

WINDROSE PLAZA BAKE PARKWAY

Preliminary Sign Criteria

Project WINDROSE PLAZA
20771 Bake Parkway
Lake Forest, CA 92630

Owner WINDROSE DEVELOPMENT, INC. *WINDROSE PACIFIC ASSOCIATE TIS*
7941 Talbert
Huntington Beach, CA 92646

Design Promotional Signs Unlimited
22552 Muirlands Blvd.
El Toro, CA 92630

I. Scope

A. Purpose

1. Protect the general public health, safety, welfare, and aesthetics of the community.
2. Implement Windrose Plaza design standards, consistent with the Pacific Commerce Centre.

City of Lake Forest

CITY OF LAKE FOREST

APPROVED

SIGNATURE *[Signature]* August 12, 1992

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.

Promote the Windrose Plaza appearance by regulating the design, character, location, type, quality of materials, scale, color, illumination, and maintenance of signs.

Limit the use of signs which provide direction and aid orientation for businesses and activities.

5. Promote signs that identify uses and premises without confusion.

6. Reduce possible traffic and safety hazards through good signage.

II. General Provisions-Single & Multi-Tenant Buildings

A. Restrictions

1. DIMENSIONAL CRITERIA PRIMARY SIGNAGE

24" Maximum letter height.

10" Minimum letter height.

30" Maximum logo height.

One square foot per one lineal foot.

2. SECONDARY SIGNAGE

User identification signage shall not be placed on service oriented elevations (i.e., backs of buildings).

2A. SECONDARY SIGNAGE-SINGLE TENANT BUILDING

May be non-illuminated formed plastic letters.

Maximum one (1) sign per bay-installed directly above same.

Area included in total allowable.

3. SIZE, TYPE, PLACEMENT

A. Length of sign shall not exceed 75% of leasehold width. Fabricated aluminum letters will be allowed .060 or better or 22 gauge paint lock sheet metal letters.

B. The acrylic face colors and type styles of all signs shall be subject to landlord's approval. See Page 7 ⁴⁸ for the allowed face colors. ~~Only the colors listed on Page 8 will be allowed.~~ In the event the tenant does not have an established exterior sign identity, the landlord recommends that the lettering style be designed by the sign contractor to reflect a visually exciting look.

C. Logo plaques used in conjunction with individual letters will be considered a part of the sign area and are subject to landlord's approval.

D. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance. Tenant sign contractor must file, pay for and obtain any licenses, permits and variances as required for sign installation by the City of Lake Forest.

E. No cabinet-type signs will be permitted. No flashing or audible signs will be allowed. No exposed lamps will be permitted.

F. No temporary signs of any nature will be allowed under any circumstances without prior written approval by landlord & City of Lake Forest.

- G. No tenant shall affix any type of painted window signs, window neon, placards or temporary window signage unless specific written approval is received by the landlord and the City of Lake Forest. Temporary window signs regulated to two weeks at a time.

B. NON-CONFORMANCE

1. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement and location which differs from the plan, sign company will be responsible to repair and relocate sign to proper placement at sign company's expense.
2. Any sign that is installed by tenant which is not in conformance to the approved drawings shall be corrected by tenant within fifteen (15) days after written notice by landlord. In the event tenant's sign is not brought into conformance within said fifteen (15) day period, then landlord shall have the option to correct said sign at tenant's expense.

C. APPLICATION & REVIEW

1. APPROVALS

- a. The design and construction of tenant's exterior sign MUST receive written approval by landlord prior to fabrication and method of installation.

Landlord's approval shall be based on:

- 1) Conformity to the sign criteria established for the project, including fabrication and method of installation.

Landlord has the specific right to refuse the approval of any sign which does not conform to the specific criteria set forth herein.

- b. To secure landlord's approval, tenant agrees to submit or cause to be submitted: four (4) sets of scaled plans. Same plans are to be prepared by a reputable, insured, state licensed sign contractor. The sign drawings must indicate the the following information:

- 1) A scaled storefront drawing reflecting the proposed sign design and all dimensions; as it relates to the storefront elevation of tenant's premises.
 - 2) A plot plan and elevation indicating location of tenant sign.
 - 3) Sizes of sign letters must be accurately dimensioned, spaced and drawn at a minimum of 1/2" - 1'0" scale.
 - 4) Section through sign and fascia to show its construction methods.
 - 5) Plexiglas colors, paint finishes and types of materials.
 - 6) Neon tubing sizes, colors, and intensity.
- c. All drawings marked "Disapproved" must be re-submitted as here and above set forth in paragraph "b" with required corrections. Tenant or it's sign contractor will not be permitted to commence installation of the exterior sign, unless the following conditions have occurred:
- 1) A stamped set of the final sign drawings reflecting landlord approval are received and retained at tenant's premises at all times during the installation of design and for a period of thirty (30) days thereafter.
 - 2) NOTE: No sign shall be constructed until approved building permits from the City of Lake Forest Building and Safety Department are received by the sign contractor.

III. FABRICATION & INSTALLATION

A. MATERIALS

1. All Channel letters are to be fabricated from 22 GA Paint lock S/M or .060 10 .125 aluminum sheet backs and returns. Letters must be fabricated of welded aluminum with aluminum backs. No pop-riveted letters will be allowed. Channelume, Channel Classic, and Channel LET-R edge type letters will not be permitted (no exceptions).

2. Letter faces shall be 1/8" thick, flat surface colored Plexiglas as manufactured by Rohm & Haas or approved equal. Vinyl overlays will be allowed for any wall sign logo.

3. a. Retainer trim cap shall be 3/4" trim cap. Retaining screws shall be #7 & 3/8" Phillip type sheet metal screws. All trim cap retaining screws must be painted to match trim color.

Trim cap color shall be gold, *FOR MULTI TENANT*
& WHITE *FOR SINGLE TENANT*

b. 5" deep letter returns shall be painted minimum of two (2) coats of spraylat black semigloss. *(2) COATS OF WHITE SPRAYLAT RETURN FOR SINGLE TENANT*

4. Neon tubing will be 13 millimeter, 3" on center or less.

5. Only 30 MA, high power factor transformers shall be used.

6. PK Housings or Hage connectors shall be used for all neon tube system. Letters shall have U.L. labels.

7. All sign letters shall be secured by concealed fasteners, stainless steel or nickel cadmium plated or aluminum. All with nylon shrouds.

8) All penetrations of the building structure required for sign installation shall be sealed in a water-tight condition.

B. SIZE

1. Each tenant shall be permitted an illuminated Pan Channel letter sign to be located only on the space and on the surface specially provided for same on the building exterior in accordance with the drawings attached hereto.

2. Each tenant shall be permitted one square foot of signage for each lineal foot of store frontage. Please refer to Section IV for elevations where signage is allowed. Signable area shall be centered on facia VERTICALLY AND HORIZONTALLY. Minimum letter height is 10".

C. INSTALLATION - (METHOD)

1. No sign company labels will be permitted on the exposed surfaces of the signs except those required by Underwriters Laboratories and the City of Lake Forest Building and Safety Department.

2. All Channel Letters must have a 3/16" diameter drain hole at bottom of every letter. All signs shall be fabricated and installed with U.L. approval in compliance with all applicable building and electrical codes.
3. Tenant or Tenant's Contractor will be responsible for electrical connections within canopy area.
4. All signs shall conceal all necessary wiring, transformers, ballasts, starters, and other necessary equipment within their individual letters or within canopy soffit.
5. It is the responsibility of the tenant's sign contractor to verify all conduit and transformer locations and service prior to fabrication.
6. Each tenant, or it's sign contractor shall be responsible for the repair of any damage to the building caused by the installation of said tenant's sign. Only STATE Licensed sign contractors shall perform installation at Windrose Plaza. Sign contractor must supply names of all subcontractors and their state contractor's license number to landlord prior to any installation.
7. Each tenant shall be responsible for the performance of its sign contractor.
8. Tenant shall be responsible for removal of his sign within 30 days after vacating the site. Removal of the sign shall include the repair of the wall surface back to the original condition.
9. Installing sign company must provide a photocopy of final inspection approval by City Inspector to the landlord prior to landlord giving final approval to tenant of sign installation.

IV. EXHIBITS

EXHIBIT A

MULTI TENANT BUILDING ELEVATION (sample)

No Scale

Approved Acrylic Colors;

#2793 Rohm & Haas Red
#2114 Rohm & Haas Blue

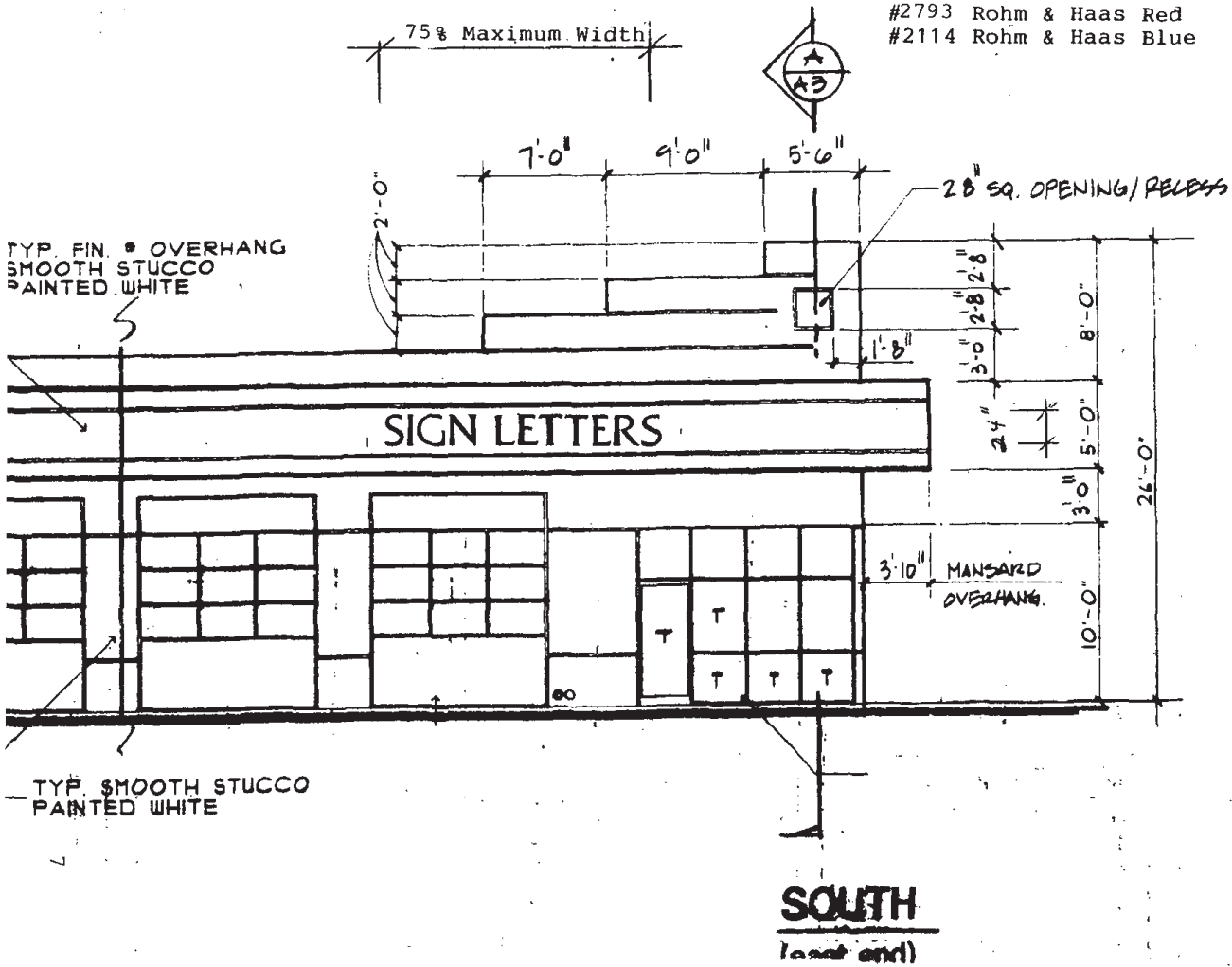
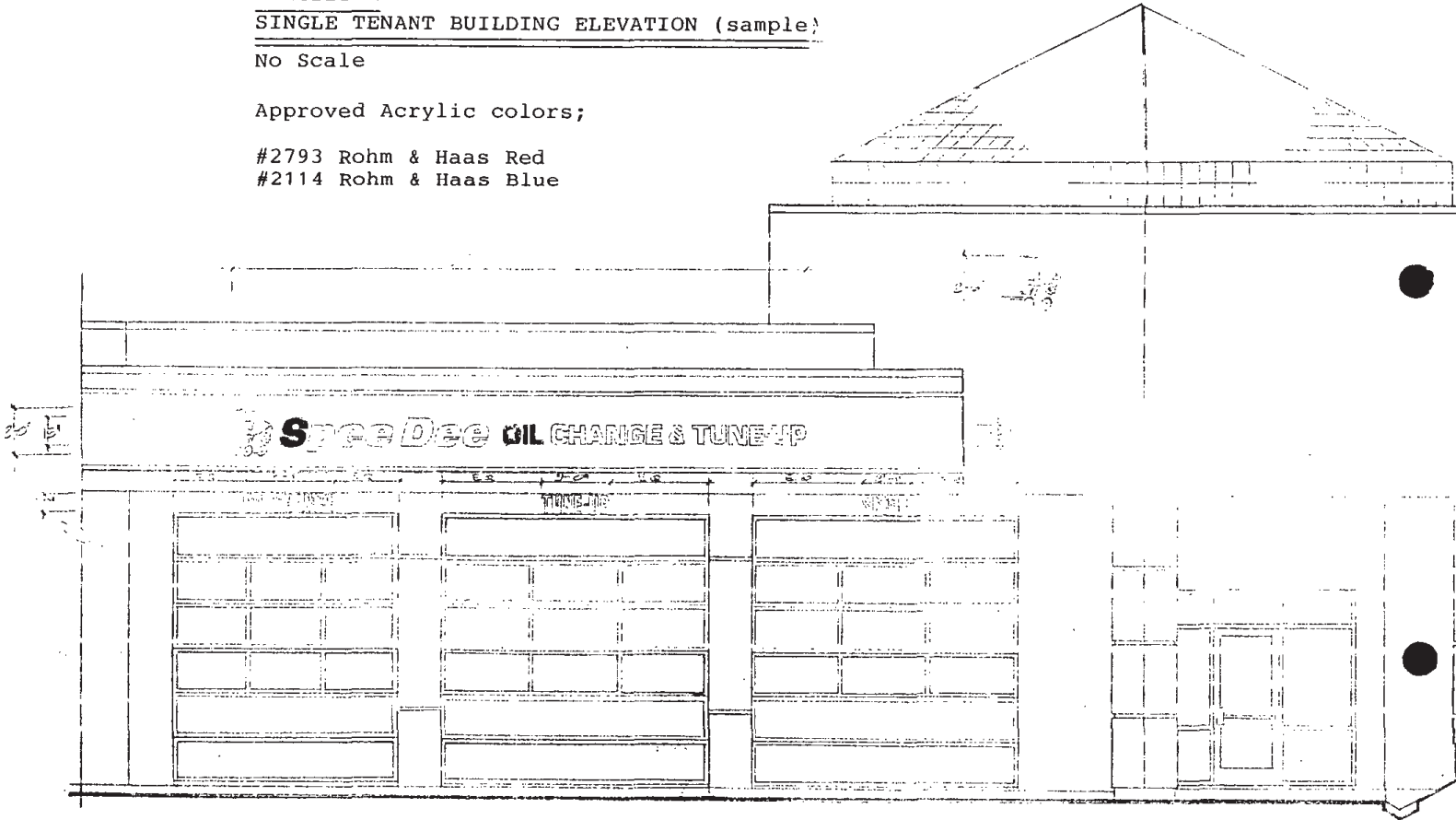


EXHIBIT B
SINGLE TENANT BUILDING ELEVATION (sample)
No Scale

Approved Acrylic colors;

- #2793 Rohm & Haas Red
- #2114 Rohm & Haas Blue

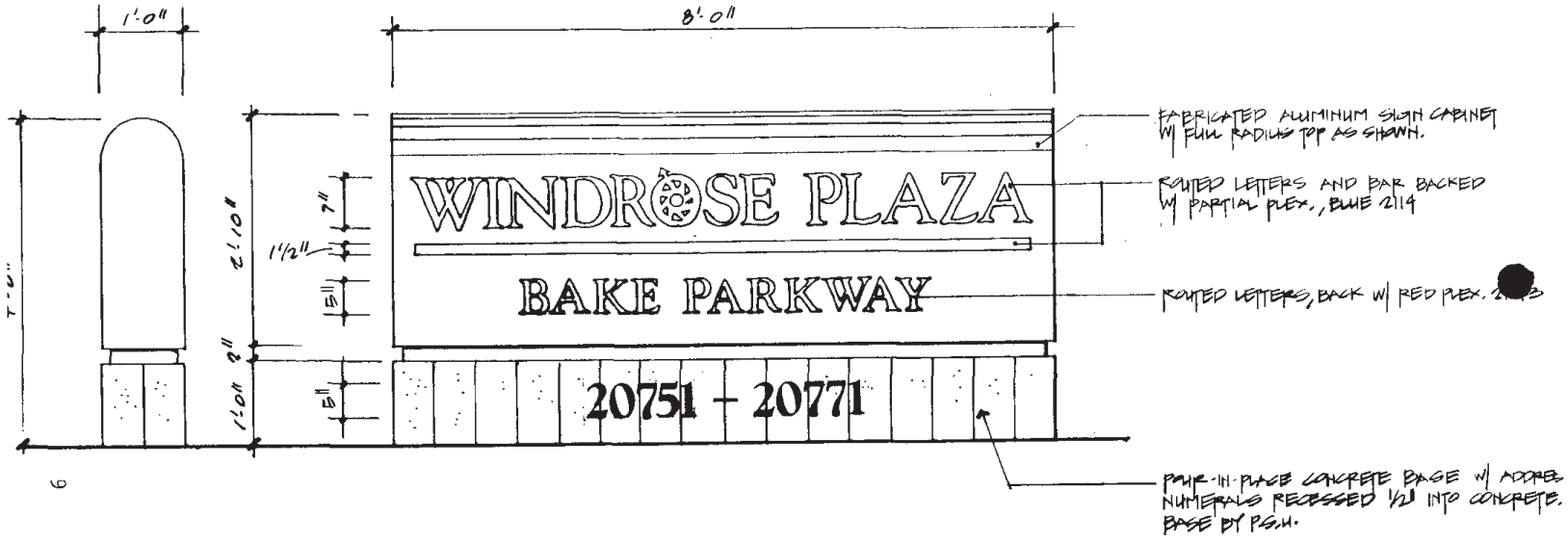


PARTIAL FRONT BUILDING ELEVATION

EXHIBIT B



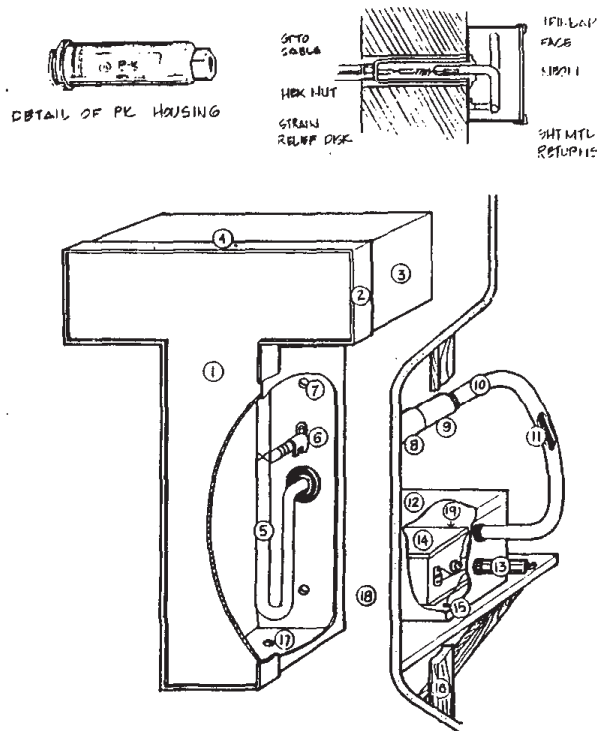
EXHIBIT C



D/E MONUMENT SIGN
3/4" x 1'0"

CHANNEL LETTERS INSTALLATION

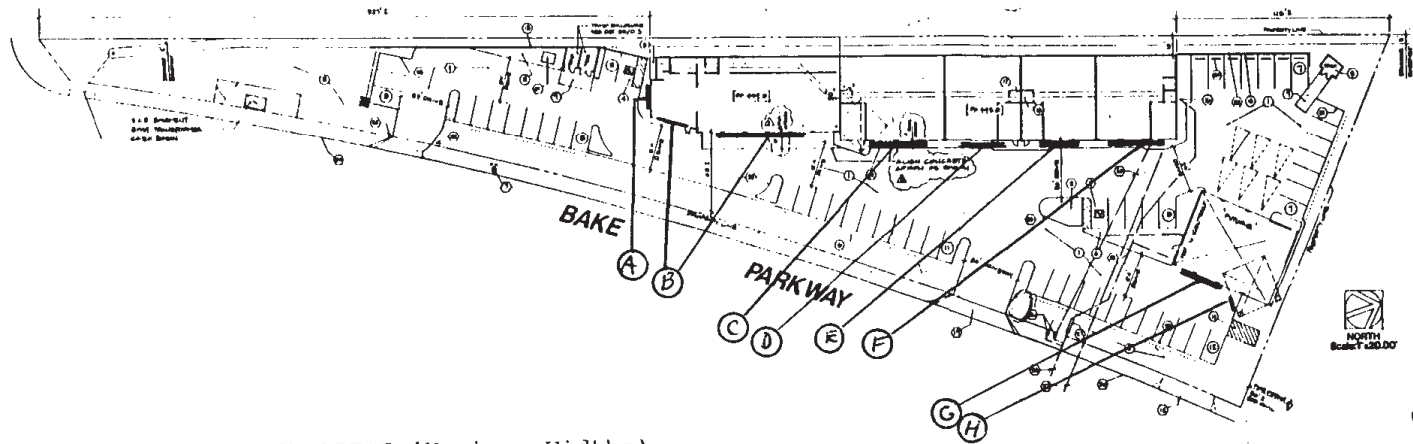
EXHIBIT D



1. 1/8" ACRYLIC PLASTIC FACES
2. 3/4" TRIM CAPS
3. 22 GA SHT. MTL. RETURNS SPOT WELD CONSTRUCTION
INTERIOR PAINTED WHITE REFLECTIVE ENAMEL FINISH
EXTERIOR PAINTED AUTOMOTIVE ENAMEL OVER PRIMER
UNDERCOAT (or .060 aluminum)
4. FACE RETAINING SCREW
5. NEON GLASS TUBING 10-15 MM PUMPED WITH NEON GAS OR
ARGON/MERCURY GAS
6. NEON TUBE SUPPORT
7. MOUNTING FASTNER 1/4" X 1 1/2" NYLON ANCHORS 3-5 PER
LETTER (all anchors will be
aluminum or galvanized steel)
8. P-K ELECTRODE HOUSING - UL APPROVED
9. CONDUIT COUPLING
10. FLEXIBLE CONDUIT W/CONNECTOR
11. GTO WIRE - 1" SPACE MIN. BETWEEN GTO & GROUND
12. RACEWAY - TRANSFORMER BOX - INSTALLED IN A CONVENIENT
LOCATION
13. 110-V LEAD-IN
14. 30 MA. TRANSFORMER
15. GROUNDING SCREW W/GROUNDING WIRE - BGA STRANDED -
14 GA SOLID
16. STUD FRAMING
17. 1/4" DRAIN HOLES
18. SIGN FASCIA
19. DISCONNECT SWITCH

EXHIBIT E SITE PLAN

This plan is for development of
 [Illegible] and all structural
 dimensions and existing information.



SIGN AREAS (Maximum Widths)

- A. 22'6"
- B. 75'0"
- C. 46'0"
- D. 30'0"
- E. 30'0"
- F. 32'6"
- G. 26'4"
- H. ~~4-11-11~~ 7'6"

PLAN NOTES

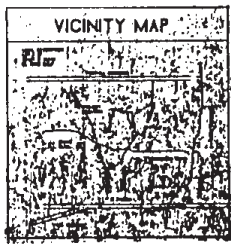
1. See the zoning plan for details. Check zoning, setbacks, etc. with appropriate authority.
2. See the easement plan for details, easements and boundaries in a separate map sheet (see page).
3. See the general notes for building setbacks.
4. See the structural plan for structural details, foundation and framing.
5. See the general notes for any special features, including street lines, easements and setbacks.
6. Easement plan for the site should meet the conditions of the site improvement plan as shown.
7. Refer to preceding civil engineering plans for details on all easements and conditions to be met by a separate civil engineer.
8. See horizontal control plan prepared by the Surveyor General for all site lines.
9. See sheet 10 for parking and site information.

TABULATION

Item	Description	Quantity
1	Site Area	22,762 S.F.
2	Building Area	11,100 S.F.
3	Lot Area	11,100 S.F.
4	Setback	11,100 S.F.
5	Setback	11,100 S.F.
6	Setback	11,100 S.F.
7	Setback	11,100 S.F.
8	Setback	11,100 S.F.
9	Setback	11,100 S.F.
10	Setback	11,100 S.F.
11	Setback	11,100 S.F.
12	Setback	11,100 S.F.
13	Setback	11,100 S.F.
14	Setback	11,100 S.F.
15	Setback	11,100 S.F.
16	Setback	11,100 S.F.
17	Setback	11,100 S.F.
18	Setback	11,100 S.F.
19	Setback	11,100 S.F.
20	Setback	11,100 S.F.
21	Setback	11,100 S.F.
22	Setback	11,100 S.F.
23	Setback	11,100 S.F.
24	Setback	11,100 S.F.
25	Setback	11,100 S.F.
26	Setback	11,100 S.F.
27	Setback	11,100 S.F.
28	Setback	11,100 S.F.
29	Setback	11,100 S.F.
30	Setback	11,100 S.F.

○ SITE PLAN NOTES

1. Parking per civil plan.
2. See the zoning plan for details. Check zoning, setbacks, etc. with appropriate authority.
3. See the easement plan for details, easements and boundaries in a separate map sheet (see page).
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10. See sheet 10 for parking and site information.
11. See sheet 11 for parking and site information.
12. See sheet 12 for parking and site information.
13. See sheet 13 for parking and site information.
14. See sheet 14 for parking and site information.
15. See sheet 15 for parking and site information.
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26. See sheet 26 for parking and site information.
27. See sheet 27 for parking and site information.
28. See sheet 28 for parking and site information.
29. See sheet 29 for parking and site information.
30. See sheet 30 for parking and site information.



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