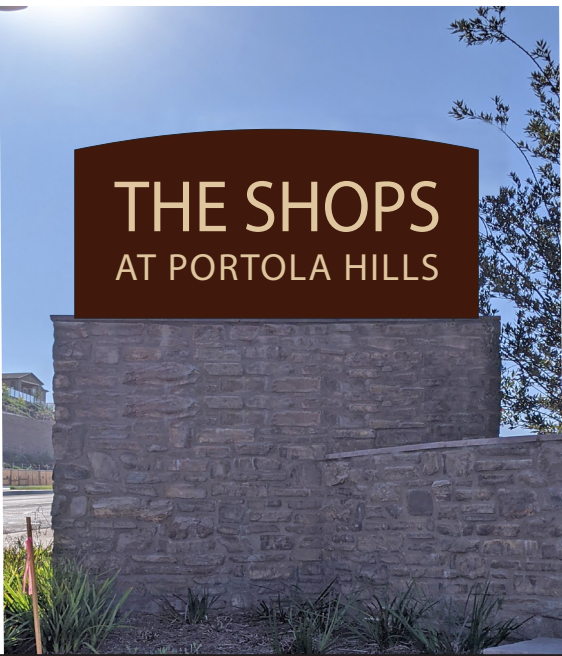
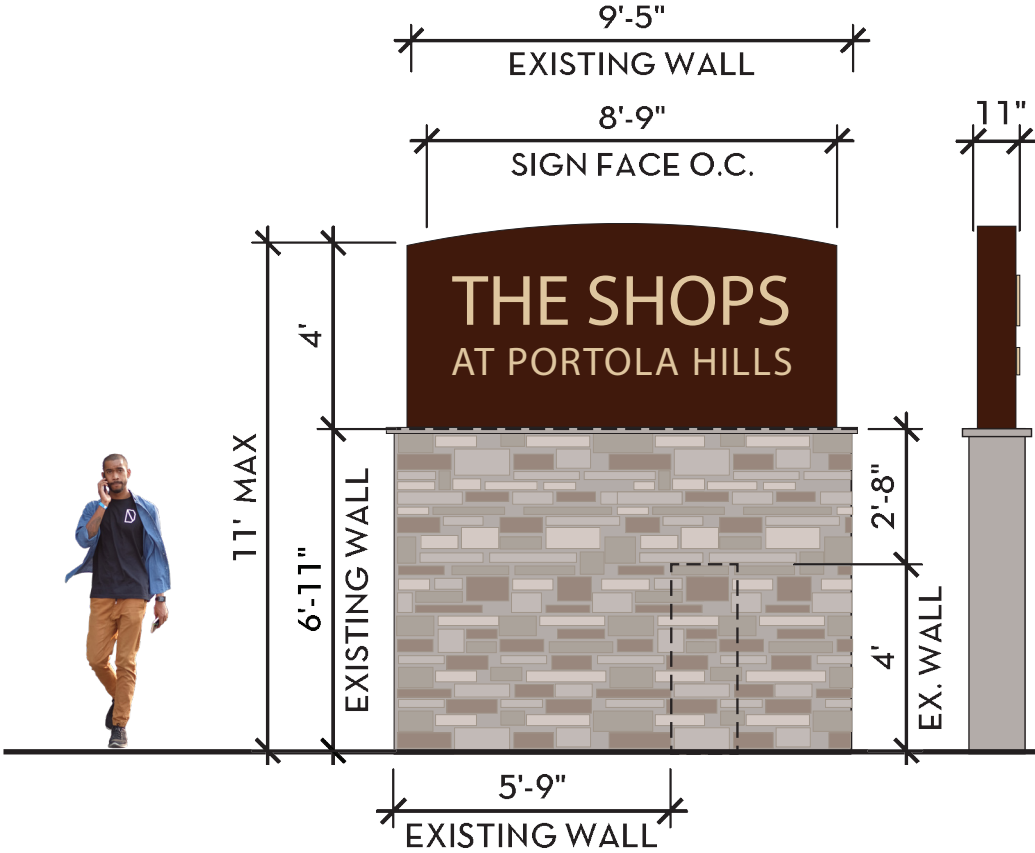
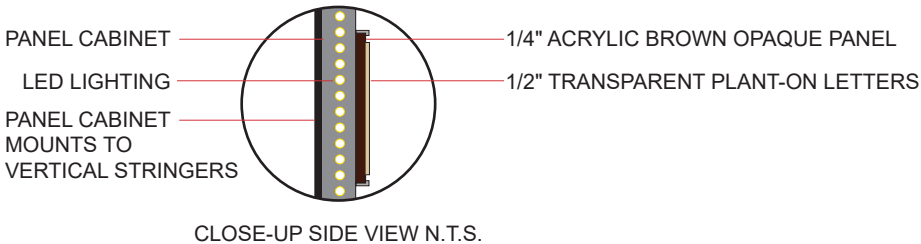
	SYM	DESCRIPTION
C		SUITE ADDRESS + TENANT SUITE ID.
D		TENANT ID. WALL SIGN
E	 	TENANT ID. FABRIC AWNING SIGN AND/OR TENANT ID. WALL SIGN
F		TENANT ID. METAL CANOPY SIGN
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LEGEND

	SYM	DESCRIPTION
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H		APARTMENT METAL CANOPY SIGN





A FRONT ELEVATION

SECTION

PHOTO SIMULATION

DAY TIME
FONT: MYRIAD PRO

PHOTO SIMULATION

NIGHT TIME

SIGN HEIGHT JUSTIFICATION
DUE TO THE GRADIENT AND CURVATURE OF GLEN RANCH ROAD, THE ADDITIONAL HEIGHT OF THE MONUMENT ID WALL (11'H TOTAL) ALLOWS FOR GREATER VISIBILITY + WAY FINDING TO THE MIXED USE CENTER THAN THE TYPICAL 7'MAX. HEIGHT ALLOWED PER MUNICIPAL CODE. THE MONUMENT ID CONSISTS OF 4' OF SIGNAGE ON TOP OF THE EXISTING 7'H WALL.

LIGHTING
TO BE INTERNALLY ILLUMINATED OR BACKLIT
LIGHTING TO BE CONTROLLED BY TIMER, TURNED OFF AT 10PM



PORTOLA CENTER SOUTH MIXED USE

901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610

A- PROJECT ID - MONUMENT WALL ENLARGEMENT (PEDESTRIAN VIEWPOINT) - DAY SIMULATION

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PORTOLA CENTER SOUTH MIXED USE

901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610

A- PROJECT ID - MONUMENT WALL (VEHICULAR VIEWPOINT) - DAY SIMULATION

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PORTOLA CENTER SOUTH MIXED USE
901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610
A- PROJECT ID - MONUMENT WALL - NIGHT SIMULATION

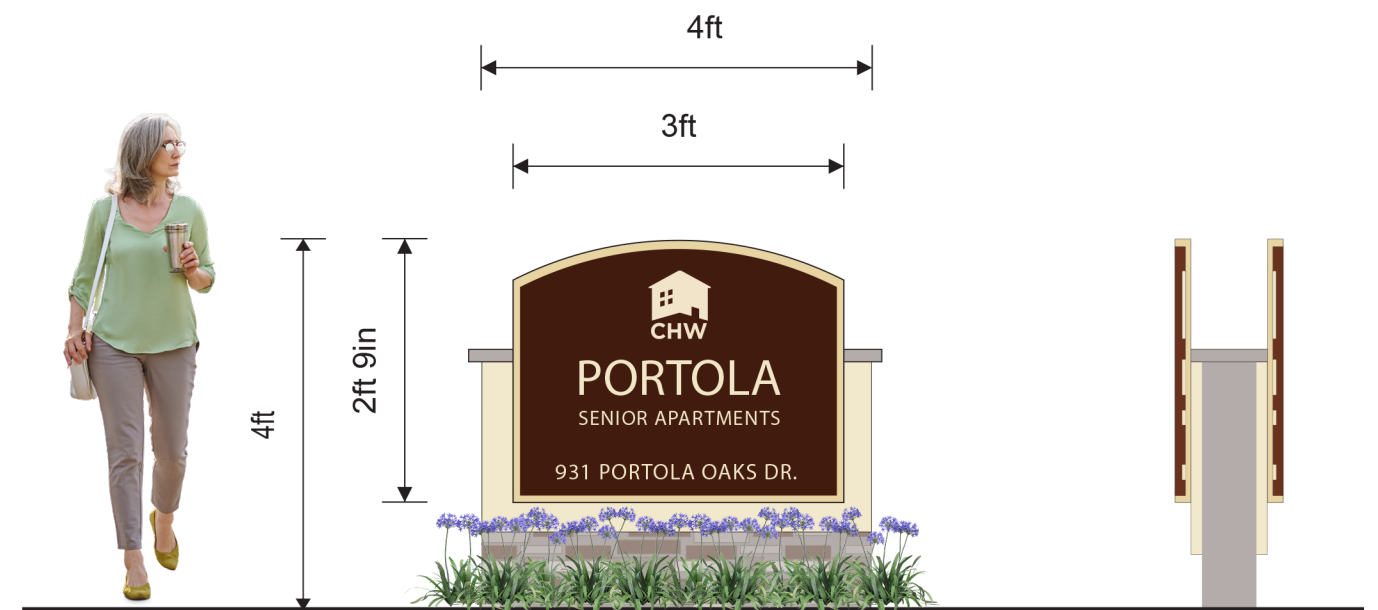
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FRONT ELEVATION

SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION

B1

DF DIRECTIONAL WALL CONCEPTS (SHOPS AT PORTOLA HILLS)

SUB: FABRICATED BOX SIGN W/ PAINTED AND FAUX STONE OVER MDO SUBSTRATE

FACE: CAP TO BE STONE SLAB OR SMOOTH POLYMER WITH 2 OPTIONS

A. IN-BLASTED HIGH DENSITY FOAM WITH RAISED GRAPHICS AND BORDER

B. PAINTED 3/4 MDO WOOD W/ PAINTED BACKGROUND AND VINYL CUT OUT GRAPHICS

FONT: MYRIAD PRO

NOTE:

1. SIGN TO BE UPLIT WITH LANDSCAPE LIGHTING.
2. SEE LANDSCAPE PLANS FOR PLANTING AT SIGN LOCATION

B2

DF DIRECTIONAL WALL CONCEPTS (APARTMENTS)

SUB: FABRICATED BOX SIGN W/ PAINTED AND FAUX STONE OVER MDO SUBSTRATE

FACE: CAP TO BE STONE SLAB OR SMOOTH POLYMER WITH 2 OPTIONS

A. IN-BLASTED HIGH DENSITY FOAM WITH RAISED GRAPHICS AND BORDER

B. PAINTED 3/4 MDO WOOD W/ PAINTED BACKGROUND AND VINYL CUT OUT GRAPHICS

FONT: MYRIAD PRO

NOTE:

1. SIGN TO BE UPLIT WITH LANDSCAPE LIGHTING.
2. SEE LANDSCAPE PLANS FOR PLANTING AT SIGN LOCATION

PORTOLA CENTER SOUTH MIXED USE

901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610

B- VEHICULAR DIRECTIONAL WALL

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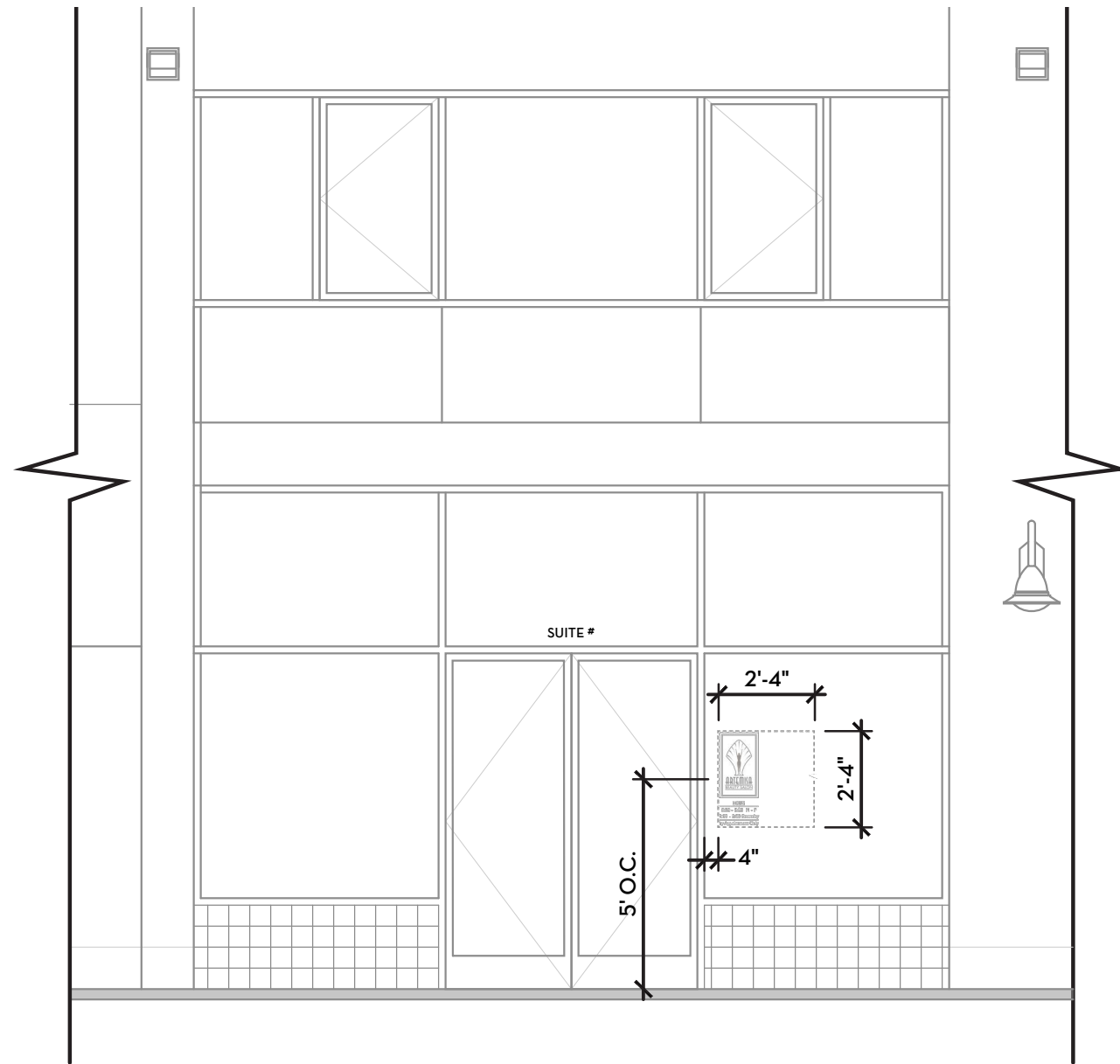
1/2" = 1'-0"

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ELEVATION

C

SUITE ADDRESS + TENANT SUITE ID

LETTERING: 2 3/4" H VINYL LETTERS ON GLASS

LOCATION: CENTER ON DOOR. BOTTOM EDGE OF TEXT TO BE 2 1/2" ABOVE GLASS FRAME

TENANT LOGO AT DOOR AND HOURS OF OPERATION

LETTERING: VINYL LETTERS ON GLASS

LOCATION: 2 SQ. FT. MAX, WITHIN DESIGNATED SPACE SHOWN

NOTES:

1. TENANT LOGO SIGN TO BE REVIEWED WITH TENANT IMPROVEMENTS
2. IF TENANT OCCUPIES MORE THAN ONE SUITE, TENANT LOGO AT DOOR + HOURS OF OPERATION IS LIMITED TO (1) SIGN AT THE MAIN ENTRANCE SUITE

G

BUILDING NUMBERS

SUB: 1/2" ACRYLIC

FACE: COLOR T.B.D. BASED ON FINAL BUILDING COLORS

MOUNTING: STUD MOUNT AS REQUIRED

BUILDING NUMBERS

SEE NORTH AND SOUTH BUILDING ELEVATIONS FOR LOCATIONS

LIGHTING

TO BE INTERNALLY ILLUMINATED OR BACKLIT

12in
901

OPTION 1 DARK BROWN

12in
931

OPTION 2 TAN

PORTOLA CENTER SOUTH MIXED USE

901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610

C - SUITE ADDRESS + TENANT SUITE ID

G - BUILDING ADDRESS NUMBERS

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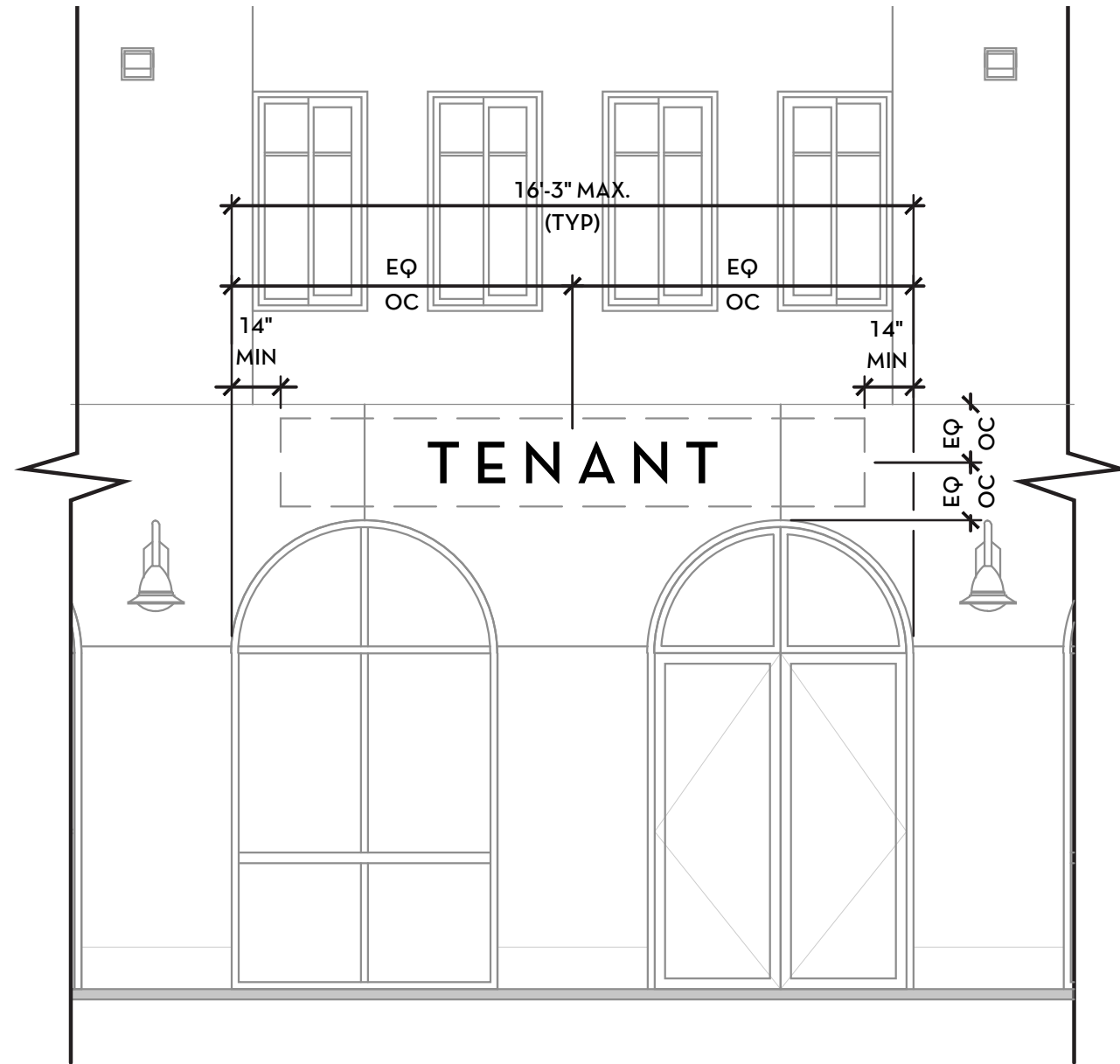
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ELEVATION

D TENANT ID WALL SIGN

LETTERING: 12" TO 18"H HALO LIT CHANNEL LETTERS OR HALO LIT LETTERS WITH LED LIGHTING, 2 LINES OF TEXT ALLOWED, 24" H MAX. TOTAL FOR 2 LINES OF TEXT.

LOCATION: LETTERING SHALL BE CENTERED AS SHOWN ABOVE



A



B



C



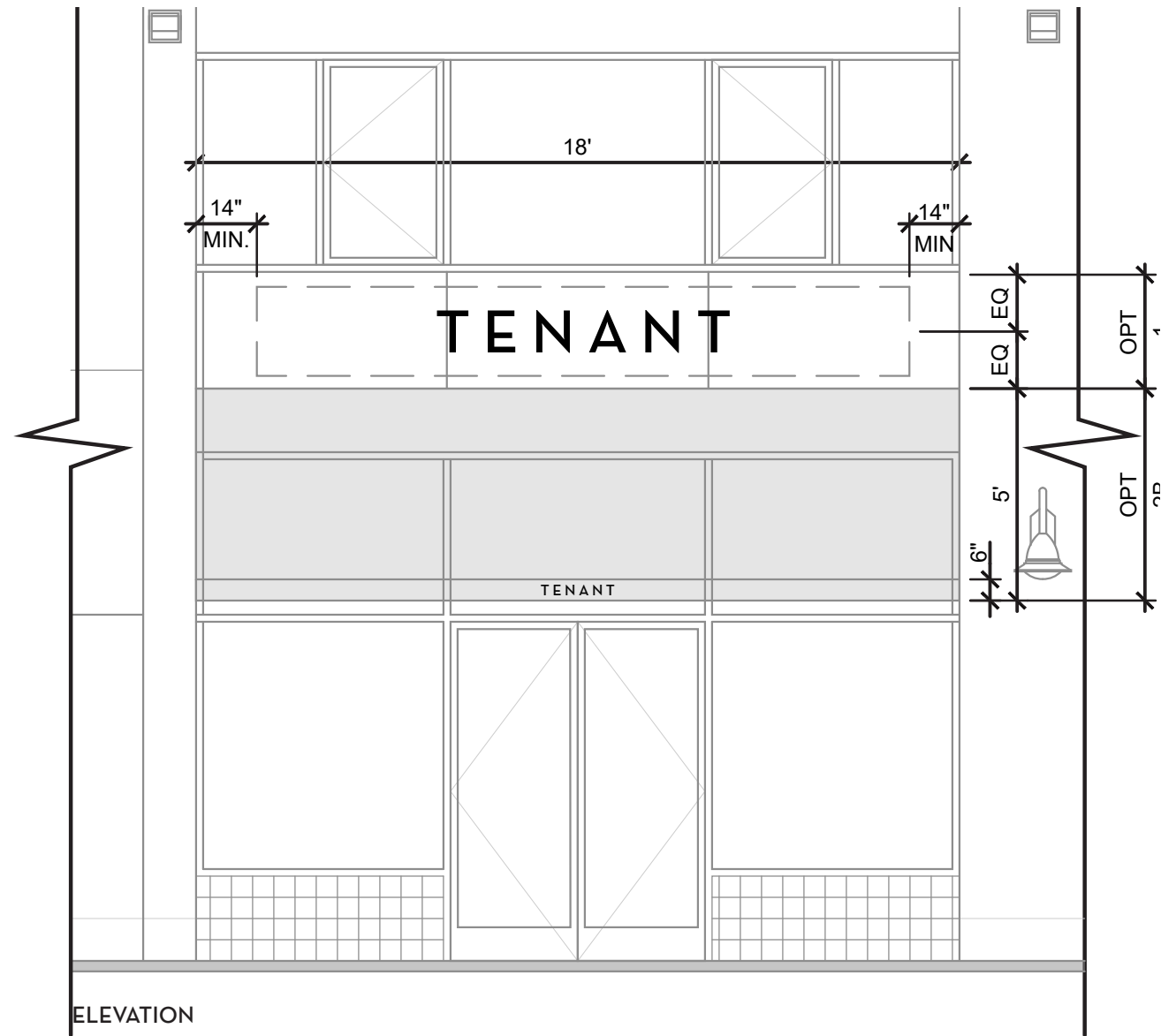
D

MOUNTING: CONCEALED MOUNTS

LIGHTING: TO BE CONTROLLED BY TIMER, TURNED OFF AT 10PM

NOTE:

1. TENANT I.D. TO BE REVIEWED WITH TENANT IMPROVEMENTS
2. WHEN TENANT OCCUPIES MORE THAN ONE SUITE - MAX. SIZE OF SIGN: (1) SF PER (1) LF OF TENANT SPACE, UP TO 100 LF



ELEVATION

E

TENANT ID FABRIC AWNING SIGN

OPTION 1 (WALL SIGN):

LETTERING: 12" TO 18"H HALO LIT CHANNEL LETTERS OR HALO LIT LETTERS WITH LED LIGHTING,

LOCATION: CENTER LETTERING ON WALL FACE.

MOUNTING: CONCEALED MOUNTS

NOTE: SIZE OF SIGN: (1) SF. PER (1) LF OF TENANT SPACE, UP TO 100 LF

OPTION 2 (AWNING SIGN):

LETTERING: 3"H LETTERING MAX., SCREEN PRINTED LETTERS ON FABRIC AWNING.

LOCATION: LETTERING LOCATION TO BE APPROVED WITH TENANT IMPROVEMENTS. CAN BE CENTERED OR ALIGNED TO ONE SIDE

2A - WHERE BUILDING AWNINGS ARE NOT PROVIDED BY OWNER, TENANT AWNINGS MAY BE ADDED ON EACH SIDE OF MAIN ENTRANCE AND MAY INCLUDE LETTERING. (SEE IMAGE ABOVE)

2B - WHERE BUILDING AWNINGS ARE PROVIDED BY OWNER, TENANT MAY ADD LETTERING TO AWNING CENTERED OR ALIGNED TO ONE SIDE (SEE ELEVATION + IMAGE ABOVE)



2A



2B

LIGHTING:

TO BE CONTROLLED BY TIMER, TURNED OFF AT 10PM

NOTES:

1. TENANT I.D. TO BE REVIEWED WITH TENANT IMPROVEMENTS
2. WHEN TENANT OCCUPIES MORE THAN ONE SUITE - MAX. SIZE OF SIGN: (1) SF PER (1) LF OF TENANT SPACE, UP TO 100 LF

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E - TENANT ID FABRIC AWNING SIGN AND/OR TENANT ID WALL SIGN

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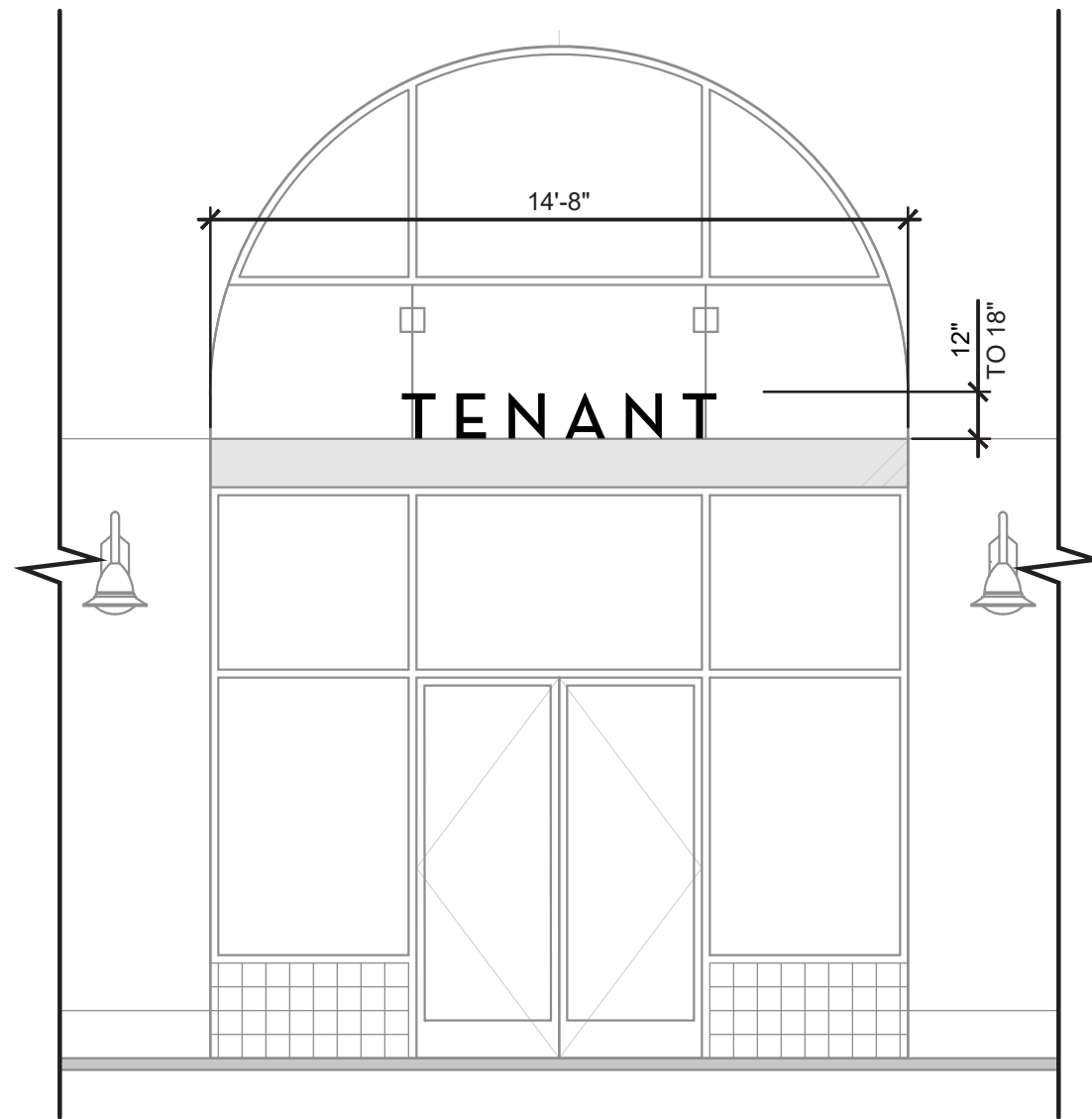
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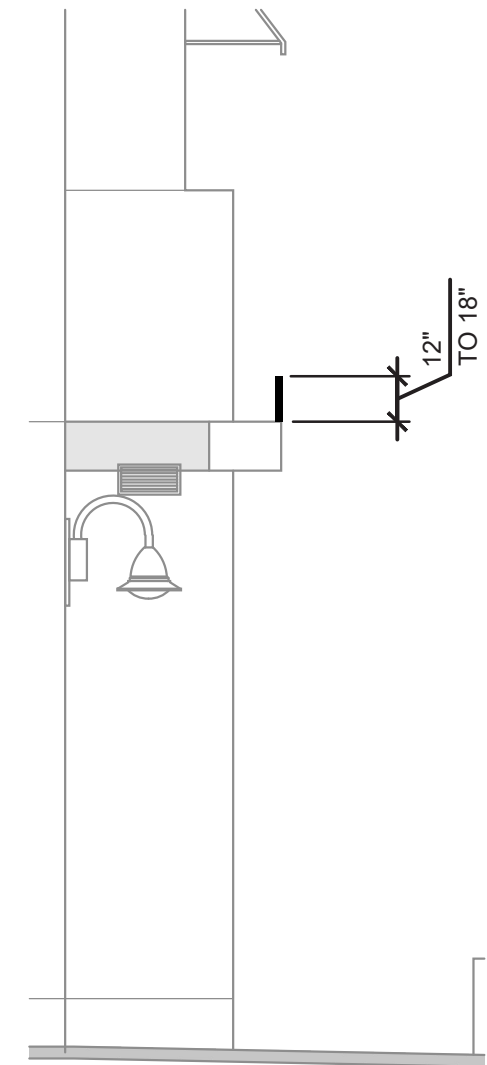
ELEVATION

F

TENANT ID METAL AWNING SIGN

LETTERING: 12" TO 18"H HALO LIT CHANNEL LETTERS OR HALO LIT LETTERS WITH LED LIGHTING,

LOCATION: LETTERING CAN BE CENTERED ON METAL AWNING, OR LOCATED TO ONE SIDE. FINAL LOCATION TO BE APPROVED WITH TENANT IMPROVEMENTS



SECTION

MOUNTING: CONCEALED MOUNTS, LOCATE LETTERS AT EDGE OF METAL AWNING

LIGHTING: TO BE CONTROLLED BY TIMER, TURNED OFF AT 10PM

NOTES:

1. TENANT I.D. TO BE REVIEWED WITH TENANT IMPROVEMENTS
2. WHEN TENANT OCCUPIES MORE THAN ONE SUITE - MAX. SIZE OF SIGN: (1) SF PER (1) LF OF TENANT SPACE, UP TO 100 LF

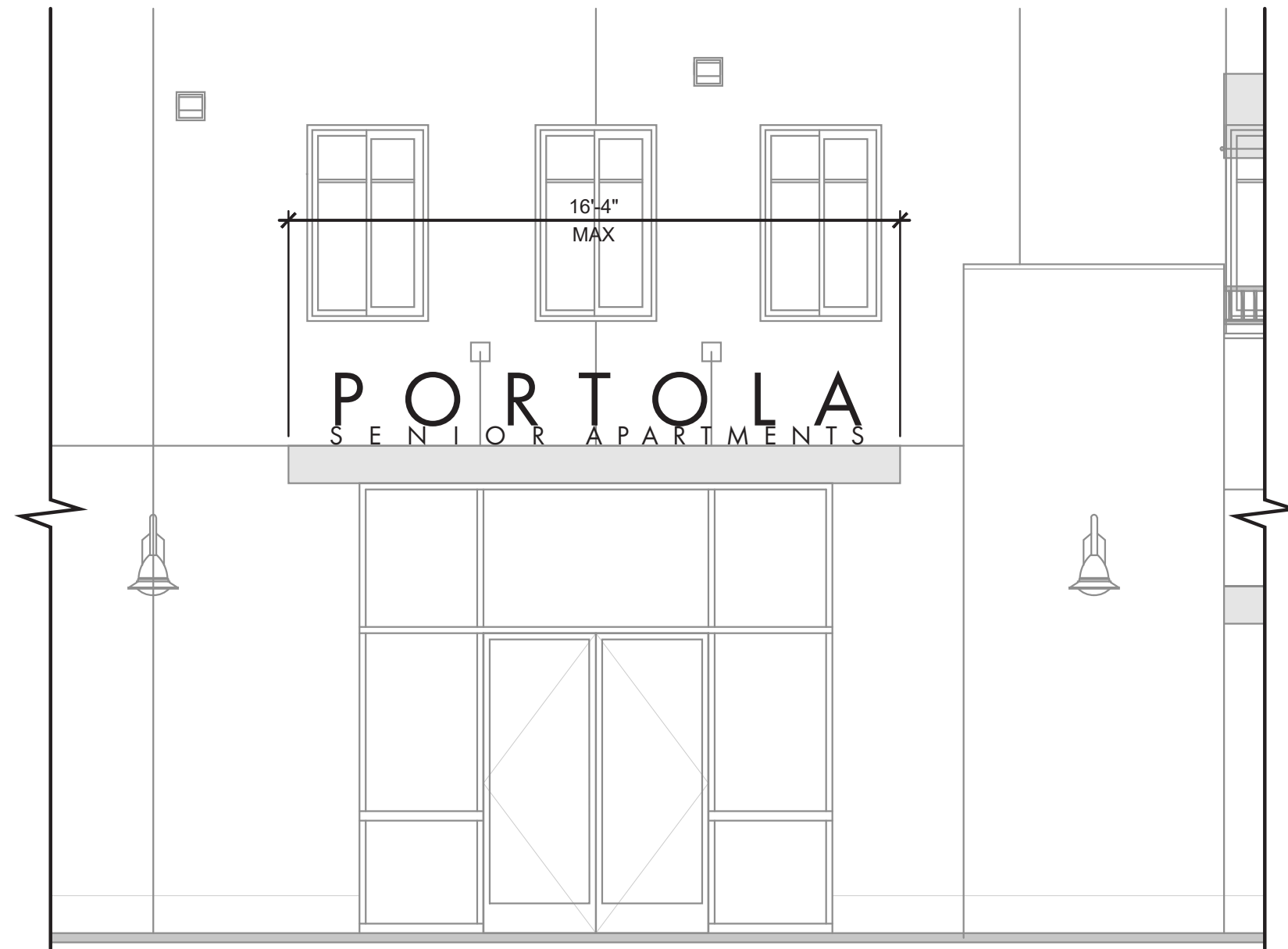
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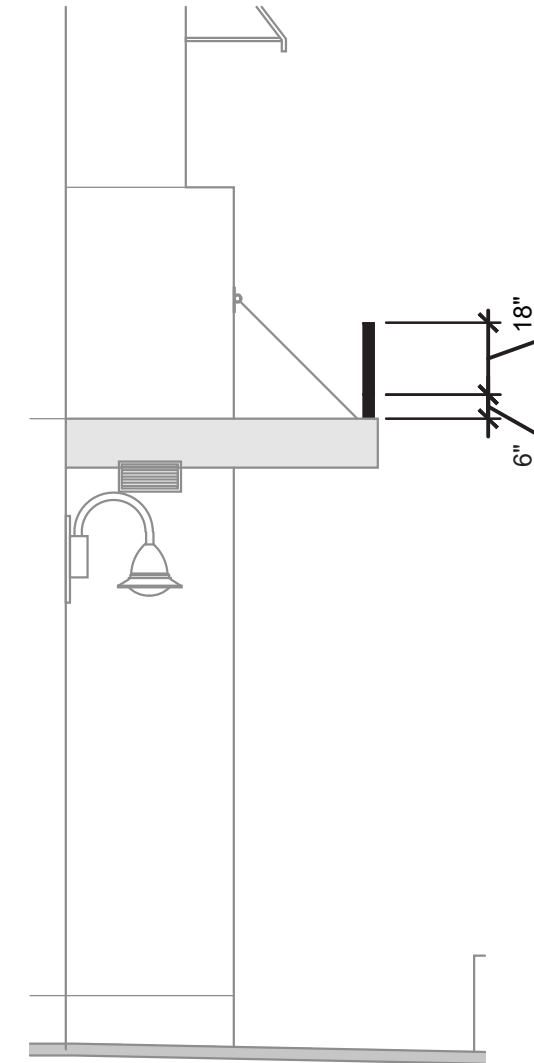
F - TENANT ID METAL AWNING SIGN

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ELEVATION



SECTION



APARTMENT METAL AWNING SIGN

LETTERING: 12" TO 18"H HALO LIT CHANNEL LETTERS OR HALO LIT LETTERS WITH LED LIGHTING,

LOCATION: LETTERING CAN BE CENTERED ON METAL AWNING, OR LOCATED TO ONE SIDE. FINAL LOCATION TO BE APPROVED WITH TENANT IMPROVEMENTS

MOUNTING: CONCEALED MOUNTS, LOCATE LETTERS AT EDGE OF METAL AWNING

PORTOLA CENTER SOUTH MIXED USE

901 AND 931 PORTOLA OAKS DRIVE - LAKE FOREST, CA 92610

H - APARTMENT ID METAL AWNING SIGN

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