

PACIFIC VISTA

25500-25550 Commercentre Dr.
Lake Forest, CA.

CITY OF LAKE FOREST	
APPROVED	
SIGNATURE	P.C. 7-27-00
	
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.	

Planned Sign Program
5/3/00

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PACIFIC VISTA

PLANNED SIGN PROGRAM

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted Signage in conformance with the provisions set forth in the Pacific Vista and Design Guidelines.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project known as Pacific Vista.

MAINTENANCE

All signs within Pacific Vista shall be maintained in an as-new condition. Trammell Crow shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the party responsible for said signs.

APPROVALS

All signing must have written approval of both Trammell Crow or its designee and the City of Lake Forest to be implemented. Prior to City review, eligible sign applicants shall first obtain the approval of Trammell Crow or its designee by submitting the following:

1. For Preliminary Approval submit in triplicate the following to Trammell Crow or its designee.
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Proposed materials, finishes and colors, in writing and samples if requested.
2. For final Approval submit in triplicate shop drawings with the following information.
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Details, materials, finishes and colors.
3. For City approval submit shop drawings as approved by Trammell Crow or its designee to The City of Lake Forest Community Development Department, then to the Building Department to obtain sign and building permits. No Ground Mounted Signs may be installed by tenant.

4. Final Color, size and location of all signs shall be approved by the owner or its designee prior to installation of the signs. Final drawings must be submitted to the owner or its designee for approval.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to both Trammell Crow or its designee and Pacific Commercentre Association for clarification and determination. Trammell Crow shall then approve signing that best meets the intent of the Planned Sign Program.

COMPLIANCE REQUIREMENT

No person shall erect, re-erect, construct, enlarge, move, improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by Trammell Crow and The City of Lake Forest Community Development Department. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s).

Design Criteria

GENERAL SIGN STANDARDS

1. Sign area is defined as the entire area within a perimeter expressed by a continuous line composed of right angles which enclose the extreme outer limit's of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
2. The letter style for all ground mounted signs shall be Rotis San Serif Bold 65.
3. The location of all applicable ground mounted signs shall conform to The City of Lake Forest site distance triangle standard.
4. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer. All paint on urethane foam letters shall be high quality water base paint to allow for future repainting of buildings and signs. The color of all building graphics, other than tenant names, shall match project graphic color.
5. All Tenant signs attached to the building shall be formed by individual letters and shall be surface mounted. No "raceways" or other visible means of attachment may be used. All signs shall be single-line-of-copy signs. Two-line signs may be allowed subject to review and approval of Trammell Crow. No "cabinet signs" or signs painted directly on the building will be permitted. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature. Graphics may not cross over any horizontal reveals.

6. All attachment hardware will be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing.
7. If foam graphics are used on the project, fabricator must cut graphics from 2 lb DOW-CHEMICAL Extruded Styrofoam Board with painted 'Formica' faces. "NO ROOST" or other bird repellent shall be applied to tops of foam letters to prevent damage to letters.

SIGN DESCRIPTIONS

The following describes the types of signs allowed within the project. The tenant is referred to their lease agreement or rider attached to this document to determine the types of signs allowed, if any, for their premises. Any tenant specific signage shall be fabricated and installed at tenants sole expense.

Sign Type A: Ground Mounted Project I.D. Sign (See Page 7)

This sign type is provided for ground mounted project identification. One sign will be permitted at the entrance of the site on Commercentre Drive. This will be installed in the median that divides the entryway so that the sign faces will be easily read by traffic. This sign type shall conform to the exhibit shown on Page 7 with the following additional specifics: The capital molding (top) shall be painted aluminum or 20 Lb. urethane foam painted to match Dunn & Edwards- White Rum #DE 162. The mid section of the sign (sign face) will be a poured in place concrete structure, painted Dunn & Edwards- Greinella #DE165. The sign base shall be sandblasted concrete or limestone as an alternate. Project identification and address graphics shall be composed of brushed stainless steel numerals & letters. Sign will be illuminated on both sides with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel section with no hot spots or dark corners. This sign may not be located within the sight distance triangle.

Sign Type B: Ground Mounted Tenant Monument Sign (See Page 8)

This sign is provided as an exterior building directory, which clearly displays not only individual tenant names but the building address as well. One Tenant Monument is allowed per building. The sign face will be a painted aluminum cabinet with vinyl graphics applied to removable panels, to allow the updating of occupants. Dimensional painted (black) acrylic address numerals will be affixed on bottom cabinet above base. This sign type shall conform to the exhibit shown on Page 8 with the following additional specifics: The sign panel section shall be a 10" deep aluminum cabinet fabricated from 0.125" aluminum sheet w/ all edges and welds ground smooth, primed, and sanded. Coat with semi-gloss painted finish to match Dunn & Edwards- Greinella #DE165. The sign base shall be sandblasted concrete or limestone as an alternate.

Sign Type C: Site Directional (See Page 9)

This sign type is provided for first time visitors, delivery and emergency vehicles to direct to specific building areas and building addresses. This sign type shall conform to the exhibit shown on page 9 with the following additional specifics: The sign panel section shall be a 8" deep aluminum cabinet fabricated from 0.125" aluminum sheet w/ all edges ground smooth, primed, and sanded. Coat with semi-gloss painted finish to all edges match Dunn & Edwards- Greinella #DE165. The sign base shall be sandblasted concrete or limestone as an alternate.

Sign Type D: Light Bollard (See Page 10)

These appliances (8 total) shall provide pathway lighting during evening hours for pedestrian traffic traveling back and forth from (east & west) building D across entry route to building E. This sign type shall conform to the exhibit shown on page 0 with the following additional specifics: Structure will be 8" deep concrete with white Bega light fixture for illumination on one side.

Sign Type E: Data Kiosk (See Page 11)

This appliance shall provide visitors with electric power and Internet access at specific outdoor communal areas for their convenience. This sign type shall conform to the exhibit shown on page 11 with the following additional specifics: Two of the kiosks will have hook up access on both sides, the remaining four will have access on one side. Appliance face shall be a cabinet construction 10" deep fabricated from 0.125" aluminum sheet w/ all edges and welds ground smooth, primed, and sanded. Coat with semi-gloss painted finish to match Dunn & Edwards- Greinella #DE165. The sign base shall be sandblasted concrete or limestone as an alternate.

Sign Type L.4: Top of Building Address (See Page 12)

Each Building will have an address (buildings B&C will each have two) located on the concrete spandrel at the top of the building. Numerals shall be fabricated from 14 gauge brushed stainless steel with blended edges. Confirm color contrast and location with Fire Department prior to fabrication or installation.

Sign Types L.2 – L.3: On-Building Business I.D. Signs

This sign is provided for on-building business identification. The copy shall be limited to company name in project or corporate letterstyle. This sign type may be illuminated. Individual letters or graphics shall be fabricated from aluminum or cut from approved Styrofoam. Colors of graphics will be subject to the approval of Tramell Crow or its Designee. See elevation and location plans.

Sign Type L.2 On Building Business ID Sign (See Page 13)

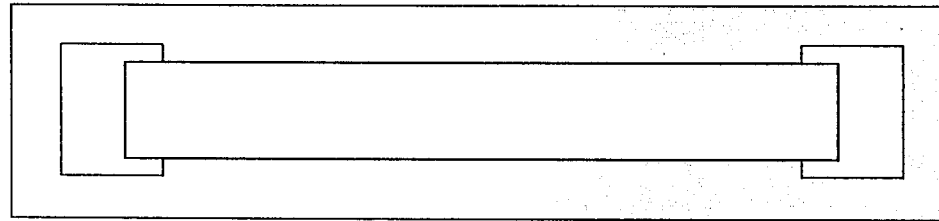
The maximum area for this sign type is Sixty (60) square feet over main building entry or Thirty (30) square feet on other elevations. Individual letters shall not exceed Twenty Four inches (24") in height & Twenty feet (20'-0") in overall length for each tenant. This sign type shall occur at the concrete spandrel panel as shown in elevation, but not within ten (10) feet of a building address. Logos may be permitted for this sign type upon approval from Tramell Crow or its Designee. Logos shall not exceed Forty Two (42") in height. Only one sign will be permitted per elevation, with a maximum of two per building.

Sign Type L.3 Eyebrow Business ID Signage (See Page 14)

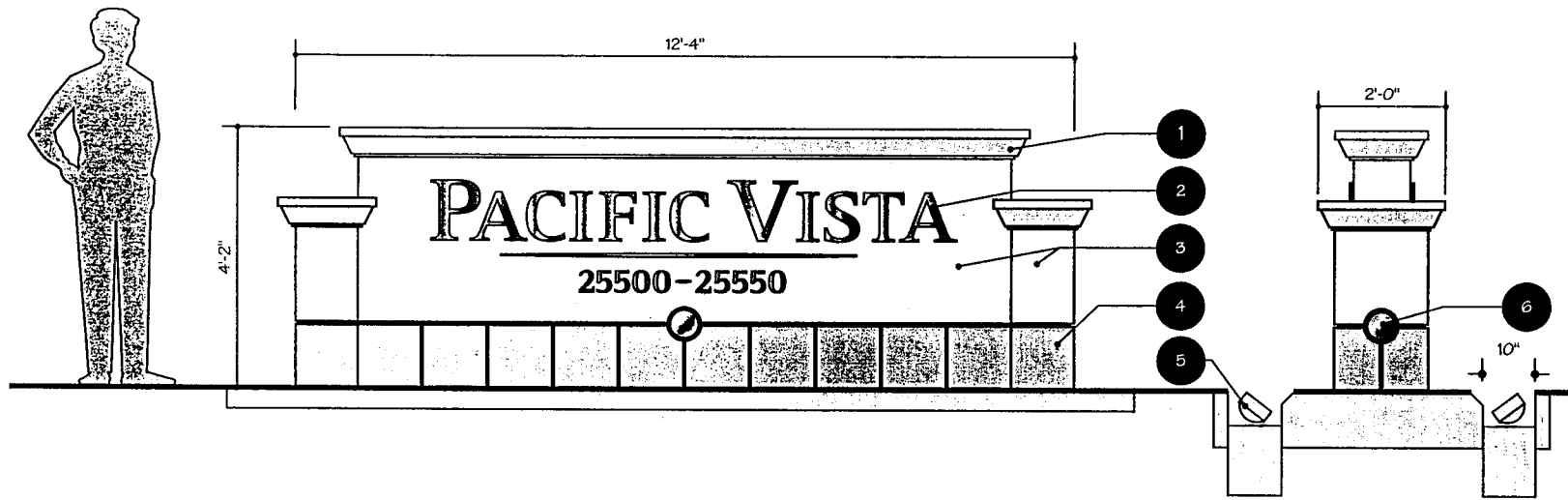
The maximum area for this sign type is Sixteen (16) square feet. Individual letters shall not exceed Fourteen inches (14") in height and Sixteen feet (16'-0") in overall length for each tenant. This sign type shall occur at the concrete spandrel panel, above first floor, as shown in elevation, but not within ten (10) feet of a building address. Logos may be permitted for this sign type upon approval from Tramell Crow or its designee. Logos shall not exceed Twenty inches (20") in height. Only one sign will be permitted per elevation, with a maximum of two per building.

EXHIBITS

The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs in this project.



PLAN VIEW



ELEVATION VIEW

SIDE VIEW

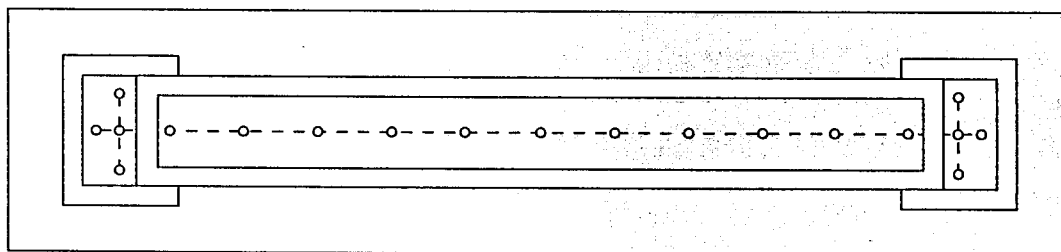
DESIGN NOTES:

- ① FABRICATED ALUM. CAPITAL PAINTED TO MATCH DUNN EDWARDS-WHITE RUM: #DE 162. ALTERNATE MATERIAL: 20 LB. URETHANE FOAM PRIMED AND PAINTED (IMAGE FACTOR)
 - ② 1/2" THICK BRUSHED STAINLESS STEEL GRAPHICS.
 - ③ POURED IN PLACE CONCRETE STRUCTURE, PAINTED TO MATCH DUNN EDWARDS - GREINELLA: #DE 165.
 - ④ LIMESTONE OR SANDBLASTED CONCRETE AS AN ALTERNATE.
 - ⑤ RECESSED LIGHTS INTO CONCRETE MOWSTRIP.
 - ⑥ BRUSHED STAINLESS STEEL DISK.
- * DOUBLE SIDED SIGN

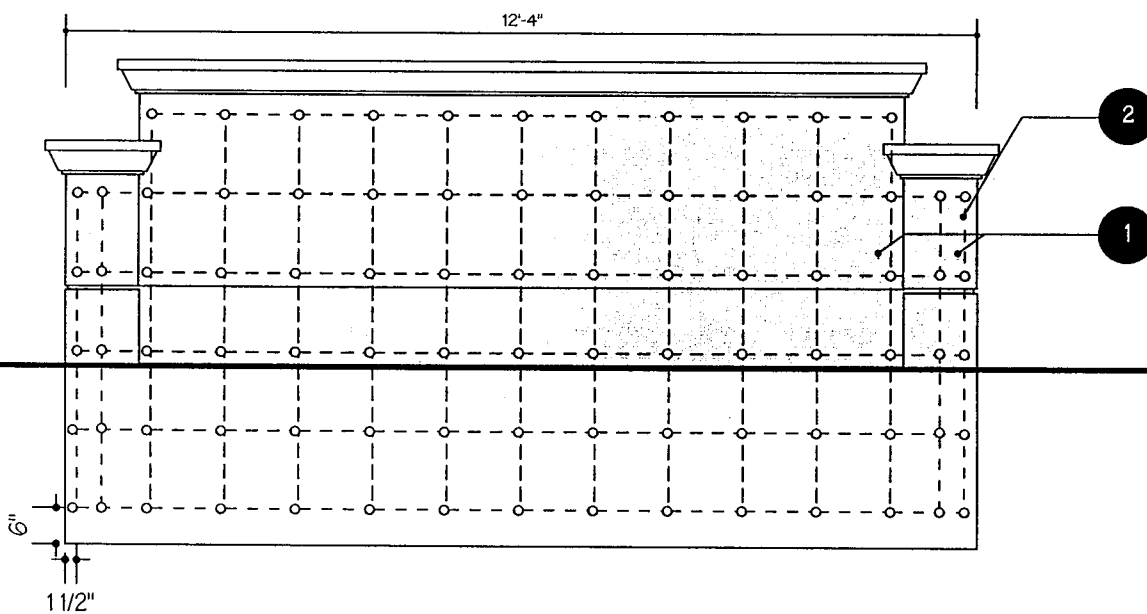
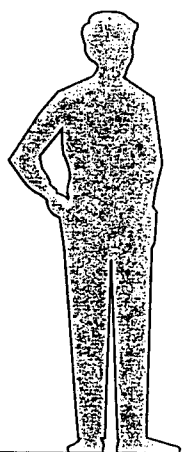
DESIGN NOTES:

- 1 POURED IN PLACE CONCRETE STRUCTURE.
- 2 #4 REBAR 12" ON CENTER HORIZONTAL AND VERTICAL.

* THIS FOOTING IS TO BE USED UNDER THE ASSUMPTION THAT DIG ALERT HAS NO FLAGS IN THE DESIGNATED AREA

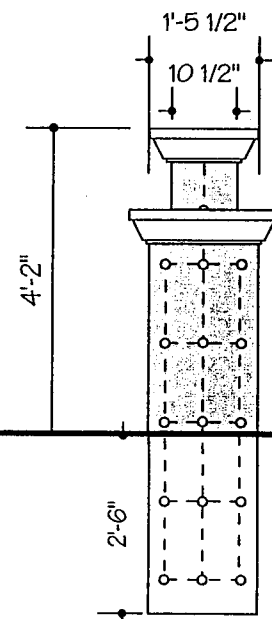


PLAN VIEW

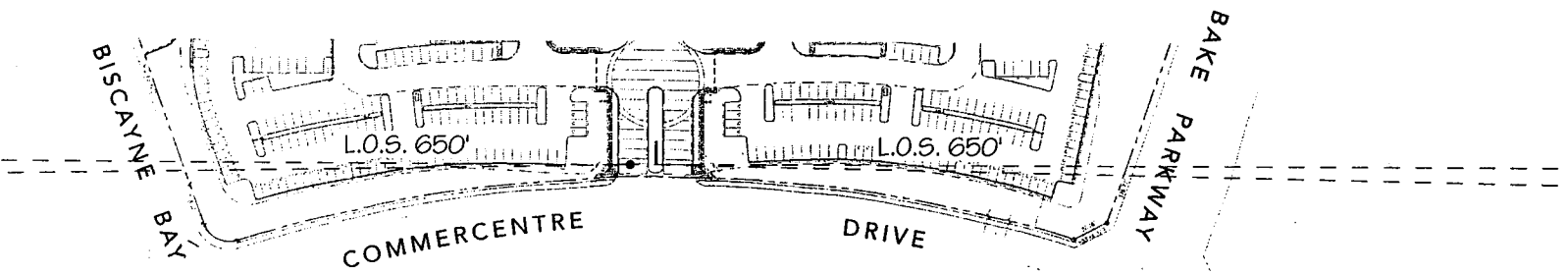


ELEVATION VIEW

SCALE: 3/8 = 1'



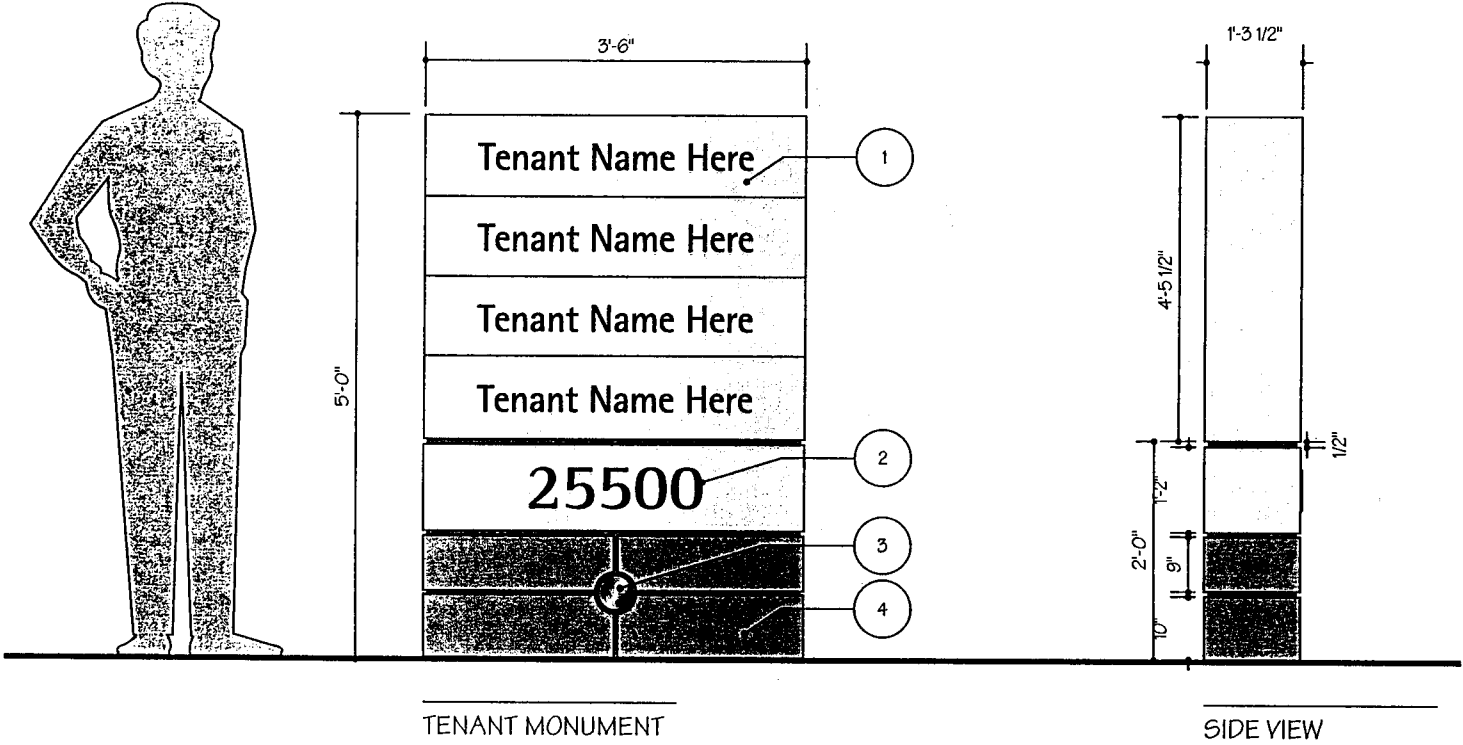
SIDE VIEW



LINE OF SITE FOR GROUND MOUNTED PROJECT I.D. SIGN

DESIGN NOTES:

- 1 ALUM. CABINET PAINTED TO MATCH DUNN EDWARDS - GREINELLA: #DE 165. REMOVABLE ALUM. PANELS W/ BLACK VINYL GRAPHICS.
- 2 1/4" THICK ALUM. NUMERALS PAINTED BLACK.
- 3 BRUSHED STAINLESS STEEL DISK.
- 4 LIMESTONE OR SANDBLASTED CONCRETE AS AN ALTERNATE.



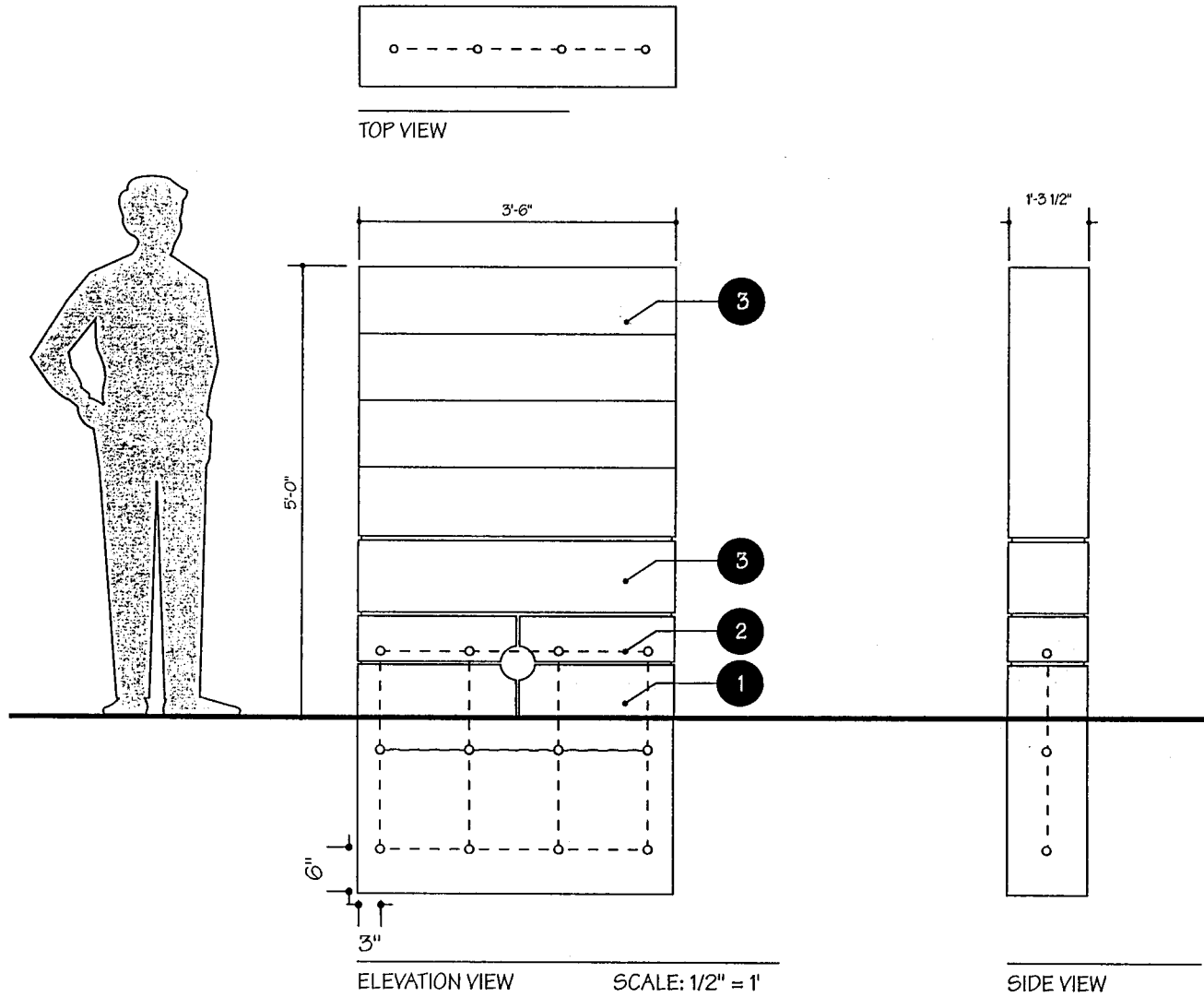
TENANT MONUMENT

SIDE VIEW

DESIGN NOTES:

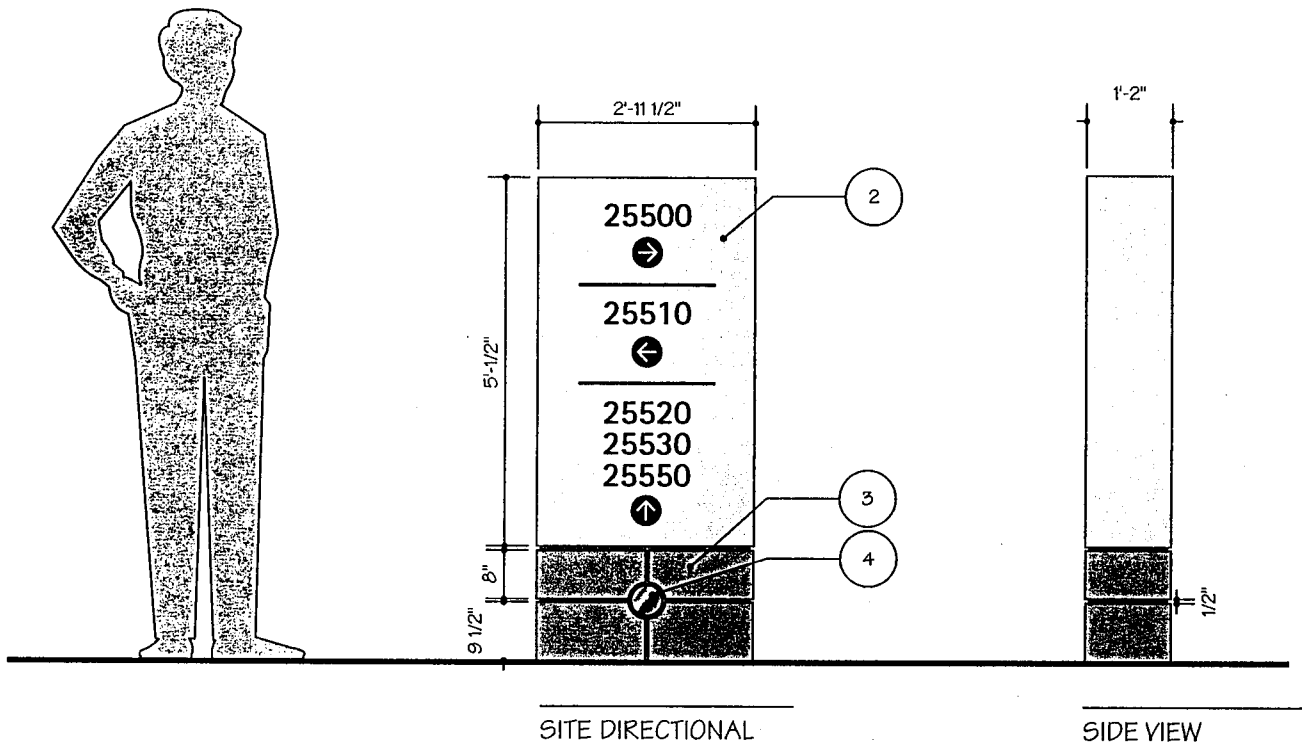
- 1 POURED IN PLACE CONCRETE STRUCTURE.
- 2 #4 REBAR 12" ON CENTER HORIZONTAL AND VERTICLE.
- 3 PAINTED ALUMINUM CABINET

* THIS FOOTING IS TO BE USED UNDER THE ASSUMPTION THAT DIG ALERT HAS NO FLAGS IN THE DESIGNATED AREA



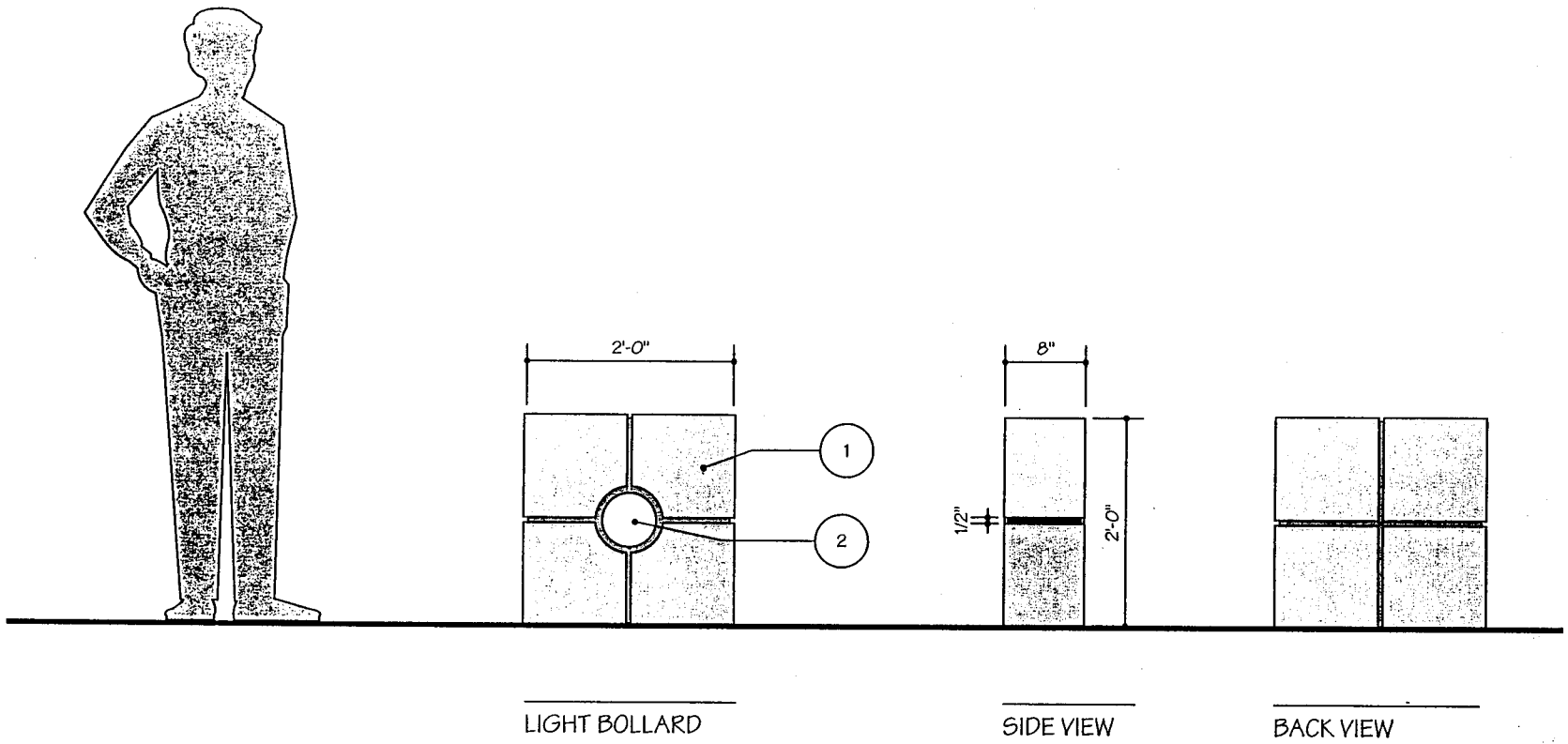
DESIGN NOTES:

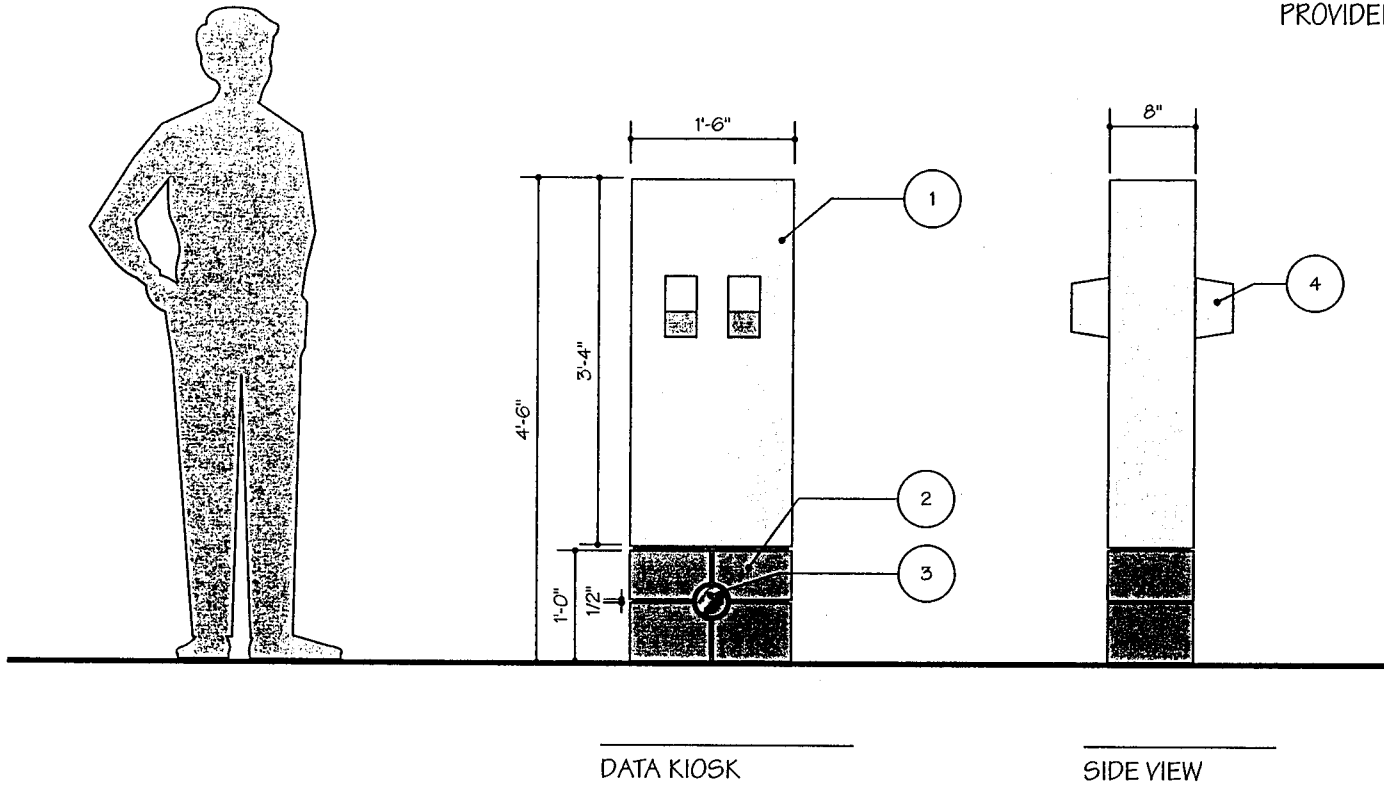
- 1 ALUM. CABINET PAINTED TO MATCH DUNN EDWARDS - GREINELLA: #DE 165. BLACK HP VINYL GRAPHICS.
- 2 LIMESTONE OR SANDBLASTED CONCRETE AS AN ALTERNATE.
- 3 BRUSHED STAINLESS STEEL DISK.



DESIGN NOTES:

- 1 LIMESTONE OR SANDBLASTED CONCRETE AS AN ALTERNATE.
- 2 BEGA LIGHT FIXTURE, MODEL NO: 2830, COLOR: WHITE.



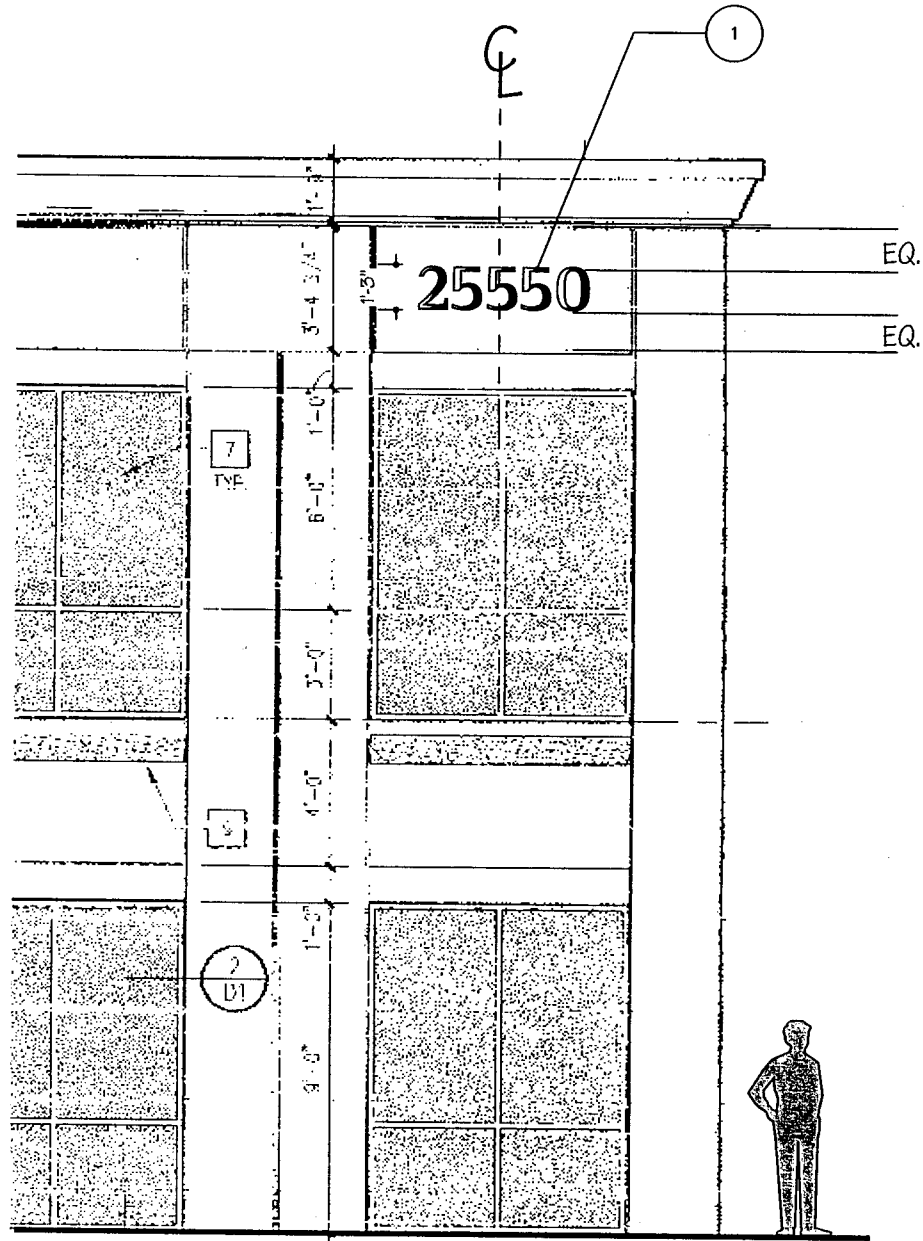


DESIGN NOTES:

- 1 PAINTED ALUM. CABINET OR PAINTED CAST CONCRETE AS AN ALTERNATE.
- 2 LIMESTONE OR SANDBLASTED CONCRETE AS AN ALTERNATE.
- 3 BRUSHED STAINLESS STEEL DISK.
- 4 HOOD COVER & ELECTRONIC CONNECTIONS FOR DATA & POWER TO PROVIDED BY OTHERS

DESIGN NOTES:

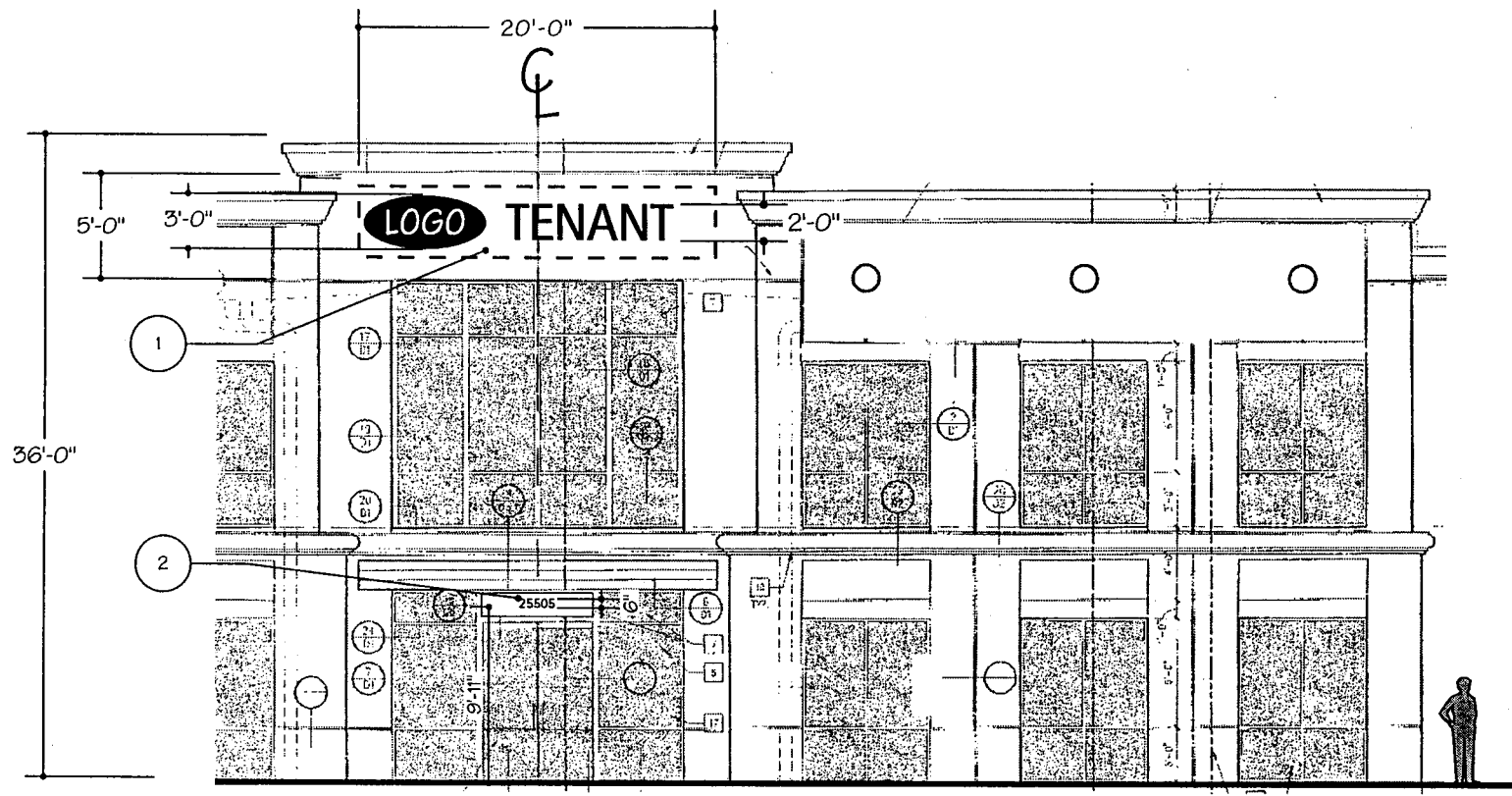
- 1 2" BRUSHED STAINLESS STEEL ADDRESS NUMERALS.



TOP OF BUILDING ADDRESS

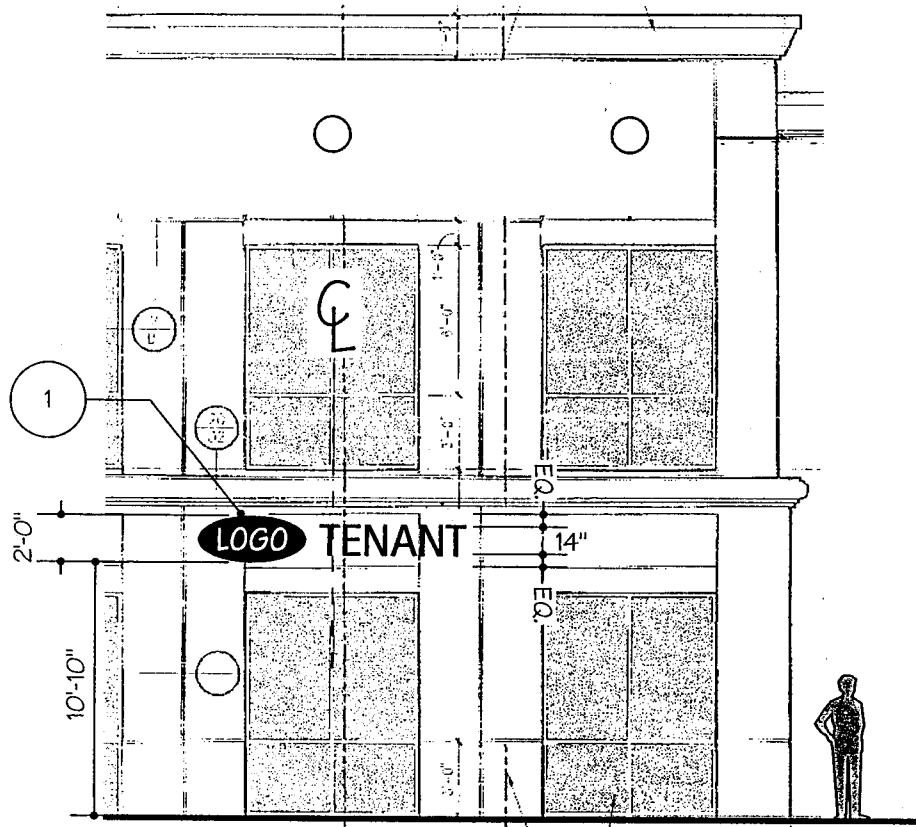
DESIGN NOTES:

- 1 MAJOR TENANT SIGNAGE 3'-6" X 20'-0" MAX.
- 2 3/8" THICK ACRYLIC NUMERALS PAINTED PROJECT WHITE W/ REVERSE CUT WHITE VINYL ADDRESS NUMERALS ON BACK OF GLASS. ALT: VINYL ON SURFACE.



ENTRY ELEVATION: 3'-6" X 20'-0" SIGN AREA MAX.

- 1 EYEBROW TENANT SIGNAGE 14" X 16'-0" MAX.



EYEBROW SIGNAGE ELEVATION: 14" X 16'-0" SIGN AREA MAX.

A.	GROUND MOUNTED PROJECT ID SIGN	1
B.	TENANT MONUMENT	5
C.	SITE DIRECTIONAL	2
D.	LIGHT BOLLARD (DOTTED LINE AREA)	8
E.	DATA KIOSK	4
E.2	DATA KIOSK (DOUBLE SIDED)	2
K.	ADDRESS OVER ENTRY	5
L.	ADDRESS OVER BACK ENTRY	5
L.2.	ON-BUILDING BUSINESS ID SIGN	T.B.D.
L.3	EYEBROW BUSINESS ID SIGN	T.B.D.
L.4	TOP OF BUILDING ADDRESS	7

