

# SUNSET & FRANCISQUITO SHOPPING CENTER

WEST COVINA, CALIFORNIA

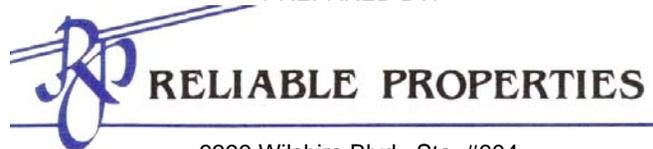


## SIGN PROGRAM

PROJECT LOCATION:

1200-1314 West Francisquito Ave., West Covina, CA 91790

PREPARED BY:



6399 Wilshire Blvd., Ste. #604  
Los Angeles, CA 90048  
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**PROJECT INFORMATION:**

**CONTACTS:**

**OWNER:**

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**CITY PLANNING**

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## **Purpose & Intent**

The following criteria have been established for the purpose of assuring a consistent sign design program for the mutual benefits of all occupants. Flexibility of design is encouraged, yet at the same time overall visually harmony needs to be maintained. Conformity with these criteria will be enforced by the Owner and the City. Any sign that is non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

# Tenant Signage Submittals & Approvals

There is a formal process for the development, review, and approval of business identification signs at the Shopping Center. All Tenant signage is subject to the Owner's written approval. Approval will be granted based upon the following:

1. Design, fabrication, and method of installation of ALL signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions.

## A. Submittal To Owner:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the City Requirements of the City's Planning & Building Departments.

Submittals shall include the following:

### Front Elevations:

Scaled elevation of Tenant's sign depicting the proposed sign design and all the dimensions as they relate to the Occupant's sign.

### Shop Drawings:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, Illumination, electrical specifications, and all other details of construction.

### Site Plan:

Fully dimensioned and scaled site plan specifying sign location(s) and setbacks if necessary.

## B. Submittal To City:

Three (3) full sets of plans must be approved by Owner prior to permit application. Tenant shall handle the city submission and will be responsible for completion of all appropriate applications, payment of any fees and acquisitions of all applicable Planning & Building Department permits.

## C. Occupant's Responsibility:

1. All Sign Contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance.

2. The Owner may, at his discretion and at the Occupant's expense, correct, replace, or remove any sign that is installed without written approval.

3. Tenant shall be responsible for the following expenses relating to the signage at his or her building:

- 100% of approval and permit processing costs and application fees.
- 100% of costs for sign fabrication and installation.
- All costs relating to sign removal, including repair of any damage to the building.
- Tenant to provide wiring, power and final hook up from Owner's house panel to J-box.

# Tenant Signage Design Guidelines

The purpose of establishing these designs guidelines is to ensure that each Tenant sign will contribute to the center's success.

High quality signage, which reflects the integrity of the architecture, is required. Tenant individual signs should incorporate a diversity of sign styles, icons, and materials.

## A. Materials

Tenant signage should incorporate the following acceptable materials subject or City approvals.

- All tenant signs shall consist of individual channel letters and/or logos.
- Illumination to be neon or LED.

## B. Illumination

Tenant signage should incorporate one or more of the following Lighting methods subject to Owner and City approval:

- Reverse/Halo illumination
- Channel Letters w/ neon
- Silhouette illumination
- Fiber optics
- Internal or External Illumination
- L.E.D.

## C. Sign Colors and Finishes

All tenants color must be approved by the Owner, Governing Agencies and City prior to fabrication. To assist in achieving a harmonious blend of colors throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible to them.
- Colors within each sign should be compatible.
- Neon colors should compliment related signage elements.

## D. Typestyles and Logos

The use of logos and distinctive typestyles is encouraged for all Tenant signs. Tenants may adapt established typestyles and logos. These images must be architecturally compatible and approved by Owner.

## E. Sizes and Quantities

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

## Tenant Signage Fabrication Requirements

Fabrication and installation of all signs shall be subject to the following restrictions:

A. All signs shall be fabricated and installed with UL approved components and be in compliance with all building and electrical codes.

B. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices.

C. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.

D. Sign manufacturer shall supply a UL label in an inconspicuous location.

E. Paint colors and finishes must be reviewed and approved by the Owner.

F. Neon tubing shall be 12-13mm. Neon transformers shall be 30 MA. Fluorescent lamps are not permitted.

G. Letter faces shall be attached to returns using a continuous weld. Light leaks between face and returns will not be permitted.

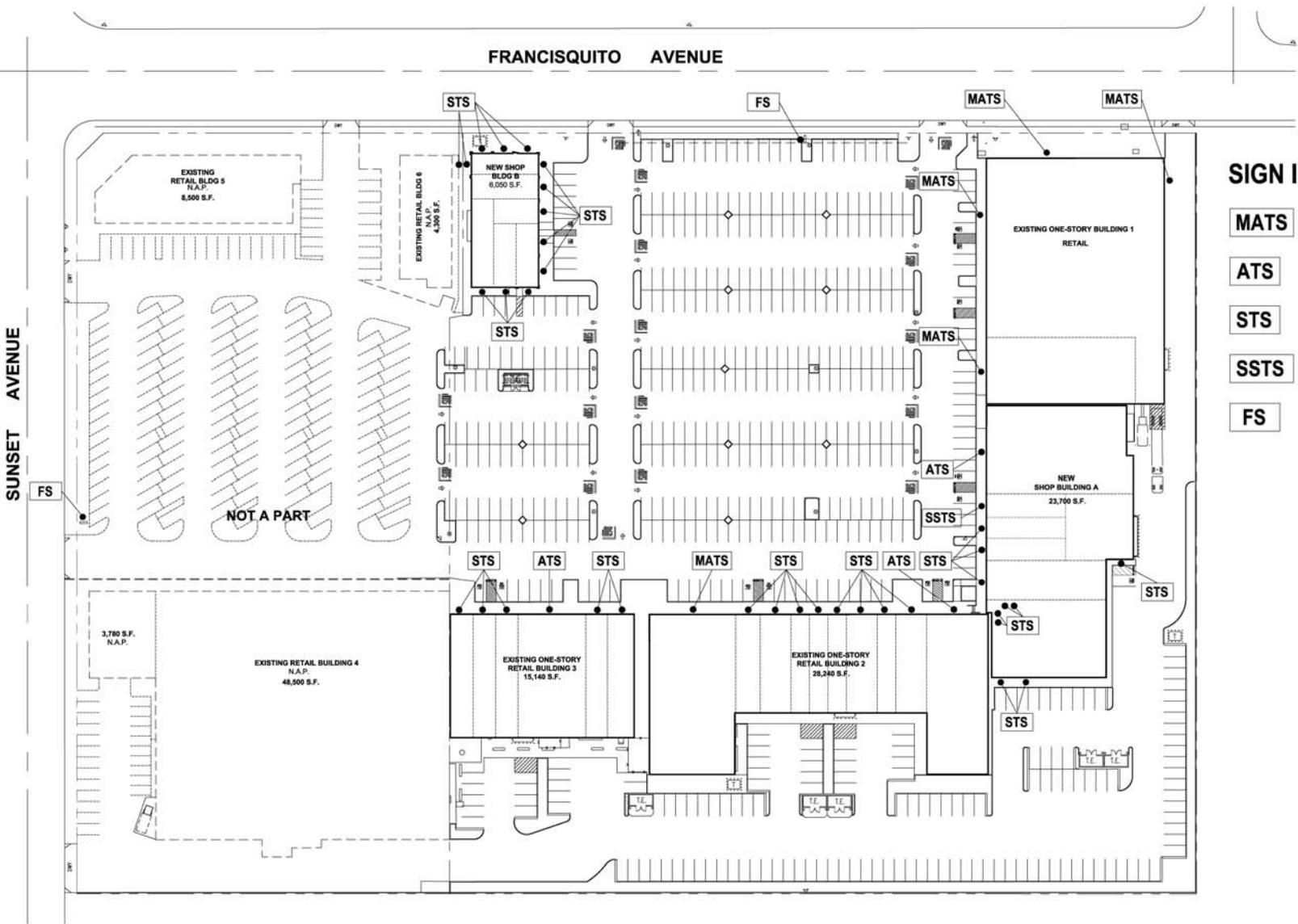
H. Letters shall be installed pin-mounted using threaded rods or anchor bolts. Spacers shall be non-corrosive, and painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. Angle clips attached to letter sides will not be permitted.

I. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality.

# Prohibited Tenant Signs

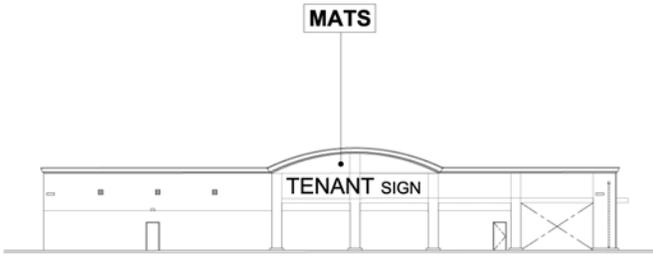
The following signs are prohibited by the Owner:

- Temporary wall signs, pennants, flags, banners, inflatable displays, or sandwich boards unless specifically approved by Landlord and subject to City approval, but such approved signs shall not be affixed for more than twenty-one (21) days per occasion, with a maximum of one hundred five (105) days per calendar year.
- Window signs except where specifically approved by the Owner.
- Exposed junction boxes, transformers, lamps, tubing, conduits, raceways, or neon crossovers of any type (except for interior of space).
- Manufactured signs, such as franchise signs, subject to Owner's Approval.
- Paper, cardboard or Styrofoam signs, stickers, or decals hung around, on, or behind storefronts. Such signs shall not cover more than forty percent (40%) of the fenestrations to provide "transparency" of the show windows and doors.
- Exposed fastenings, unless fastenings make an intentional statement.
- Animated lights or other "moving" sign components, except where specifically approved by the Owner and the City.
- Rooftop signs, signs projecting above roof lines or parapets.
- Exposed neon.

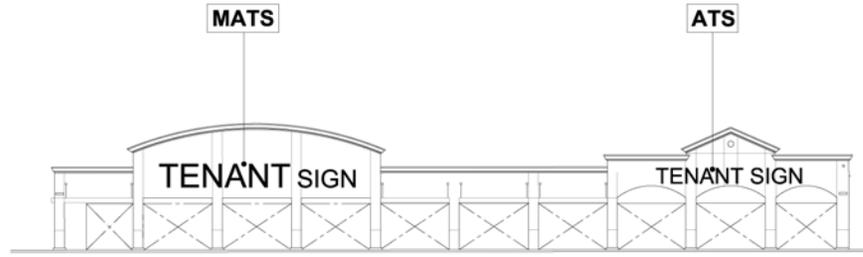


**SIGN INVENTORY:**

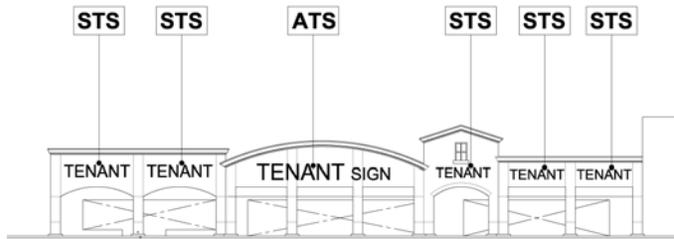
- MATS** Major Anchor Tenant Sign Location
- ATs** Anchor Tenant Sign Location
- STS** Shop Tenant Sign Location
- SSTS** Specific Shop Tenant Sign Location
- FS** Freestanding Sign Location  
(UNDER SEPARATE REVIEW & PERMIT)



**BUILDING 1 - NORTH ELEVATION**



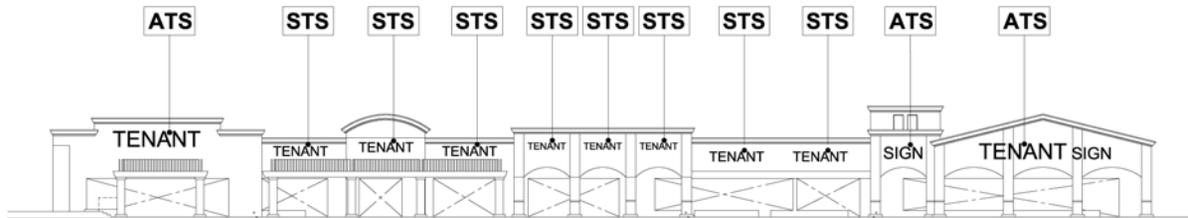
**BUILDING 1 - WEST ELEVATION**



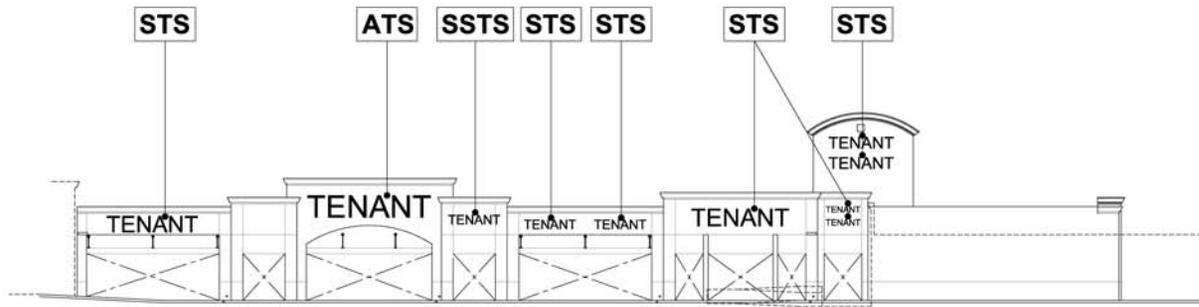
**BUILDING 3 - NORTH ELEVATION**



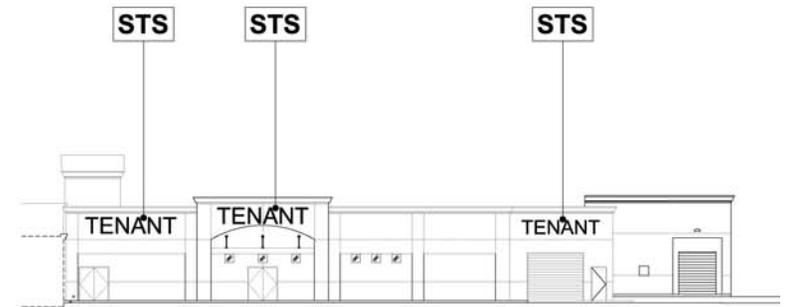
**BUILDING 1 - EAST ELEVATION**



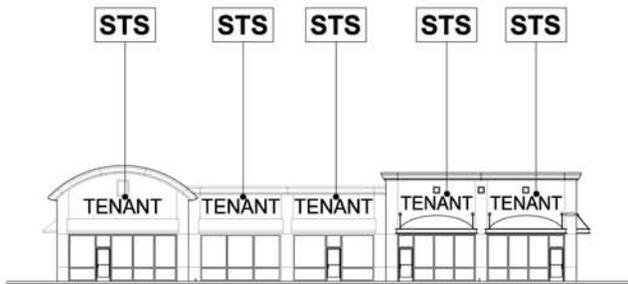
**BUILDING 2 - NORTH ELEVATION**



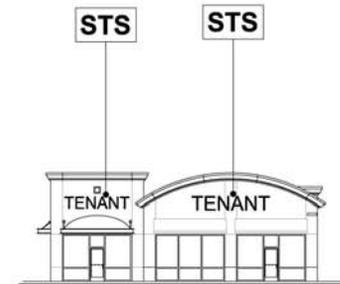
**BUILDING A - WEST ELEVATION**



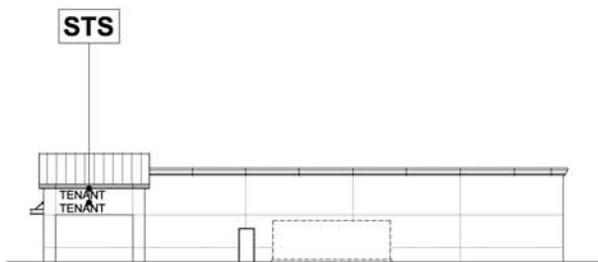
**BUILDING A - SOUTH ELEVATION**



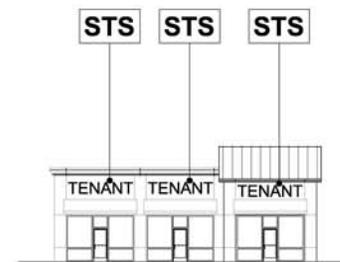
**BUILDING B - EAST ELEVATION**



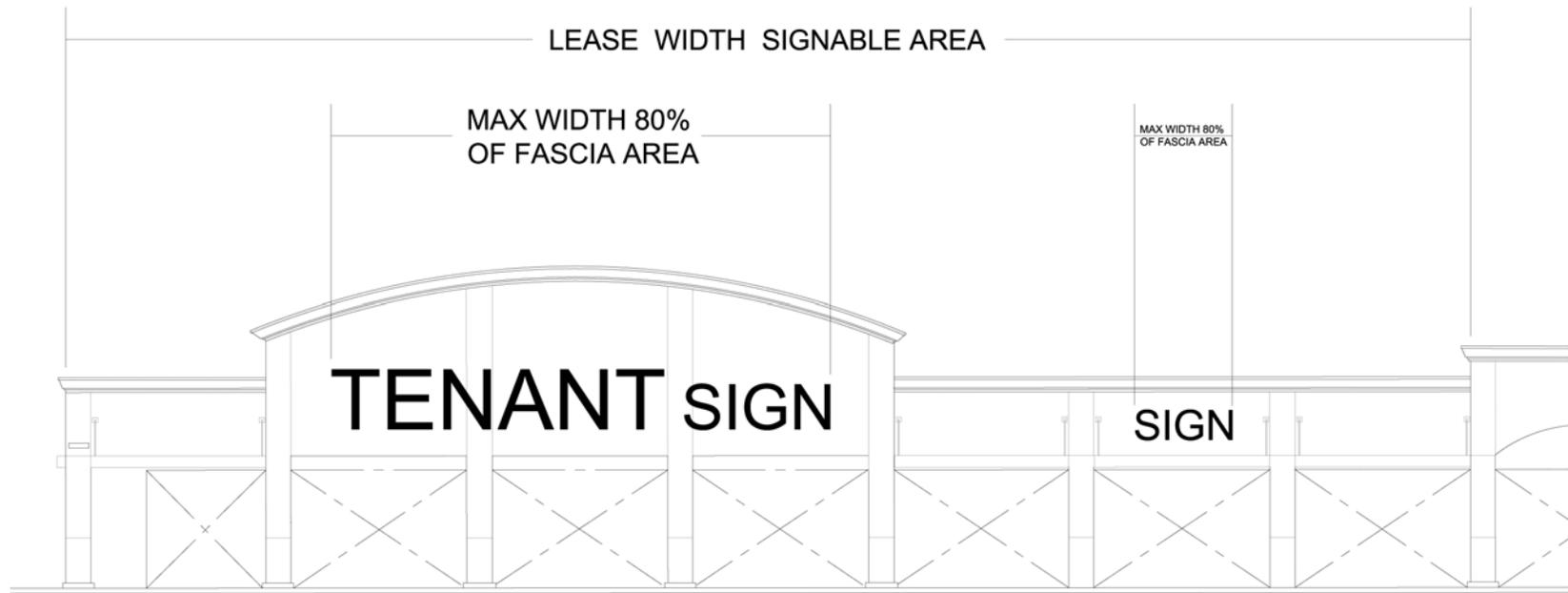
**BUILDING B - NORTH ELEVATION**



**BUILDING B - WEST ELEVATION**



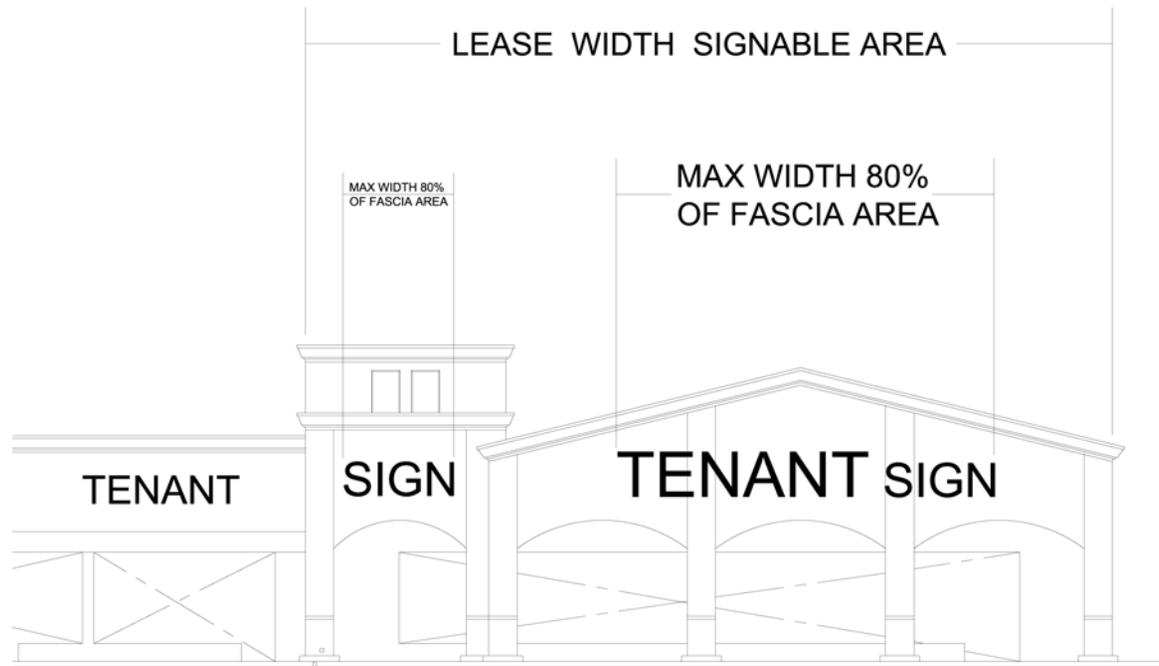
**BUILDING B - SOUTH ELEVATION**



## **MATS** Major Anchor Tenant Signage

Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.060 aluminum with 3/16" acrylic faces. (See Design Guidelines, Page 1.3)
Allowable Sign Area:	The surface area of the sign shall not exceed 15% of the surface area of the front face of the building.
Sign Height:	Maximum sign height is 6'. A descending stem may drop 6" below baseline provided stem is attached to fascia.
Letter/Logo Height:	6' letter logo height or double line sign.
Sign Length:	Maximum of 80% of width of leasable area.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Letters or logo must be indirectly illuminated by means of internal neon or LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.

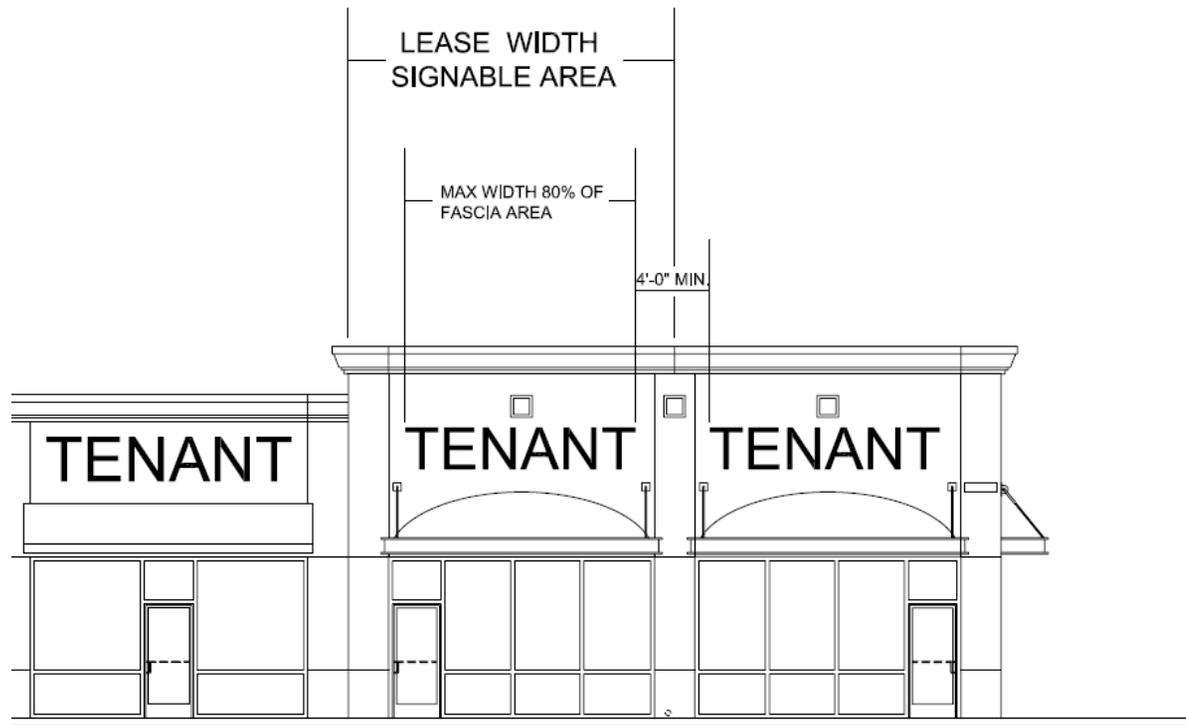
If Tenant space is corner location, Tenant can install sign on multiple sides subject to Owner approval.



## ATS Anchor Tenant Signage

Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.060 aluminum with 3/16" acrylic faces. (See Design Guidelines, Page 1.3)
Allowable Sign Area:	The surface area of the sign shall not exceed 15% of the surface area of the front face of the building.
Sign Height:	Maximum sign height is 5'. A descending stem may drop 6" below baseline provided stem is attached to fascia.
Letter/Logo Height:	Logo not to exceed 25% of the total sign area.
Sign Length:	Maximum of 80% of width of leasable area.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Letters or logo must be indirectly illuminated by means of internal neon or LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.

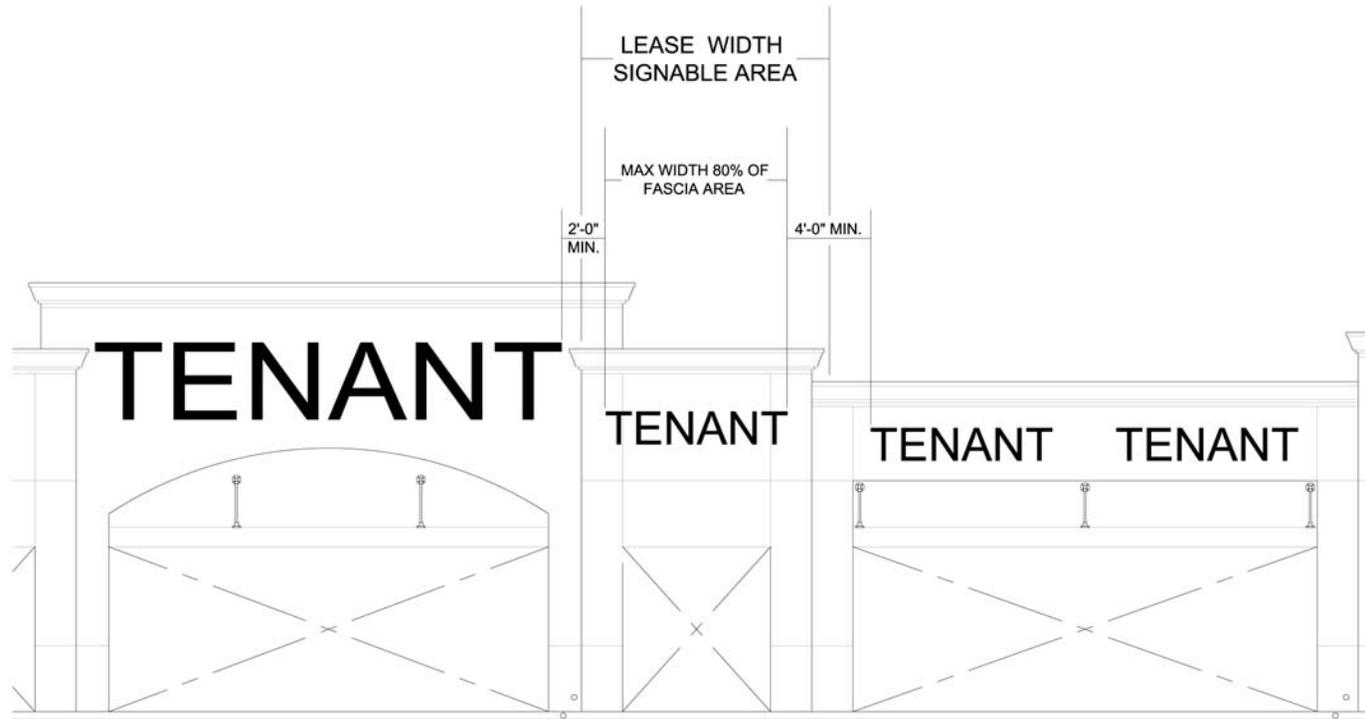
If Tenant space is corner location, Tenant can install sign on multiple sides subject to Owner approval.



## STS Shop Tenant Signage

Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.060 aluminum with 3/16" acrylic faces. (See Design Guidelines, Page 1.3)
Allowable Sign Area:	The surface area of the sign shall not exceed 15% of the surface area of the front face of the building.
Sign Height:	Maximum sign height is 3'. A descending stem may drop 6" below baseline provided stem is attached to fascia.
Letter/Logo Height:	Logo not to exceed 25% of the total sign area.
Sign Length:	Maximum of 80% of width of leasable area.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Letters or logo must be indirectly illuminated by means of internal neon or LED casting light on thru front acrylic face and back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Spaced off wall 1 1/2" (for "halo" illumination) to wall, with transformers located remotely.

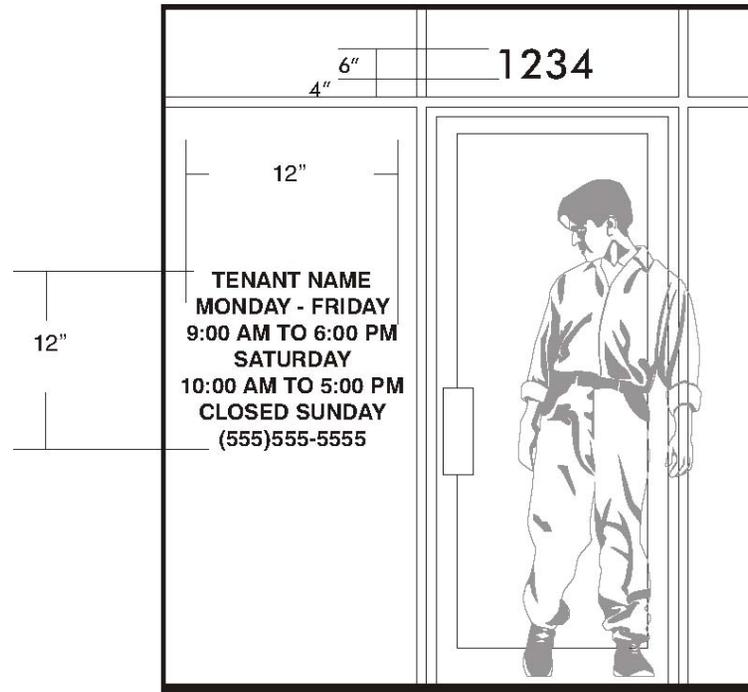
If Tenant space is corner location, Tenant can install sign on multiple sides subject to Owner approval.



## SSTS Specific Shop Tenant Signage

Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.060 aluminum with 3/16" acrylic faces. (See Design Guidelines, Page 1.3)
Allowable Sign Area:	The surface area of the sign shall not exceed 15% of the surface area of the front face of the building.
Sign Height:	Maximum sign height is 3'. A descending stem may drop 6" below baseline provided stem is attached to fascia.
Letter/Logo Height:	Logo not to exceed 25% of the total sign area.
Sign Length:	Maximum of 80% of width of leasable area.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Letters or logo must be indirectly illuminated by means of internal neon or LED casting light on thru front acrylic face and back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Spaced off wall 1 ½" (for "halo" illumination) to wall, with transformers located remotely.

If Tenant space is corner location, Tenant can install sign on multiple sides subject to Owner approval.

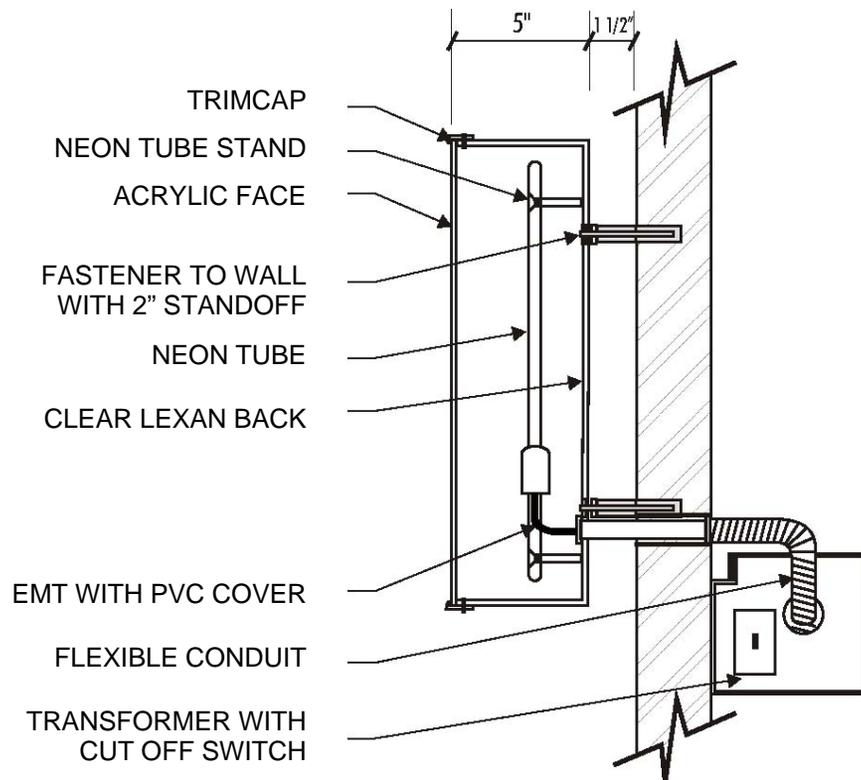


**TYPICAL FRONT DOOR ELEVATION**

## **WG** Window Graphics

- Materials: Matte white vinyl letters on window glass.
- Allowable Sign Area: 8" high Suite identification letters. Tenant information to have a maximum area of 576 sq. inches.
- Logo Size: Shall not exceed 25% of maximum allowable area.
- Typeface: Futura Medium or Landlord approved Typeface
- Colors: White

Store advertising & neon signs on window subject to Owner approval.



**NOTE ELECTRICAL PENETRATION AT BOTTOM OF ALL LETTERS**

PRIMARY POWER TO BE PROVIDED WITHIN (5) FEET OF EACH SIGN LOCATION. ELECTRICAL REQUIREMENTS ARE (1) 20 AMP 120 V CIRCUIT PER SIGN.

ALL COMPONENTS -UL APPROVED