



Lake Elsinore, CA - SEC of Central Ave & Cambern Ave



Issued	August 18, 2021
--------	-----------------



August 18, 2021



LAKE ELSINORE, CA - Southeast Corner of Central Ave & Cambern Ave

Project Directory

Owner:

Evergreen Devco, INC.
2390 E. Camelback Rd, Suite 410
Phoenix, AZ 85016
PHONE: (602) 808-8600
ATTENTION: Jon Prystasz

Architect

BRR Architecture, INC.
8131 Metcalf Avenue, Suite 300
Overland Park, Kansas 66204
PHONE: (913) 262-9095
FAX: (913) 262-9094
ATTENTION: Shad Vermeesch
EMAIL: shad.vermeesch@brrarch.com

Civil Engineer

DRC Engineering, INC.
160 S. Old Springs Rd., Suite 210
Anaheim Hills, CA 92808
PHONE: (714) 685-6860
ATTENTION: Chris McKee
EMAIL: cmckee@drc-eng.com

Electrical Engineer

Kraemer Consulting Engineers
2050 W. Whispering Wind Dr., Suite 158
Phoenix, AZ 85085
PHONE: (602) 285-1669
ATTENTION: Mark Bentley II
EMAIL: mark2@kraemereng.com

Landscape Architect

Wilson Davis Associates
2825 Litchfield Dr.
Riverside, CA 92503
PHONE: (915) 353-2436
ATTENTION: Tim Davis
EMAIL: tim@wilsondavisassociates.com

Table of Contents

Definition of Terms	3
Required Signs	3
Prohibited Signs	3
Temporary Signs	3
Sign Types	4
Maximum Sign Areas	4
Maximum Sign Heights	5
Required Letter Styles	5
Required Sign Colors	5
Maximum Quantity of Specific Signs	5
Required Illumination	5
Required Sign Shapes	5
Required Sign Materials	5
Required Sign Allocations	6
Accommodation for Future Revisions	6
Sign Change Requirements	6
Explanation of Common Design	6
Explanation of Sign Enhancement	6
Wall Mounted Sign Elevations/Details	7
Building Elevations	8
Material List	9
Center Identification Sign	10
Business Identification Sig	11
Site Plan	12

Definitions of Terms:

1. Definitions for the following are per the Lake Elsinore Municipal Code (LEMC) 17.196.200: "Balloon", "Banner", "Building frontage", "Business identification sign", "Center identification sign", "Commercial sign", "Double-faced sign", "Electric sign", "Freestanding sign", "Freeway", "Integrated development", "Light post banner", "Monument", "Noncommercial sign", "Off-site sign", "Pennants and flags", "Permanent reader panel", "Political sign", "Portable sign", "Projecting sign", "Roof sign", "Roofline", "Sign", "Sign area", "Street banner", "Street frontage", "Temporary sign", and "Wall sign".
2. The following definitions are specific to this Sign Program:
 - a. "Ancillary sign" means signs that denote a department or general type of service available at a particular entrance when more than one entrance to a business exists.
 - b. "Primary tenant" refers to the large anchor business located on the primary site within the development; "Secondary tenant" refers to individual tenants located within the out-lots of the development;
 - c. "Sub-tenant" refers to any tenant lease space within the primary tenant building;
 - d. "Window sign" includes signage attached to the interior face of windows for the purpose of indicating hours of operation, directions and other similar reasons including but not limited to advertising sales or special events.

Required Signs:

1. A sign permit shall be obtained from the Lake Elsinore Community Development Department prior to the placing, erecting, moving, reconstructing, altering, or displaying of any exterior signs including change of face or copy on existing signs unless exempted by LEMC 17.196.060, and not including merely refurbishing existing signs. A building permit and/or electrical permit may also be required as determined by the city of Lake Elsinore Building & Safety Department.
2. No sign shall be permitted that does not pertain directly to a business conducted on the premises Except as provided in LEMC 17.196.060
3. Store address affixed to building as required by the City of Lake Elsinore.

Prohibited Signs:

The following signs shall not be permitted unless specifically allowed thru permit from the Lake Elsinore Community Development Department:

1. Portable signs.
2. Vehicles containing advertising parked for the primary purpose of advertising or directing attention to a permanent business within the development;
3. Signs which incorporate in any manner any flashing, moving or intermittent lighting;
4. Rotating or animated signs, or signs which contain any moving parts;
5. Signs, lights or other advertising that constitute a hazard to pedestrian or vehicular traffic, obstruct free and clear vision of traffic, or be confused with any authorized traffic sign, signal or device.
6. Spinners or similar advertising devices;
7. Signs which extend above the roofline or parapet of the principle building. Signs attached to the top of canopies and below the primary building roof line will be allowed;
8. Signs painted directly on a building surface;
9. Sexually explicit, implicit, or graphic signs;

Temporary Signs:

1. Temporary signs such as pennants, banners, flags, nonmetallic inflatable devices, balloons, and movable signs shall be permitted for promotional purposes subject to the following regulations:
 - a. All temporary signs shall require a permit and shall be subject to the review and approval of the Community Development Department;
 - b. The display of temporary signs for promotional purposes shall be subject to the requirements of the LEMC 17.196.160.
2. Temporary window signs may be allowed without a temporary sign permit subject to the following regulations:
 - a. Sign area shall not exceed 25 percent of the window area;
 - b. Holiday window decorations shall be permitted. The duration for the decoration of the window shall be limited to a period not exceeding six weeks prior to the holiday and two weeks following the holiday. Refer to LEMC 17.196.160

Sign Types:

1.Wall Signs:

- a. No sign shall be permitted that does not pertain directly to a business conducted on the premises.
- b. Signs shall be attached to the building or canopy, parallel to the building face. Signs may be mounted above a canopy provided the sign is below the roof line of the wall to which the canopy is attached.
- c. No portion of any sign or its supporting structure may project more than six (6) inches perpendicular to the face of the wall to which it is attached;
- d. Sub-tenants may be allowed one identification sign pending approval of the primary tenant and Lake Elsinore Planning Department.

2.Window Signs:

- a. Temporary Window signs are allowed subject to the approval of the Lake Elsinore Planning Division.
- b. Signs shall be prepared in a professional manner. Signs may not be hand lettered or scripted.
- c. Signs indicating street address, hours of business, accepted credit cards, enter and exit, or as required by the building code are allowed and exempt from inclusion in area calculation

3.Integrated Development Signs:

- a. Two center identification signs to be located on Central Avenue and Cambern as shown on the site plan attached to this sign program. The signs shall be located no closer than 5'-0" to pedestrian or vehicular traffic to sign or supporting structure.
- b. One monument sign on Cambern Avenue, two monument signs on Central Avenue
- c. Sign panels on signs shall be double-faced
- f. Street Address number for primary tenant shall be located as shown in the attached sign rendering.

4. Gasoline Dispensing Establishment:

- a. Signs for gasoline dispensing establishments shall comply with the provisions of LEMC 17.196.210

Maximum Sign Areas:

- 1. The total wall sign area permitted per building frontage shall not exceed one (1) square foot (SF) per lineal foot of building frontage on which the sign is located subject to the following:
 - a. Building frontage may not be combined to permit a larger sign on any one building frontage;
 - b. Allowable sign area shall be calculated per LEMC 17.196.020.
 - c. Allowable sign area may be divided between business identification/logos, ancillary signs and sub-tenants signs so long as the total area of the building frontage signage is within the allowable amount.
 - d. Approved temporary signs and integrated development monument signs are not counted toward the total wall sign area.

Maximum Sign Heights:

1. Text and logo height for primary tenants shall be limited to 8'-0" in height.
2. Text and logo height for secondary tenants shall be limited to 8'-0" in height.
3. Logo and Letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type text-style exclusive of swashes, ascenders, and descenders.

Required Letter styles:

1. 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.
2. Heights of separate signs may vary in height due to sign height requirements and ascetic compatibility to the wall surface that they are attached.

Required Illumination

1. Business identification signs for primary tenant, secondary tenants and sub-tenants may be internally illuminated.
2. All electrical signs will be fabricated by an U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. No exposed conduits, junction boxes or lamps is permitted
4. In no case shall any manufacturer's label be visible from the public street at normal viewing angles.

Required Sign Materials:

1. The following types of construction shall be allowed: Lexan/ acrylic faced channels or acrylic/plastic face icons and logos.
2. Color coatings to match the colors specified on the approved plans.
3. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the building.
4. Joining of materials (e.g. seams) shall be finished in a 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.

Required Sign Allocations:

- 1. Primary Tenant
 - a. Freestanding: Allotted top primary panel on each Center Identification Sign.
 - b. Wall Signs: Allotted as noted per this Sign Program
- 2. Secondary Tenant
 - a. Freestanding: Allowed one (1) of the bottom five (5) sign panels on the Center Identification Sign. Outparcel landlord shall determine secondary tenant panel positions
 - b. Wall Signs: Allotted as noted per this Sign Program.
- 3. Sub-Tenant
 - a. Freestanding: Not allotted.
 - b. Wall Signs: Allotted as noted per this Sign Program.

Accommodation for future revisions:

- 1. Design of tenants exterior signage shall receive written approval of the landlord prior to fabrication and installation. Approval will be based upon the following conditions:
 - a. Conformity to the conditions within this criteria and local building code.
 - b. Harmony of the proposed sign with the remaining development.
 - c. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of proposed sign, indicating conformance with the criteria herein outlined.
- 2. The landlord has the right to refuse approval if any sign does not conform to this criteria.
- 3. The landlord has the right to revise the design standard of the shopping center.
- 4. Upon landlord approval, the appropriate permits and approvals must be secured with the Lake Elsinore Planning and Building Departments prior to installation.
- 5. The Landlord shall determine and approve the availability and position of a Tenant name on any Center Identification Sign(s).
- 6. The Tenant shall pay for Tenant's sign panel(s), related materials and installation fees (including final inspection costs).
- 7. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

Sign change requirements:

- 1. It shall be the responsibility of the Tenant to have signs pertaining to enterprises or occupants that are no longer using a property removed or the sign copy obliterated within 30 days after the associated enterprise or occupant has vacated the premises.
- 2. Upon removal of any sign by Tenant, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition, or landlord reserves the right to hire his own contractor, make necessary corrections, and bill the Tenant should it be deemed necessary.
- 3. It is the tenant's responsibility to maintain their signs in proper working order and clean condition at all times.

Explanation of Common Design Elements:

The intent of this Sign Program is to ensure 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.

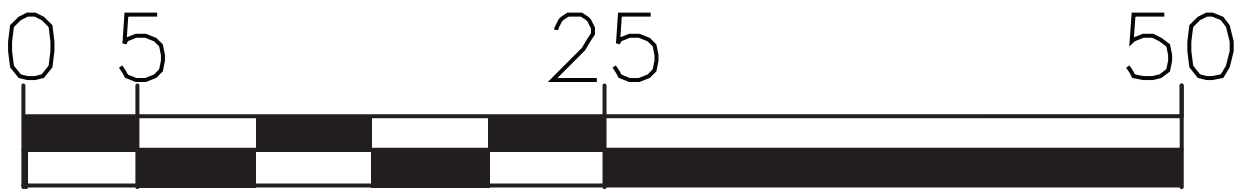
Secondary Tenant Conceptual Elevations

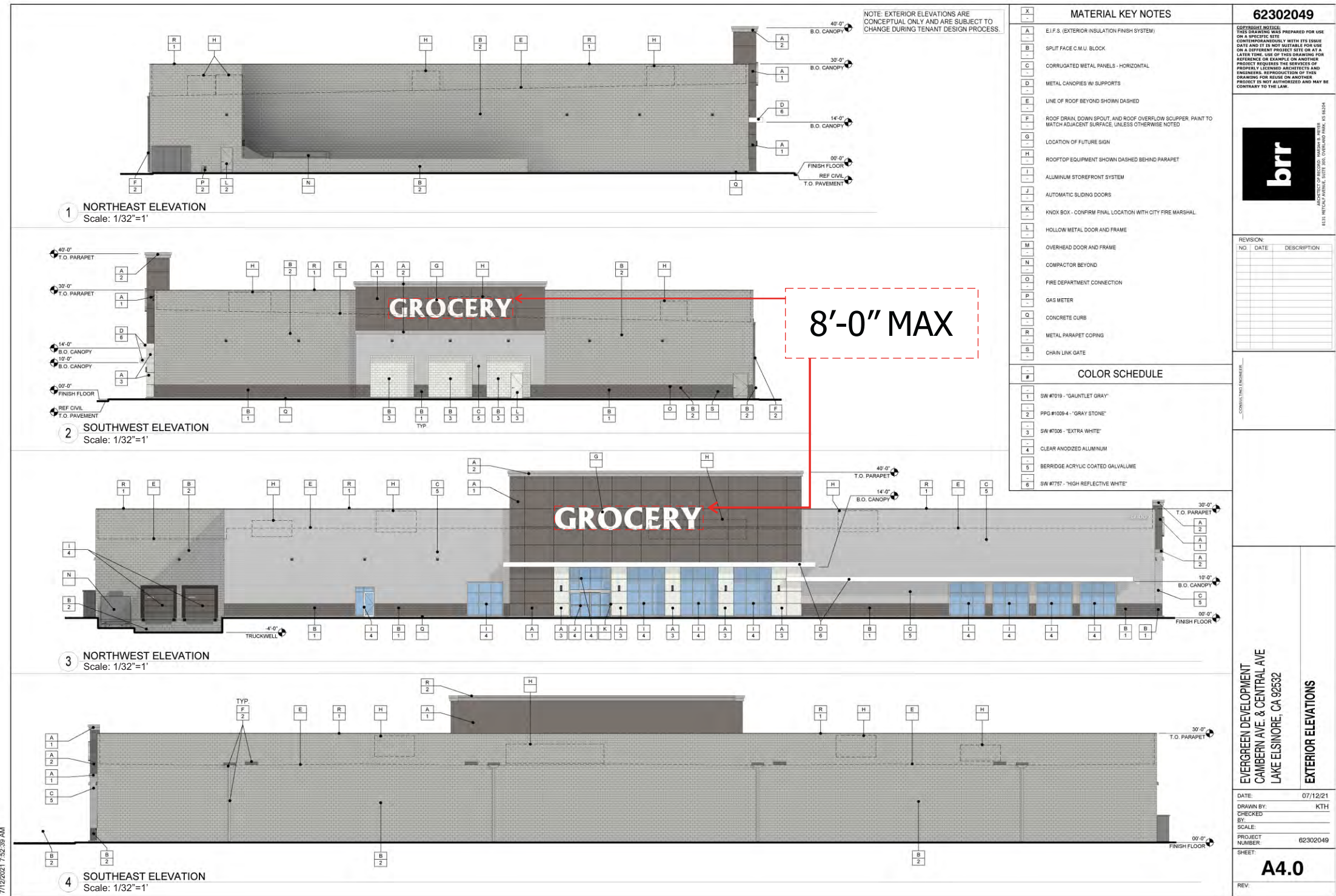


- SIZE:** 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND/OR LOGO
- HEIGHT:** 8' MAX
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK



CONCEPTUAL PAD TENANT ELEVATION

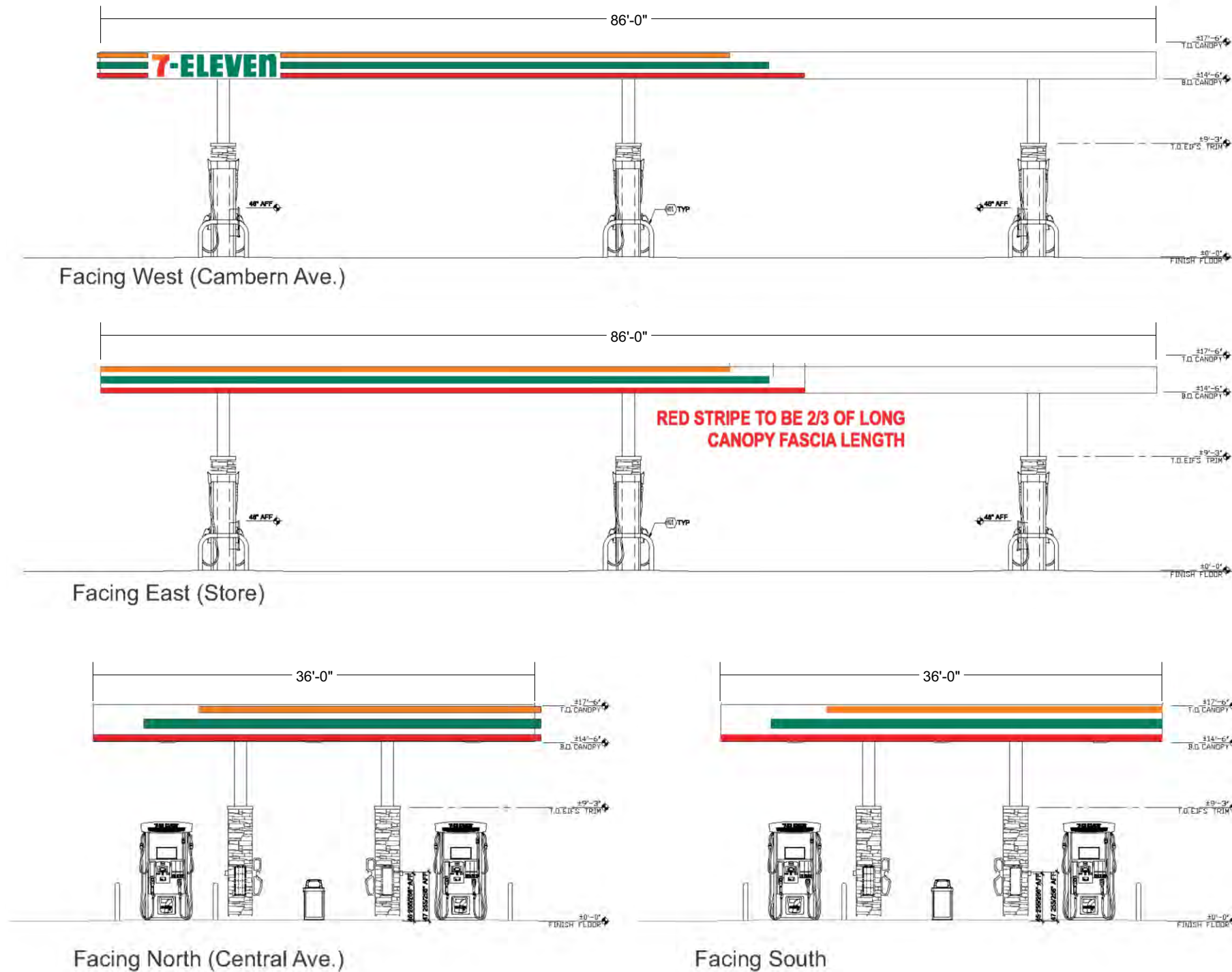




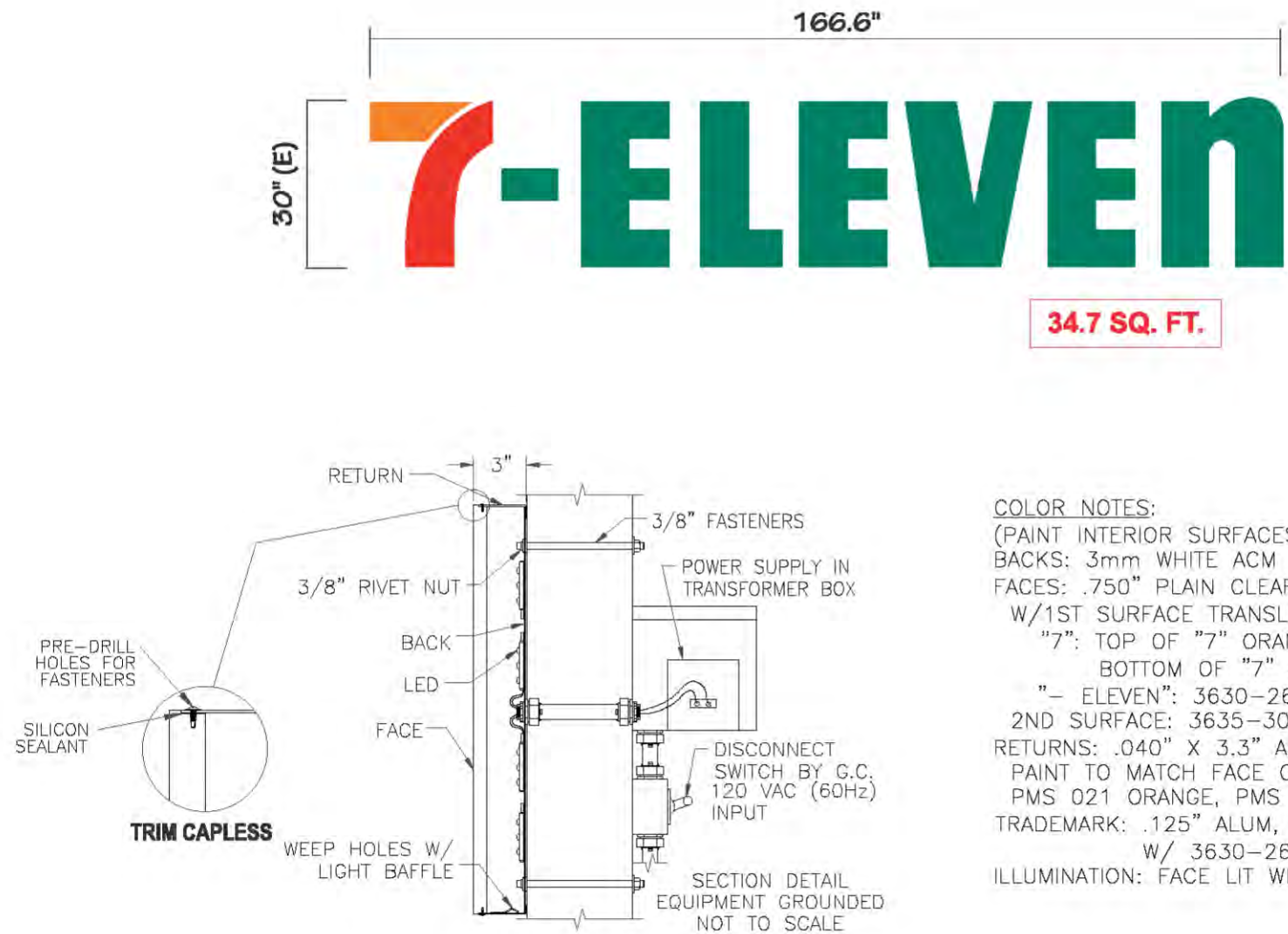
Scale: 3/32"=1'

FUEL CANOPY FASCIA SIGNS & VINYL STRIPES

* SEE NEXT PAGE FOR LETTER DETAILS



FUEL CANOPY LETTER DETAILS



COLOR NOTES:
(PAINT INTERIOR SURFACES OF LETTERS W/ LEP)
BACKS: 3mm WHITE ACM
FACES: .750" PLAIN CLEAR ACRYLIC
W/1ST SURFACE TRANSLUCENT VINYL:
"7": TOP OF "7" ORANGE 3630-44,
BOTTOM OF "7" 3630-33 RED, WHITE STRIPE
"- ELEVEN": 3630-26 GREEN
2ND SURFACE: 3635-30 WHITE DIFFUSER
RETURNS: .040" X 3.3" ALUMINUM COIL,
PAINT TO MATCH FACE COLORS:
PMS 021 ORANGE, PMS 485 RED & PMS 349 GREEN
TRADEMARK: .125" ALUM, PAINTED WHITE
W/ 3630-26 GREEN FILM
ILLUMINATION: FACE LIT WITH GE GEMX2471-1 WHITE LEDS

PROPOSED MATERIAL LIST



1 SHERWIN WILLIAMS
7019 GAUNTLET GRAY



2 PPG
1009-4 GRAY STONE



3 SHERWIN WILLIAMS
7006 EXTRA WHITE



4 STOREFRONT
CLEAR ANODIZED
ALUMINUM



5 BERRIDGE GALVALUME
ACRYLIC COATED



6 SHERWIN WILLIAMS
7757 HIGH REFLECTIVE WHITE

Design #210312

Center Identification Sign: Type A

Customer:

Lake Elsinore - Evergreen

Address:

Lake Elsinore, CA

Salesperson/Project Manager:

Andy Gibson

Designer:

Korianne

Date:

April 26, 2021

Revision:

Notes:

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

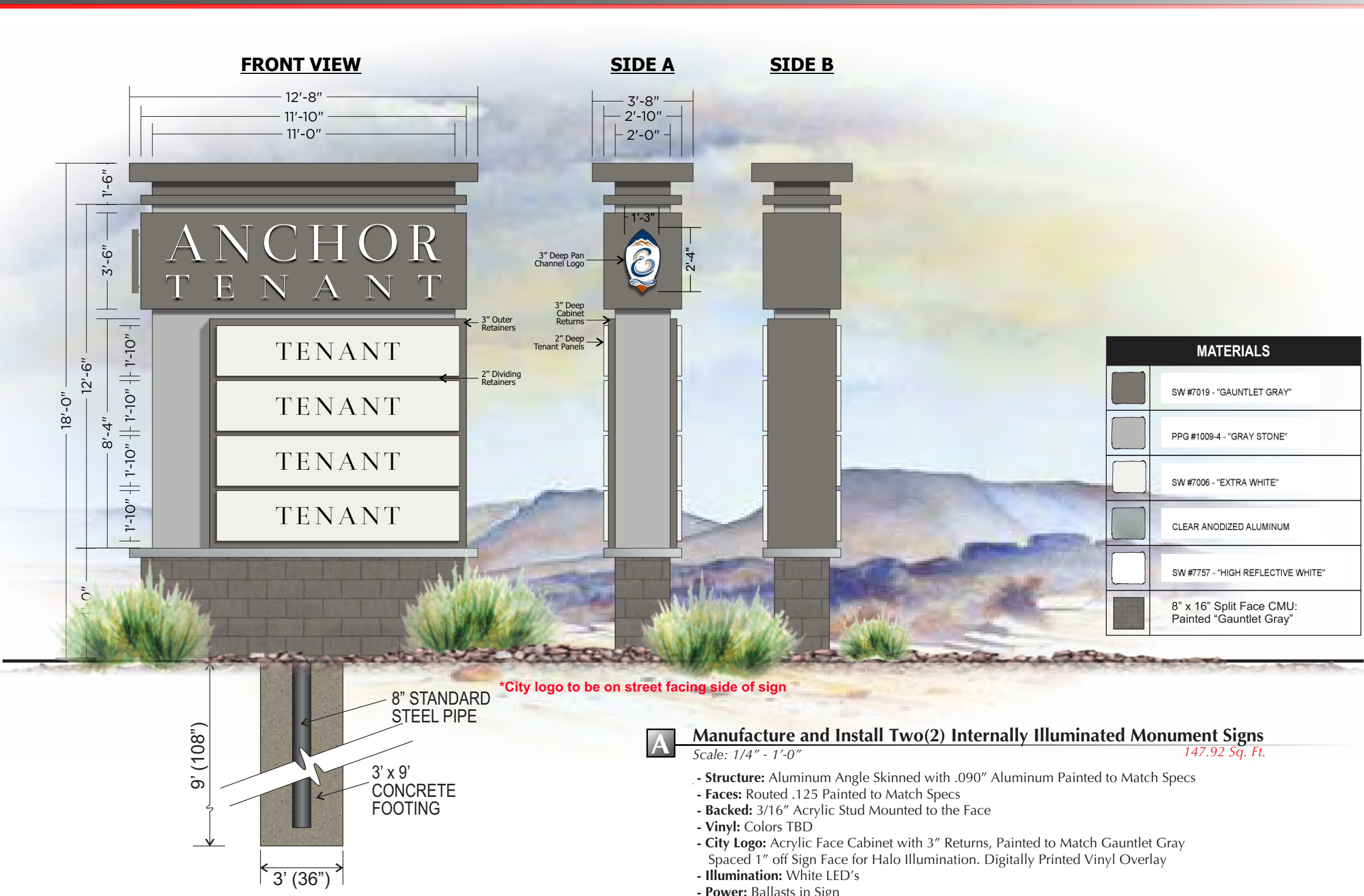
Engineering Specifications

All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications

All Signs Fabricated as per 2017 N.E.C. Specifications

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHX, AZ. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.



Design #210312 Monument Sign: Type B

Customer:
Lake Elsinore - Evergreen
Address:
Lake Elsinore, CA
Salesperson/Project Manager:
Andy Gibson
Designer:
Korianne
Date:
April 26, 2021
Revision:

Notes:

All Signs Shall Be Installed In
Accordance With N.E.C. Article 600

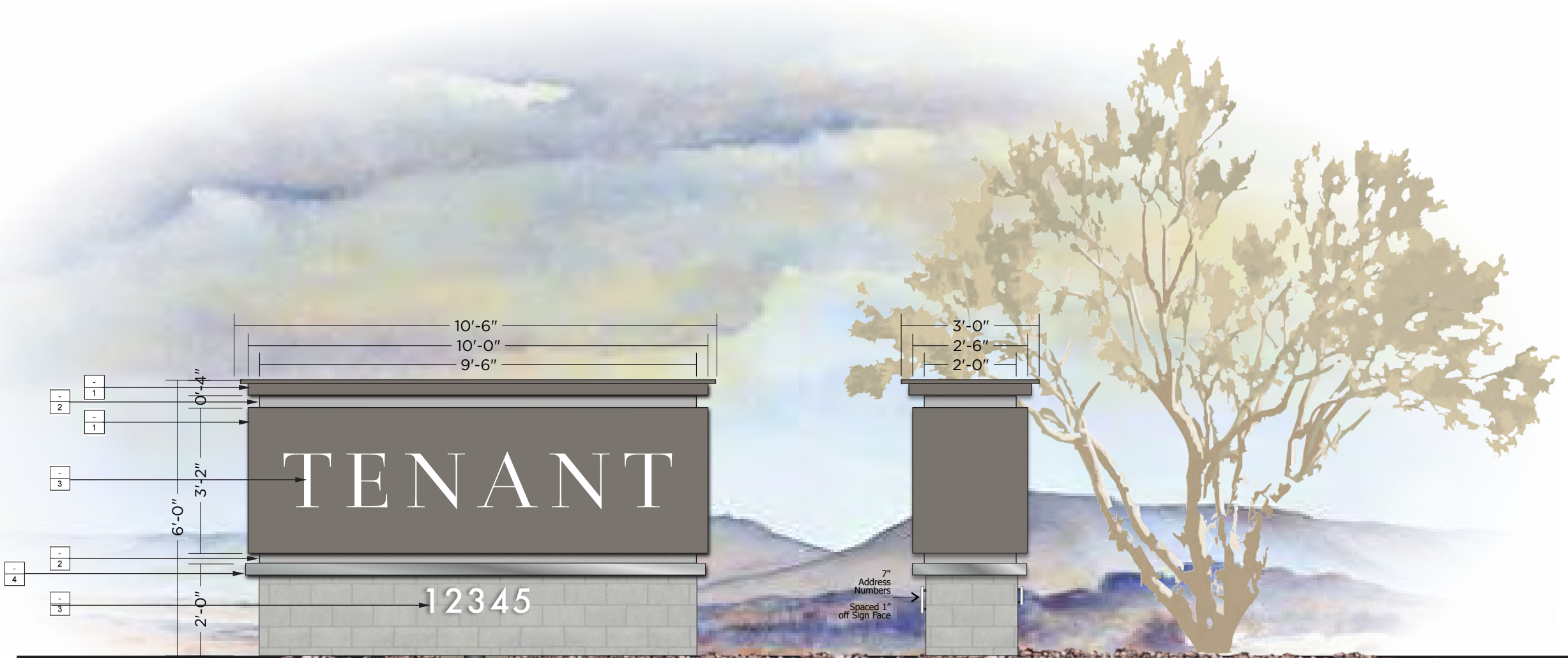
Engineering Specifications

All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications

All Signs Fabricated as per
2017 N.E.C. Specifications

THIS CUSTOM DESIGN IS THE EXCLUSIVE
PROPERTY OF BOOTZ & DUKE SIGN CO. OF
PHX, AZ. IT MAY NOT BE REPRODUCED,
COPIED, OR EXHIBITED IN ANY FASHION.



MATERIALS	
	1 SW #7019 - "GAUNTLET GRAY"
	2 PPG #1009-4 - "GRAY STONE"
	3 SW #7006 - "EXTRA WHITE"
	4 CLEAR ANODIZED ALUMINUM
	5 SW #7757 - "HIGH REFLECTIVE WHITE"
	6 8" x 16" Split Face CMU: Painted "Gray Stone"

B

Manufacture and Install Five(5) Internally Illuminated Monument Signs

Scale: 3/8" - 1"-0" 31.67 Sq. Ft.

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted to Match Specs
- **Faces:** Routed .125 Painted to Match Specs
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** White LED's
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location



August 18, 2021



LAKE ELSINORE, CA - Southeast Corner of Central Ave & Cambern Ave

Revision 8:
March 15, 2022

Design #210312

Fuel Identification Sign: Type C

Customer:

Lake Elsinore - Evergreen

Address:

Lake Elsinore, CA

Salesperson/Project Manager:

Andy Gibson

Designer:

Korianne

Date:

April 26, 2021

Revision:

Notes:

All Signs Shall Be Installed In
Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

THIS CUSTOM DESIGN IS THE EXCLUSIVE
PROPERTY OF BOOTZ & DUKE SIGN CO. OF
PHX, AZ. IT MAY NOT BE REPRODUCED,
COPIED, OR EXHIBITED IN ANY FASHION.

MATERIALS	
	1 SW #7019 - "GAUNTLET GRAY"
	2 PPG #1009-4 - "GRAY STONE"
	3 SW #7006 - "EXTRA WHITE"
	4 CLEAR ANODIZED ALUMINUM
	6 SW #7757 - "HIGH REFLECTIVE WHITE"
	8" x 16" Split Face CMU: Painted "Gray Stone"

All Signs Shall Be Installed In
Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

B **Manufacture and Install Five(5) Internally Illuminated Monument Signs**
Scale: 3/8" - 1"-0" 31.67 Sq. Ft.

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted to Match Specs
- **Faces:** Routed .125 Painted to Match Specs
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** White LED's
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

FLAT ALUM. FACES PAINTED TM SPECS.,
ROUTED OUT FOR WHITE ACRYLIC
BACK UP COPY, 1ST SURFACE DECORATED LOGO
AND LED DIGITS.

FLAT PCU TRAC (PWM) 6" WHITE LED DIGITS

3M 3630-26

3M 3630-33

3M 3630-44

WHITE

