

VINCENT CENTER
(Decades Hair Salon)
837 W. Christopher St.

APPROVED

SIGN CRITERIA

DATE 2/13/91

BUILDING SIGN CRITERIA

VINCENT CENTER
837 Christopher Street
West Covina, California

OBJECTIVE:

The purpose of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at Vincent Center.

I. MONUMENT SIGN SPECIFICATIONS

- A. The monument sign will be a maximum of 38 square feet at each side. The top 30% of the surface area will be used for center identification and number address.
- B. The remaining 70% will be divided up among the next two, four, or eight tenants. Size and location will be based on square footage leased. If there are two tenants with the same amount of square footage, it will be determined on a first come first serve basis.
- C. Major tenants will be allotted up to 5.6 square feet (9" height x 7'-6" length) for signage at the upper half of the monument sign, and minor tenants up to 2.8 square feet (9" height x 3'-9" length) to be placed beneath the major tenant sign.
- D. All letters to be colored plexiglass mounted to white plexiglass backing.
- E. Letter type and colors shall be submitted to Owner for approval.

II. BUILDING MOUNTED SIGNAGE

- A. Tenant signs may be internally illuminated channel letters with an exterior raceway, or the signs may be of the semi-individual type mounted to the exterior cement plaster wall.
- B. Tenant signs mounted on building shall be 22" height x 10' length.
- C. Raceways shall be painted to match building.

III. ROTUNDA SIGN

- A. The rotunda sign is to be individually illuminated channel letters with a maximum height of 22" x a maximum length of 18". The letters are to be mounted in an area located 27'-0" above the ground facing east. (see attached rotunda elevation). The purpose of this sign is to identify the tenant occupying the rotunda space.
- B. Letter type, style and colors shall be submitted to the Owner for approval.

IV. GENERAL SIGN SPECIFICATIONS

- A. All signs and their installation must comply with all local sign and building codes and their specifications.
- B. Two rows of letters are permitted, providing that the overall sign height does not exceed the specified copy area (22 inches) for that particular tenant.
- C. Individual shop logos are allowed and will be permitted per the Owners written consent and City approval. Shop logos shall be counted as part of the sign copy area. No brand or product names shall be permitted.
- D. The copy (letter style) and logos shall be submitted to the Owner for written approval prior to obtaining city permits and fabrication.
- E. Channel letters shall be a minimum of 24 gauge zinc coated sheet steel with internal illumination to be 30 milli-amp neon installed and labeled in accordance with the National Board of Fire Underwriters Specification.
- F. All signs will be mounted flat on the wall. See mounting detail.
- G. There shall be no cross over neon or wiring permitted.
- H. The faces of the individual channel letters and logos shall be constructed of acrylic plastic (1/8" minimum thickness) and fastened to the channelized metal with a minimum of four 3/8" x #8 screws painted to match the trimcap color.

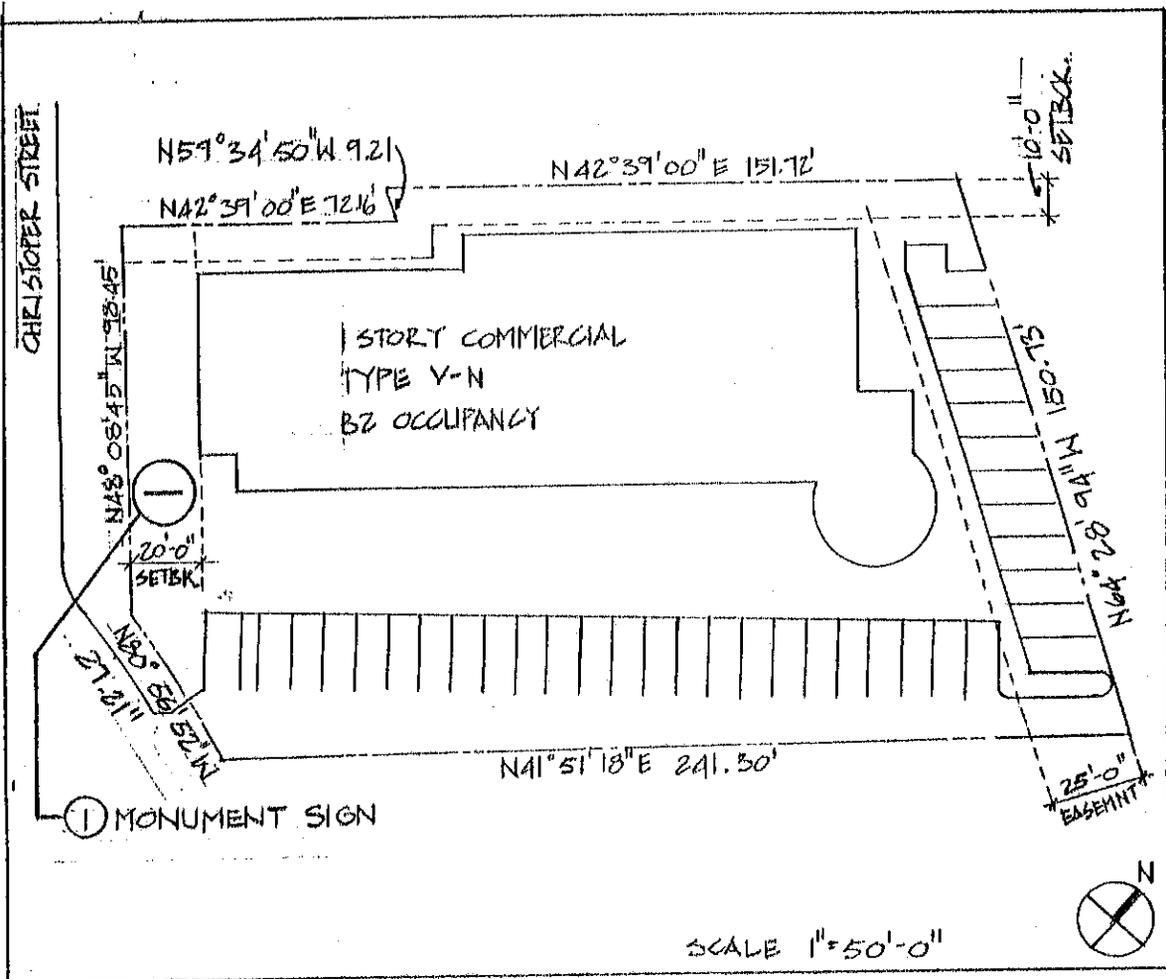
- I. It is not recommended that any two neighboring tenants have the same color sign.
- J. No roof mounted signs will be permitted.
- K. For purposes of store identification only, tenants may place upon each entrance to its store not more than 144 square inches of vinyl lettering. Letter height not to exceed 2" in height. Tenants may deviate from this only after obtaining written approval from the Landlord and the City, there is no charge for a permit in this form of signage.

V. TENANT RESPONSIBILITIES

- A. The tenants shall be responsible for adhering to all sign requirements herein or as may be modified by the Owner and City in writing.
- B. Tenants shall submit to the Owner for written approval three (3) copies of the detailed shop drawings of his proposed signs, indicating conformance with the sign criteria herein outlined.
Send submittals to:
George Hong
20820 Starshine Rd.
Walnut, CA 91789
- C. Tenant shall submit 3 sign drawings APPROVED BY THE OWNER, with site plan and scaled store front elevation to the Planning Department for approval and to the Building Department for the issuance of sign permits prior to the start of any sign construction.
- D. Tenant shall pay for all plan checks, permits and signs, their installation, final connection, transformers and all other labor and materials.
- E. Maintenance of signs is tenant's sole responsibility.
- F. Performance of this sign criteria shall be rigorously enforced and any non-conforming signs shall be removed or corrected by the tenant at his expense.
- G. It is the tenant's responsibility to remove incorrect signage at any time, or at the termination of the lease.

VI. PROHIBITED SIGNS

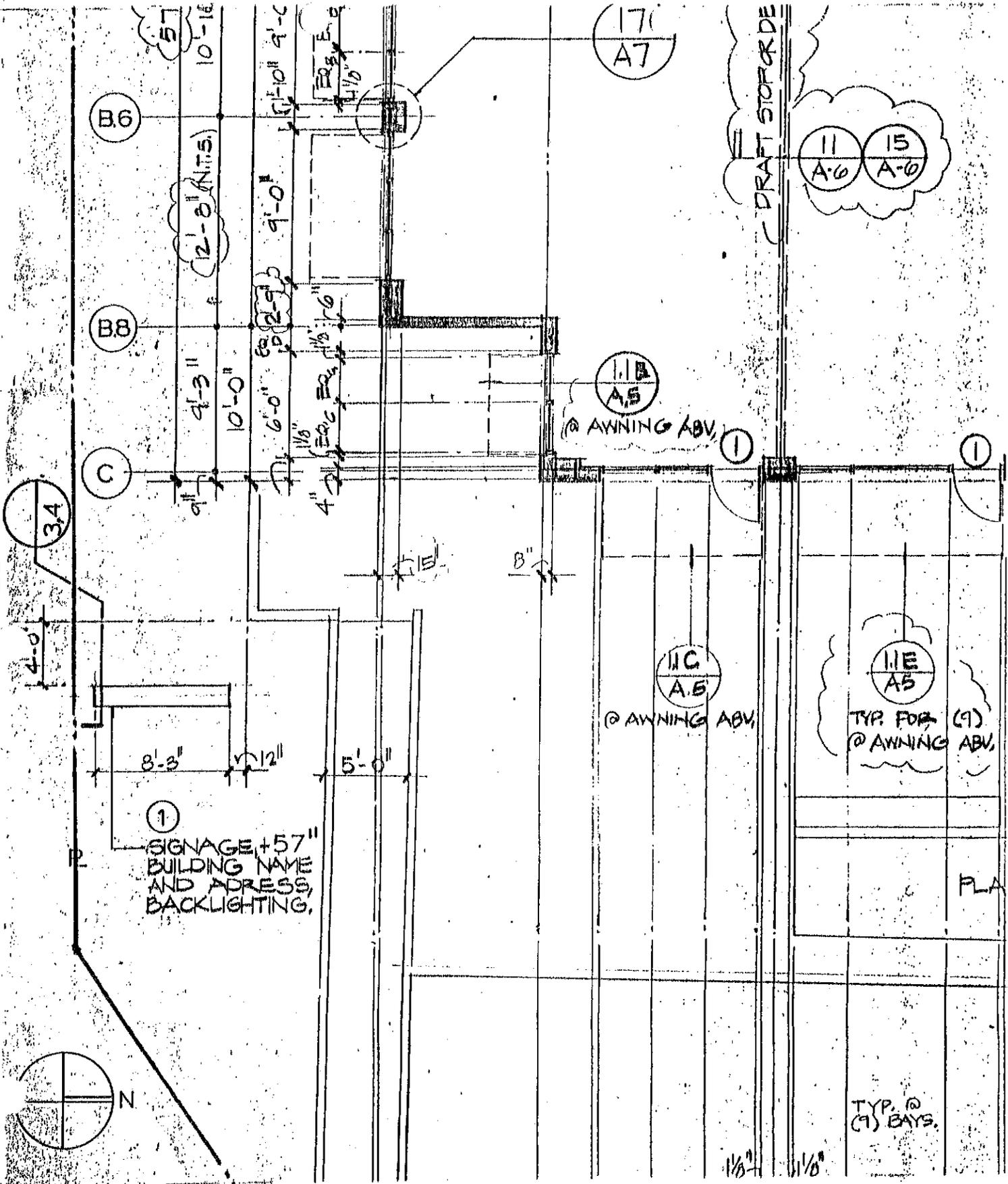
- A. No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or which makes use of the words STOP, LOOK, DANGER, or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic. No cabinet signs will be allowed.
- B. It is unlawful for any person to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything that is obscene, indecent, immoral or unlawful.
- C. No window signs will be permitted except as noted herein. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress for any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
- D. Signs, consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited, except for time and temperature displays.
- E. Any signs, other than a direction sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, are prohibited.
- F. Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, are prohibited.
- G. External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception thereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.
- H. No exterior building mounted signage, illuminated or not, will be permitted on the Christopher Street building elevation.



SITE PLAN

1

CHRISTOPHER STREET

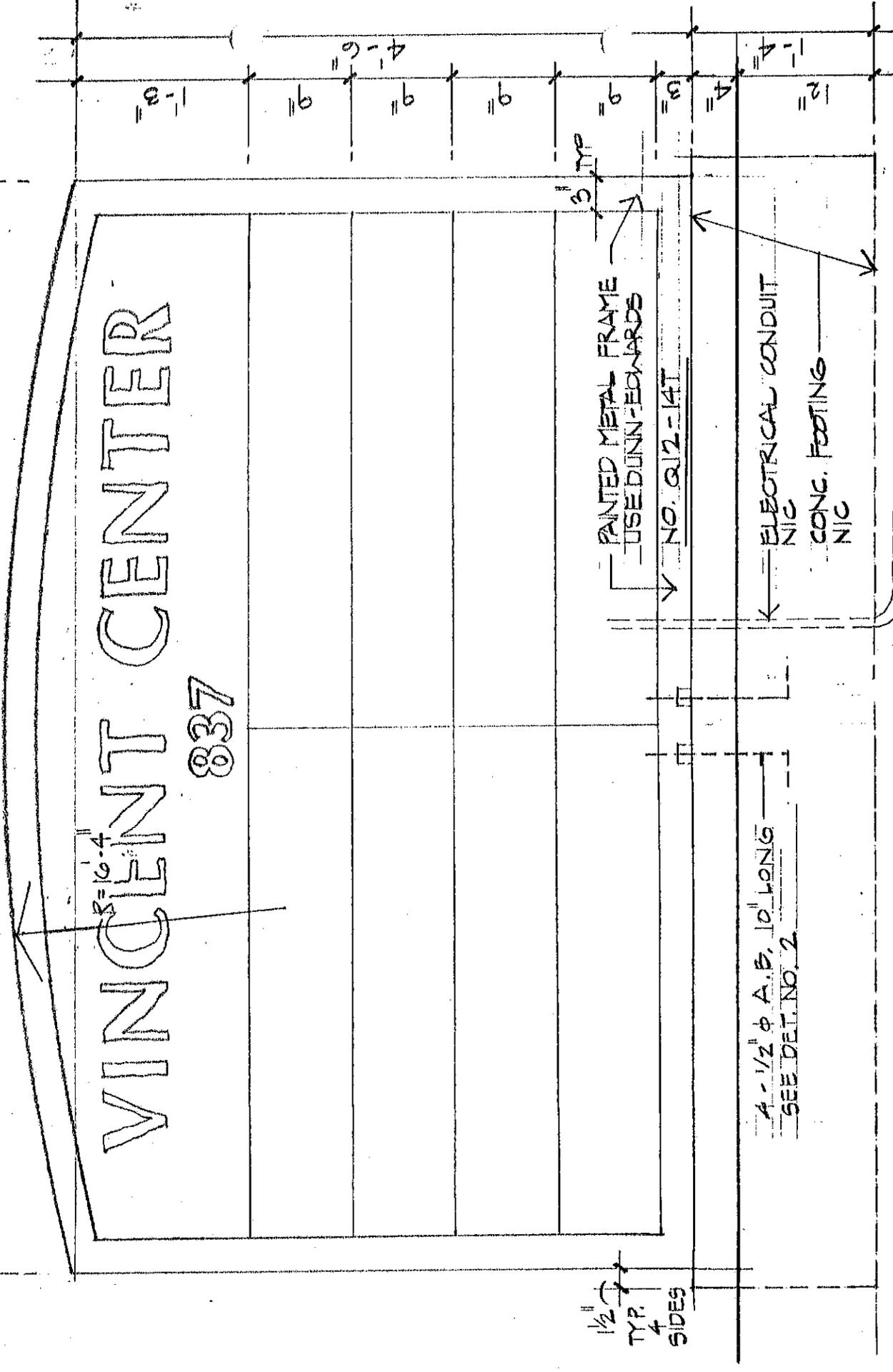


PLAN - MONUMENT SIGN LOCATION

2

1/8" = 1'-0"

e.d.



VINCENT CENTER

837

PAINTED METAL FRAME
USE DUNN-EDWARDS

NO. Q12-14T

ELECTRICAL CONDUIT

CONC. FOOTING

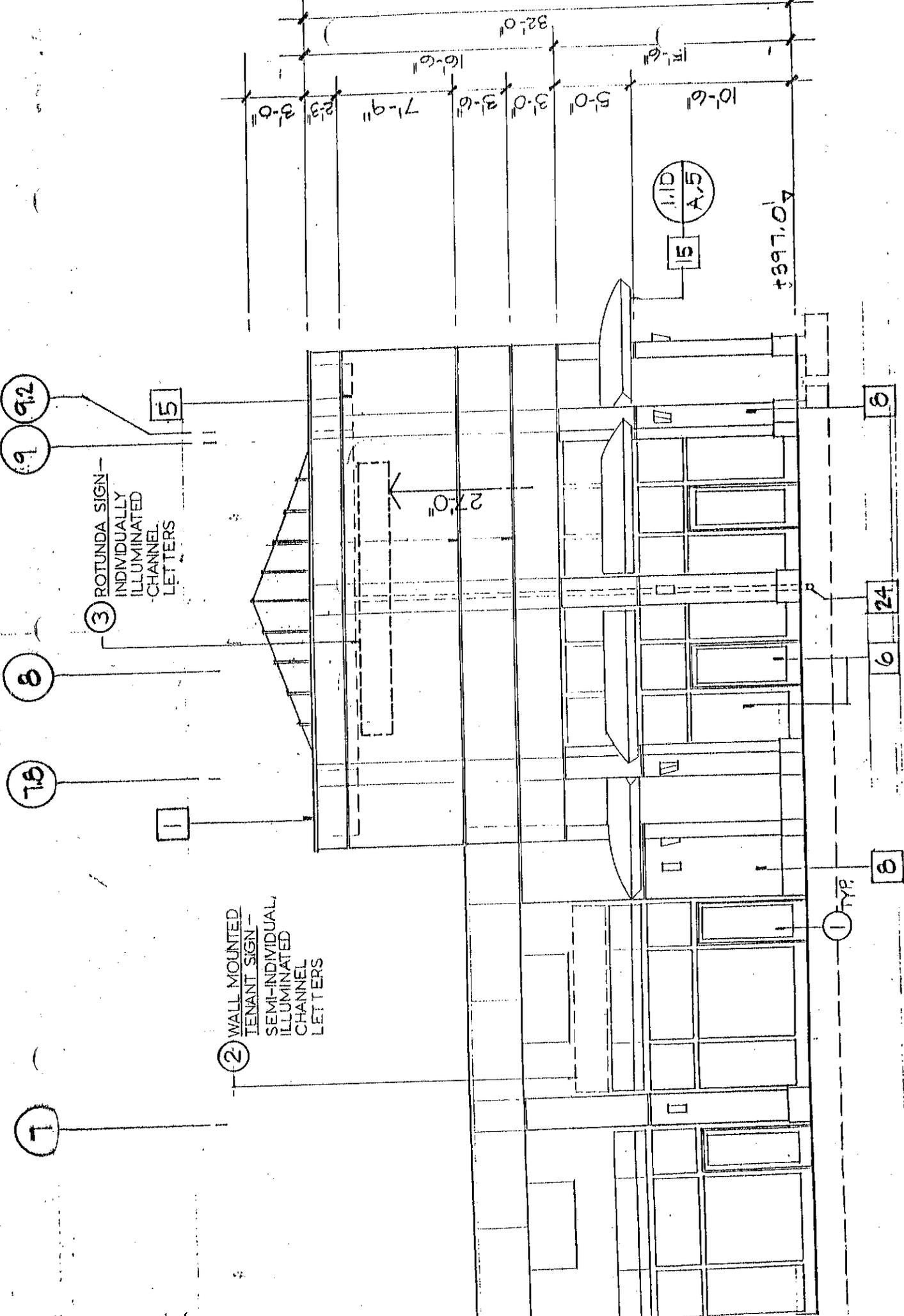
1/2" TYR. 4 SIDES

4 - 1/2" ϕ A.B. 10' LONG
SEE DET. NO. 2

MONUMENT SIGN - VINCENT CENT. FRONT ELEVATION

SCALE: 1" = 1'-0" 11-3-90

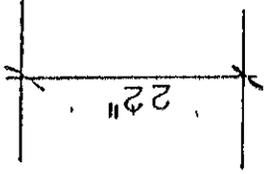
3



TYPICAL STOREFRONT & ROTUNDA ELEVATION (5)

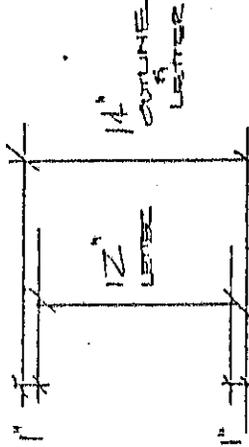
178'-11"0"

SIGNS



INDIVIDUAL CHANNEL LETTERS
(AT ROTUNDA ONLY)

SIGNS



SEMI-INDIVIDUAL CHANNEL LETTERS
(WALL MOUNTED ONLY)

LETTER SIZES (NOT TO SCALE)