

Citrus Center

525 S. Citrus Ave.
Covina, CA 91723

MASTER SIGN PROGRAM



LOREN INDUSTRIES

First Draft May 2018

LOREN
LOREN INDUSTRIES
12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 455415
Los Angeles, CA

**CITRUS
CENTER**

PAGE NO.:
1 OF **12**
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DATE:
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SIGN PROGRAM NO. 30

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APPROVED BY THE CITY OF COVINA
PLANNING DIVISION

With Conditions As Submitted

Date: *9/20/2018*

Planner: *[Signature]*

It is unlawful to make any changes or alterations on this set
of plans without written permission from the Planning Division

Approved for Submittal to Building Division

Plan Check (Date):

Approved for Issuance of Building Permit

SECTION I – PROJECT OVERVIEW

The purpose of the criteria is to establish a coordinated sign program that will afford each tenant adequate identification while achieving an attractive and harmonious overall appearance among the leased spaces. All signs shall be compatible with the architectural style, design, material and color of the building.

A. LANDLORD APPROVAL

1. Tenant shall submit (4) four copies of the sign design drawings of the proposed signs to the Landlord/Agent for approval prior to fabrication of such signs.
2. Drawings are to be prepared by a reputable state-licensed sign contractor.
3. Landlord shall mark cover page of package as approved and sign. Tenant can then begin permit process.
4. **Landlord or authorized property manager approval signature shall be required on all sets of plans prior to submittal to the city.**

B. CITY APPROVAL & PERMITS

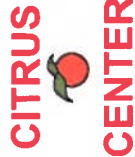
1. Permits are required for all signs except those specifically exempt from the City of Covina permit requirements.
2. All new Tenants and their sign contractors are advised to conform to the Uniform Building Code and conform with the current sign ordinance where applicable.
3. All permissible signs shall be subject to sign review by the City of Covina Planning Department. The applicant, pursuant to landlord approval, shall file a city application signed by the property owner including both accurate owner and applicant information. Appropriate fees shall be paid and four (4) sets of conceptual drawings approved and signed by the landlord are to be submitted including:
 - a. Site plan displaying lot dimensions and the size and location of all existing and proposed signs on the property.
 - b. Front elevation and cross section of the proposed sign showing the color(s), color number(s), materials, dimensions, grade level, copy size and letter style.
 - c. Fabrication and install details, including structural and engineering data.
 - d. Two (2) sets of engineering data, when required, to be signed and stamped by a person competent and qualified to prepare such information.

4. Applications for Sign and Building Permits are to be prepared by a reputable state licensed contractor and require the contractor's signature.
5. Upon approval by the City of Covina Planning Division, the applicant shall apply to the Building & Safety Division for necessary permits prior to install.

C. RESPONSIBILITY FOR WORK

Tenant shall be fully responsible for the work of its sign contractors. Such responsibility shall include, but not be limited to the following:

1. The Tenant shall pay for all fees, permits, variance, signs, installation, materials, repairs and maintenance. In addition, Tenant is responsible for the cost of electricity to operate said electrical signage.
2. Each Tenant, or its sign contractor, shall be responsible for the repair of any and all damage caused by the installation and/or removal of the Tenant's sign. Repairs are to be made within (15) days of initial damage or malfunction or prior to final inspection by an authorized representative of the City of Covina.
3. Tenant's sign company shall manufacture and install in a complete and workmanlike manner, any sign of the Tenant at the approved sign locations.
4. Tenant shall, upon vacating the premises, be responsible for removal of his/her sign, and for any and all repairs and paint required as the result of such removal. All such repairs and painting shall be made prior to Tenant's vacating the premises.
5. Any sign installed by Tenant which is not in conformance to the current City Ordinance and/or City approved drawings shall be corrected by Tenant within fifteen (15) days.
6. In the event Tenant's sign is not brought into conformance within the stipulated period, Landlord has the right to correct said sign at Tenant's expense. The same applies to removal and repair of burned lights, broken sign face, defaced signs, etc.



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7. Tenant acknowledges that the Landlord gives no assurances that a sign approved by the Landlord, which is consistent with these Criteria, will be acceptable to the government entity with authority to approve signs. Tenant shall be solely responsible for bringing the Tenant's sign into compliance with all local rules and ordinances.
8. Maintenance or replacement of signs due to weathering, damage, etc. shall be the responsibility of the Tenant.

D. PROHIBITED SIGNS

Any illegal non-conforming or unapproved sign is strictly forbidden. Prohibited signs include the following:

1. Flashing, moving, pulsating signs.
2. Signs which conflict with any traffic control device due to color, wording, design, location or illumination, or with the safe and efficient flow of traffic, both vehicular and pedestrian.
3. Canister or can signs, channel letters or back-lit letters only.
4. Roof signs.
5. A sign attached to, or written upon, an awning, a sign protruding over public sidewalk and/or right-of-way.
6. Banners, balloons, pennants, streamers, flags, and other such advertising devices, except as a temporary sign.
7. Painted signs.
8. Off premise signs or billboards.
9. Plywood or painted wall signs.
10. Any signs as prohibited by the City of Covina Municipal Code.

E. TEMPORARY SIGNS AND WINDOW SIGNS

1. Temporary signs such as banner shall comply with City of Covina Municipal Code. Permits shall be obtained from the city prior to displaying the temporary sign.
2. Window signs shall not exceed 20% of the window space in which they are displayed in compliance with City of Covina Municipal Code.



LOREN INDUSTRIES
12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
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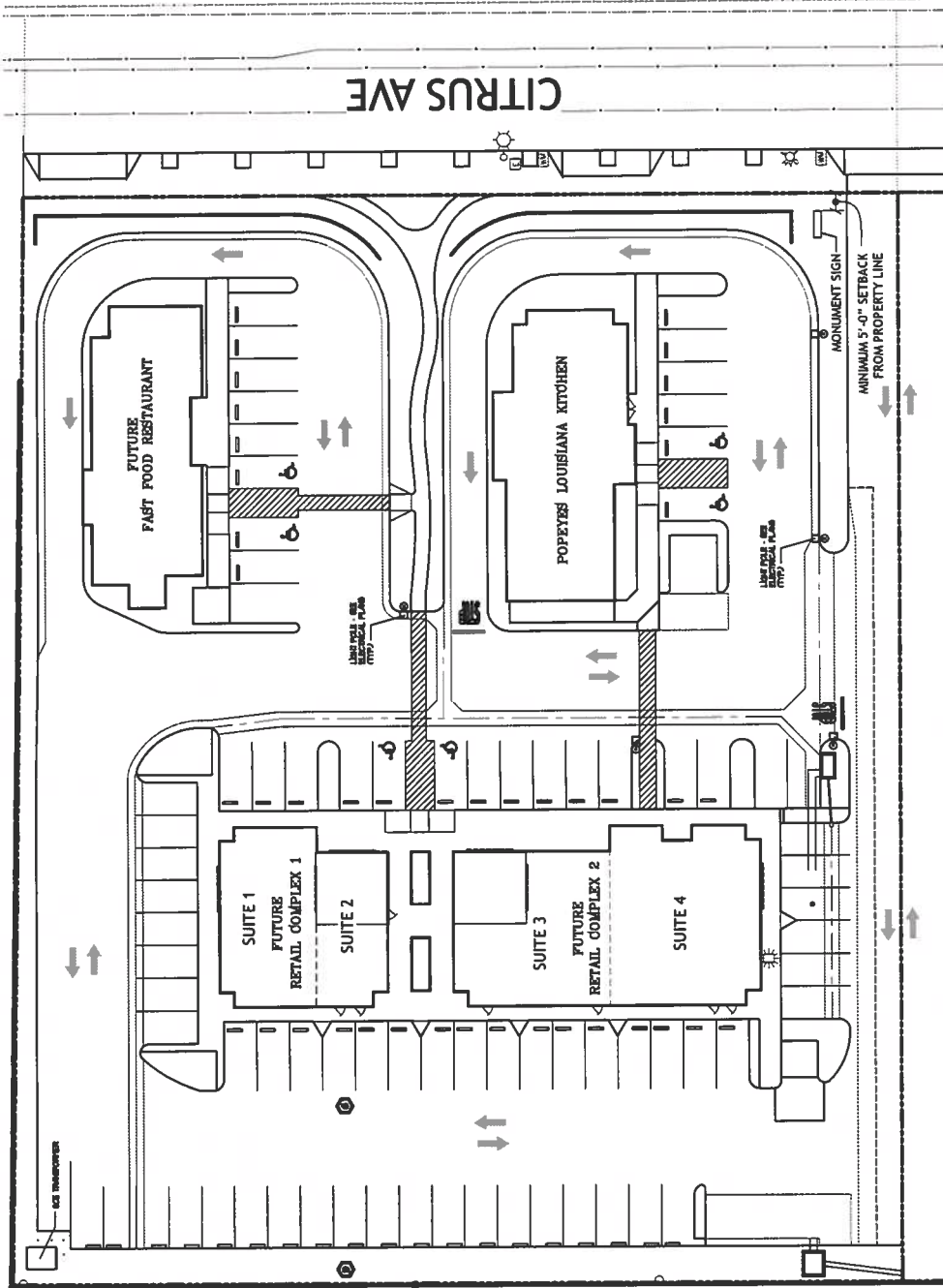
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OVERALL SITE PLAN

Scale: 1/32" = 1'-0"

SECTION II – SIGN CRITERIA

Wall Signs for Retail Building

1. No canister signs, use individual channel letters or back-lit only.
2. Signs shall be on the tower elements of the buildings.
3. Multiple Sign stacking and location of signs to be determined by the landlord, and subject to City of Covina review and approval.
4. One wall sign per building face for each tenant. A tenant at corner may have one additional wall sign, no wall sign in the rear (west) as it faces a residential zone other than a typical small exit sign.
5. Signs to have a minimum height of 16" to a maximum of 18", sign width maximum of 70% of the leased store front width. Maximum allowed sign area per elevation is 35 SF.
6. Maximum letter depth is 5"
7. No more than 4 colors shall be allowed. Chosen colors should complement the architecture which is red, white black and yellow for wall signs, and 4 colors maximum for a graphic logo.
8. Maximum logo sign area shall be no more than 40% of the entire sign area for that elevation.
9. Signs to consist of LED Illumination, minimum .040 aluminum returns, .177 acrylic faces, 1" Jewelite trim cap, and 1/8" aluminum of ACM backs.



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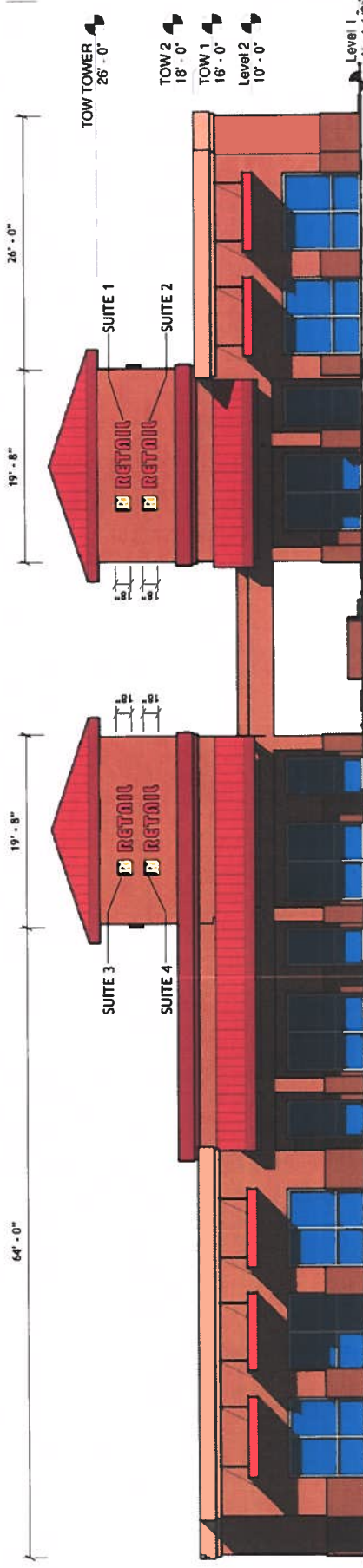
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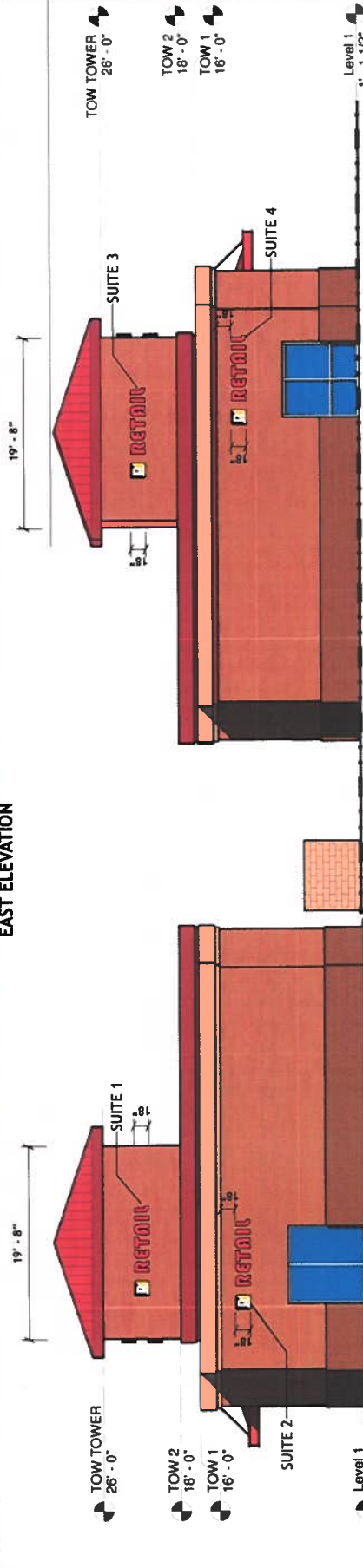
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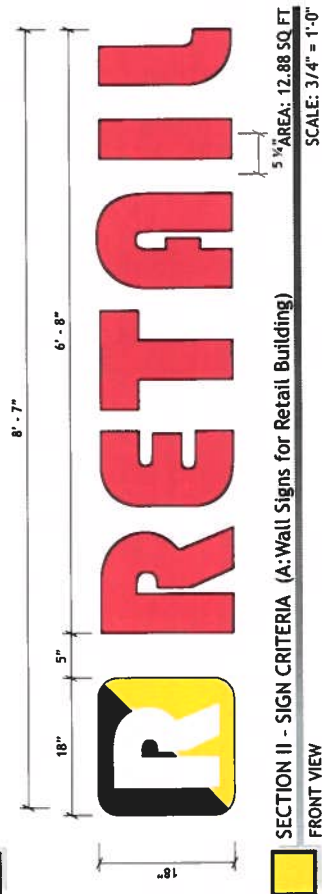


EAST ELEVATION



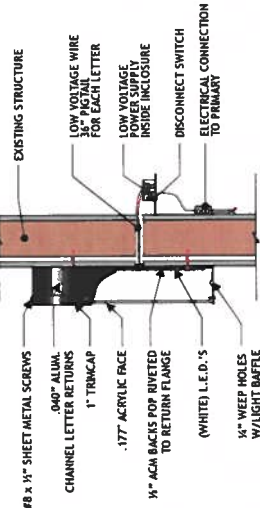
NORTH ELEVATION

RETAIL BUILDING ELEVATIONS - AS VISUAL GUIDE



SECTION II - SIGN CRITERIA (A: Wall Signs for Retail Building)

FRONT VIEW



SECTION DETAIL (REMOTE FACE LIT CHANNEL LETTERS)

SCALE: NTS

SCALE: 3/32" = 1'-0"

METHODS OF ATTACHMENT

STUCCO OR EIFS OVER PLYWOOD BACKER
#10 X 2 1/2" LONG TEK SCREWS (MIN. 3 PER LETTER)
STUCCO OR EIFS WITHOUT PLYWOOD BACKER
TYP. 1/4" X 4" LONG TOGGLE BOLTS (MIN. 3 PER LETTER)

COLOR SPECIFICATIONS:

	BLACK
	YELLOW
	WHITE
	RED



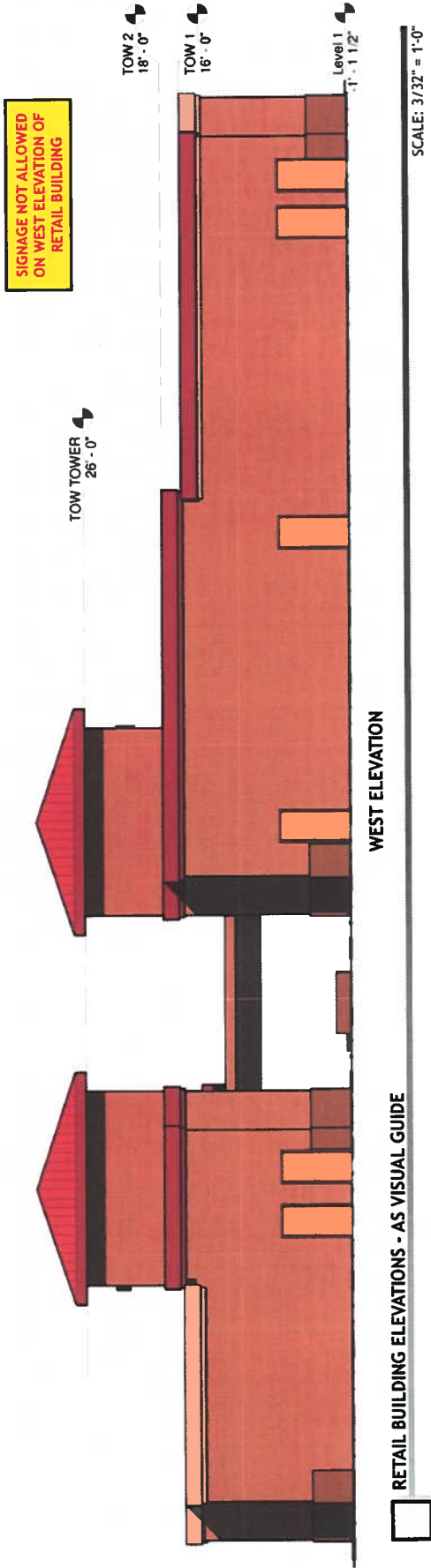
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12224 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
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SECTION III – EXHIBITS

WALL SIGNS FOR DRIVE-THRU RESTAURANT TENANTS

Wall Signs

1. Maximum number of 3 signs shall be allowed.
2. Sign width maximum of 75% of the store front width.
3. Maximum Square footage of 65 SF allowed.
4. Maximum letter depth of 5"
5. Colors to be reviewed and approved by landlord.
6. Signs to consist of LED illumination, minimum .040 aluminum returns, .177 acrylic faces, 1" Jewelite trim cap, and 1/8" aluminum of ACM backs.

Directional Signs

1. Placement of directional signs must be approved by landlord
2. Directional signs should have be a maximum of 6' SF.
3. Maximum Height not to exceed 4' overall height.
4. Directional signs may include a small tenant logo. Copy must either indicate a direction and have an arrow, or include statements such as "Do Not Enter," or "Thank you." Copy should not promote a product.

Drive Thru Menu Boards

1. Menu boards, including a menu board topper, shall not exceed 6'6" in height.
2. Menu board shall have a maximum square footage of 25 square feet.
3. Topper shall not exceed 8 square feet.

Freestanding Sign

1. The Citrus Center will have (1) 25'-0 1/8" tall multi-tenant sign.
2. Multi-tenant panels will be provided at the discretion of the landlord. The sign will consist of (2) 3'-0 1/8"x 12'4 1/2" tenant panels for the drive thru restaurant tenants, (1) 2'x 12'4 1/2" tenant panel, and (4) 1'6"x 6'1 1/4" panels.
3. Color and designs to be approved by landlord. Background color PMS 7C - 3M 3630-71 shadow grey. Sign color white and red.
4. Panels to be 3/16" polycarbonate with first surface vinyl decoration.

SECTION IV – NOTICE TO SIGN COMPANIES

The entire sign display of the Tenant shall be guaranteed for a period of (1) one year against defects in materials and workmanship. Defective parts shall be replaced without charge during the warranty period.

SECTION V – INSURANCE

Tenant's sign company shall carry Worker's Compensation and Public Liability insurance against all damage suffered by or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000, or as provided by current ordinance, combined single limit. Landlord shall be presented with reasonable evidence of such coverage prior to commencement of any such sign construction work. Tenant shall indemnify the Landlord and hold the Landlord harmless from all cost, liability, damages and expense including attorney's fees and costs incurred by the Landlord as a result of any sign construction or installation work by the Tenant or its contractors.



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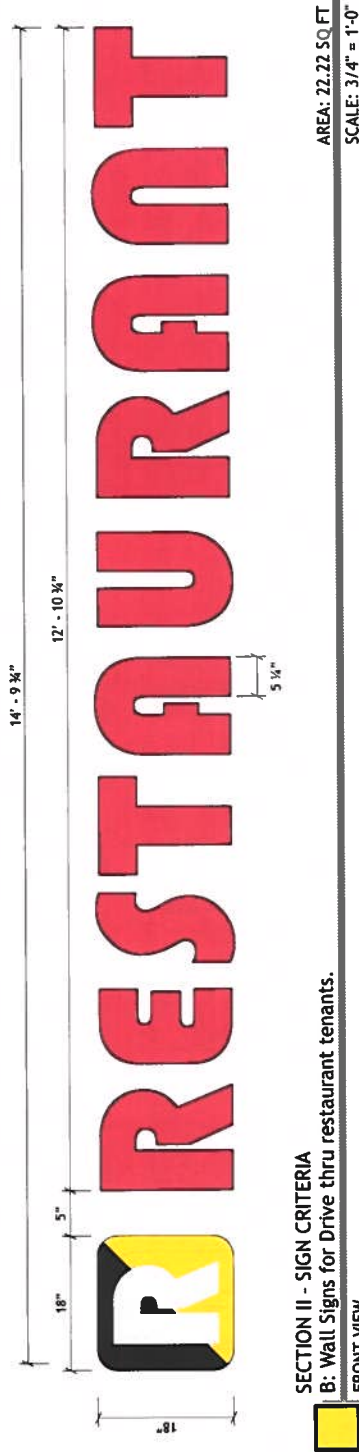
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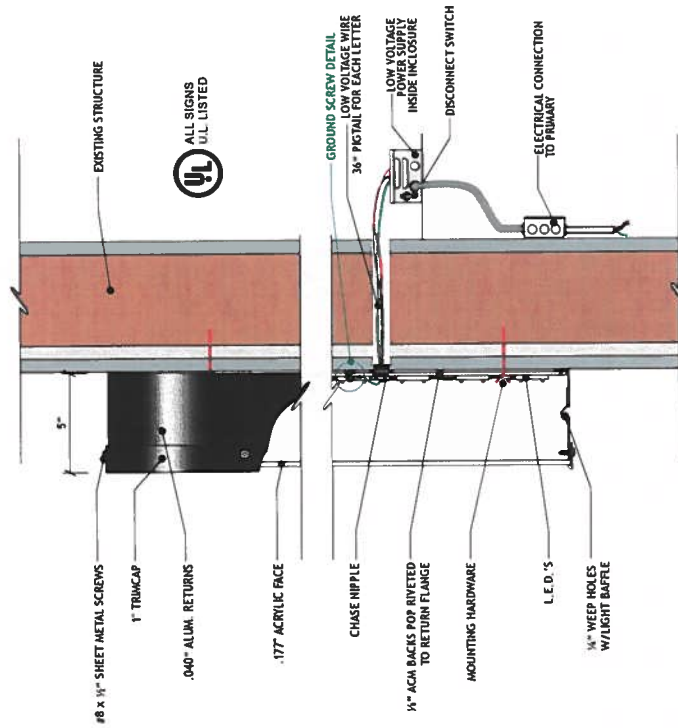
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AREA: 22.22 SQ FT
SCALE: 3/4" = 1'-0"

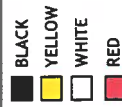


SECTION DETAIL (REMOTE FACE LIT CHANNEL LETTERS)

SCALE: NTS

METHODS OF ATTACHMENT	
STUCCO OR EIFS OVER PLYWOOD BACKER	#10 X 2 1/4" LONG TEK SCREWS (MIN. 3 PER LETTER)
STUCCO OR EIFS WITHOUT PLYWOOD BACKER	TYP. 1/4" X 4" LONG TOGGLE BOLTS (MIN. 3 PER LETTER)

COLOR SPECIFICATIONS:





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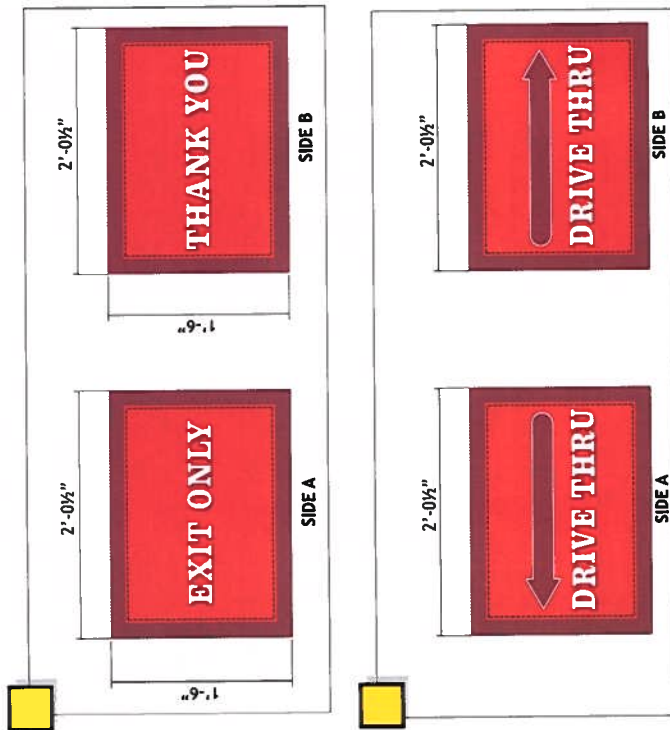
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Directional
Scale: 1" = 1'-0"

SCOPE OF WORK

- 1.) Manufacture and install type D-3 directional as shown.
- 2.) Apply vinyl films as per standard Peyer colors on 2nd surface.
- 3.) Apply 3M diffuser film on entire 2nd surface background for even illumination.

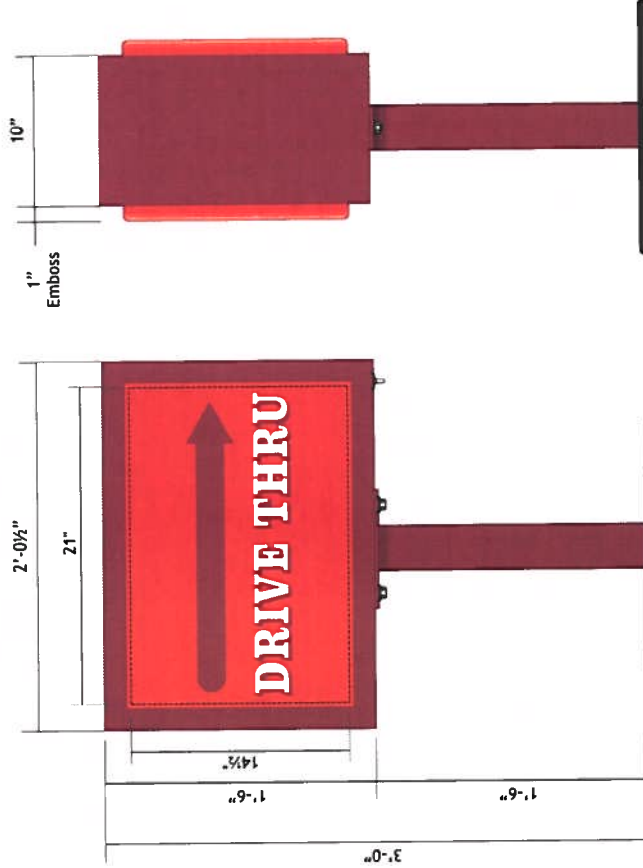
COLOR SPECIFICATIONS:

- PMS 1655C - 3M 3630-44 ORANGE
- PMS 187C - 3M 3630-53 CARDINAL RED
- WHITE - 3M 3630-20 WHITE

SECTION II - SIGN CRITERIA

B: Directional Signs for Drive thru restaurant tenants.

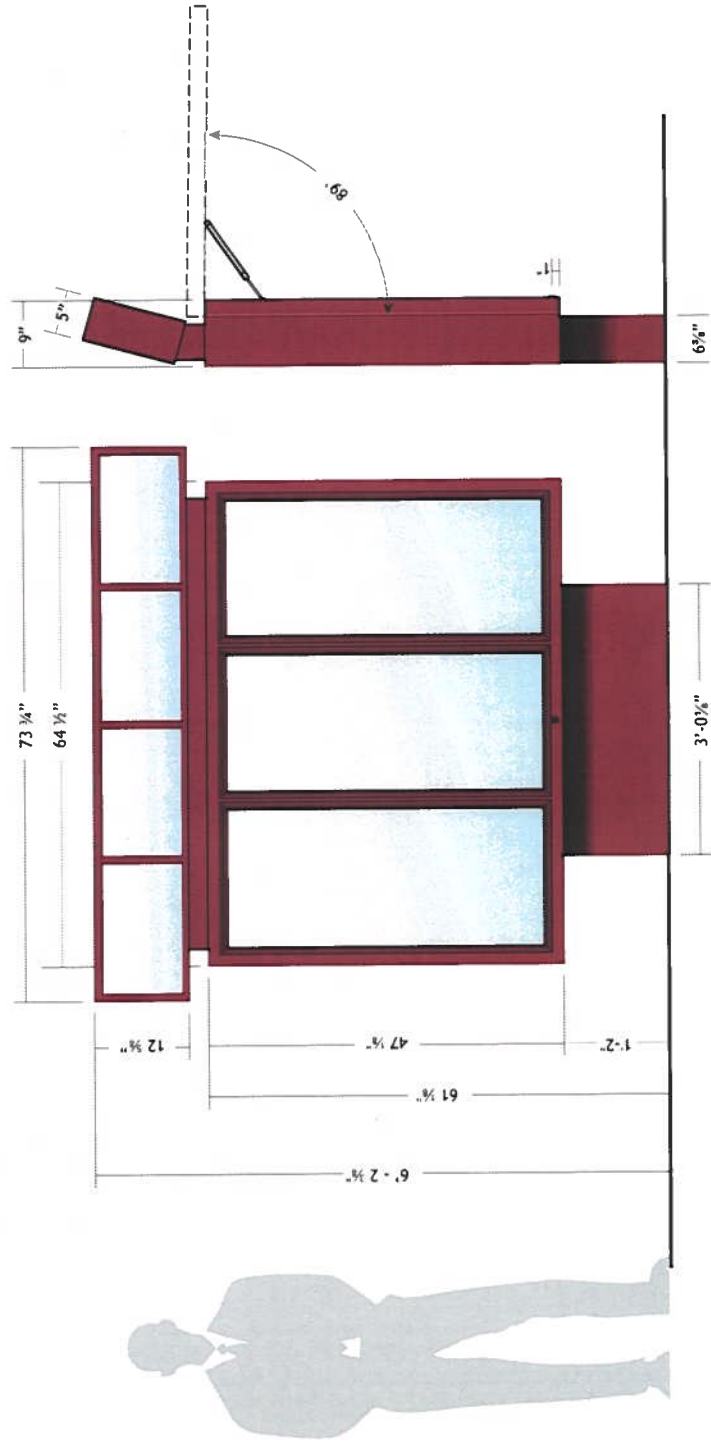
SIGN AREA= 3.12 SQ. FT. X 4 = 12.48 SQ. FT.



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

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

Scale: AS NOTED



FRONT VIEW

SIDE VIEW

Specifications:

CABINET:	ALUMINUM WITH .063 BACKS PAINT INTERIOR WHITE.
RETURNS:	9" DEEP AND PAINTED RED
FACES:	CLEAR LEXAN FACE
ILLUMINATION:	INTERNAL, LED ILLUMINATED
SWITCH:	U.L. APPROVED TOGGLE SWITCH

COLOR SPECIFICATIONS:

 PMS 1655C - 3M 3630-44 ORANGE
 PMS 187C - 3M 3630-53 CARDINAL RED
 WHITE - 3M 3630-20 WHITE

MATERIAL LIST

1- Aluminum Extrusion	4 ea.
2- Aluminum Hinge Retainer	4 ea.
3- Retention Frame Retainer (Quick Change Retainer System)	8 ea.
4- Rotation System	1 ea.
5- LED Illuminated	1 set
6- Powder Coated Panels	8 ea.

