

# Covina Technology Center

1325-1411 N. Grand Ave.  
Covina, CA



98-3126  
8-17-99

## S I G N P R O G R A M

May 25, 1999

**FOR:**  
*Myers Companies, 136 S. Orange Street, Glendale, CA 91204*

**Developer:** *Myers Companies  
136 S. Orange St.  
Glendale, CA 91204  
(818) 246-2523*

**Project Architect:** *C 2 G Architects & Builders  
14931A Califa St.  
Van Nuys, CA 91411  
(818) 781-1390  
fax: (818) 781-1467*

**City Planning:** *City of Covina  
Planning Department  
125 E. College St.  
Covina, CA 91723  
(626) 858-7231  
Fax (626) 858-5556  
Contact: Hal Ledford*

**Signage Consultant:** *Signage Solutions  
1336 Allec Street  
Anaheim, CA 92805  
(714) 491-0299  
Fax: (714) 491-0439  
Contact: Gene Long*

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## S I G N P R O G R A M

There is a formal process for the creation, review and approval of Tenant signs at Covina Technology Center. All Tenant's signage is subject to the owner's, or his managing agent (hereinafter referred to as "owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Covina Technology Center.

### 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 Covina Planning and Building Department.

Submittals shall include the following:

1. STORE FRONT ELEVATIONS, a scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. SHOP DRAWINGS, fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection or the face of the letter or sign panel and the illumination.
3. SAMPLE BOARD, provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, tenant must resubmit revised plans until owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the owner for approval and then submitted to the city of Covina for approval. The owner may approve signs that depart from the specific provisions and constraints of this sign program.

### B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the owner prior to permit application. Tenant or his sign contractor must submit to the city of Covina, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the owner's and city's approval shall be on file in the owners office.
2. Owner must receive the sign contractor's certificate of Insurance, as noted in Section X, Insurance Requirements.
3. The owner must be notified 48 hours in advance prior to sign installation.



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C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, owner may order sign fabrication and installation on tenant's behalf and at the Tenants expense.

D. The owner may, at his sole discretion and at the tenant's expense, correct, replace or remove any sign that is installed without written approval and /or that is deemed unacceptable pertaining to this sign program.

E. If the tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

### TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

\* Design consultant fees (if applicable)

    % of permit processing cost and application fees.

    100% of costs for sign fabrication and installation including review of shop drawings and patterns.

\*All costs relating to sign removal, including repair of any damage to the building.

### SECTION II - PROHIBITED SIGNS

Only those sign types provided herein and specifically approved in writing by the owner will be allowed. The following signs are prohibited:

\* Outdoor advertising or advertising structures.

\* Roof signs

\* Freestanding signs, except as provided in this text.

\* Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.

\* Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.

### APPROVED SIGN CONTRACTORS:

#### SIGNAGE SOLUTIONS

1336 Allec Street  
Anaheim, CA 92805  
(714) 491-0299  
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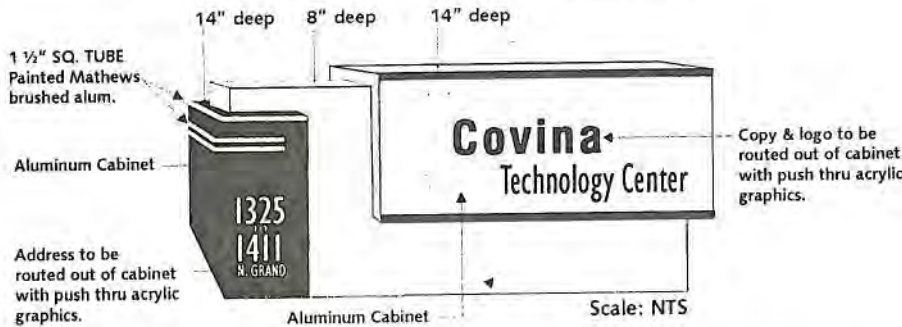
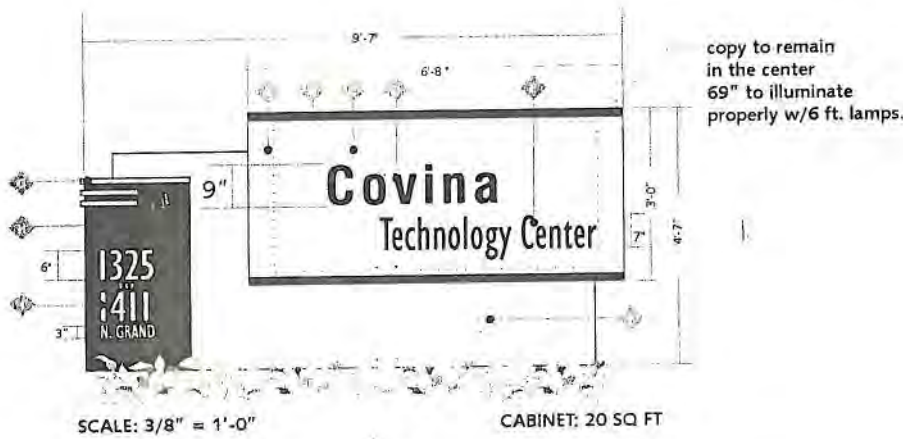
S I G N P R O G R A M

**M.1 ENTRANCE MONUMENT**

**MATERIALS:** Routed Aluminum, Acrylic push thru with vinyl overlays, Double-sided structure.

**QUANTITY:** Four (5) required. See Exhibit A for locations.

**LIGHTING:** Internally illuminated with flourescent lamps.



- ◆ ALUMINUM CABINET W/MATHEWS BRUSHED ALUMINUM FINISH, GRAPHICS TO BE ROUTED OUT OF FACE INTERIOR ILLUMINATION TO BE FLOURESCENT.
- ◆ BLUE STRIPES ON TOP AND BOTTOM OF CABINET PAINTED TO MATCH 3M VINYL DARK BLUE #230-36 (PMS #281C)
- ◆ LOGO TO BE ROUTED OUT OF CABINET AND PUSHED THRU WITH CLEAR ACRYLIC, WITH WHITE VINYL APPLIED TO FACE OF ACRYLIC.
- ◆ "COVINA" TO BE ROUTED OUT OF FACE OF CABINET WITH CLEAR ACRYLIC PUSHED THRU WITH DARK BLUE VINYL #230-36 APPLIED TO FACE OF ACRYLIC
- ◆ "TECHNOLOGY CENTER" TO BE ROUTED OUT OF FACE OF CABINET WITH CLEAR ACRYLIC PUSHED THRU WITH TRANSLUCENT BLACK VINYL OVERLAY APPLIED TO FACE OF ACRYLIC

- ◆ ALUMINUM CABINET PAINTED FRAZEE SOLO WHITE #CW051W MATTE FINISH
- ◆ 1 1/2" SQUARE TUBE ATTACHED TO COLUMN AND PAINTED MATHEWS BRUSHED ALUMINUM.
- ◆ COLUMN TO BE CONSTRUCTED OF ALUMINUM, PAINTED DARK BLUE TO MATCH VINYL #230-36 (PMS #281C) ADDRESS TO BE ROUTED OUT OF COLUMN .
- ◆ ADDRESS TO BE ROUTED OUT OF COLUMN WITH PUSH THRU CLEAR ACRYLIC WITH WHITE VINYL APPLIED TO FACE OF ACRYLIC, ADDRESS LETTERS TO ILLUMINATE.

**S I G N P R O G R A M**

**TS.1 INDUSTRIAL TENANTS**

**MATERIALS:** 2" deep aluminum, reverse, non-illuminated pan channel letters.

- \* All signs shall be made of aluminum.
- \* All formed metal shall be fabricated using full weld construction.
- \* All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices.
- \* All letters to be mounted on a standard "mounting case" which shall be constructed of an extrusion backing with removable face. Mounting case will be painted to match the wall it is mounted on. See cross section below for construction specifications.

✓ **SIGN AREA:** Maximum sign area = 15% of the face of the first story of the building.  
Maximum letter height 36". Maximum logo height 36".

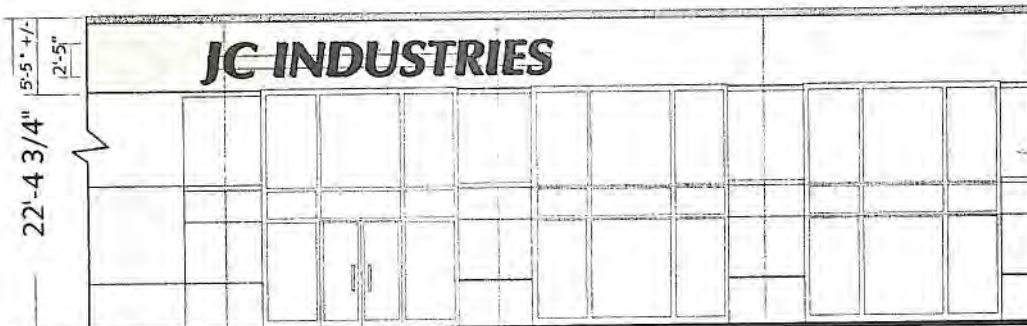
**TYPE FACE:** Zapf Humnst Ult BT or Corporate typeface.

**COLORS:** Letters to be painted Mathews Cosmic Navy #76A-1A.

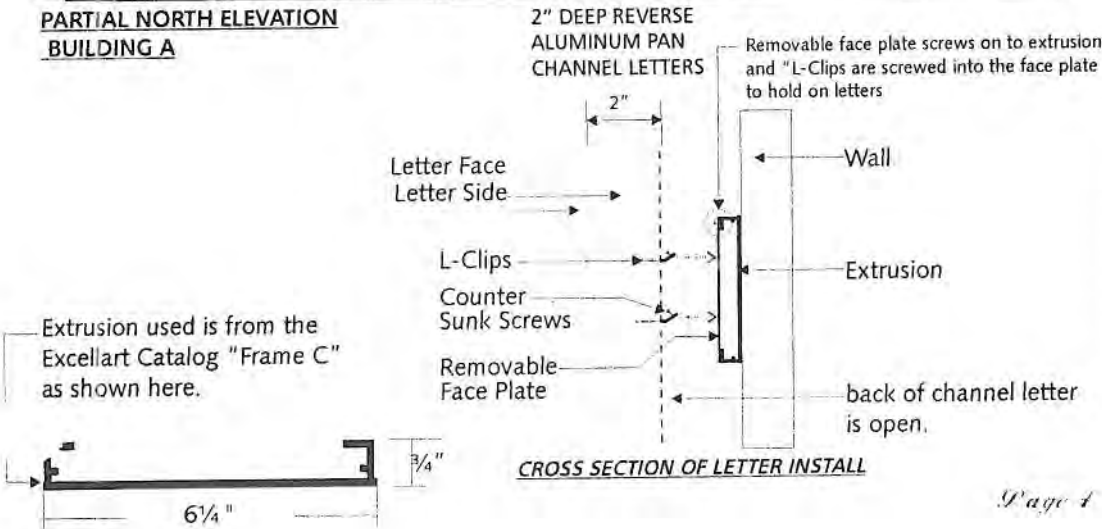
*SEE June 20, 2000 FAX*

**LIGHTING:** Non-illuminated.

**SIGN QUANTITY:** One sign per building



**PARTIAL NORTH ELEVATION  
BUILDING A**



17B



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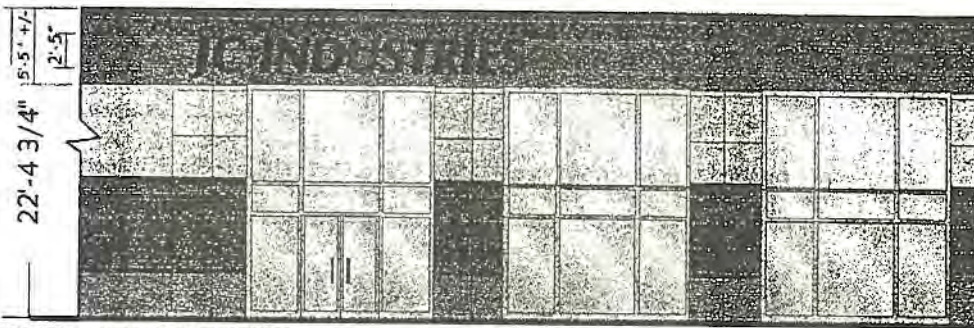
**SIGN AREA:** Maximum sign area = 15% of the face of the first story of the building. Maximum letter height 36". Maximum logo height 36".

**TYPE FACE:** Zapf Humnst UII BT or Corporate typeface.

**COLORS:** Letters to be painted Frazee #5225 brown- semi gloss .

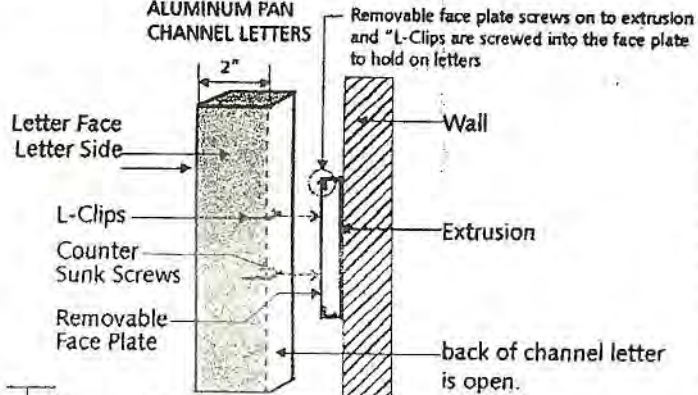
**LIGHTING:** Non- illuminated.

**SIGN QUANTITY:** One sign per building



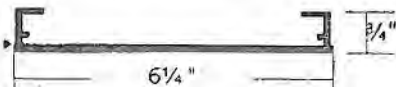
**PARTIAL NORTH ELEVATION  
BUILDING A**

**2" DEEP REVERSE  
ALUMINUM PAN  
CHANNEL LETTERS**



**CROSS SECTION OF LETTER INSTALL**

- Extrusion used is from the Excellart Catalog "Frame C" as shown here.





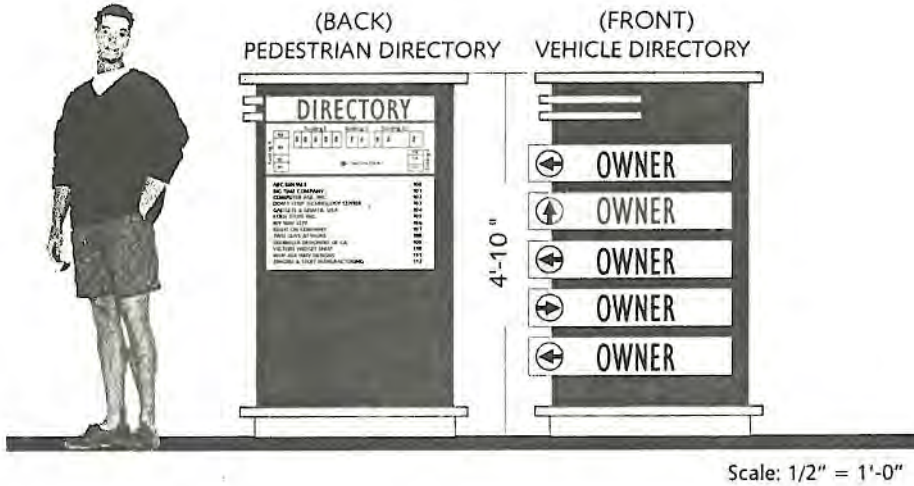
**D.1** VEHICULAR / PEDESTRIAN DIRECTIONAL

**MATERIALS:** Dryvit finish, Sintra with vinyl graphics. Three Dimensional two sided structure mounted on concrete Pad.

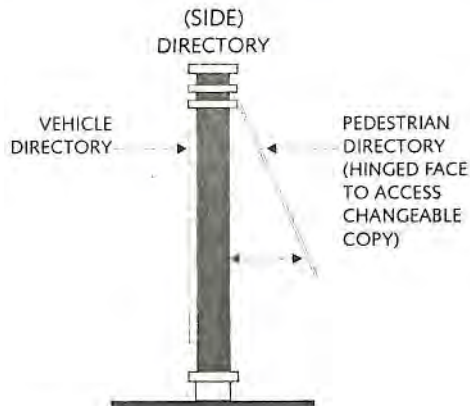
**QUANTITY:** Four (4) required.  
See Exhibit 1 for locations.

**TYPE FACE:** Humanist 521 Cn. Bd.

**LIGHTING:** Non- illumination.



Scale: 1/2" = 1'-0"



**S I G N P R O G R A M**

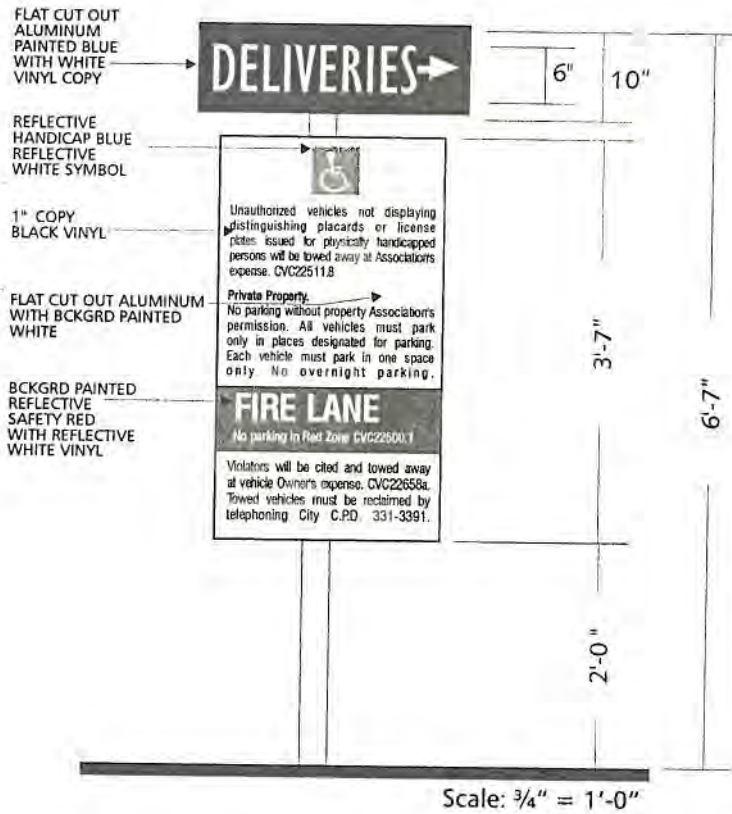
**PC PARKING CODE ENTRY**

**MATERIALS:** Aluminum Panel with vinyl graphics. Mounted to 2" x 4" square tube aluminum post.

**QUANTITY:** Two required (2) See Exhibit 1 for locations.

**TYPE FACE:** Helvetica Medium Condensed.

**LIGHTING:** Non-illumination.



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**BUILDING ADDRESS**

**MATERIALS:** Individual numbers fabricated from 1/4" aluminum painted automotive finish.  
Pinned off wall with 1/4" studs.

**QUANTITY:** Minimum one (1) set per building.  
Total: 8 sets required

**TYPE FACE:** Swiss 721 HV BT

**LIGHTING:** Non-illumination.

**SAMPLE:**

SCALE: 1/4" = 1'-0"

