

THE SHOPS *at*
ROSSMOOR
seal beach

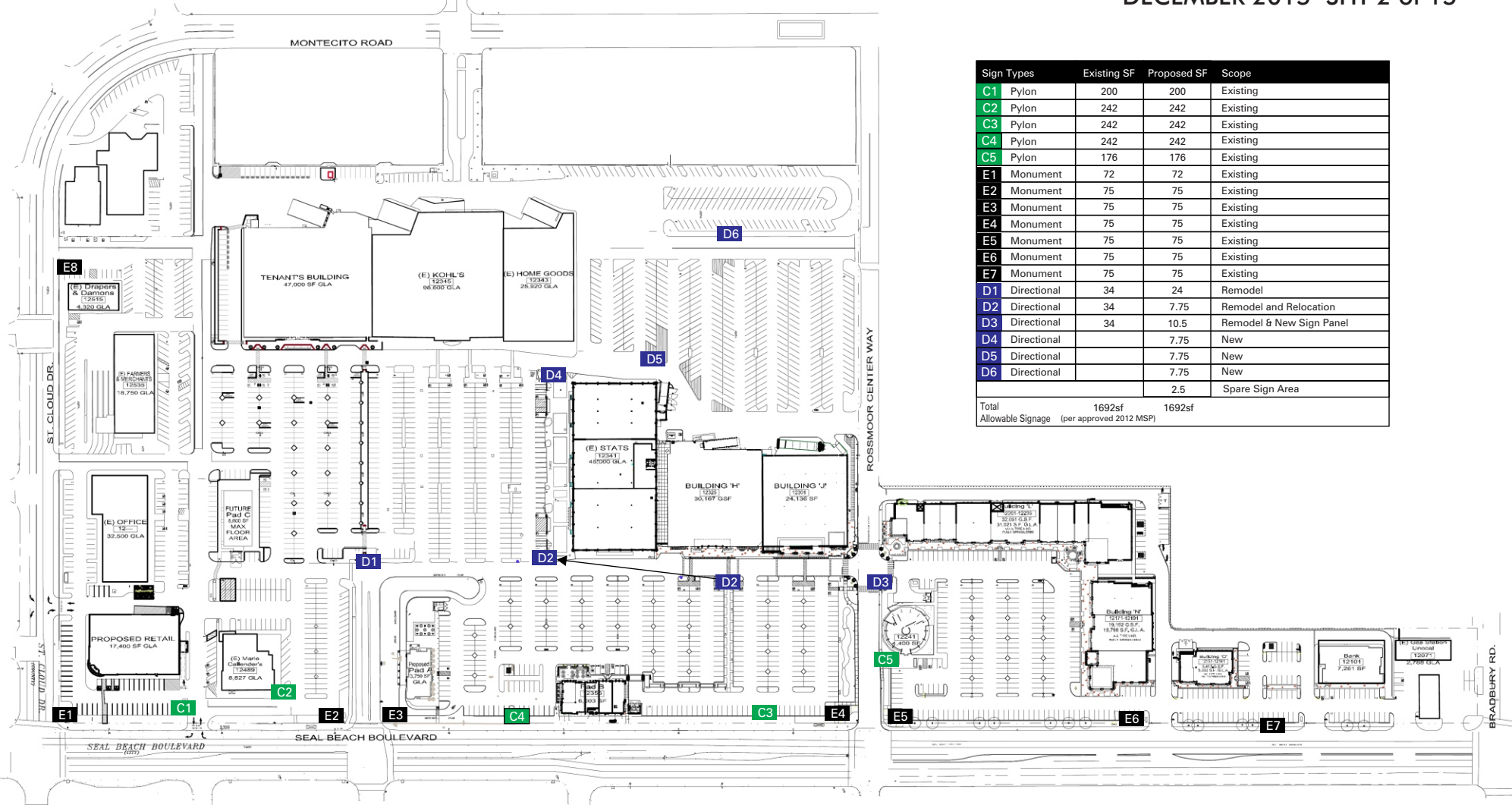
Master Sign Program

JAN/ 2016 Rev. 8

SOUTHWEST SIGN CO.

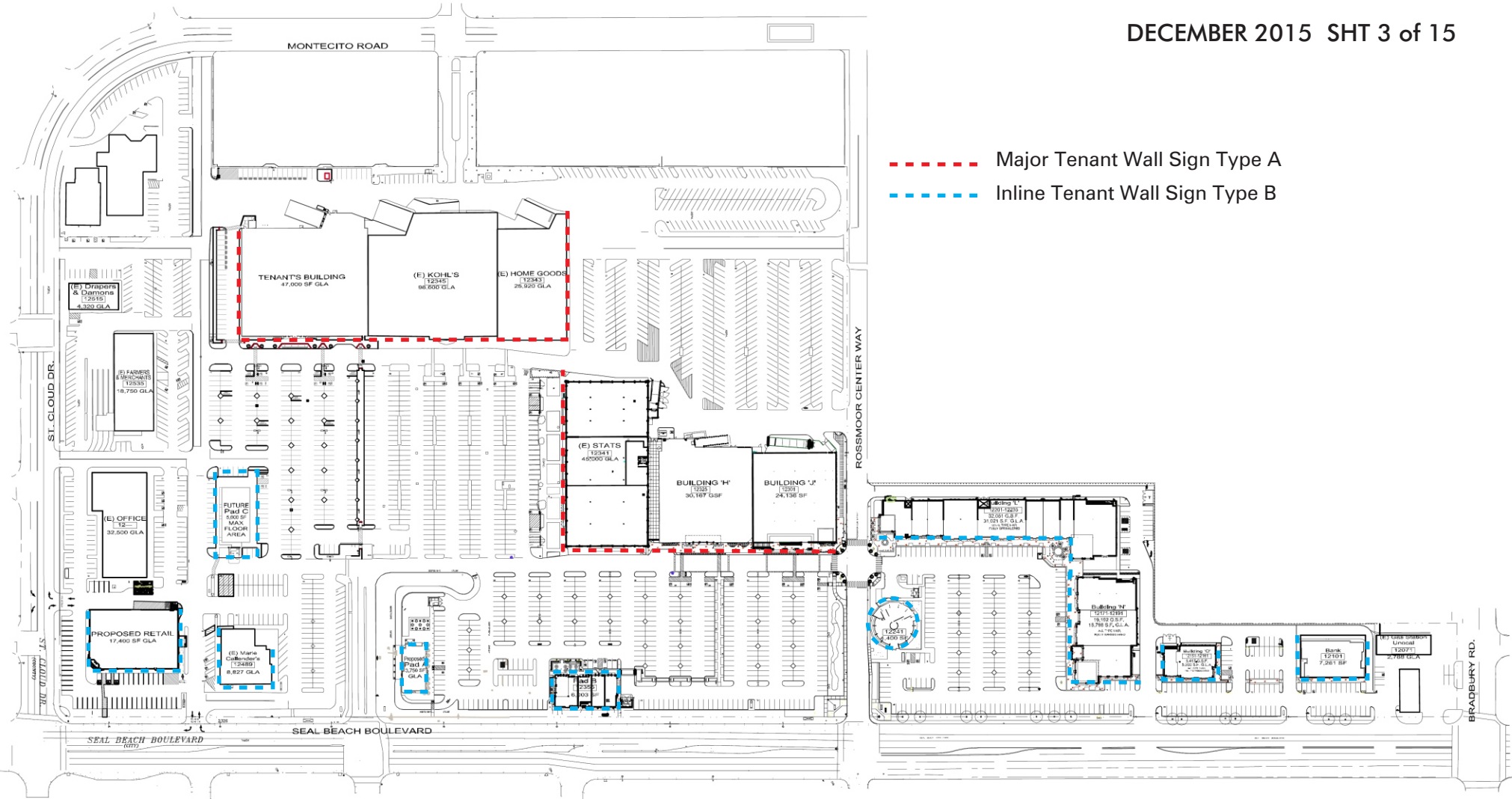
1852 Pomona Rd
Corona, CA 92882
P: 951-734-6275
F: 951-735-9667

www.southwestsign.com



Sign Types	Existing SF	Proposed SF	Scope
C1 Pylon	200	200	Existing
C2 Pylon	242	242	Existing
C3 Pylon	242	242	Existing
C4 Pylon	242	242	Existing
C5 Pylon	176	176	Existing
E1 Monument	72	72	Existing
E2 Monument	75	75	Existing
E3 Monument	75	75	Existing
E4 Monument	75	75	Existing
E5 Monument	75	75	Existing
E6 Monument	75	75	Existing
E7 Monument	75	75	Existing
D1 Directional	34	24	Remodel
D2 Directional	34	7.75	Remodel and Relocation
D3 Directional	34	10.5	Remodel & New Sign Panel
D4 Directional		7.75	New
D5 Directional		7.75	New
D6 Directional		7.75	New
		2.5	Spare Sign Area
Total		1692sf	1692sf
Allowable Signage (per approved 2012 MSP)			

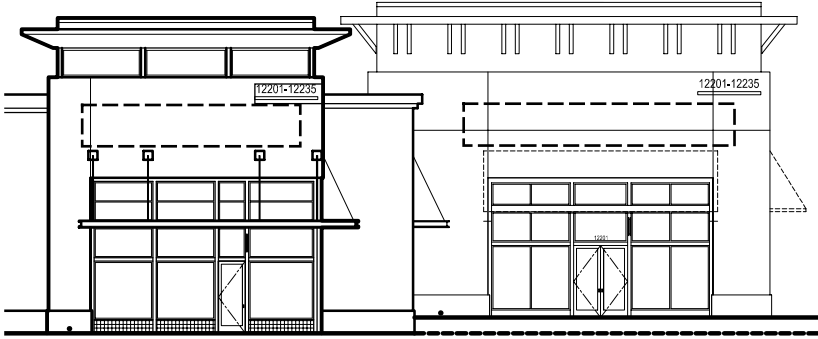
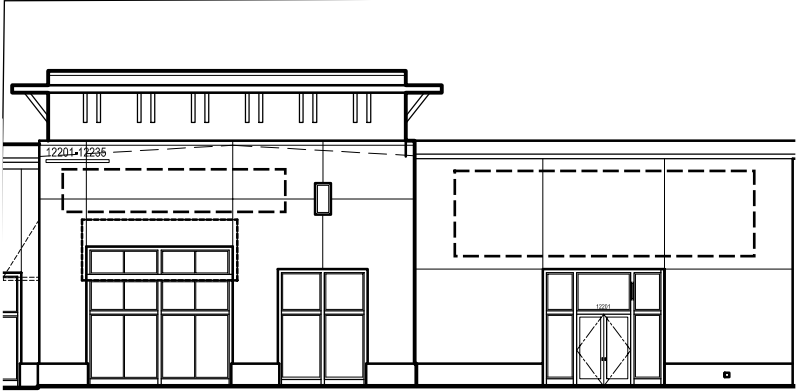
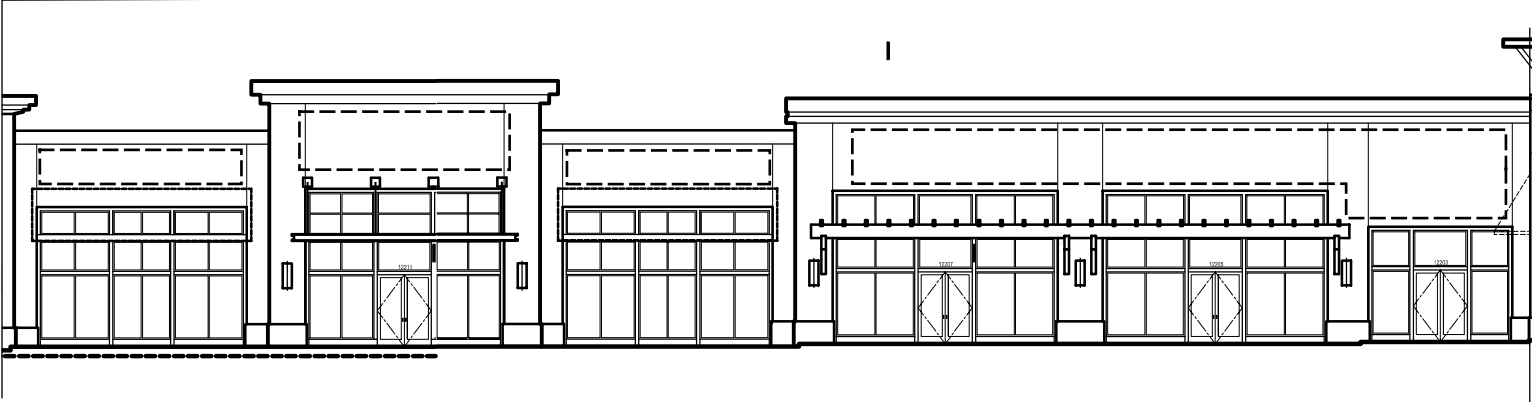
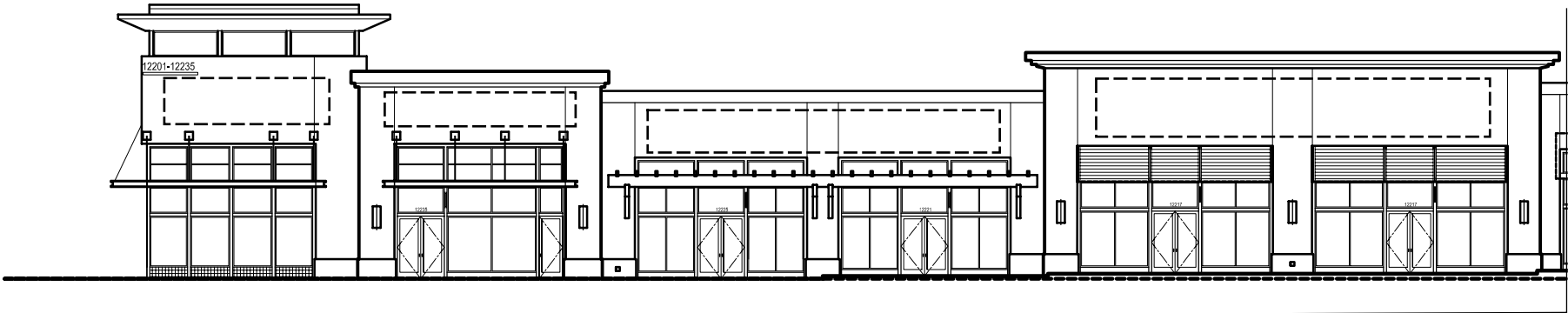
 **Project Signage Site Plan**
Not To Scale



Tenant Wall Signage Site Plan

Not To Scale

NOTE: Building sizes and locations are subject to change.



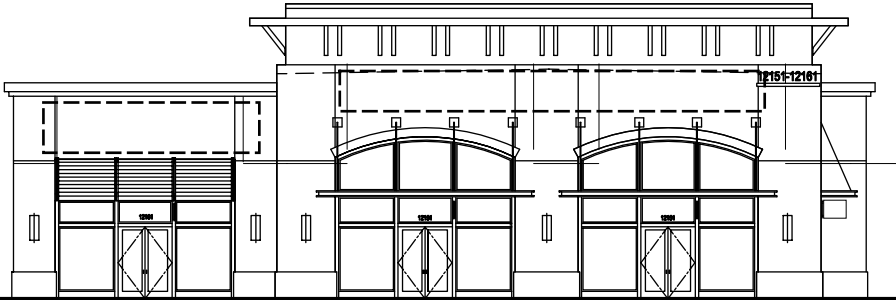
Building L - East Elevation

Scale 3/64" = 1' 0"

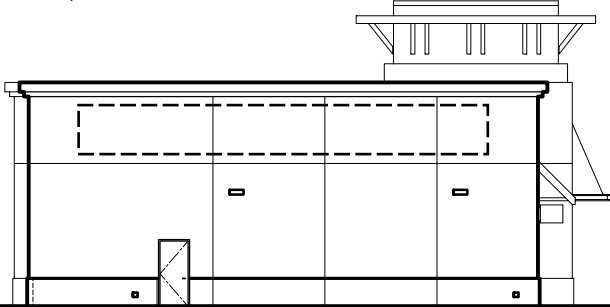
Building L - South Elevation

Scale 3/64" = 1' 0"

 Signable Areas - 80% Max of Horizontal and Vertical Fascia
 Not To Exceed Maximum Allowable Area provided by City Code.



Building O - East Elevation
Scale 3/64" = 1' 0"



Building O - South Elevation
Scale 3/64" = 1' 0"



Building O - North Elevation
Scale 3/64" = 1' 0"

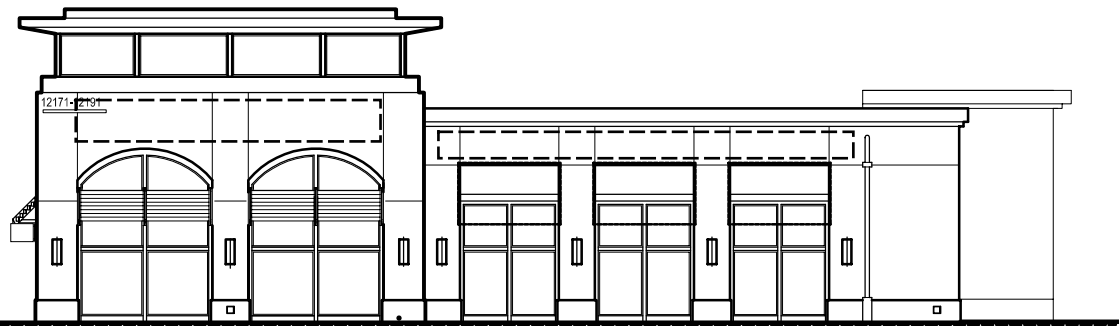


Signable Areas - 80% Max of Horizontal and Vertical Fascia
Not To Exceed Maximum Allowable Area pf 1.5 sf of Signage per Lineal Foot of Leasehold Frontage, except as may be increased in accordance with City Code.



Building N - South Elevation

Scale 3/64" = 1' 0"



Building N - East Elevation

Scale 3/64" = 1' 0"

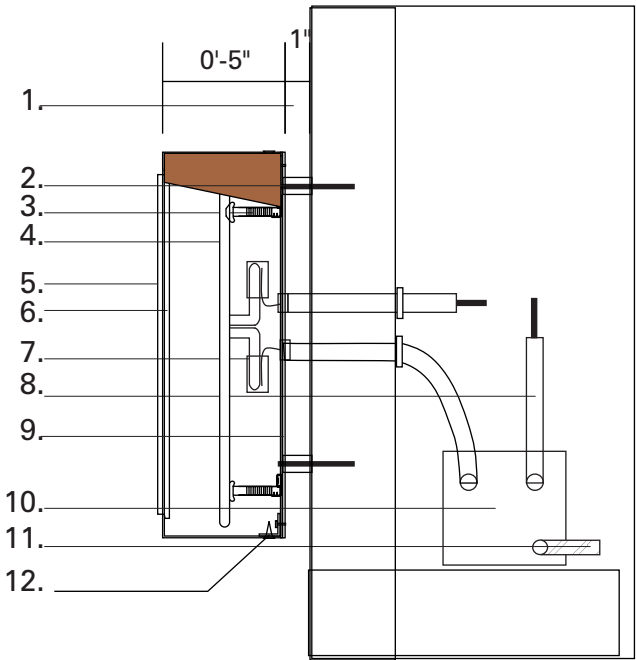
- [- - - -] Signable Areas - 80% Max of Horizontal and Vertical Fascia
- [- - -] Not To Exceed Maximum Allowable Area Provided by City Code.



Typical Push Thru Channel Letter Sign Detail

Scale 1/2" = 1' 0"

- .1/2" Thick Plexiglas Push Thru With Colored Vinyl Face In Tenant Colors
- .090 Aluminum Face With Welded .063 Aluminum Return, Seams Filled And Sanded Smooth. Painted to Match RAL 1035

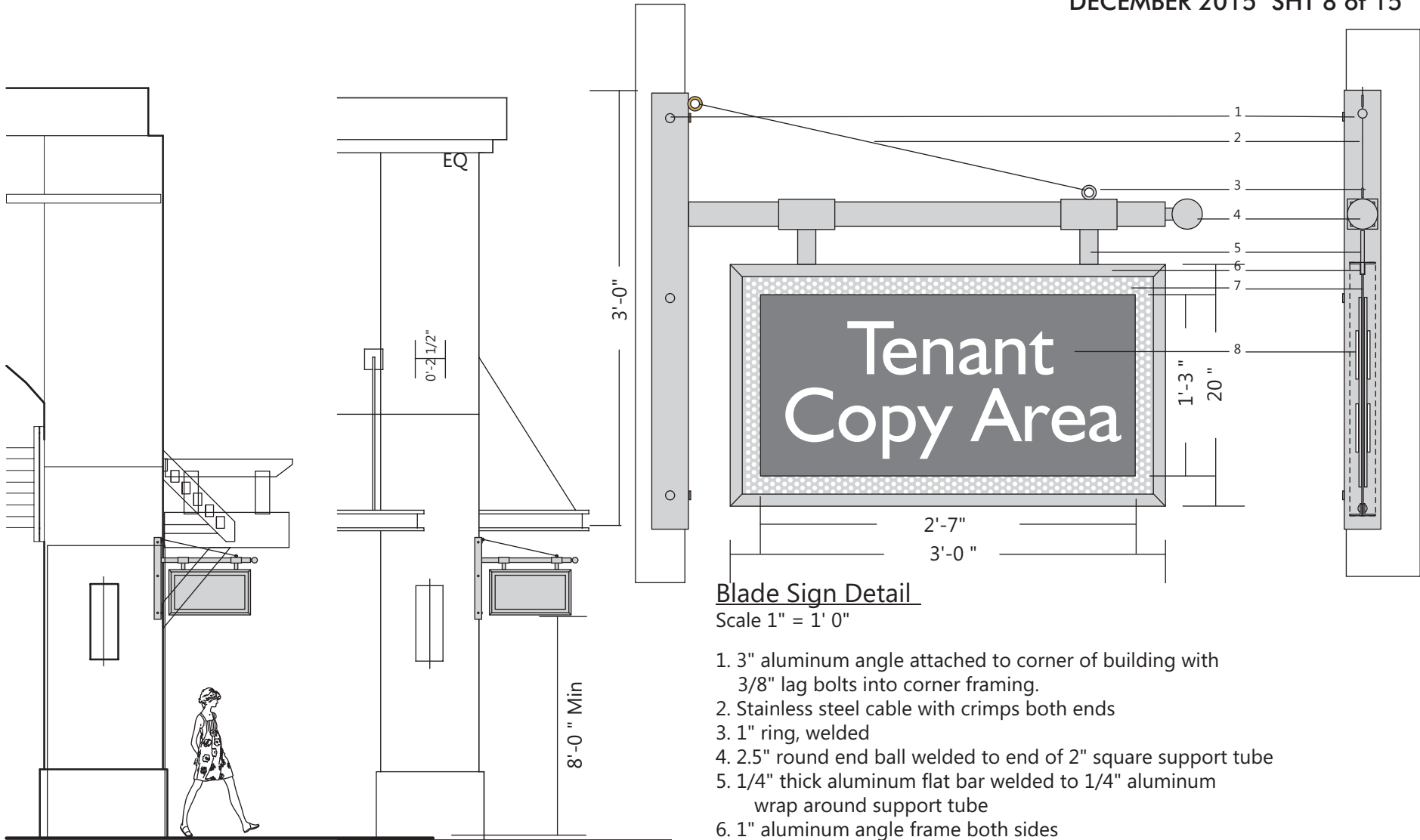


Channel Letter Section Details- UI Listed

- 1. Storefront Fascia
- 2. #10 Metal Screw with 1" spacer, 3 X Letter Typ.
- 3. Tube Support
- 4. Neon Tube, 6500 white
- 5. 1/2" thick white push thru plex face with colored vinyl graphics on face
- 6. Aluminum channel letter with welded face and sides with seams filled, painted RAL1035
- 7. Electrode Boot, UL Approved
- 8. Flex Conduit With GTO Wire
- 9. 3/16" thick white Lexan letter back
- 10. Transformer With Disconnect Switch
- 11. Incoming Primary Circuit
- 12. #8 flat head countersunk screws, painted to match sides

Section Detail

Scale 2" = 1' 0"



Blade Sign Elevation Sign B2

Scale 3/16" = 1' 0"

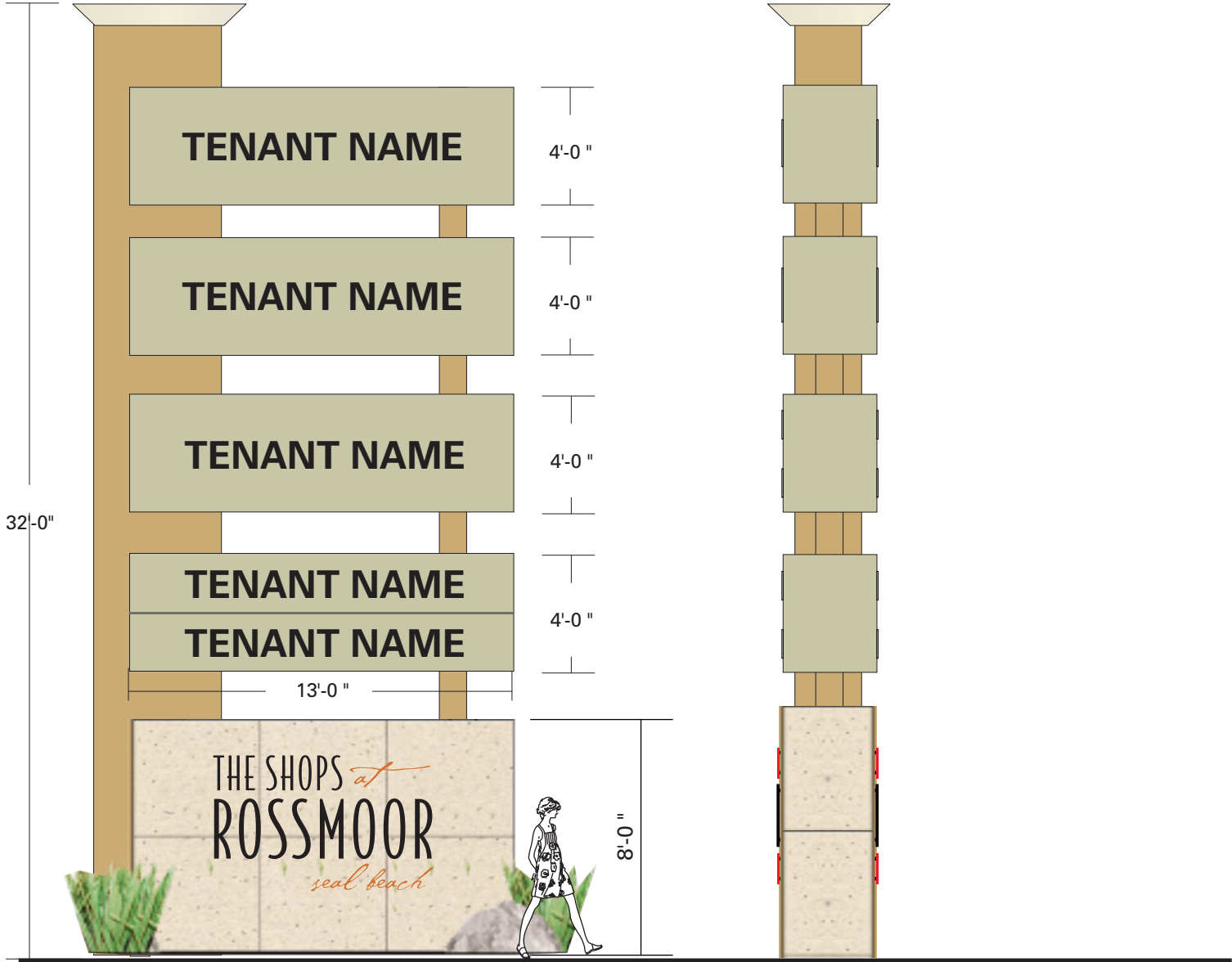
Blade sign attaches to corner of building in location to be designated by landlord.

Blade Sign Detail

Scale 1" = 1' 0"

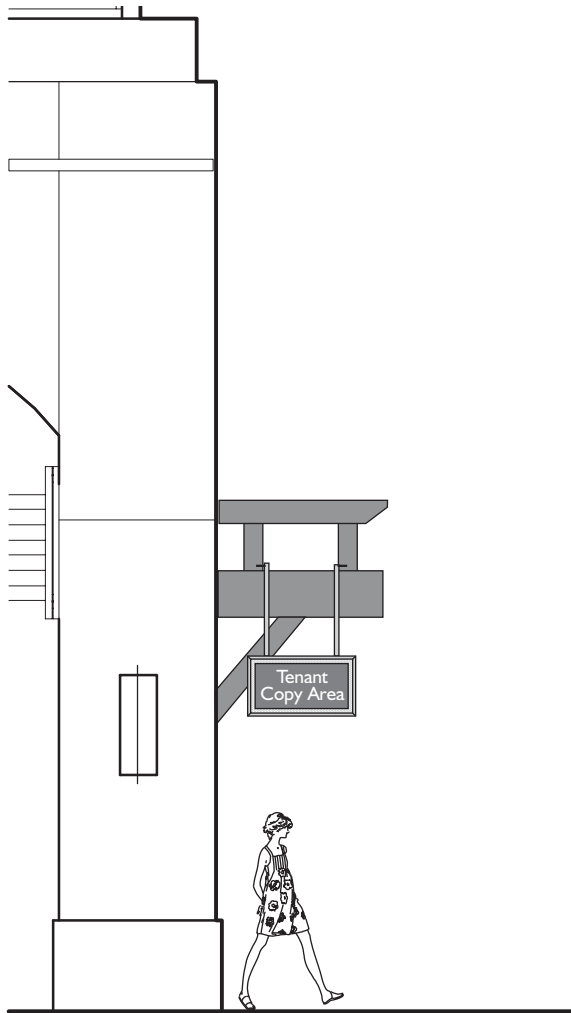
1. 3" aluminum angle attached to corner of building with 3/8" lag bolts into corner framing.
2. Stainless steel cable with crimps both ends
3. 1" ring, welded
4. 2.5" round end ball welded to end of 2" square support tube
5. 1/4" thick aluminum flat bar welded to 1/4" aluminum wrap around support tube
6. 1" aluminum angle frame both sides
7. 1/4" aluminum perforated metal
8. 15" x 31" x 1/4" PVC background panel, tenant choice of color with landlord approval, with 1/4" thick PVC flush mounted letters/graphics in tenant design and colors. Background affixed to metal panel with VHB tape.

All metal surfaces painted to match Precision Coatings Silver Mist 2280
Blade signs are required for tenants in Bldg L and optional for all other buildings, subject to landlord approval.



Typical Pylon Sign C

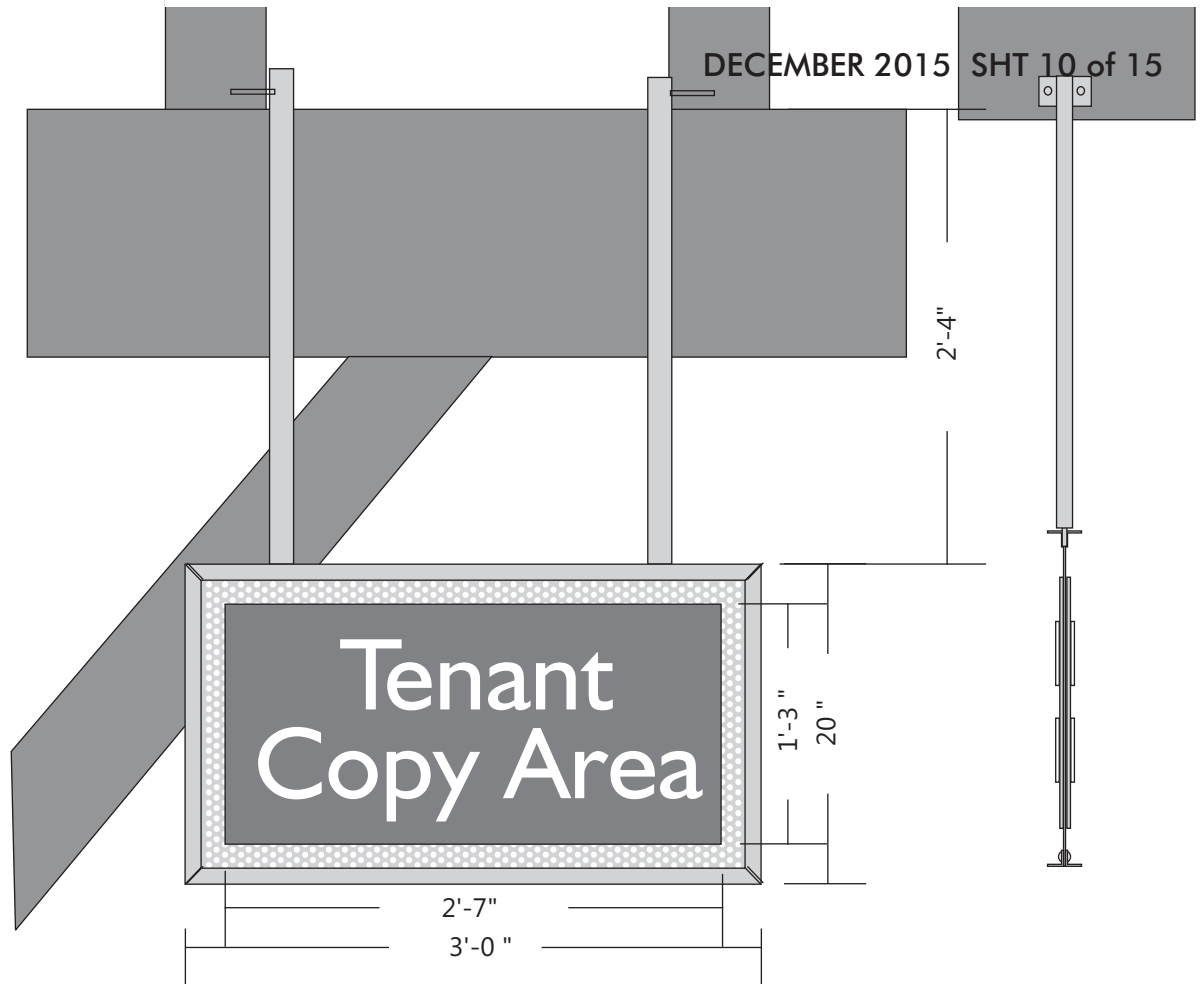
Scale 3/16" = 1' 0"



Blade Sign Elevation Sign B3

Scale 3/16" = 1' 0"

Blade sign attaches to existing wood framing at storefront elevation.

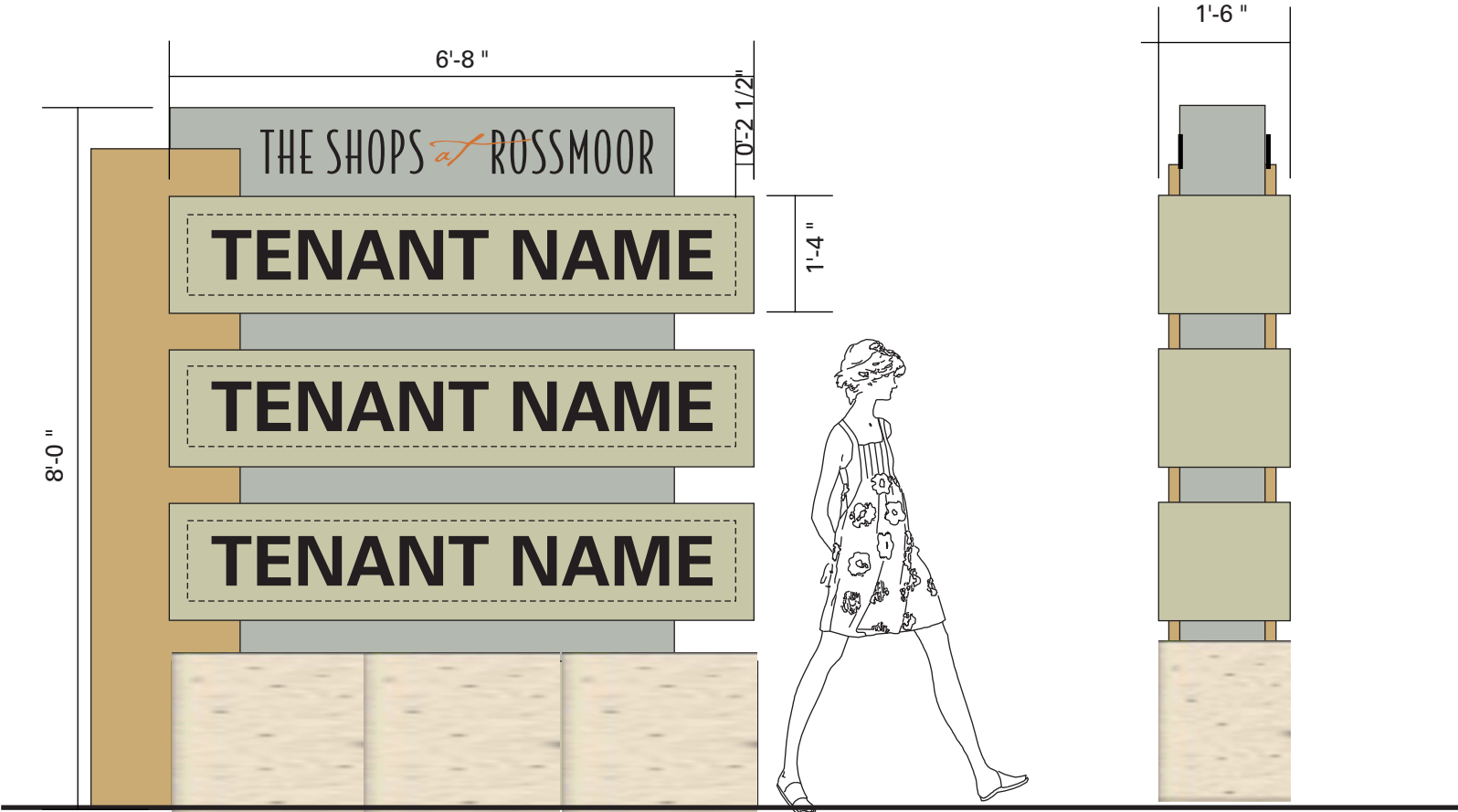


Blade Sign B3

Scale 1" = 1' 0"

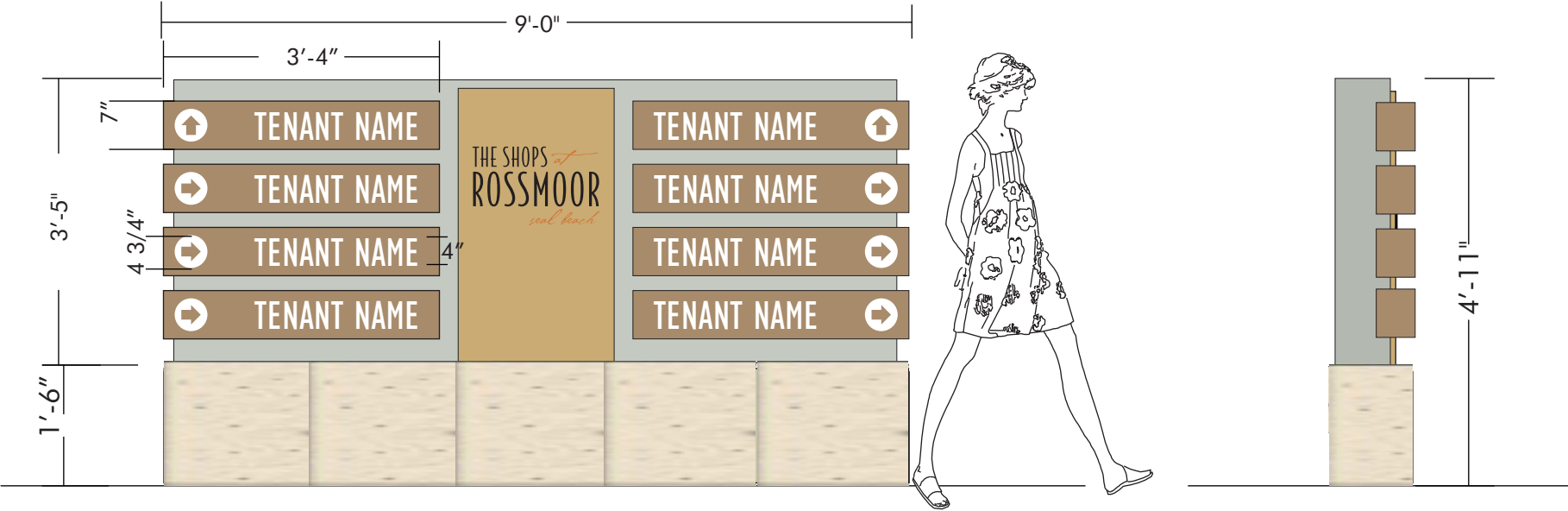
Fabrication detail of Blade sign B3 to be the same as B2 with the exception of the mounting detail. B3 Blades to be hung from two 1 1/2" aluminum square tubes mounted to existing wood beams above

Tenant copy to be sized within the 31" x 15" background panel. Background panel to be made of 1/4" PVC with tenant choice of color (upon landlord approval). Tenant letters to be made of 1/4" PVC painted with tenants choice of color (upon landlord approval)



Typical Monument Sign E

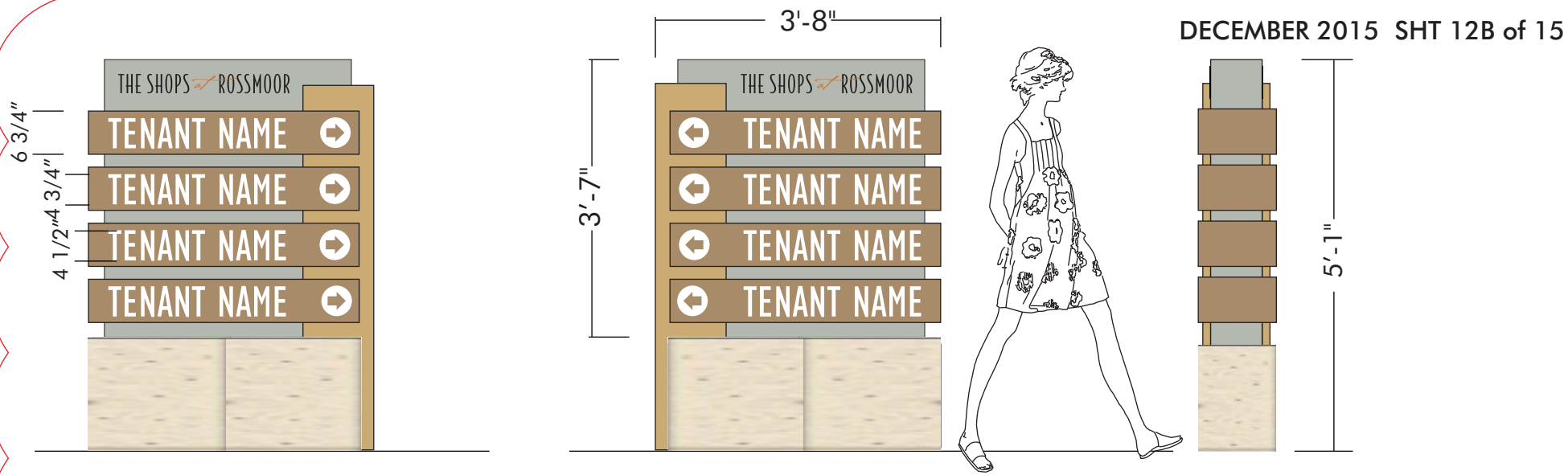
Scale 1/2" = 1' 0"



Monument/Directional Sign D1

Scale 1/2" = 1' 0"

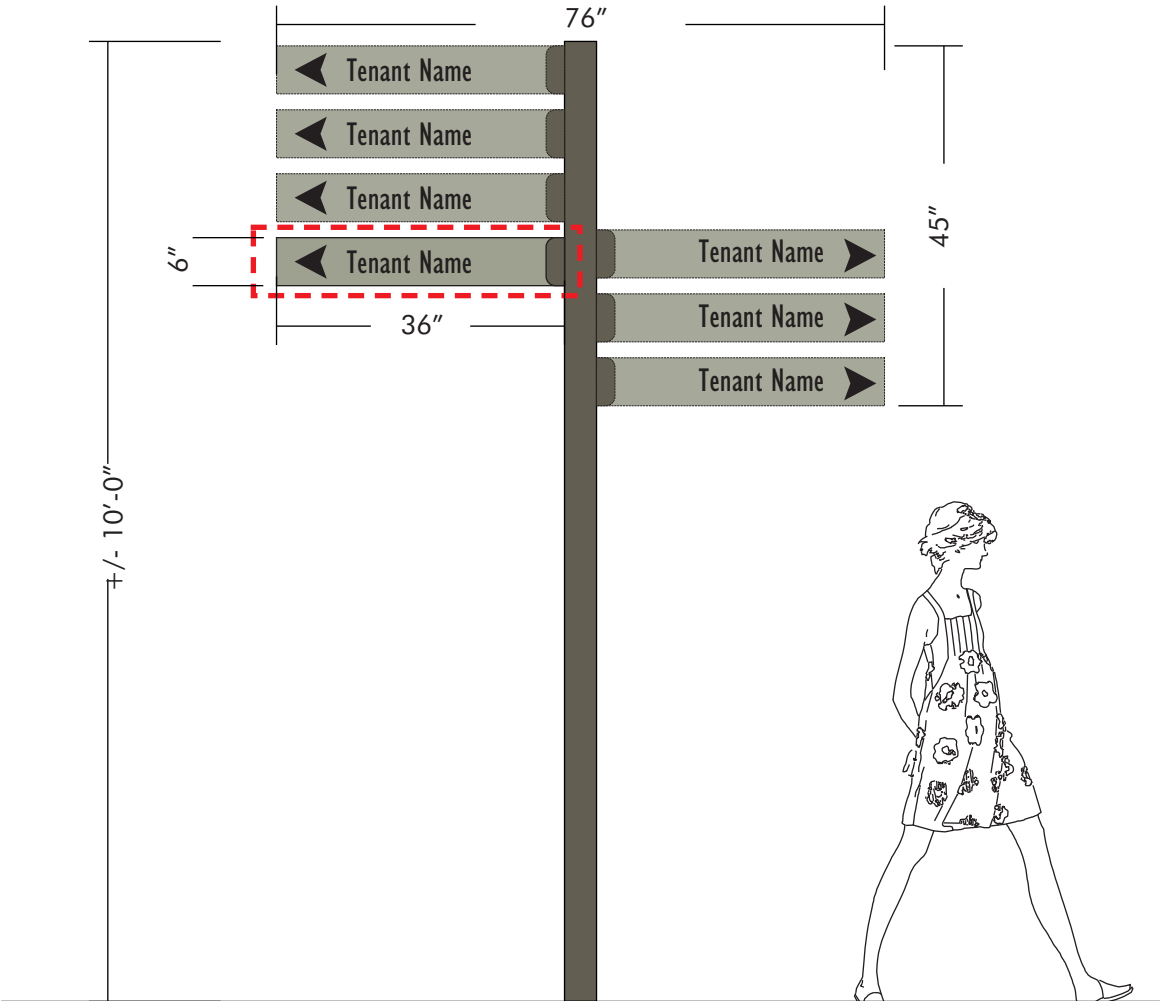
Externally illuminated with light fixtures on ground



Directional Sign D2 - Double Sided

Scale 1/2" = 1' 0"

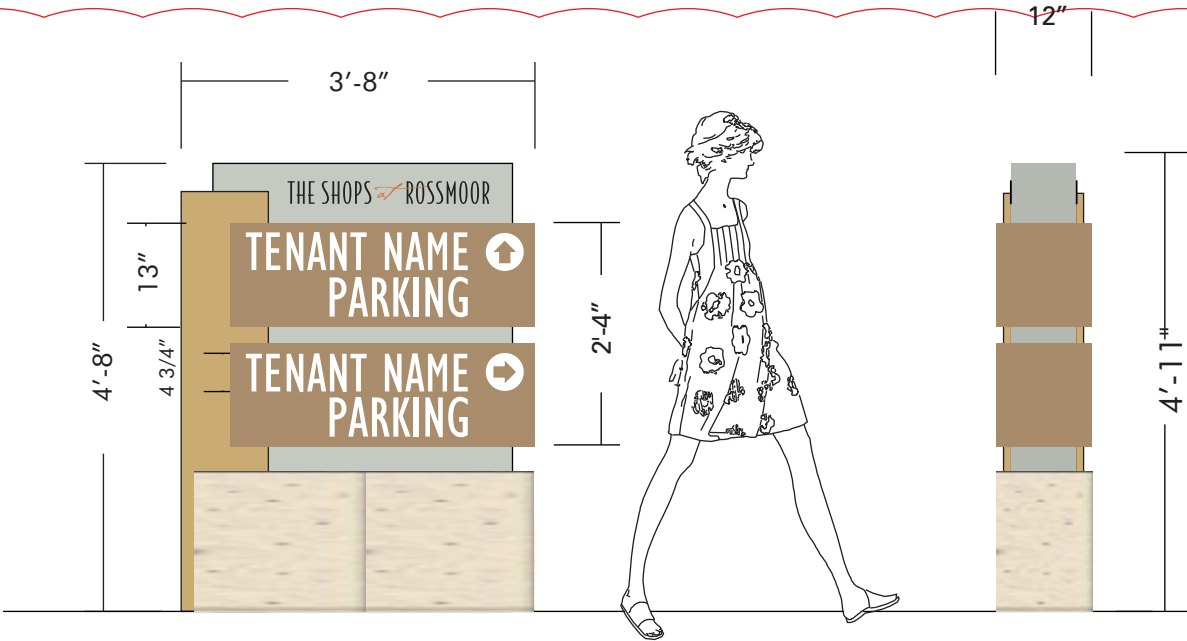
Externally illuminated with light fixtures on ground - lighting by others.



Directional Sign D3

Scale 1/2" = 1' 0"

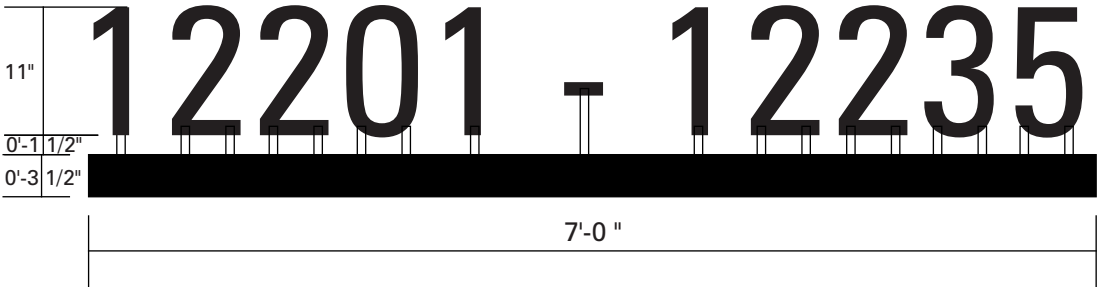
ADD - 4th panel on left side



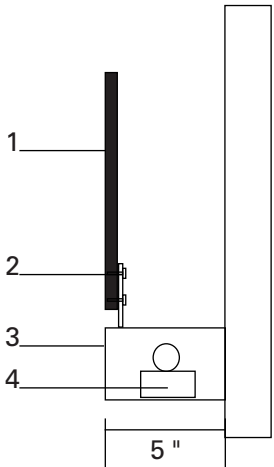
Directional Sign D4, D5 & D6

Scale 1/2" = 1' 0"

Externally illuminated with light fixtures on ground - lighting by others.



Building Address Sign Type F
 Scale 3/4" = 1' 0"



Section Detail
 Scale 1-1/2" = 1' 0"

- 1. 1/2" thick PVC, paint finish
- 2. 1/8" aluminum supports
- 3. 3.5" x 5" aluminum lightbar
- 4. Fluorescent lamp illumination

GENERAL PROVISIONS:

The purpose of this Master Sign Program is to provide design standards and specifications that create consistency in quality, size, placement, and configuration for signs throughout the Center while allowing creativity and flexibility in the usage of signage in the changing retail environment. Notwithstanding any other provisions to the contrary herein, signs that have been approved and permitted as of the effective date of this sign program (in 2012) shall be considered "grandfathered" and shall not be subject to this sign program.

SUBMITTALS AND APPROVALS

Prior to sign fabrication, plans shall be submitted to the Landlord for approval. Three (3) sets of complete, fully dimensioned, and detailed shop drawings including:

1. Elevation of sign location showing design, location, size, and layout of sign, drawn to scale, indicating dimensions, attachment devices, and construction detail.
2. Section through sign showing the dimensioned thickness of the letters, wiring and attachment details.
3. Scaled letter patterns for all graphics.
4. Site plan, indicating location of sign on property.

All sign submittals shall be reviewed by the Landlord for conformance with the provisions of these criteria.

Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans and shop drawings.

PROHIBITED SIGNS

The following are prohibited:

1. Backlit plexiglas faced sign cabinets where entire face is illuminated.
2. Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
3. Paper or cardboard signs, stickers, or decals hung around, on, or behind storefronts.
4. Exposed junction boxes, transformers, lamps, tubing or conduits.
5. Exposed neon signs of any kind except where specifically approved by landlord and city of Seal Beach.

ACCEPTABLE SIGN TYPES

Signage at The Shops at Rossmoor shall be creative and imaginative with emphasis on well-developed graphics and high quality manufacture.

Sign Type A - Major Tenant Wall Signs:

Internally illuminated channel letters or logos with halo backs. No trim cap. Retainers to be welded and smooth ground for finished integral look. Maximum of 1.5 sf per lineal foot of building frontage up to a max of 180sf per sign, except as may be increased in accordance with City Code.

Sign Type B1 - Tenant Wall Signs: Aluminum fabricated channel letters with .090 aluminum face routed 3/4" around perimeter of letter, welded .063 aluminum returns, 5" deep. Edges and seams filled and sanded smooth. 1/2' thick push thru plex lettering in face. Colored vinyl graphics may be applied to push thru plex face. White Lexan halo back spaced 1" off wall. Letters painted RAL 1035. Maximum of 1.5 sf per lineal foot of building frontage up to a max of 180sf per sign, except as may be increased in accordance with City Code.

Sign Type B2 - Tenant Blade Signs: 20" x 36" double faced blade sign with 1/4" thick aluminum face panels affixed to 2" aluminum square tube frame. Panels painted RAL 1035, frame and 1/4" aluminum base plate painted to match storefront. Tenant graphics are 1/4" thick PVC letters flush mounted to faces. Graphics to remain 2" from edge of panel. Blade signs are required for tenants in Bldg L and optional for all other buildings, subject to landlord approval.

Sign Type C - Pylon Signs - See exhibit.

Sign Type D - Directional Signs - See exhibit.

Sign Type E - Monument Signs - See exhibit.

Sign Type F - Project addresses: Aluminum lightbar, 3.5" x 5" x 84", fluorescent lamp illumination inside lightbar. 1/2" thick PVC numbers affixed with aluminum flat bar supports.

SIGN CONTRACTOR RESPONSIBILITIES

The Tenant's sign contractor is responsible to do the following:

1. Submit to Landlord for approval prior to fabrication complete and fully-dimensioned shop drawings .
2. Obtain approved sign permits from the City of Seal Beach prior to sign fabrication and deliver copies of same to Landlord.
3. Provide to Landlord, prior to commencing fabrication, an original certificate of insurance naming the Owner as an additional insured for liability coverage in the amount required by Landlord at time of submittal.

DESIGN REQUIREMENTS

1. Number and Placement - Each tenant shall provide one storefront sign on their primary frontage. Blade signs are required for tenants in Bldg L and optional for all other buildings, subject to landlord approval. Tenant may have one sign per storefront elevation, subject to Landlord approval.
2. Typestyles and Logos - All typestyles and logos to be of professional quality. corporate logos are allowed for national brands. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
3. Tenant Wall Sign Sizes - See exhibits for typical sign locations and allowable sizes and areas. Maximum vertical height and horizontal width of any sign shall be no more than 80% of the height or width of the architectural area on which the sign is placed. Heights of letters, graphics and logos are to be in scale with the architecture as consistent with the designed theme of the individual sign. In all cases the sign shall appear balanced and in scale with the context of the building.
4. Blade Sign Sizes - Blade sign shall match exhibit design and materials exactly. 20"x 36" x 1/4"aluminum faces on 2" square tube frame. Graphics to be 1/4" thick PVC letters flush mounted with adhesive. Graphics to maintain 2"margin from edge of panel.

CONSTRUCTION REQUIREMENTS

1. Channel letter depth shall be 5". Seams shall be filled and sanded smooth. No light leaks at seams or edges of letters are permitted.
2. All sign fabrication work shall be of excellent quality.
3. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs, and shall have a uniform surface conforming to the highest standards of the industry.
4. Paints must be high quality acrylic polyurethane, Matthews, Spraylat or equivalent.
6. Channel letter signs shall be illuminated with 6500 white neon and shall use 30 ma. transformers conforming to UL 2161. All lighting must match the exact specifications of the approved shop drawings. Wiring and assembly details must match provided specifications.
7. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks or hot spots will not be permitted.
8. Underwriter's Laboratory-approved labels shall be affixed to all letters. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
9. Penetrations into building walls, where required, shall be made waterproof.
10. The sign contractor on drawings submitted to the Landlord shall indicate location of all openings for conduit sleeves and support in sign panels and building walls. Sign contractor shall install same in accordance with the approved drawings.
11. In no case shall any manufacturer's label, stamp, or decal be visible from the street from normal viewing angles.