



PLANNING APPROVAL CLEARANCE

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT ADDRESS: 940, 980 & 1000 N. Azusa Avenue
APN: 8421-001-016
CASE NUMBER: SP-R 25-2
INITIAL APPLICATION DATE: 04/21/2025
APPROVAL DATE: 08/26//2025
TYPE OF USE: Commercial
ZONING: C-4
APPROVED BY: Mercy Lugo

FEES	
TYPE	FEE
Master Sign Program (Covina Village)	\$1,128.00
Total:	\$1,128.00

Project Description

Covina Village Commercial Center Master Sign Program for Habit Burger (1000 N. Azusa Avenue), Dutch Bros Coffee (980 N. Azusa Avenue) and Quick Quack Car Wash (940 N. Azusa Avenue)

Contact Information

OWNER

Covina Village, LLC
2863 Maricopa Street, Torrance CA 90503
Email: jlang@ldc-ce.com Phone: 714-745-7335

PRIMARY CONTACT

Jennifer Colicchio
Land Development Consultants
1520 Brookhollow Drive, Suite 33, Santa Ana CA 92705
Email: jlange@ldc-ce.com Phone: 714-557-7700

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

ATTACHED SIGN

1. This approval is for the **Covina Village Commercial Center Master Sign Program** for Habit Burger (1000 N. Azusa Avenue), Dutch Bros Coffee (980 N. Azusa Avenue) and Quick Quack Car Wash (940 N. Azusa Avenue).
2. Planning review and approval of a Temporary Sign Permit are required for temporary, canopy window, directional, and miscellaneous signs, which shall comply with applicable sign program and zoning regulations.
3. Any future modifications to the approved Sign Program, as dated on this approval, are subject to further Planning Division review and approval. The applicant must return to the assigned case planner for further review and approval of the modification and notify the Building Division of the modification. In these cases, the Building Division will place a "hold" on the application until the applicant obtains formal approval from the Planning Division for the modification.

4. Approval of a Permanent Sign Permit shall not waive compliance with all sections of the Zoning Code, all other applicable Covina Municipal Code, and applicable provisions of the Covina Design Guidelines in effect at the time of Building Permit issuance.
5. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's or property owner's violation of any condition imposed by this Sign Permit or any provision of Covina's Municipal Code shall be paid by the applicant or property owner.

END OF CONDITIONS

Staff Use Only

Planning Approval Signature: _____

Mercenia Lugo, Planning Manager

Date: 8/26/2025



COVINA VILLAGE
COVINA, CA

MASTER SIGN PROGRAM

TABLE OF CONTENTS	
CONTACT	2
CONVA VILLAGE SITE PLAN	3
SECTION I - PROJECT OVERVIEW	4
A. LANDLORD APPROVAL	4
B. CITY APPROVAL & PERMITS	5-6
C. RESPONSIBILITY FOR WORK	
D. PROHIBITED SIGNS	
E. EXEMPTIONS TO SIGN PERMITS	11
SECTION II - SIGN CRITERIA	
A. WALL SIGNS FOR RETAIL TENANTS	
B. WINDOW SIGNS	
SECTION II - A.3	
C. FREESTANDING	
MONUMENT	
PYLON	
DIRECTIONAL SIGNS	
D. DRIVE-THRU SIGNS	
E. TEMPORARY SIGNS	7
SECTION III - NOTICE TO SIGN COMPANIES	
SECTION IV - INSURANCE PAGES	8
SECTION IV - MEASURING SIGN AREA	
QUICK QUACK SITE PLAN	9
QUICK QUACK WEST ELEVATION	10
QUICK QUACK NORTH ELEVATION	11
QUICK QUACK SOUTH ELEVATION	12
QUICK QUACK LED ILLUMINATED WALL SIGN	13
QUICK QUACK ADDRESS NUMBERS	14
QUICK QUACK LED ILLUMINATED ENTRANCE & EXT WALL SIGN	15
QUICK QUACK PYLON SIGN REPLACEMENT FACES	16
DUTCH BROS COFFEE SITE PLAN	17
DUTCH BROS COFFEE WEST ELEVATION	18
DUTCH BROS COFFEE NORTH ELEVATION	19
DUTCH BROS COFFEE EAST ELEVATION	

DUTCH BROS COFFEE SOUTH ELEVATION	20
DUTCH BROS COFFEE SIGN TYPE DED10: SELF CONTAINED LOGO	21
DUTCH BROS COFFEE SIGN TYPE DED13: SELF CONTAINED LOGO	22
DUTCH BROS COFFEE ADDRESS NUMBERS	23
DUTCH BROS COFFEE SIGN TYPE DED14:MM-5F: WALL MOUNTED MENU BOARDS	24
DUTCH BROS COFFEE SIGN TYPE DED15:MM-5F: FREE STANDING MENU BOARD	25
DUTCH BROS COFFEE SNAP FRAMES	26
DUTCH BROS COFFEE SNAP FRAMES	27
DUTCH BROS COFFEE SIGN TYPE DED16:DO-0F: NON-ILLUMINATED D/F DIRECTIONAL	28
DUTCH BROS COFFEE SIGN TYPE DED17:DO-0F: NON-ILLUMINATED D/F DIRECTIONAL	29
DUTCH BROS COFFEE .063" ALUM. DIRECTIONAL BASE PLATE COVER	30
DUTCH BROS COFFEE SITE PLAN - MONUMENT PLACEMENT	31
DUTCH BROS COFFEE SIGN TYPE: ILLUMINATED D/F MONUMENT SIGNS.	32
HABIT BURGER & GRILL SITE PLAN	33
HABIT BURGER & GRILL ELEVATIONS	34
HABIT BURGER & GRILL SITE PLAN	35
HABIT BURGER & GRILL FACE AND HALO LIT CHANNEL LETTERS	36
HABIT BURGER & GRILL ENTRANCE CANOPY	37
HABIT BURGER & GRILL ACM TOWER	38
HABIT BURGER & GRILL BUILDING CANOPY	39
HABIT BURGER & GRILL FACE AND HALO LIT CHANNEL LETTERS	40
HABIT BURGER & GRILL ENTRANCE CANOPY	41
HABIT BURGER & GRILL MONUMENT SIGN	42
HABIT BURGER & GRILL DIRECTIONAL SIGN	43
HABIT BURGER & GRILL DIRECTIONAL SIGN	44
HABIT BURGER & GRILL CLEARANCE BAR	45
HABIT BURGER & GRILL DRIVE-THRU CANOPY	46
HABIT BURGER & GRILL DRIVE-THRU MENU BOARD	47
HABIT BURGER & GRILL LIGHT POSTS	48
HABIT BURGER & GRILL INTERIOR STATIC MENUBOARD	49
HABIT BURGER & GRILL PARKING SIGN	50



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

COVINA VILLAGE MSP

EXCELLO.
50

OWNER:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS:
940-1000 W. AZUSA AVE
COVINA, CA 91722

Apprentice Signature

DATE:
03/21/2024

Product Manager:
Joanne P.

DESIGN:
Trong T.

REVISION DATE:
08/21/2025

RAUL D.

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Quick Quack

Construction Manager:

Cameron Drennan
Construction Manager
Quick Quack Car Wash
(916) 472-8689
cameron@dontdirtvdirty.com

www.dontdirtvdirty.com



Dutch Bros Coffee

Construction Manager:

John Caglia

Director:

Wally Tithelmer



The Habit

Tracy S Cooper

Senior Construction Manager

The Habit Restaurants

1 Glen Ball Way

Irvine, CA 92618

760-529-2678

Tracy.Cooper@yum.com
www.habitburger.com
A black and orange logo



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7945
Fax: (562) 949-5707
St. Ltc.: 435415
Los Angeles, CA

DEVELOPER/OWNER:
COVINA VILLAGE MSP

BID NO.:
2 50

UNIT:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

ALLAN S. LUI
Senior Associate
(714) 557-7700 ext. 5



1520 Brookhollow Dr., Ste 33, Santa Ana, CA 92705
www.idcenvliengineers.com

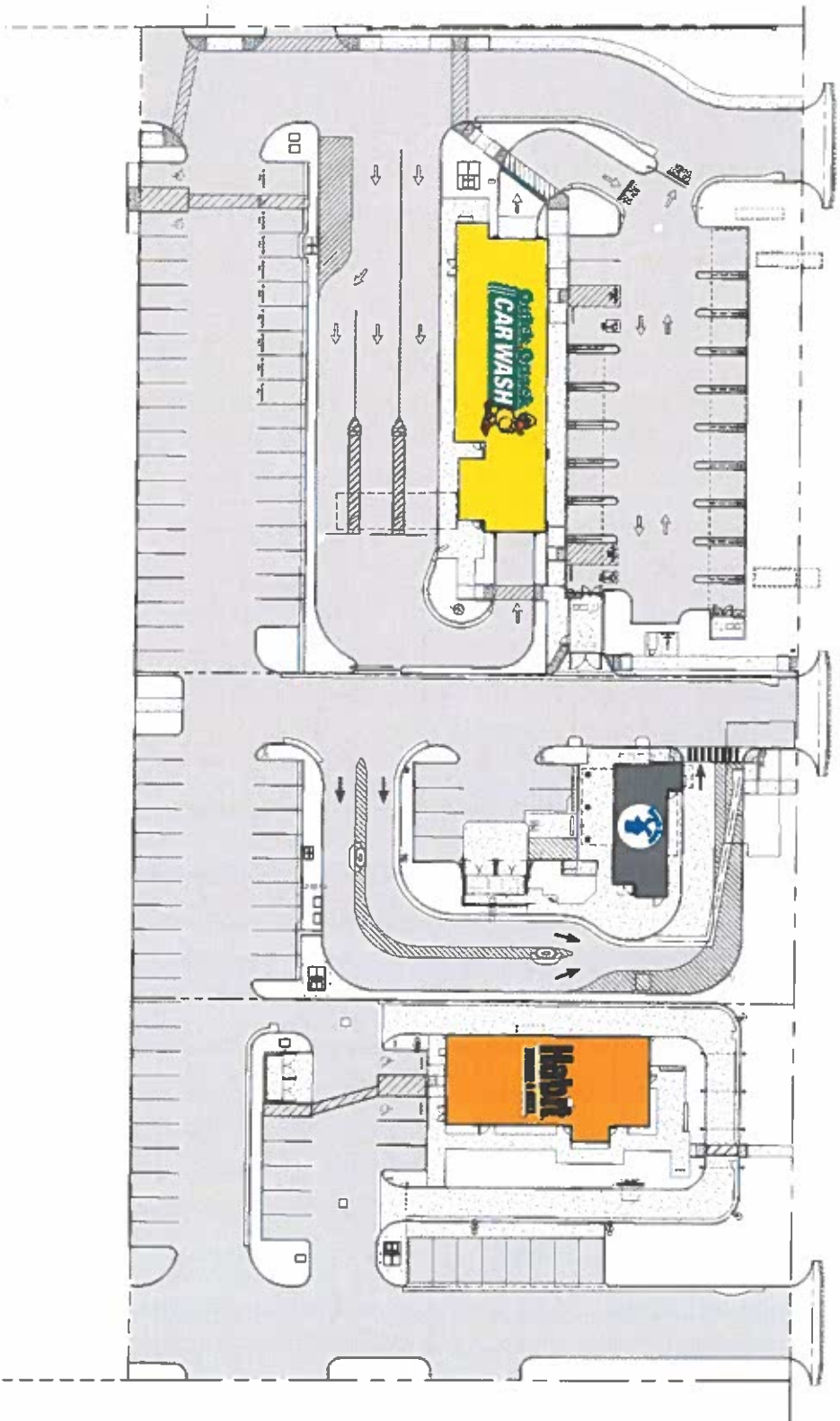
JOANNE PARVIN
PROJECT MANAGER
562-887-0388
JOANNE.P@FUSIONSIGN.COM



12226 COAST DRIVE
WHITTIER, CA 90601

ALL BIDS, PLANS, AND SPECIFICATIONS
ARE SUBJECT TO THE STANDARD AND
GENERAL CONDITIONS OF CONTRACT
FOR CONSTRUCTION OF BUILDINGS
AND STRUCTURES, WHICH ARE
AVAILABLE FOR REVIEW AT THE
FUSION SIGN AND DESIGN.

AZUSA AVENUE



SITE PLAN - COVINA VILLAGE

Scale: N.T.S.



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

DESIGN BY FUSION, INC.
COVINA VILLAGE MSP

DATE NO.
3 OF 50

CLIENT
COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE
03/21/2024
PROJECT MANAGER
Joanne P.
DESIGNED BY
Tiong T.
REVISION DATE
08/21/2025
REVISION BY
PAUL D.

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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.

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 Community Development 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.

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.
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.



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 946-5707
So. Cal.: 493413
Los Angeles, CA

DESIGN • FABRICATE • INSTALL
COVINA VILLAGE MSP

SIGN NO. 4 OF 50

DATE: COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS: 940-1000 W. AZUSA AVE
Covina, CA 91722

Approved Signature

DATE: 03/21/2024

DESIGNER/OWNER: Joanne P.

DESIGNED: Thong T.

RENDERING DATE: 08/21/2025

DESIGNED BY: RAUL D.

ALL OFFICE, PLANNING AND ELECTRICAL
AND INDICATED ON THIS DRAWING ARE
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SHALL NOT BE REPRODUCED, COPIED,
OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, WITHOUT THE WRITTEN
PERMISSION OF FUSION SIGN AND DESIGN.

D. PROHIBITED SIGNS

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

1. Flashing, moving, pulsating or intermittently lighted 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. Cabinet or Canister signs.
4. A sign attached to, or written upon, an awning, a sign protruding over public sidewalk and/or right-of-way.
5. Building, parapet and roof signs.
6. Banners, balloons, pennants, streamers, flags, and other such advertising devices, except as a temporary sign; subject to Planning Division approval of a Temporary Sign Permit.
7. Painted signs.
8. A-frame signs.
9. Transformers, or conduits.
10. Foam letters.
11. Movable and temporary signs
12. Vehicle Signs

SECTION II – A3

14. Any signs as prohibited by the City San Covina Sign Regulation under Section 17.335.050.

E. EXEMPTIONS TO SIGNS PERMITS

Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site or project. However, exempt signs shall be required to adhere to the regulations established for each sign type.

Exempt signs include the following:

1. Routine Maintenance

2. a. Incidental Signs

- b. Building and Civic Markers
- c. Bulletin Boards
- d. Change of Copy
- e. Construction Project Signs
- f. Directional Signs
- g. Interior signs
- h. Portable Parking Lot and Valet Parking Signs
- i. Site Address
- j. Any signs as exempted by the City San Covina Sign Regulation under Section 17.335.120.

SECTION II – SIGN CRITERIA

A. Wall Signs

Wall Signs on the building shall consist of individual L.E.D. illuminated channel letters, and/or channel logos.

1. Allowable square feet per PRIMARY elevation facing a public right of way, or right of access for motor vehicles is 32 sq. ft.; or one sq. ft. per lineal foot of tenant building frontage, whichever is greater.
2. Allowable square feet per SECONDARY elevation not facing a public right of way, or right of access for motor vehicles is 32 sq. ft.; or one sq. ft. per lineal foot of tenant building frontage, whichever is greater.
3. There (3) wall signs per tenant building frontage up to 200 ft. Two (2) logo signs. Four (4) wall signs per tenant building frontage 200 ft. or more, Two (2) logo signs.
4. Area of sign is calculated by a rectangle that encompasses the outer vertical and Horizontal limits of the channel letters.
5. Letters may have an optional backer panel provided the panel is not illuminated, color is approved by landlord and perimeter does not extend beyond 12" of the channel letters vertically or horizontally.
6. All tenants shall have 12" address letters in height. 1/4" thick aluminum, painted satin white. stud mounted flush to building.



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 946-5707
St. Lic.: 453415
Los Angeles, CA

DATE OF INSTALLATION:
COVINA VILLAGE MSP

NO. OF
5 of 50

DATE:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:

03/21/2024

DESIGNER:
Joanne R.

DATE:

RECORD DATE:
08/21/2025

RECORD BY:
RAUL D.

ALL SIGNS, IN ANY CASE, SHALL BE REMOVED FROM THE PROPERTY AND REINSTALLED AT THE PROPERTY OWNER'S EXPENSE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REINSTALLATION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REINSTALLATION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REINSTALLATION.

B. Window signs/graphics

1. Window signs are permitted so long as they do not exceed 20% of the window which they occupy.
2. Window signs may be illuminated.

C. Freestanding Signs (See Exhibit for details)

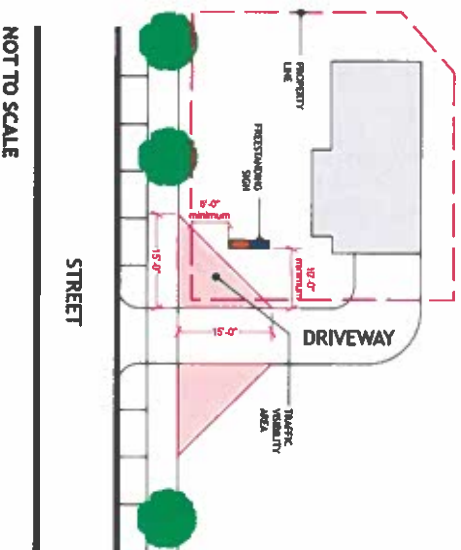
1. 50' of Parcel frontage is required to be allowed a Freestanding Sign. Pylon is only allowed when bldg is setback a min of 40' from the front property line. Set back shall be minimum of 5' from a lot line, 10' from edge of driveway, out of visibility area.

Monument max width = 1.5 x Overall H
Monument max height = 7'-0"
Max letter height = 12"

Pylon max width = 30% of height
Pylon max height = 25'-0"
Max letter height = 12"

2. Off-site directional signs
Permission from the owner, and any lessee(s), of the property where the off-site directional sign(s) is located shall be submitted to the Director, along with a Sign Permit application.

One sign may be permitted for each use or establishment. Additional signs shall be permitted if additional entrances exist to the use or establishment, and such additional signage would aid in the identification of the use or establishment



12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7945
Fax: (362) 949-5707
St. Lic.: 435415
Los Angeles, CA

CORPORATE/PROJECT ID:
COVINA VILLAGE MSP

BUILD:
6 of 50

SUBD:
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

PROJECT MANAGER
Joanne P.

DRAWER:
Thong T.

REWORK/DRAW:
08/21/2025

REWORKER:
RAUL D.

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SECTION III – NOTICE TO SIGN COMPANIES

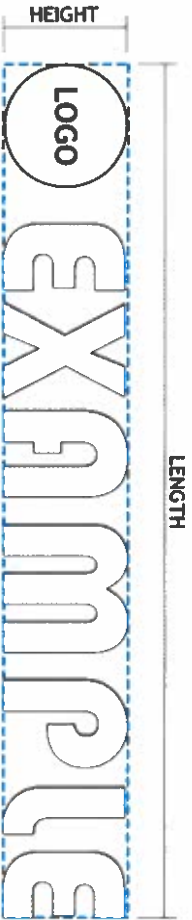
The entire sign display of the Tenant shall be guaranteed for a period of (1) one year against defects in materials and workmanship. Defective parts shall be replaced without charge during the warranty period.

SECTION IV – 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.

SECTION IV – MEASURING SIGN AREA

Sign area includes the entire face of a framed sign, but does not include the supporting structure. Individual letters attached to a building shall be measured by the area enclosed by a continuous line outlining the perimeter of the words, and logos with no more than eight lines.



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 435415
Los Angeles, CA

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Trong T.
REVISION DATE: 08/21/2025
REVISION BY: PAUL D.

CLIENT: COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS: 940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

ALL SIGNS, INK, AND LETTERING
ARE GUARANTEED ON THE SIGNING DATE
FOR A PERIOD OF ONE YEAR. THE
GUARANTEE DOES NOT COVER
DAMAGE TO THE SIGN OR THE
SUPPORTING STRUCTURE. THE
GUARANTEE DOES NOT COVER
REPAIRS TO THE SIGN OR THE
SUPPORTING STRUCTURE. THE
GUARANTEE DOES NOT COVER
REPAIRS TO THE SIGN OR THE
SUPPORTING STRUCTURE.

NOTE: Renderings below utilize sample dimensions.



**12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 453415
Los Angeles, CA**

COVINA VILLAGE MSP

8 50

CLIENT:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Appendix 1: Literature

DATE:
03/21/2024

JOANNE P.

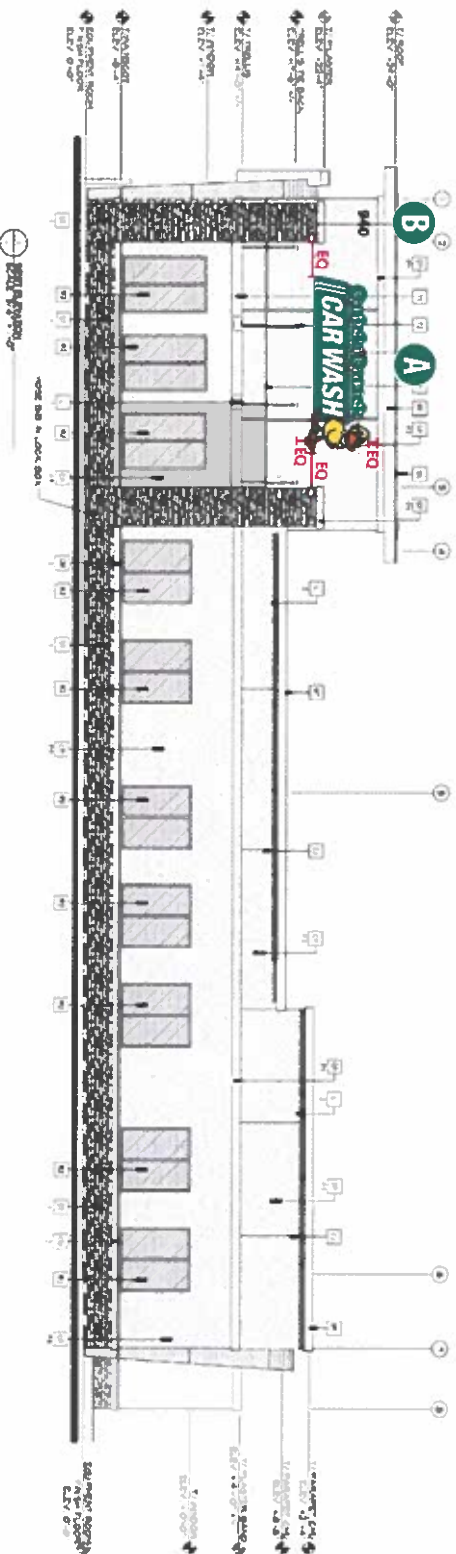
POWELL
Trong T.

RECEIVED DATE
08/21/2025

RAUL D.

Quick Quack | Covina, CA

NOTE: Renderings below utilize sample dimensions.



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Whittier, CA 90601
Tel: (362) 946-7945
Fax: (362) 946-5707
St. Lc.: 435415
Los Angeles, CA

COVINA VILLAGE MSP

9 OF 50

COVINA VILLAGE LLC,
ALLAN LBI
940-1000 W. AZUSA AVE
COVINA, CA 91722

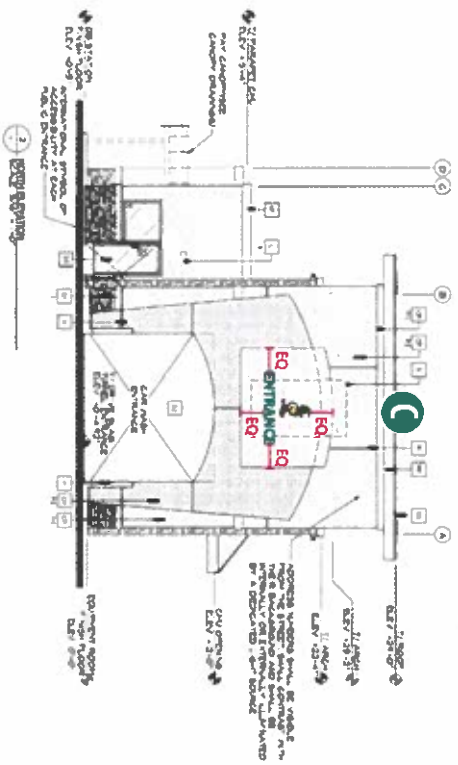
Approval Signature

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Trong T.
ENGINEER: RAUL D.
08/21/2025

ALL DATA, PLANS AND SPECIFICATIONS
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Quick Quack | Covina, CA

NOTE: Renderings below utilize sample dimensions.



FUSION

12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7545
Fax: (362) 949-5707
St. Lic.: 455415
Los Angeles, CA

COVINA VILLAGE MSP

10 or 50

940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

DESIGNED BY:
Joanne P.

DESIGNED BY:
Truong T.

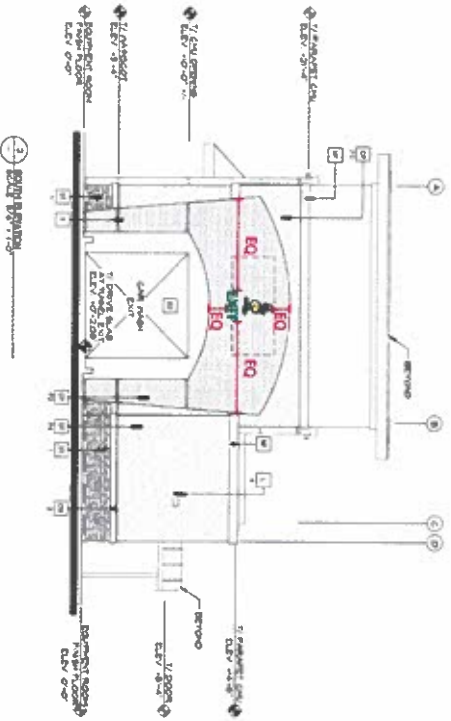
DESIGNED BY:
08/21/2025

DESIGNED BY:
RAUL D.

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Quick Quack | Covina, CA

NOTE: Renderings below utilize sample dimensions.



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Whittier, CA 90601
Tel: (362) 946-7545
Fax: (362) 949-3707
St. Lic.: 435415
Los Angeles, CA

COVINA VILLAGE MSP

11 of 50

OWNER:
COVINA VILLAGE LLC,
ALLAN LIU
ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Approved Signature

DATE:
03/21/2024

PROJECT MANAGER:
Joanne P.

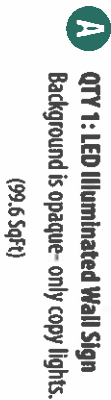
DESIGNER:
Thong T.

RECORDING DATE:
08/21/2025

RECORDING BY:
RAUL D.

ALL MEASUREMENTS, PLANS, AND ELEVATIONS
ARE BASED ON THE ASSUMPTIONS AND
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FUSION DRAWING WITHOUT
FUSION'S PRIOR WRITTEN CONSENT.

NOTE: Renderings below utilize sample dimensions.



Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White. Capsule to be internally illuminated with White LEDs.



42. Record
 Signs to be made/signed by U.S. participants will have the following: The sign is intended to be consistent in appearance with the requirements of Article 89 of the National Standard, and only after approval had been, this subject paper providing full details of the sign.



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7541
Fax: (562) 949-5701
St. Lic.: 435413
Los Angeles, CA

COVINA VILLAGE MSP

BASE LHO. 12 50

CREDIT:
COVINA VILLAGE LLC,
ALLAN LUI

940-1000 W. AZUSA AVE
Covina, CA 91722

Approval:  Signature

THE

PROJECT MANAGER
Joanne P.

DISCUSSION

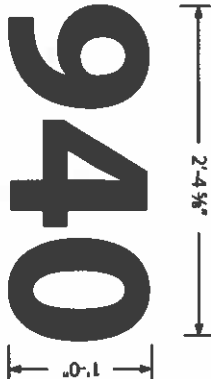
Trong t

08/21/2025

RAUL D.

Quick Quack | Covina, CA

NOTE: Renderings below utilize sample dimensions.



B QTY 1: Black FCO Letters with Black Reflective Vinyl
Area for this sign not included in overall signage area calculation
NOTE: Address must be confirmed prior to manufacturing.



12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7345
Fax: (362) 946-5707
So. Lic.: 455415
Los Angeles, CA

DESIGNED BY: FUSION LTD.
COVINA VILLAGE MSP

BLK. NO.:
13 OF 50

CLIENT:
COVINA VILLAGE LLC,
ALLAN LIH

ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

PROJECT MANAGER:
Joanne P.

DESIGNER:
Tiong T.

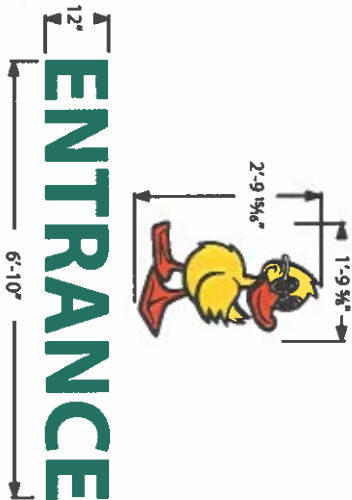
REVISION LINE:
08/21/2025

REVISION ID:
RAUL D.

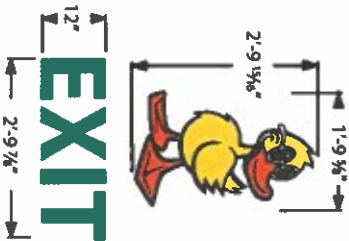
ALL DETAILS, FINISH, AND ELECTRICIAN
ARE INDICATED ON THE DRAWING AND
CONSTRUCTION OF THE SIGNAGE ARE
THE RESPONSIBILITY OF THE CLIENT.
FUSION LTD. IS NOT RESPONSIBLE FOR
ANY DAMAGE TO THE SIGNAGE, OR
THE SIGNAGE ITSELF, DUE TO
REASONABLE WEATHERS, WITHOUT
FUSION SIGN AND SYSTEM.

Quick Quack | Covina, CA

NOTE: Renderings below utilize sample dimensions.



QTY 1: LED Illuminated Thermofomed Duck Wall Sign with LED Illuminated Channel Letters



QTY 1: LED Illuminated Thermofomed Duck Wall Sign with LED Illuminated Channel Letters

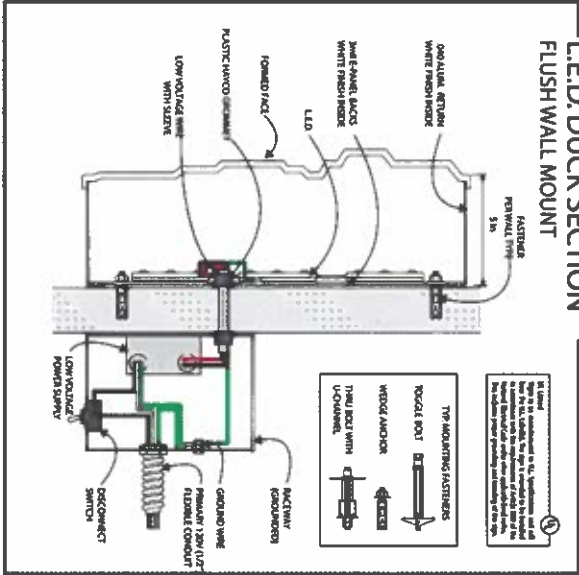
Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be white acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted white. Cabinet to be internally illuminated with white LEDs.

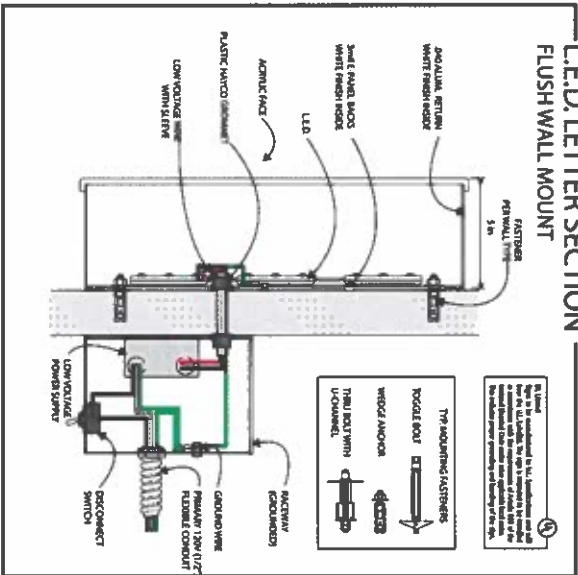
Vinyl Film Color Schedule

A	B	C	D
3M 3030-22 Black	3M 3030-26 Green	3M 3030-015 Yellow	3M 3030-74 Kumquat Orange

L.E.D. DUCK SECTION
FLUSH WALL MOUNT



L.E.D. LETTER SECTION
FLUSH WALL MOUNT



FUSION

12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7545
Fax: (362) 949-5707
St. Lic.: 435415
Los Angeles, CA

DESIGNED BY: D. L. D. L. D.
COVINA VILLAGE MSP

DATE: 14 OF 50

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Thong T.

940-1000 W. Azusa Ave
Covina, CA 91722

Approved: Signatory

ALL ELECTRICAL, PLUMBING, AND MECHANICAL
WORK SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE NATIONAL ELECTRICAL
CODE (NEC), NATIONAL PLUMBING CODE (NPC),
AND NATIONAL MECHANICAL CODE (NMC).
FUSION SHALL BE RESPONSIBLE FOR THE
PROVIDING OF ALL NECESSARY PERMITS AND
INSURANCE COVERAGE.

Quick Quack | Covina, CA

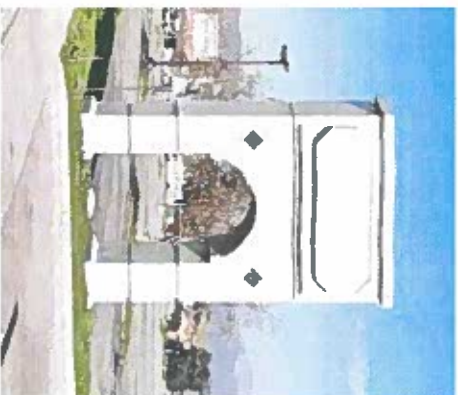
NOTE: Renderings below utilize sample dimensions.



EXISTING SIGNAGE- SIDE 1



PROPOSED SIGNAGE- SIDE 1



EXISTING SIGNAGE- SIDE 2



PROPOSED SIGNAGE- SIDE 2



E QTY 2: Tenant Panel Replacement Faces
Acrylic panel with 2nd surface vinyl and opaque background

Vinyl Film Color Schedule			
(A)	(B)	(C)	(D)
3M 3630-22 Black	3M 3630-26 Green	3M 3630-015 Yellow	3M 3630-74 Kumquat Orange



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7343
Fax: (562) 949-5707
St. L.C.: 435415
Los Angeles, CA

COVINA VILLAGE ASP

15 of 50

COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

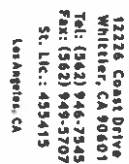
PROJECT MANAGER:
Joanne P.

DESIGNER:
Tiong T.

REORDER DATE:
08/21/2025

REORDER BY:
RAUL D.

ALL MEDIA, PLANS, AND DISTANCE
AND CONSTRUCTION AND OWNER'S
REVISIONS SHALL BE THE PROPERTY OF
FUSION MEDIA AND SHALL NOT BE
REPRODUCED OR USED FOR ANY
OTHER PURPOSES WITHOUT THE
WRITTEN PERMISSION OF
FUSION MEDIA AND OWNER.



COVINA VILLAGE MSP

16 of 50

**COVINA VILLAGE LLC,
ALLAN LUI**

940-1000 W. AZUSA AVE
Covina, CA 91722

Approved Signature _____

DATA

03/21/2024

PROJECT MANAGER
JOANNE P.

DISCUSSION

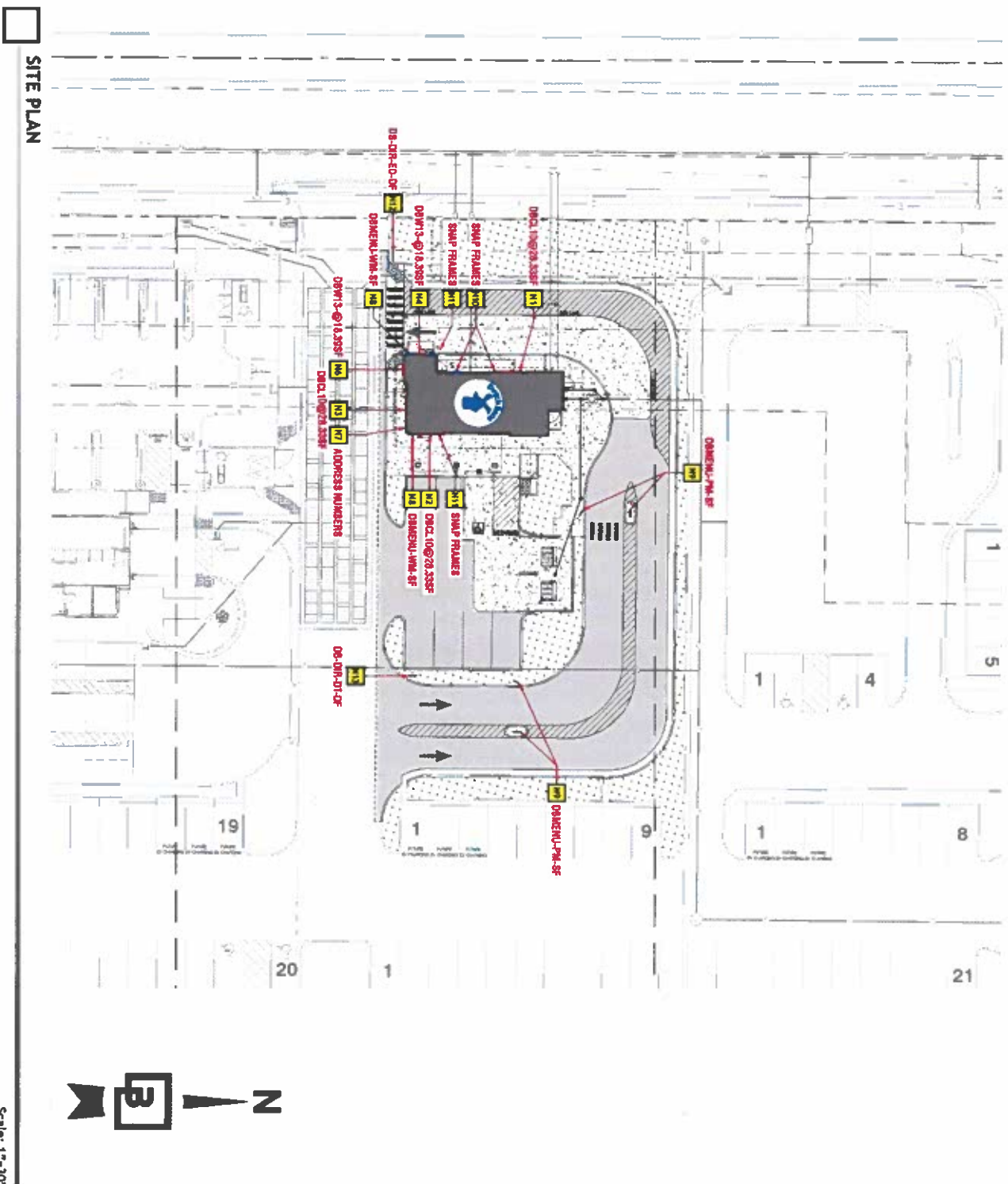
DISCUSSION

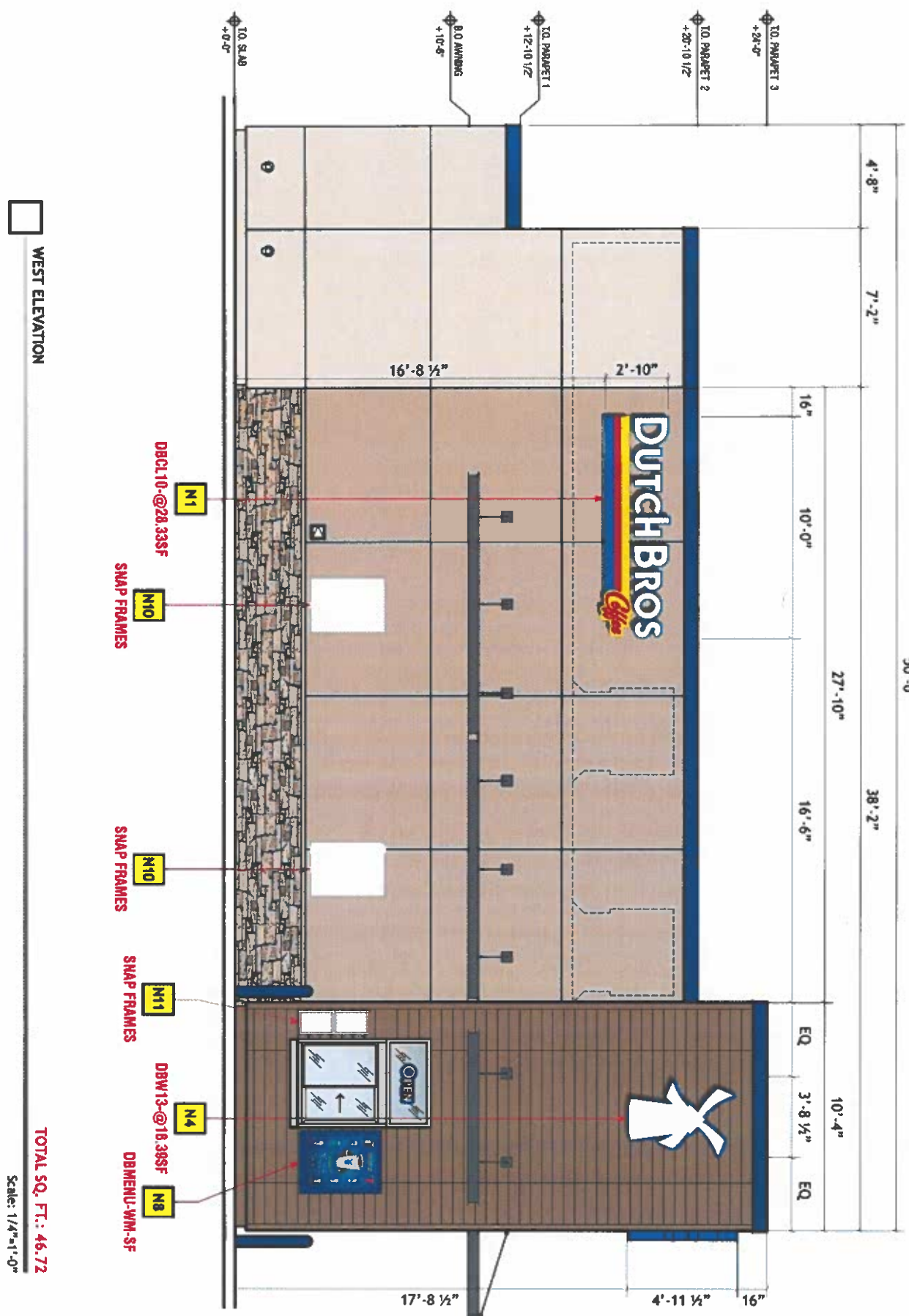
08/21/2025

References

RAUL D

ALL STATE, PLANT, AND ELECTRONIC
ARTS SOCIETIES OR THE GENERAL AND
CORPORATE AND create a
PERSONAL AND SOCIAL AND
WALL, NOT BE RESPONSIBLE, UNLESS
IT IS POSSIBLE TO ASSESS, FROM
THE CORPUSCULE FOR THE ART
PRACTICE, RESEARCH, AND
PRACTICE OF
PRACTICE AND THE PRACTICE.





WEST ELEVATION

TOTAL SQ. FT.: 46.72

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

FUSION
FUSION
12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7345
Fax: (362) 946-5707
St. Lic.: 455415
Los Angeles, CA

12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7345
Fax: (362) 946-5707
St. Lic.: 455415
Los Angeles, CA

COVINA VILLAGE MSP

17 OF 50

COVINA VILLAGE LLC,
ALLAN LUI

Approval Signature

DATE:
03/21/2024

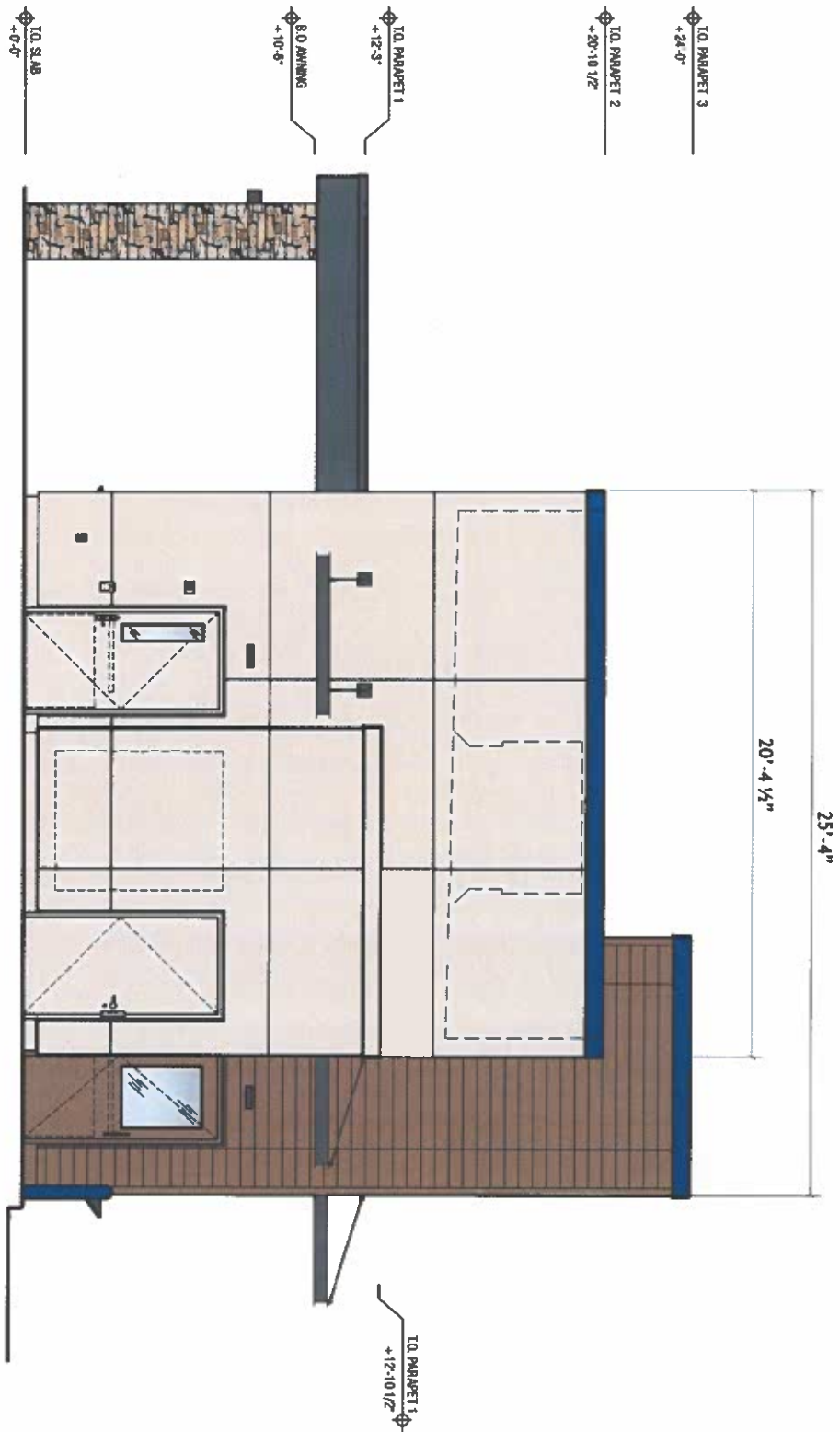
DESIGNER:
Joanne P.

DESIGNER:
Thong T.

DESIGNER:
08/21/2025

DESIGNER:
PAUL D.

ALL MEASUREMENTS AND DIMENSIONS
ARE INDICATED ON THIS DRAWING AND
SHOULD BE USED TO CONSTRUCT THE
PROJECT. ALL MEASUREMENTS AND
DIMENSIONS ARE TO FACE UNLESS
OTHERWISE NOTED. THE DRAWING
IS FOR INFORMATION ONLY AND
SHOULD NOT BE USED FOR CONSTRUCTION
WITHOUT THE APPROVAL OF THE
DESIGNER AND ARCHITECT.



NORTH ELEVATION

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



12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7945
Fax: (362) 949-5707
St. Lic.: 455415
Los Angeles, CA

OWNER: COVINA VILLAGE MSP

18 OF 50

ARCHITECT:
COVINA VILLAGE LLC,
ALLAN LUI
ARCHITECTS
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

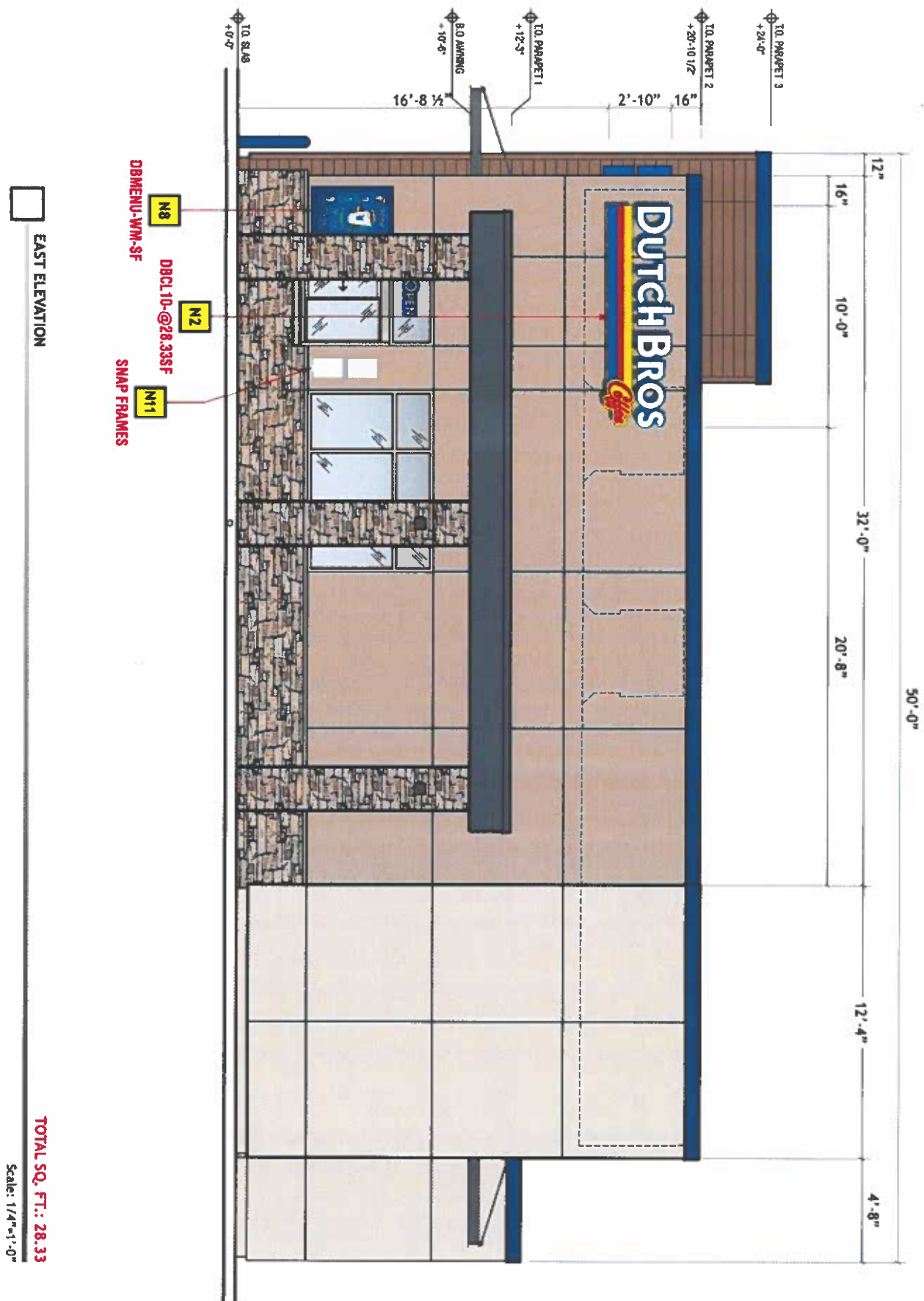
PROJECT MANAGER:
Joanne P.

DESIGNER:
Truong T.

REVISIONS:
08/21/2025

REVISIONS:
RAUL D.

ALL SOIL, TIE-IN, AND ELECTRICAL
AND MECHANICAL WORK SHALL BE
CONDUCTED AND OWNED BY
THE CONTRACTOR. THE CONTRACTOR
SHALL NOT BE RESPONSIBLE FOR
ANY WORK NOT TO BE DONE. THE
ARCHITECT'S RESPONSIBILITY IS
LIMITED TO THE DESIGN OF THE
BUILDING AND THE STRUCTURE.



TOTAL SQ. FT.: 28.33

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



1223A Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
SR, Lic.: 455415
Los Angeles, CA

DESIGNED BY: FUSION INC.
COVINA VILLAGE MSP

DATE: 19 OF 50

CLIENT:
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE: 03/21/2024

PROJECT MANAGER:
Joanne P.

DESIGNER:
Trong T.

REVISION DATE:
08/21/2025

REVISIONS:
PAUL D.

ALL DESIGN, DRAWING, AND ELECTRICAL
AND CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE LATEST EDITIONS OF THE
NATIONAL ELECTRICAL CODE (NEC) AND
THE NATIONAL MECHANICAL CODE (NMC)
AND THE NATIONAL PLUMBING CODE (NPC)
AND THE NATIONAL FIRE PROTECTION
ASSOCIATION (NFPA) CODES.
PERMISSION TO REPRODUCE OR
TRANSMIT IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION OF FUSION INC. IS
PROHIBITED.



SOUTH ELEVATION

TOTAL SQ. FT.: 46.72



Fusion
 The only...
 ...the only...
 ...the only...

**12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
Se. Lic.: 435415
Los Angeles, CA**

COVINA VILLAGE MSP

OWNER:
 COVINA VILLAGE LLC,
 ALLAN LUI
 ADDRESS:
 940-1000 W. AZUSA AVE
 COVINA, CA 91722

Approval Signature _____

DATE:
03/21/2024

PROJECT MANAGER
JOANNE P.

DEVELOP:
Trong T.

ISSUANCE DATE:
08/21/2025

PERSONAL INFO:
RAUL D.

ALL BEAR, PUMP, AND ELECTRONIC AIR MOUNTED ON THIS BEARING ARE CONTRIBUTED AND OWNED BY PUGHSON SIGN AND DESIGN AND SHALL NOT BE REPRODUCED, USED BY OR BE LOANED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PERMISSION OF PUGHSON SIGN AND DESIGN.

SCOPE OF WORK: MANUFACTURE & INSTALL (3) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS

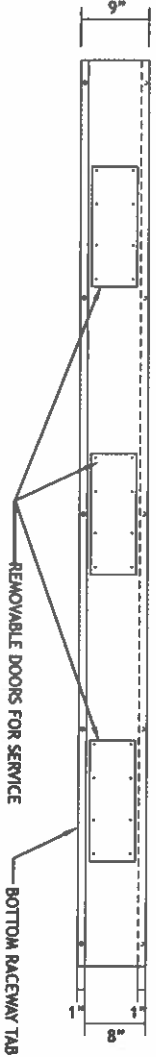


N1 N2 N3

SIGN TYPE DBCL10: SELF CONTAINED LOGO
TOTAL SQ. FT.: 28.33

FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM

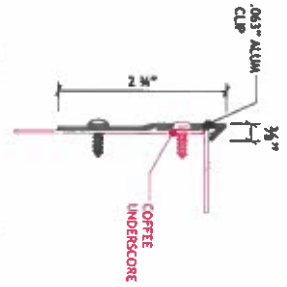
QTY. 3
Scale: 3/4" = 1'-0"



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
5" RETURNS & 1" TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSY, 230-015 YELLOW PSY, 230-33 RED PSY.
LED ILLUMINATION.
FLUSH MOUNTED CHANNEL LETTERS WITH REMOTE MOUNTED RACEWAY.
RACEWAY SHALL HAVE A CAULKING APPLIED ALONG THE TOP AND SIDES.
ALL HOLE PENETRATIONS WILL BE SEALED WITH CAULKING.

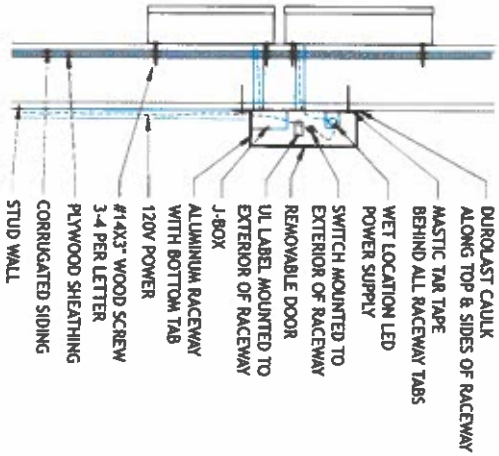
COLOR SPECIFICATIONS:	
	230-015 YELLOW PSY PMS 116C
	230-33 RED PSY PMS 1797C
	230-127 INTENSE BLUE PSY PMS 300C
	PMS 7691C WHITE

SIDE VIEW



COFFEE UNDERSCORE FACE
RETENTION CLIP
Scale: 6" = 1'-0"

ATTACHMENT DETAIL
CHANNEL LETTERS WITH REMOTE RACEWAY



ALL DATA, TYPING AND DIMENSIONS
ARE INDICATED ON THE DRAWING
AND SHALL BE THE BASIS FOR THE
CONSTRUCTION AND SHALL NOT BE
CHANGED OR MODIFIED WITHOUT
THE WRITTEN APPROVAL OF THE
DESIGNER. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND
FOR THE PROTECTION OF ALL
EXISTING UTILITIES AND STRUCTURES
BEFORE START AND DURING
CONSTRUCTION.

DATE:	03/21/2024
DESIGNED BY:	JOANNE P.
DRAWN BY:	TRONG T.
RECORDED BY:	RAUL D.
DATE:	08/21/2025
RECORDED BY:	RAUL D.
PROJECT:	COVINA VILLAGE MSP
CLIENT:	COVINA VILLAGE LLC,
ADDRESS:	ALHAMBRA, CA
PROJECT:	940-1000 W. AZULIA AVE
PROJECT:	COVINA, CA 91722
APPROVAL:	Approval Signature



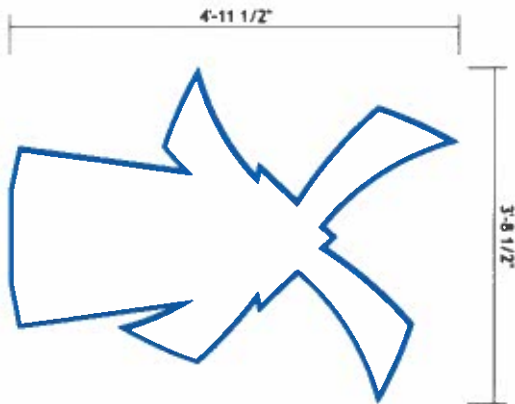
12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 946-5707
St. L.C.: 453415
Los Angeles, CA

DATE: 21 of 50

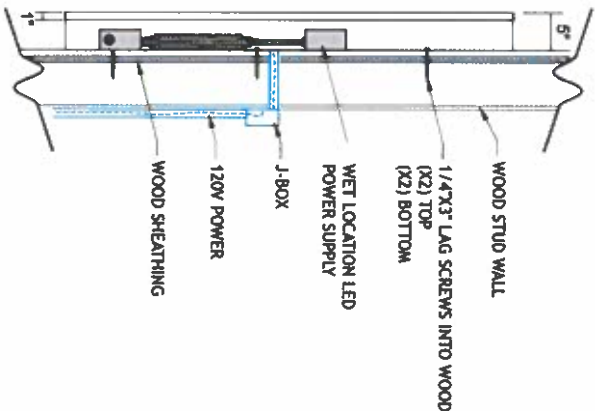
COVINA VILLAGE MSP

SCOPE OF WORK MANUFACTUREE INSTALL (2) ILLUMINATED WINDMILL LOGOS

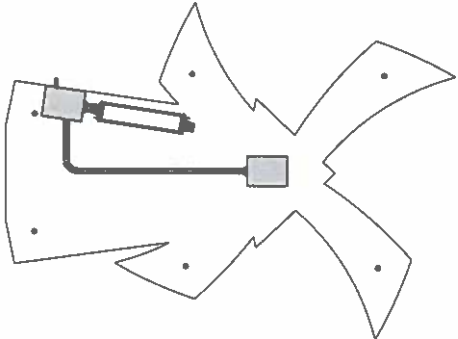
DBW13
SCALE: 3/4" = 1'-0"



ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



N4 N6

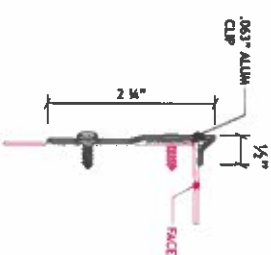
SIGN TYPE DBW13: SELF CONTAINED LOGO
TOTAL SQ. FT.: 18.39

Side View
QTY. 2
Scale: 3/4" = 1'-0"

INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP
5" RETURNS & 1" TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

	230-127 INTENSE BLUE PSV
	WHITE



FACE RETENTION CLIP
Scale: 6" = 1'-0"



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 946-5707
St. L.C.: 453415
Los Angeles, CA

DESIGN/INSTALLER:
COVINA VILLAGE MSP

DATE:
22 OF 50

CLIENT:
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:
03/21/2024
PROJECT MANAGER:
Joanne P.
DESIGNER:
Thong T.
DESIGN DATE:
08/21/2025
DESIGNER:
RAUL O.

ALL SOLID, BRASS AND DISTINGUISH
ART INDICATED ON THE DRAWING AND
NOTED BY THE MANUFACTURER
CONTRACTOR AND OWNER BY
SHALL NOT BE RESPONSIBLE. THIS
DRAWING IS THE PROPERTY OF FUSION
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF FUSION.

BUILDING ADDRESS NUMBERS

2'-2 1/4"

5 1/4"

980

COLOR CODE

■ PAINTED BLACK W/ REFLECTIVE BLACK VINYL OVERLAY

ADDRESS NUMBERS:

FONT: ARIAL BOLD

MATERIAL: 1/2" THICK ALUMINUM

COLOR: REFLECTIVE BLACK VINYL

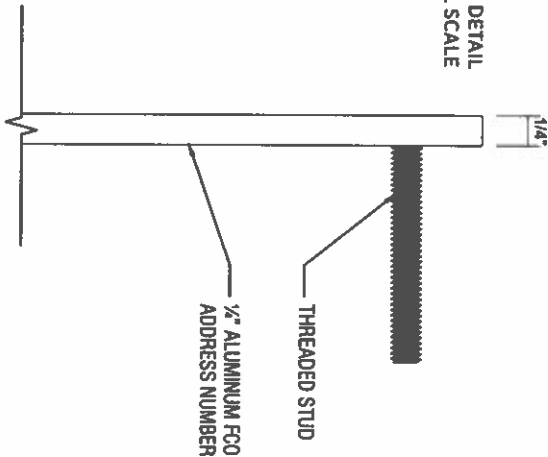
INSTALLATION: STUD MOUNTED FLUSH TO BUILDING

N7 ADDRESS NUMBERS

Qty. 1

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

SIDE DETAIL
FULL SCALE



FUSION

12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7945
Fax: (362) 949-5707
St. Lic.: 433415
Los Angeles, CA

COVINA VILLAGE MSP

DATE: 03/21/2024

PROJECT MANAGER: Joanne P.

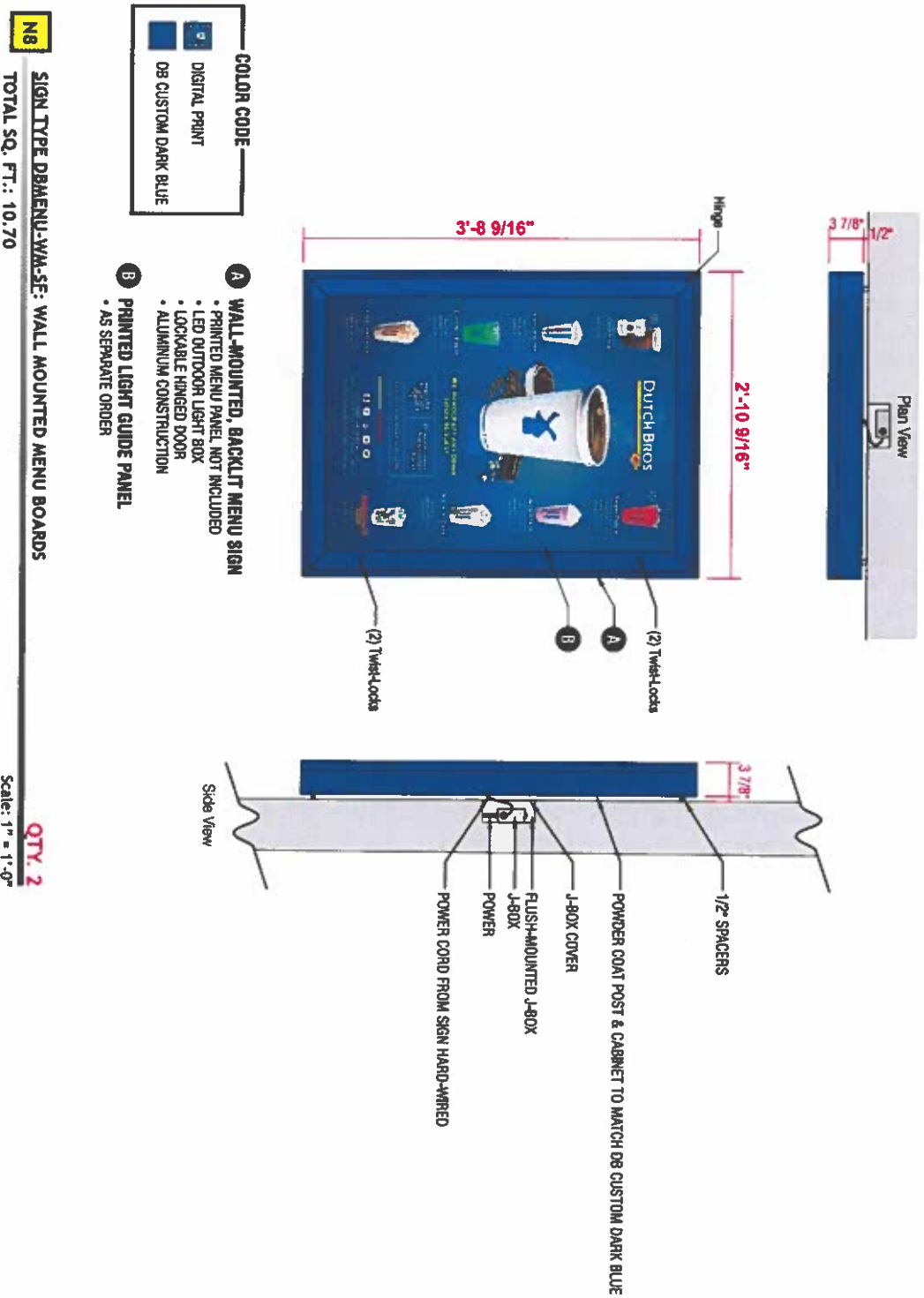
DRAWER: Trong T.

RECORDED: 08/21/2025

APPROVED: RAUL D.

ALL DATA, PLANS, AND SPECIFICATIONS ARE THE PROPERTY OF FUSION. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FUSION. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

SCOPE OF WORK: MANUFACTURE & INSTALL (2) 5/F WALL MOUNTED MENU SIGNS



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 495415
Los Angeles, CA

COVINA VILLAGE MSP

Backed.
24 or 50

QUOTE
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS
940-1000 W. Azusa Ave
Covina, CA 91722

Approve Signature

DATE:
03/21/2024

PROJECT MANAGER
Joanne P.

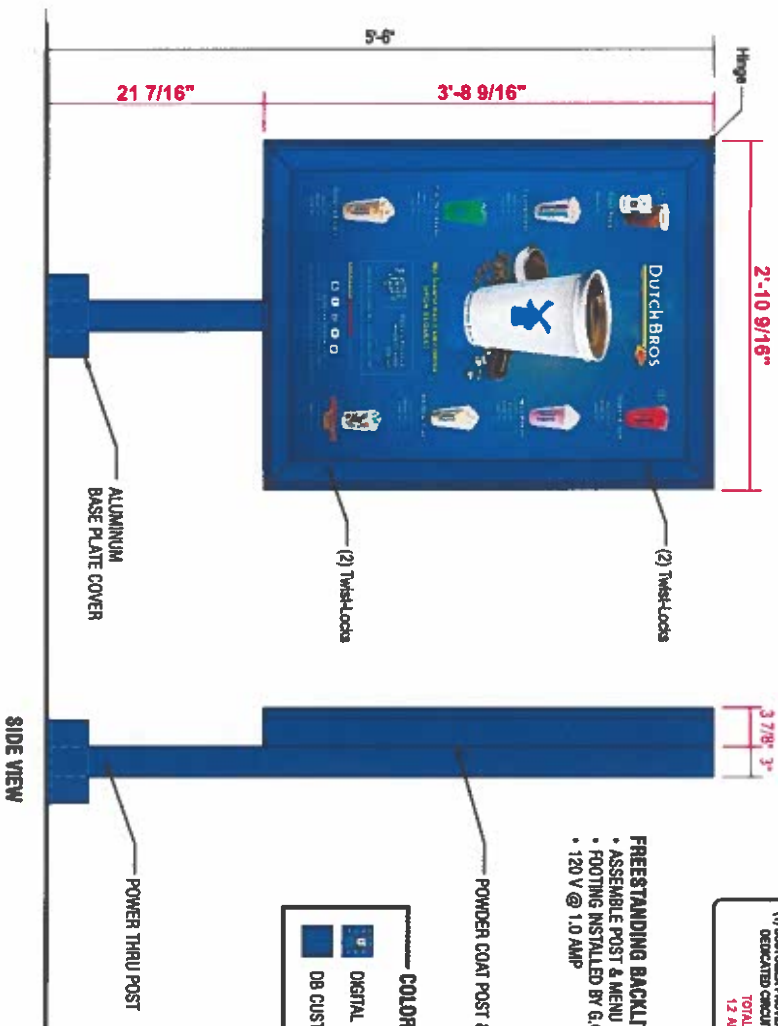
DESIGNER
Thong T.

DESIGNER DATE:
08/21/2025

DESIGNER BY:
RAUL D.

ALL SIGNS, PLANS, AND ELECTRONIC
AND PRINTED MATERIALS ARE
THE PROPERTY OF FUSION. NO
PARTS MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR
MECHANICAL, WITHOUT THE
WRITTEN PERMISSION OF
FUSION SIGN AND DESIGN.

SCOPE OF WORK: MANUFACTURE & INSTALL (4) S/F POST MOUNTED MENU SIGN



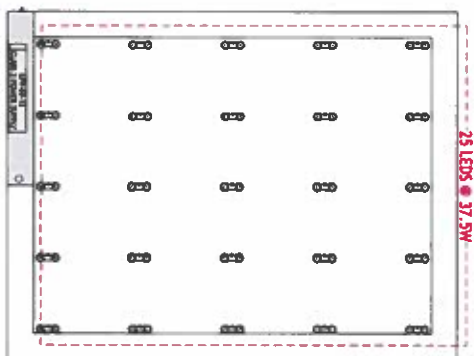
ELECTRICAL SPECIFICATIONS:
 (2) WHITE LED MODULES @ 1.5W EA- 37.5 W TOTAL
 (1) 24V LOW POWER SUPPLY @ 1.2 AMP @ 24V
 (1) CUSTOMER PROVIDED TERMINAL WIRE
 DEDICATED CIRCUIT REQUIRED
 TOTAL CIRCUIT LOAD
 12 AMP @ 120 VAC

- FREESTANDING BACKLIT MENU SIGN**
- ASSEMBLE POST & MENU
 - FOOTING INSTALLED BY G.C.
 - 120V @ 1.0 AMP

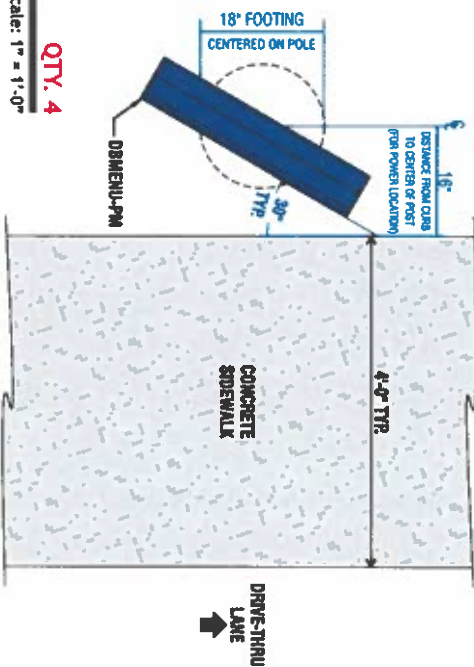
COLOR CODE

- DB DIGITAL PRINT
- DB CUSTOM DARK BLUE

POWDER COAT POST & CABINET TO MATCH DB CUSTOM DARK BLUE



INSTALLATION ORIENTATION DETAIL
 NOT TO SCALE



N9 SIGN TYPE DBMENU-PM-SF: FREE STANDING MENU BOARD
 TOTAL SQ. FT.: 10.7
 QTY. 4
 Scale: 1" = 1'-0"



12226 Coast Drive
 Whittier, CA 90601
 Tel: (562) 946-7545
 Fax: (562) 949-5707
 St. Lic.: 433415
 Los Angeles, CA

COVINA VILLAGE MSP

25 of 50

COVINA VILLAGE LLC,
 ALLAN LUI
 ADDRESS:
 940-1000 W. AZUSA AVE
 COVINA, CA 91722

Approval Signature

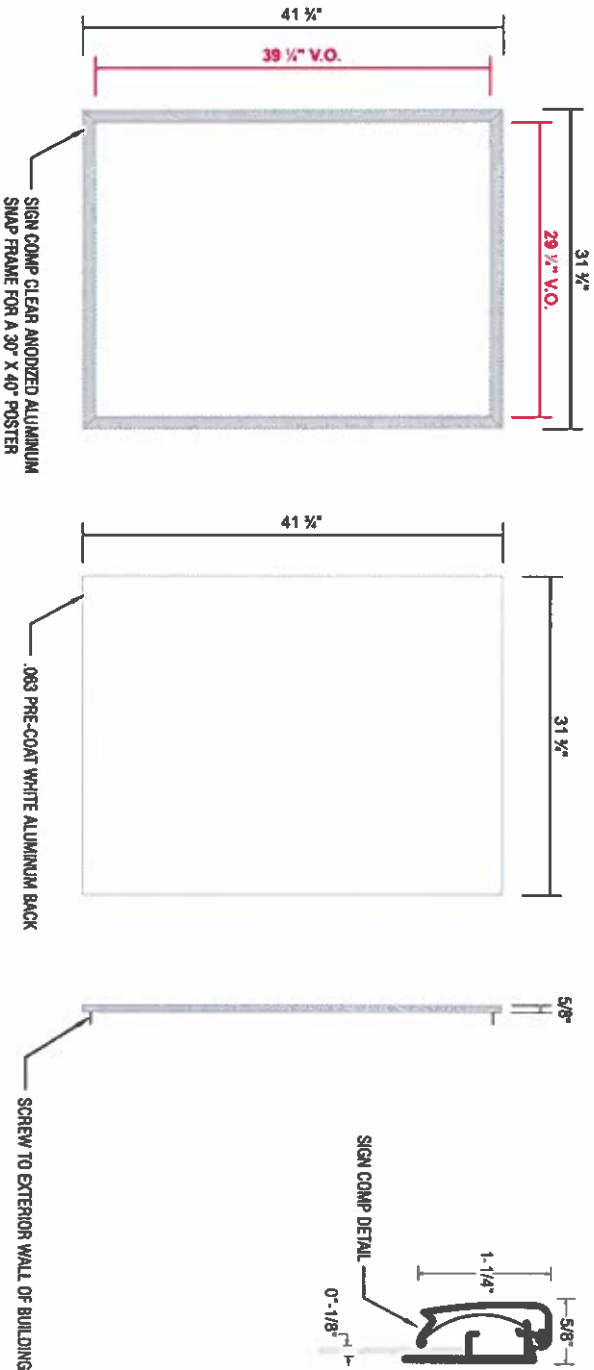
DATE:
 03/21/2024
 DESIGNED BY:
 JOANNE P.
 CHECKED BY:
 THONG T.
 REVISIONS:
 08/21/2025
 REVISIONS:
 RAUL D.

ALL MEASUREMENTS AND DIMENSIONS
 ARE TO FACE UNLESS OTHERWISE
 SPECIFIED. MATERIALS AND FINISHES
 SHALL NOT BE SUBSTITUTED, ADDED
 OR DELETED WITHOUT THE WRITTEN
 APPROVAL OF THE DESIGNER.
 FUSION SIGN AND SYSTEMS

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SNAP FRAMES

COLOR CODE

CLEAR ANODIZED ALUMINUM



M10

Snap Frames

QTY. 2

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

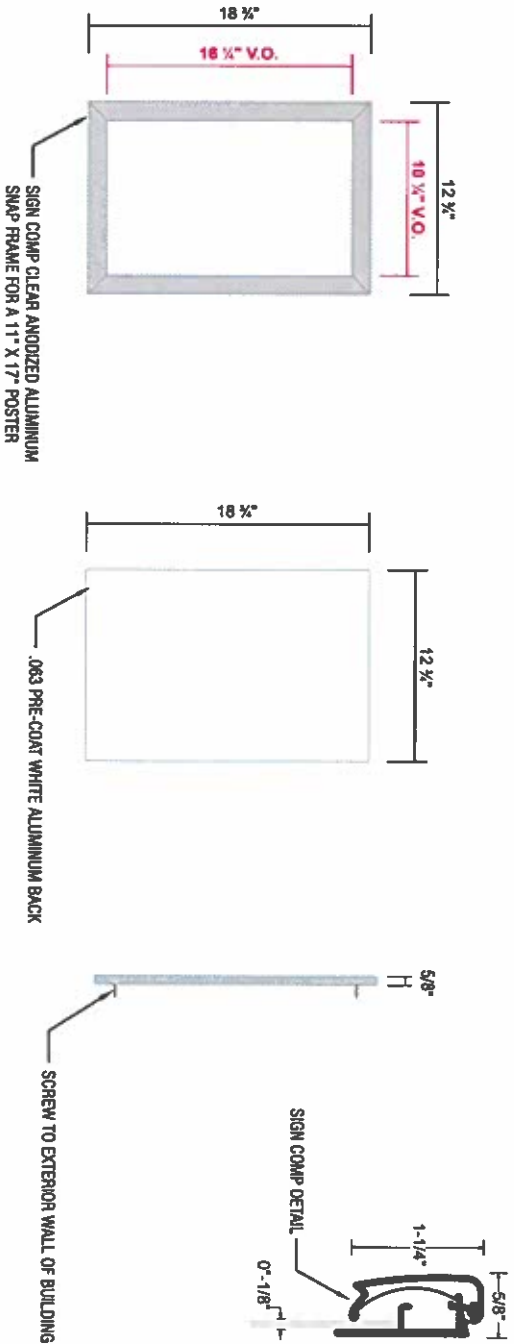
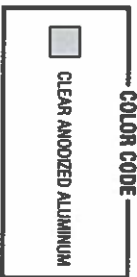
FUSION
Fusion Fabrication and Installation
12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 948-3707
St. Lic.: 459415
Los Angeles, CA

DEFINITIONS:
COVINA VILLAGE MSP
26 of 50
DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Thong T.
REVISION DATE: 08/21/2025
RESPONSIBLE: RAUL D.

APPROVAL SIGNATURE
940-1000 W. Azusa Ave
Covina, CA 91722
DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Thong T.
REVISION DATE: 08/21/2025
RESPONSIBLE: RAUL D.

ALL METAL, PLUMB, AND ELECTRICAL
WELDING SHALL BE DONE BY A
LICENSED WELDER OR WELDER
IN TRAINING UNDER THE
SUPERVISION OF A LICENSED
WELDER OR WELDER IN TRAINING
AND SHALL BE WELDED TO THE
FUSION FABRICATION AND
INSTALLATION SPECIFICATIONS
AND STANDARDS WITHOUT
FUSION BURN AND DEFORM.

SCOPE OF WORK: MANUFACTURE & INSTALL (4) SNAP FRAMES



SNAP FRAMES

QTY. 4

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



12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7945
Fax: (362) 949-5707
St. Lic.: 455415
Los Angeles, CA

UNIVERSITY OF CALIFORNIA
COVINA VILLAGE MSP

BUILD NO.
27 of 50

CLIENT
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE
03/21/2024

PROJECT MANAGER
Joanne P.

DESIGNER
Trong T.

RECORD DATE
08/21/2025

REVISIONS
PAUL D.

ALL WELD, TIG, MIG, AND ELECTRIC
AND MECHANICAL WORK SHALL BE
COMPLETED AND CHECKED BY
FUSION. ALL WORK SHALL BE
SHOWN TO THE ARCHITECT, USER
OR THE ENGINEER TO ANY RECORD,
PERMITS, INSPECTIONS, AND
FUSION SHALL NOT BE RESPONSIBLE
FOR ANY WORK NOT DONE.

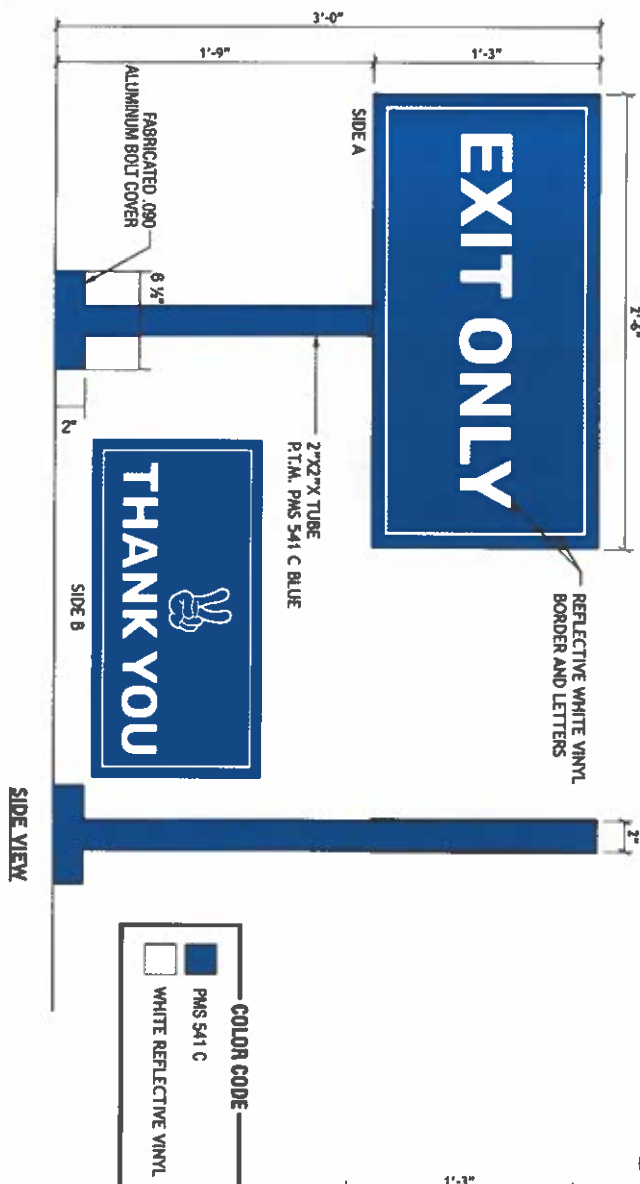
2"

6 1/4"

6"

FABRICATED .090
ALUMINUM BOLT COVER

TOP VIEW

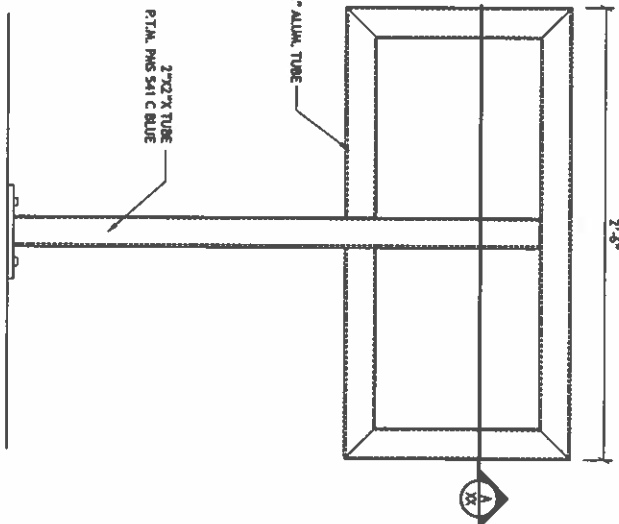


SECTION DETAIL A



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

STRUCTURE DETAIL



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

PLATE DETAIL

6" x 6" x 1/4" ALUM. PLATE W/
(4) #4 @ JOISTS & MIN.
EMBEDMENT INTO CONCRETE

6"

4"

4"

1/4" THICK ALUM. TUBE

CUT-OUT FOR 2" SQ. TUBE

1/4" Ø THRU HOLE

7/16" V < 10°

Scale: 3" = 1'-0"

ALL SOCIAL, PLUMB, AND ELECTRONIC
ARTS ASSOCIATES ON THIS BEHAVIOR ARE
CERTIFICATES ARE OWNED BY
FUSION SIGN AND DESIGN AND
SHALL NOT BE REPRODUCED, USED
BY OR DELIVERED TO ANY PERSON,
FIRM OR CORPORATION FOR ANY
PURPOSE WHATSOEVER WITHOUT
PERMISSION OF
FUSION SIGN AND DESIGN.

Fusion

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Fax: (562) 949-5707
St. Lic.: 455415
Los Angeles, CA

COVINA VILLAGE MSP

28 of 50

CREDIT
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature _____

DATE:

03/28/2024

2017/2018

Joanne I

Index

Ironing:

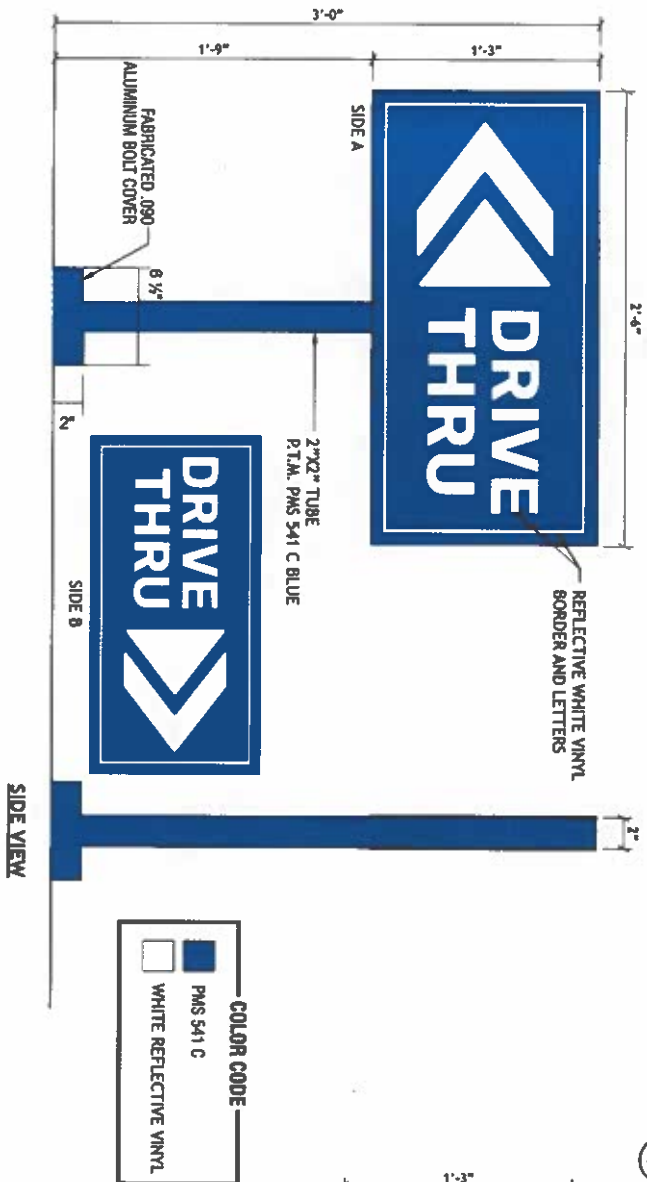
EXPERIMENTAL DESIGN

08/21/20

RECEIVED

RAUL D.

2"
6 1/4"
6 1/4"
6 1/4"
FABRICATED AND
ALUMINUM BOLT COVER



27" x 2" ALUM. TUBE — .090" ALUM. FACES

27" x 2" ALUM. TUBE



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

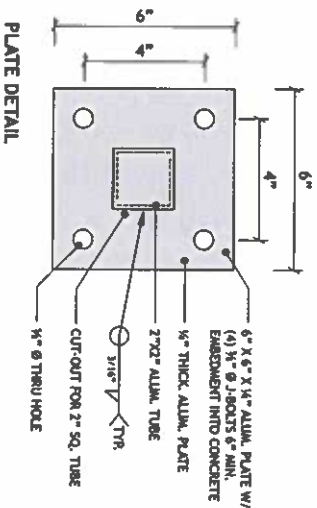


PLATE DETAIL

Scale: 3" = 1'-0"

SIGN TYPE DBDIR-DT-DE: NON-ILLUMINATED D/F DIRECTIONAL

QTY. 1

REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED BACKGROUND TO MATCH DB CUSTOM DARK BLUE.
(SPECIAL PRODUCTION NOTE: GRAPHICS TO BE INSET FROM EDGE 1/8").
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 1/4" X 6" X 6" PLATE. FABRICATED .090 ALUMINUM BOLT COVER PAINT DB CUSTOM DARK BLUE.
INSTALL PLATE MOUNTED.
AND FOOTING INSTALLED BY GC.

COVINA VILLAGE MSP

PAGE NO.: 29 of 50

GUIDE:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS
940-1000 W. AZUSA AVE
COVINA, CA 91722

Approval Signature _____

03/21/2024

PROJECT LEADER
Joanne P.

DECLARATION:
Trang T.

REVISION DATE:
08/21/2025

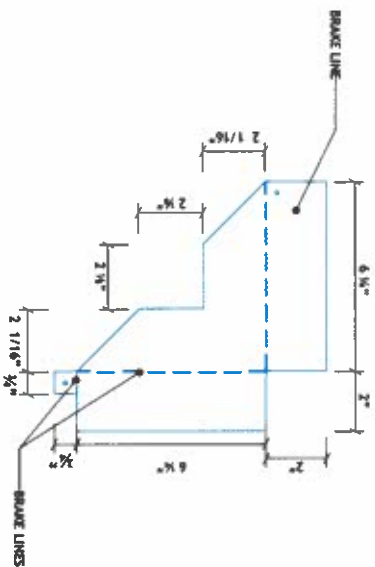
RAUL D.

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OR DISCLOSED TO ANY PERSON,
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PURPOSE WHATSOEVER WITHOUT
PERMISSION OF
FUDON SIGN AND DESIGN.

BASE PLATE COVER FOR NON-ILLUMINATED DIRECTIONAL



ASSEMBLED BASE PLATE COVER



2 PCS REQUIRED

.063" ALUM. BRAKE FORMED BASE PLATE COVER

Scale: 3" = 1'-0"

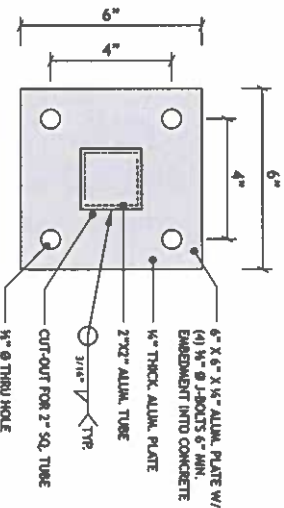


PLATE DETAIL

Scale: 3" = 1'-0"

.063" ALUM. DIRECTIONAL BASE PLATE COVER

Scale: 3" = 1'-0"



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7343
Fax: (562) 949-3707
St. Lic.: 459415
Los Angeles, CA

COVINA VILLAGE ASP

30 or 50

COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. AZURA AVE
Covina, CA 91722

Approved Signature

DATE:
03/21/2024

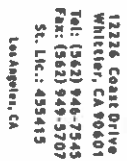
PROJECT MANAGER
Joanne P.

DESIGNER:
Thong T.

REVISIONS:
08/21/2025

REVISIONS:
RAUL D.

ALL WELDS, PLUMB, AND ELECTRICAL
AND CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE CITY OF LOS ANGELES
UNIFORM BUILDING ORDINANCE AND
BY THE INSPECTOR TO ANY PERMITS
ISSUED FOR CONSTRUCTION. THE CITY
ENGINEER'S OFFICE SHALL NOT BE
RESPONSIBLE FOR THE DESIGN OR
CONSTRUCTION OF THE PROJECT.



COVINA VILLAGE MSP

31 50

CAUSE:
COVINA VILLAGE LLC,
ALLAN LUI

940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE: 03/21/2024

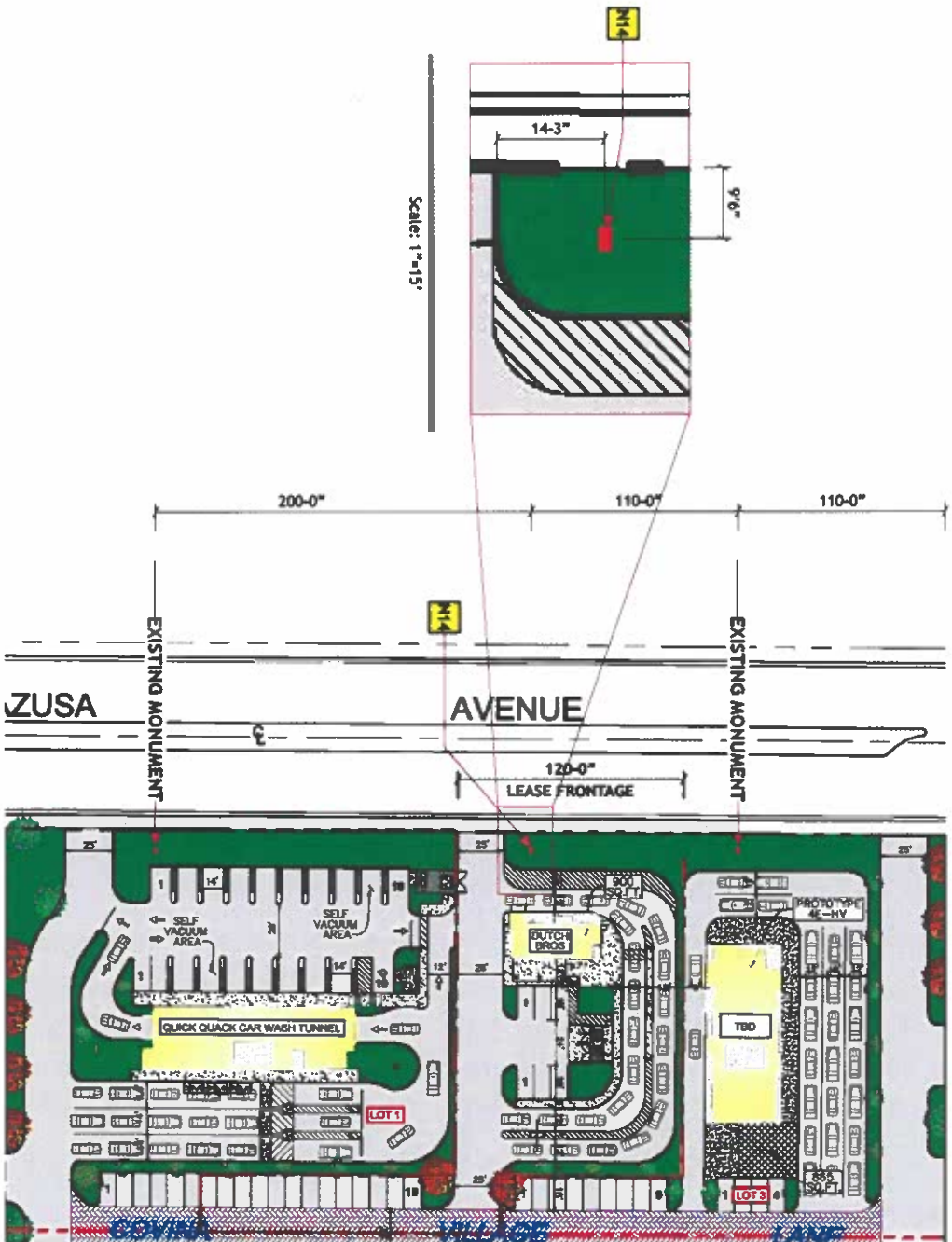
CONTACT:
Joanne P.

DESIGNER:
Trang T.

REVISION DATE:
08/21/2025

RAUL D.

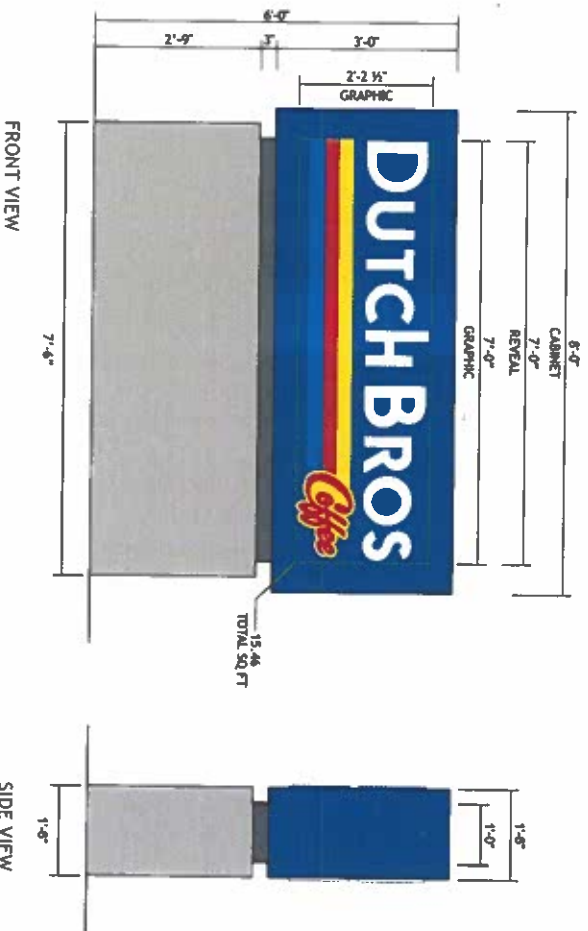
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SITE PLAN (MONUMENT PLACEMENT)

Scale: 1"=60'

D/F ILLUMINATED MONUMENT SIGNS



COLOR CODE	
230-015 YELLOW PSY	
230-33 RED PSY	
230-127 INTENSE BLUE PSY	
WHITE ACRYLIC	
DB LIGHT GREY (PMS 429 C)	
DB DARK GREY (PMS 401 C)	
DB CUSTOM DARK BLUE	

FABRICATED ALUMINUM CABINET PAINTED DB CUSTOM DARK BLUE.
 REVEAL PAINTED DB CUSTOM DARK GREY.
 3/4" THICK WHITE ACRYLIC PUSH THRU GRAPHICS.
 1ST SURFACE 230-015 YELLOW, 230-33 RED, & 230-127 INTENSE BLUE PSY.
 Tetra® PowerStrip WHITE LED 7100K ILLUMINATION.
 FABRICATED ALUMINUM SKIRT PAINTED DB CUSTOM LIGHT GREY
 WITH MEDIUM TEXTURE COAT.

N14

SIGN TYPE: ILLUMINATED D/F MONUMENT SIGNS

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

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 Fax: (562) 949-5707
 St. LLC: 435415
 Los Angeles, CA

DEBILCATED/SOUL
 COVINA VILLAGE MSP

BUD ID: 32 50

DATE: COVINA VILLAGE LLC,
 ALLAN LUI

ADDRESS: 940-1000 W. Azusa Ave
 Covina, CA 91722

Approval Signature

DATE:

03/21/2024

DIRECT MANAGER
 Joanne R.

DESIGNER
 Thong T.

REVISION DATE:
 08/21/2025

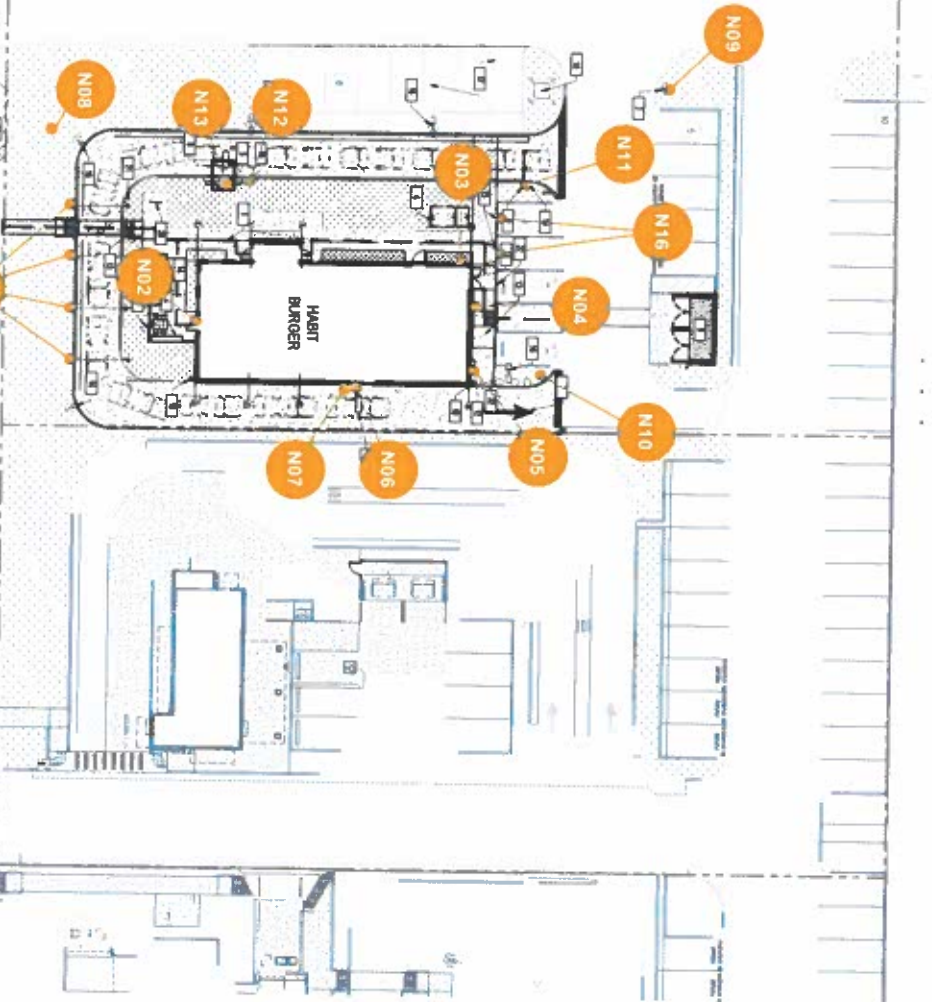
REVISIONS:
 PAUL D.

ALL SIGNS, NAME, AND ELECTRONIC
 AFF. MANUFACTURED BY THE SIGNING AND
 CONTRACTOR'S NAME AND ADDRESS
 SHALL BE REPRODUCED, UNDER
 THE SIGNING AND CONTRACTOR'S NAME,
 FROM THE CONTRACTOR FOR THE
 PURPOSES OF THE SIGNING AND
 CONTRACTOR'S NAME AND ADDRESS
 FROM THE CONTRACTOR FOR THE
 PURPOSES OF THE SIGNING AND
 CONTRACTOR'S NAME AND ADDRESS

SITE MAP



AZUSA AVENUE



EXTERIOR SIGN LIST

SIGN #	SIGN CODE	DESCRIPTION
N02	HAB-CC-42-80-DL	Canopy with Down Light
N03	HAB-TWR-178-287-33RY	ACM Tower w/ FHL White Channel Letters
N04	HAB-CC-42-285-CNR-42-216-DL	Canopy with Down Light
N05	HAB-CL-LOGO-FHL-33RY-ST-WHT	White Channel Letter Logo Face Halo Lit
N06	HAB-CC-42-114-DL	Canopy with Down Light
N07	HAB-CL-LOGO-FHL-33RY-ST-WHT	White Channel Letter Logo Face Halo Lit
N08	HAB-M30	Monument
N09	HAB-DH-OP-D8	Directional
N10	HAB-DH-OP-D8	Directional
N11	HAB-CLB	Drive Thru Clearance Bar
N12	HAB-OPC-A5	Drive Thru Canopy
N13	HAB-SMB-QUAD-ST-ATC	Drive Thru Menu Board
N14	HAB-SLC-120	Light Posts
N15	HAB-MB-ST-INT-24X84	Interior Static Menuboard
N16	HAB-PS-APU-TS	Torsion Spring Parking Sign

Habit
BORGES & ASSOCIATES

LOCATION:
1000 N Azusa Ave
Covina, CA 91722

DESIGNER: RB

DATE: 03.05.2025

PROJECT MANAGER
Jazmine Lawson
THE HABIT BURGER CHILLI PPA

REVISION DATE:

CUSTOMER APPROVAL

Print Name

Title

Signature

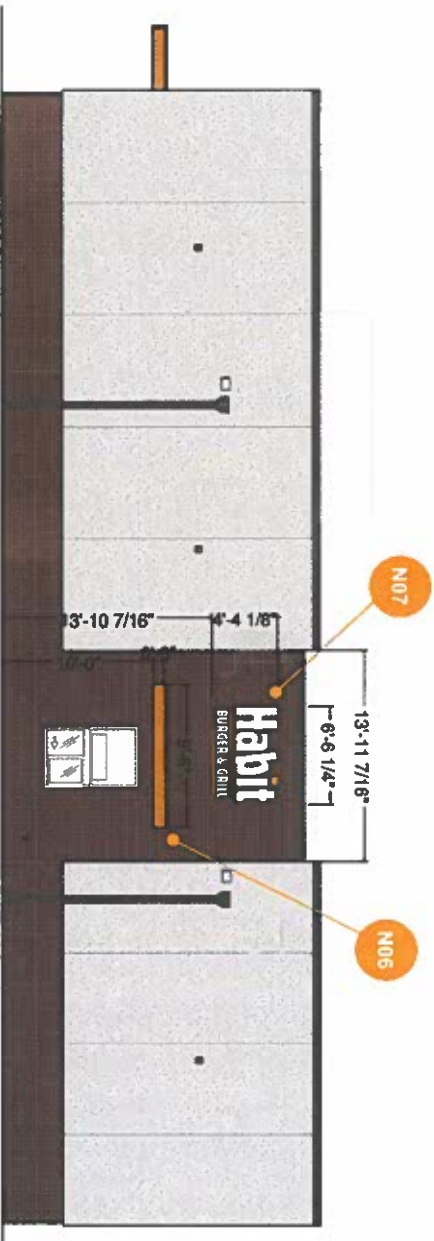
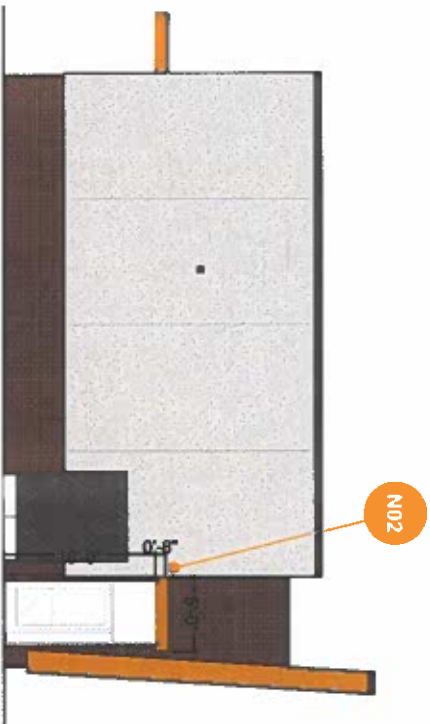
Date

☐ Approved
☐ Approved as Noted
☐ Not Approved
Resubmit with Changes

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ELEVATIONS



EXTENSION SIGN LIST		
SIGN #	SIGN CODE	DESCRIPTION
N02	WAB-CC-60-CL	Canopy with Down Light
N03	WAB-TW-176-387-387V	ACM Tower w/ FPL White Channel Letters
N04	WAB-OC-42-386-CP-42-376-CL	Canopy with Down Light
N05	WAB-CL-1000-CP-18-387-47-WHT	White Channel Letter Logo Face Halo LI
N06	WAB-OC-42-114-CL	Canopy with Down Light
N07	WAB-CL-1000-CP-18-387-47-WHT	White Channel Letter Logo Face Halo LI
N08	WAB-A100	Monument
N09	WAB-DH-CP-08	Directional
N10	WAB-DH-CP-08	Directional
N11	WAB-CLB	Drive Thru Clearance Bar
N12	WAB-CP-48	Drive Thru Canopy
N13	WAB-SAB-QUAD-STATC	Drive Thru Menu Board
N14	WAB-SLC-120	Light Posts
N15	WAB-SAB-ST-ART-QUORA	Interior Basic Menuboard
N16	WAB-PA-PU-175	Torlon Spine Parking Sign



12236 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lc.: 453415
Los Angeles, CA

34 or 50

COVINA VILLAGE LLC,
ALLAN LUI
APPROX
940-1000 W. AZUSA AVE
COVINA, CA 91722

Approval Signature

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNED: Tong T.
REVISION DATE: 08/21/2025
APPROVED: RAUL D.

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Fusion

1

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PMGCELL INC.

ALLAN L

AD28635

CA 91122

Nature

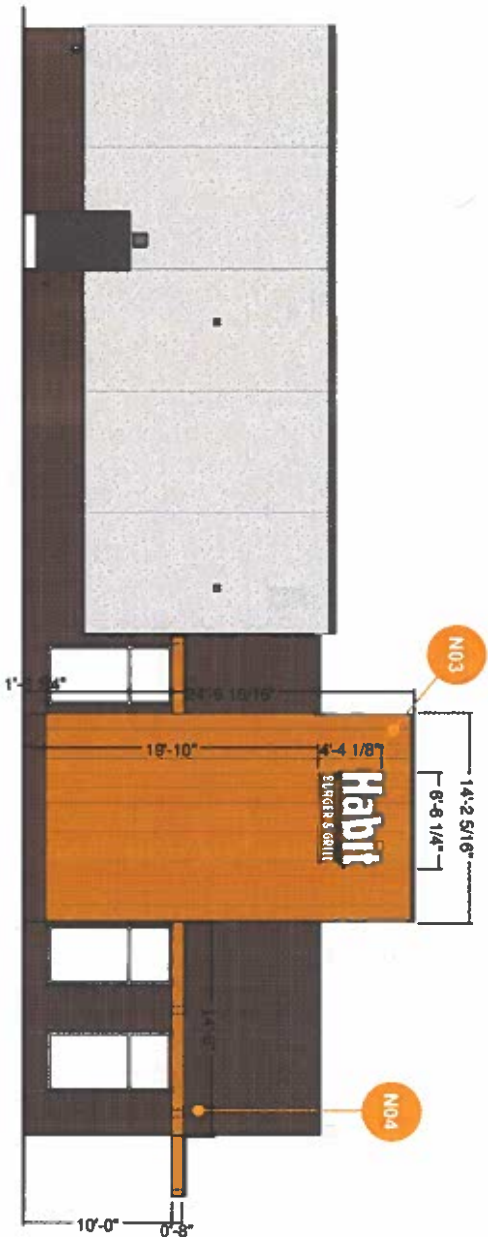
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11

134 136

0113

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Sign Type: **None Existing**

Sign Code:

Location:

Quantity:

Illumination:

Condition:

Assessment:

Dimensions:

QAH:

HOG:

Comment:

Action: Add New

Sign Type: Entrance Canopy

Sign Code: HAB-CCA2-60

Quantity: 1

Attachment: Fasteners

Illuminator: Focus Industries Surface Mount

Approx. Size:

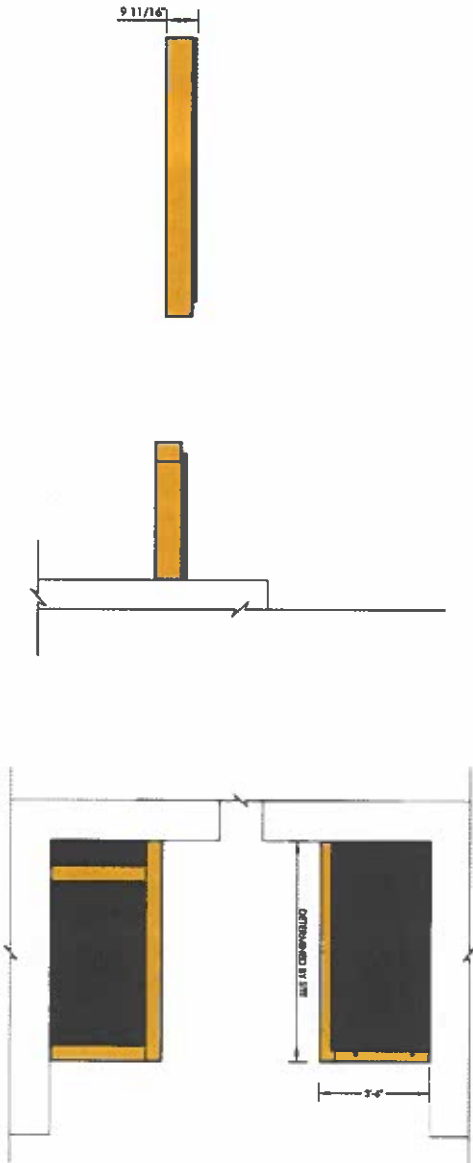
0.8-1.2

W
SOF

Comment:

Technical Survey: Required

Code Compliance: Yes



N03

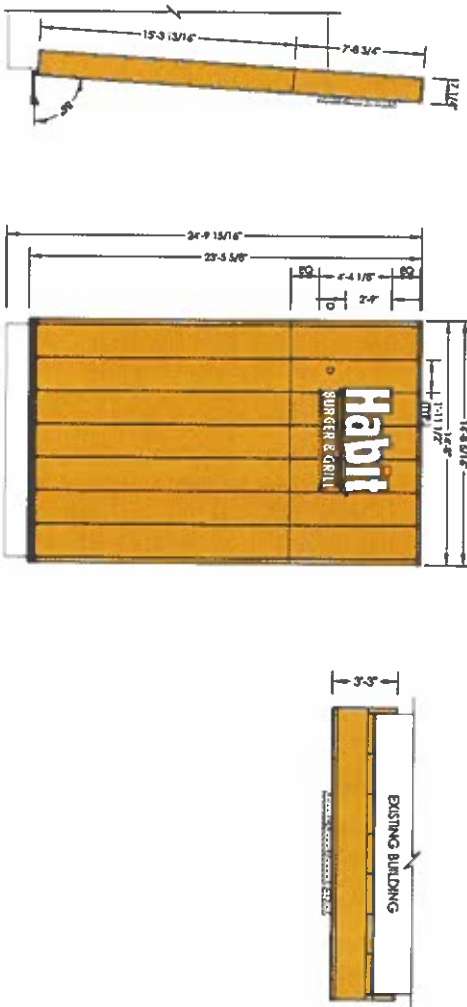
Add New

EXISTING

Sign Type: None Existing
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: ACM Tower
Sign Code: HAB-TWR-176-287-33RY
Quantity: 1
Attachment: Fasteners
Illumination: External LED Uplight Bar
Bar Code:
Approx. Size:
H: 24'-9 15/16"
W: 14'-8 5/16"
SQFT: 364.79
Comment:
Technical Survey: Required
Code Compliance: Yes



Fusion
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Whittier, CA 90601
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Fax: (562) 946-5707
St. L.C.: 455415
Los Angeles, CA

COVINA VILLAGE MSP

37 of 50

COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Trong T.
REVISION DATE: 08/21/2025
REVISION: RAUL D.

ALL WELD, PLUMB, AND ELECTRICAL
CONNECTIONS AND CHANGES TO
EXISTING SHALL BE DONE IN
ACCORDANCE WITH THE
CITY OF COVINA'S
PERMITS DEPARTMENT FOR ANY
REVISIONS TO THE
PERMITS DEPARTMENT

N04

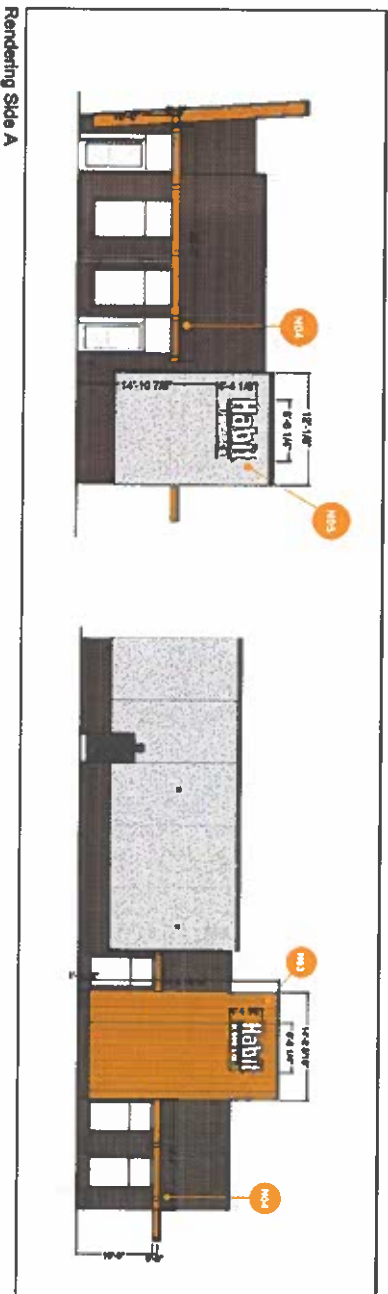
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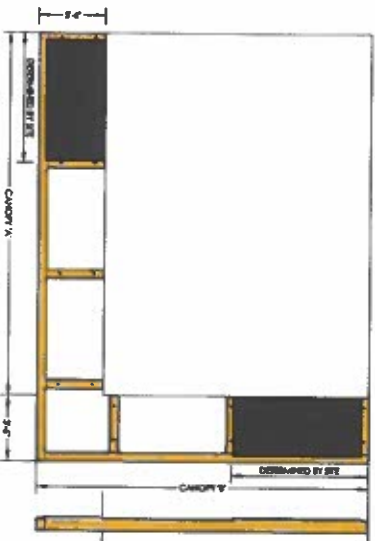
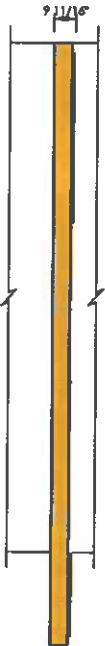
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Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOQ:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Building Canopy
Sign Code: HAB-OCC-42-285-CNR-42-216-DL
Quantity: 1
Attachment: Fasteners
Illumination: Focus Industries Surface Mount
Bar Code:
Approx. Size:
H: 0'-8"
W: 42'-3"
SQT:
Comment:
Technical Survey: Required
Code Compliance: Yes



Rendering Side A



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 493415
Los Angeles, CA

DEVELOPER/OWNER:
COVINA VILLAGE MSP

BACKLIT,
38 or 50

CLIENT:
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:
03/21/2024
PROJECT MANAGER:
Joaquin P.
DESIGNER:
Thong T.
DESIGN DATE:
08/21/2025
REVISIONS:
RAUL D.

ALL SIGNS, PLANS, AND ELECTRICAL
AND ILLUMINATION SHALL BE PREPARED AND
DESIGNED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE CITY OF COVINA
AND THE CALIFORNIA SIGN REGULATIONS
AND BE SUBJECT TO ANY TECHNICAL
REVISIONS OR COMMENTS FROM THE
CITY OF COVINA AND THE CALIFORNIA
SIGN REGULATIONS.

N05

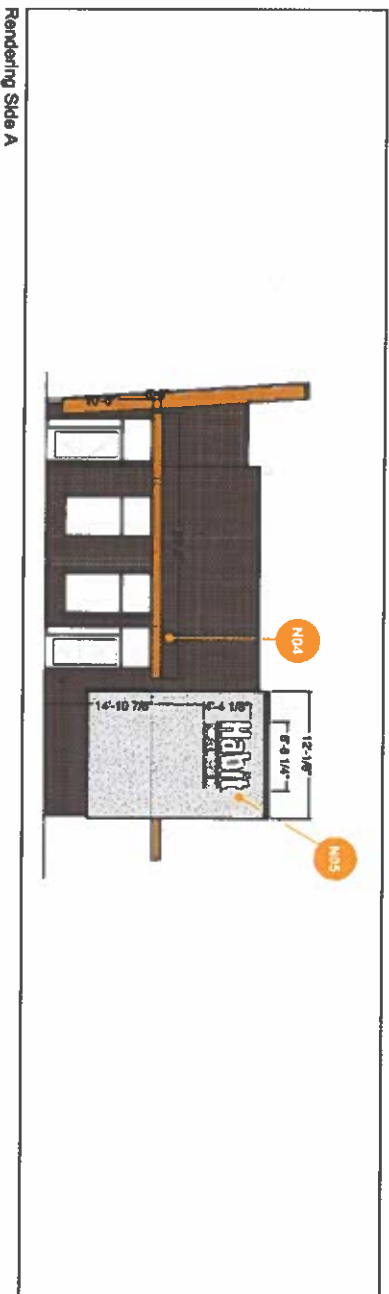
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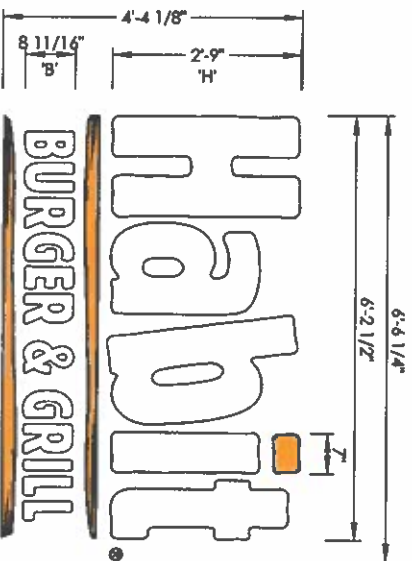
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Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Channel Letters
Sign Code: HAB-CL-LOGO-FHL-33-ST-WHT
Quantity: 1
Attachment: Fasteners
Illumination: Face Lit, Halo Lit
Bar Code:
Approx. Size:
H: 4'-4 1/8"
W: 6'-6 1/4"
SQFT: 28.32
Comment:
Technical Survey: Required
Code Compliance: Yes



Rendering Side A



12224 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 946-5707
St. Lic.: 455413
Los Angeles, CA

COVINA VILLAGE MSP

DATE: 03/21/2024
BY: 39 50

COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
946-1000 W Azusa Ave
Covina, CA 91722

Approved Signature

DATE: 03/21/2024
DESIGNER: Joanne P.
DRAWN BY: Trong T.
REVISION DATE: 08/21/2025
REVISION BY: RAUL D.

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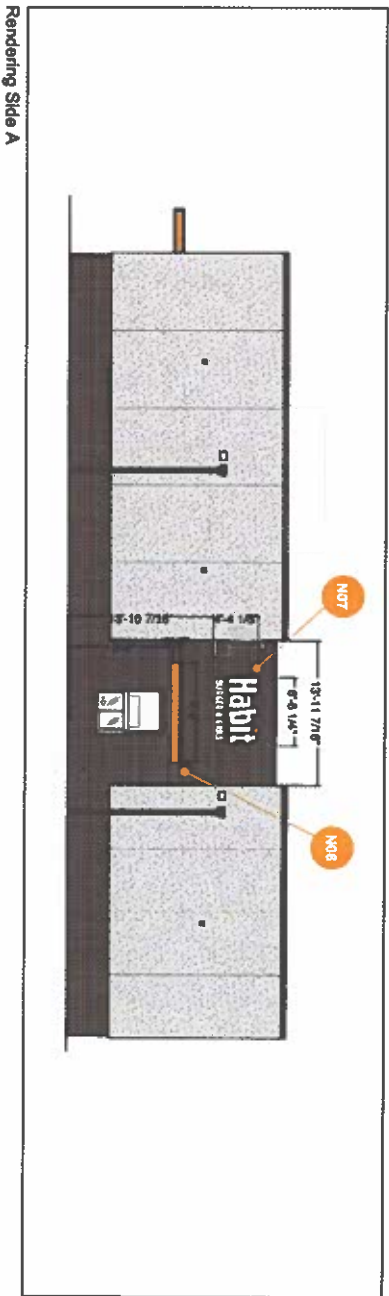
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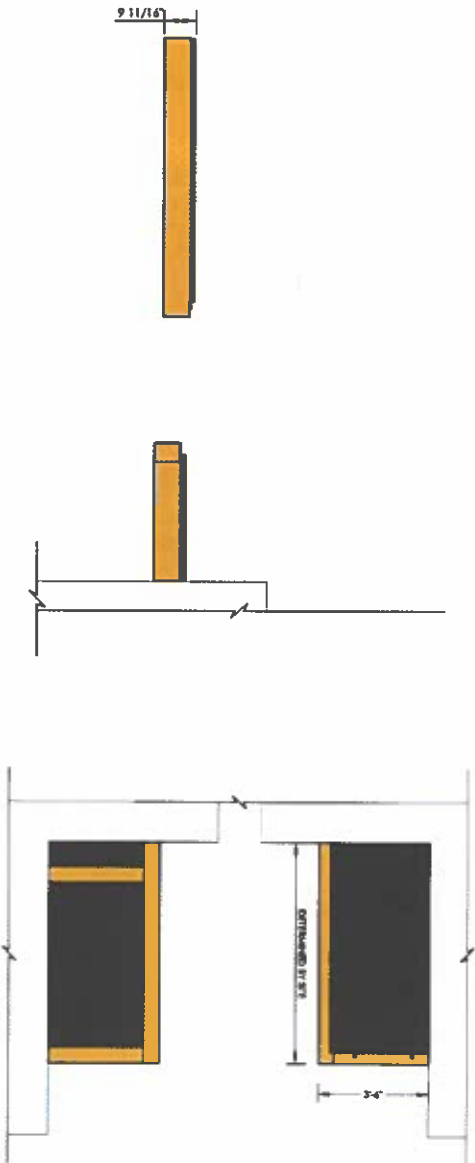
Sign Type: None Existing
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Entrance Canopy
Sign Code: HAB-CCA2-114
Quantity: 1
Attachment: Fasteners
Illumination: Focus Industries Surface Mount Lights
Bar Code:
Approx. Size:
H: 0'-8"
W: 8'-6"
SOF:
Comment:
Technical Survey: Required
Code Compliance: Yes



Rendering Side A



FUSION

1232A Coast Drive
Whittier, CA 90601
Tel: (362) 946-7345
Fax: (362) 946-5707
St. Lic.: 435415
Los Angeles, CA

DEVELOPER/OWNER/LOCAL
COVINA VILLAGE MSP

BACKLIT
40 OF 50

CLIENT
COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Trong T.
DESIGN DATE: 08/21/2025
RECORDED BY: RAUL D.

ALL BUILT, PLUMB, AND ELECTRICAL
AND MECHANICAL WORK SHALL BE
COMPLETED AND OWNED BY
FUSION. ALL OTHER WORK SHALL
BE THE RESPONSIBILITY OF THE
CLIENT. FUSION SHALL NOT BE
RESPONSIBLE FOR ANY WORK
PERFORMED BY OTHERS WITHOUT
FUSION'S WRITTEN PERMISSION OR
FUSION'S WRITTEN REVIEW.

N07

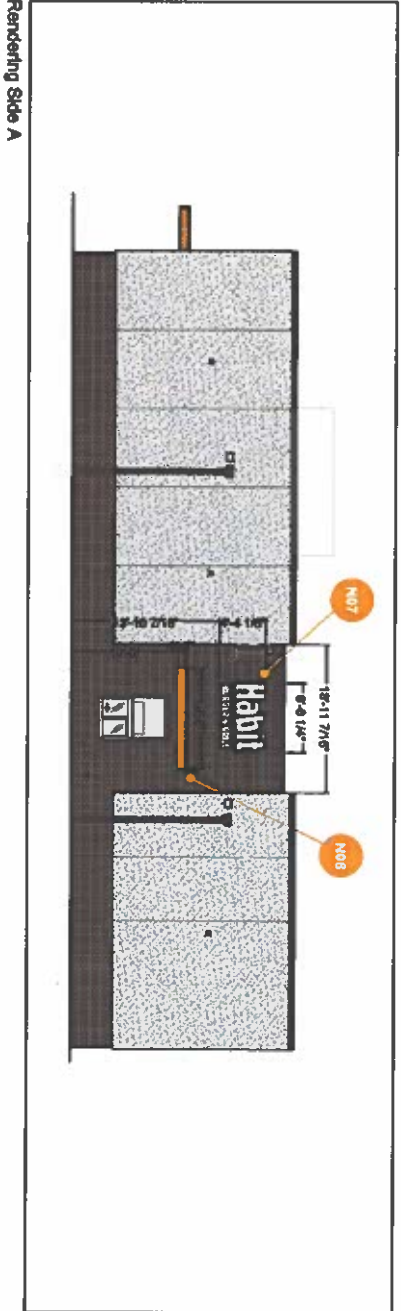
Add New

EXISTING

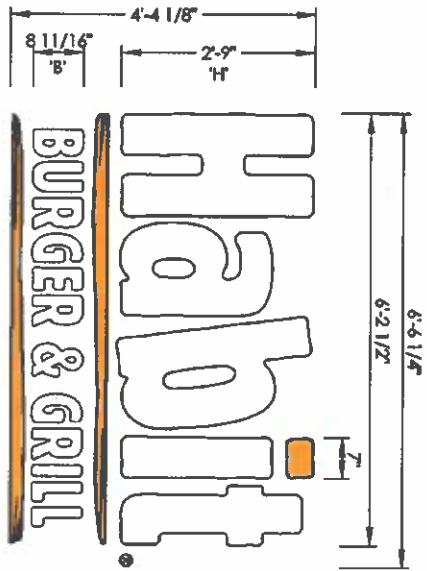
Sign Type: None Existing
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Channel Letters
Sign Code: HAB-CL-1000-FHL-SS-ST-WHT
Quantity: 1
Attachment: Fasteners
Illumination: Face Lit, Halo Lit
Bar Code:
Approx. Size:
H: 4'-4 1/8"
W: 6'-6 1/4"
SQT: 28.32
Comment:
Technical Survey: Required
Code Compliance: Yes



Rendering Side A



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 439415
Los Angeles, CA

DEVELOPER/OWNER:
COVINA VILLAGE MSP

BUDGET:
41 or 50

DATE:
COVINA VILLAGE LLC,
ALLAN LUI

ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Approve Signature

DATE:
03/21/2024

PROJECT MANAGER:
Joanne P.

DESIGNER:
Trang T.

ISSUED DATE:
08/21/2025

REVISIONS:
RAUL D.

ALL SIGNS, PLANS, AND ELECTRICAL
AND MECHANICAL WORK SHALL BE
DESIGNED BY A LICENSED PROFESSIONAL
ENGINEER OR ARCHITECT AND SHALL
BE SEAL AND SIGNATURE OF THE
DESIGNER. THE DESIGNER SHALL
BE RESPONSIBLE FOR THE ACCURACY
AND COMPLETION OF THE SIGN
DESIGN. THE DESIGNER SHALL
BE RESPONSIBLE FOR THE
FOLLOWING SIGN AND DESIGN.

N08

Add New

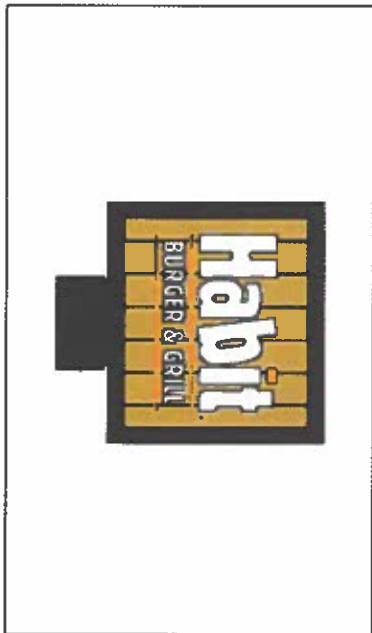
EXISTING

Sign Type:
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

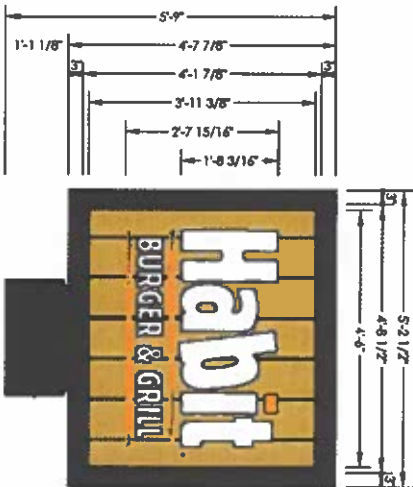
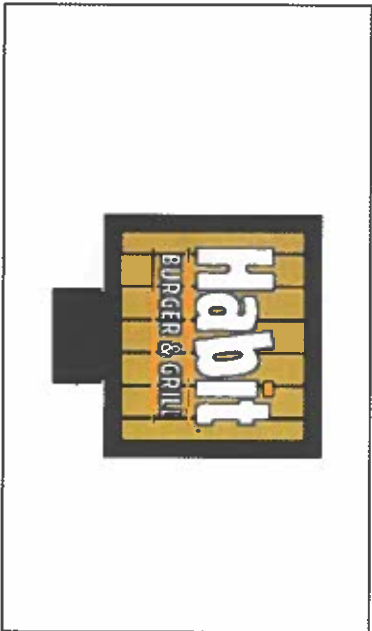
RECOMMENDATION

Action: Add New
Sign Type: Monument
Sign Code: HAB-M30
Quantity: 1
Attachment: Base
Illumination: Internally Illuminated
Bar Code:
Approx. Size:
H: 5'-9"
W: 5'-2 1/2"
SQT: 28.95
Comment:
Technical Survey: Required
Code Compliance: Yes

Existing Side A



Rendering Side A



12226 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7545
Fax: (362) 949-5707
St. Lic.: 455415
Los Angeles, CA

Covina Village MSP

42 of 50

940-1000 W. Azusa Ave
Covina, CA 91722

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Thong T.
DESIGN DATE: 08/21/2025
DESIGNER: RAUL D.

ALL SIGNS, PLANS, AND ELECTRICAL
ARE REQUIRED TO BE SUBMITTED AND
APPROVED BY THE CITY OF COVINA
BEFORE ANY CONSTRUCTION FROM ANY
PERMITTING AGENCY WITHOUT
FUSION SIGN AND DESIGN.

N09

Add New

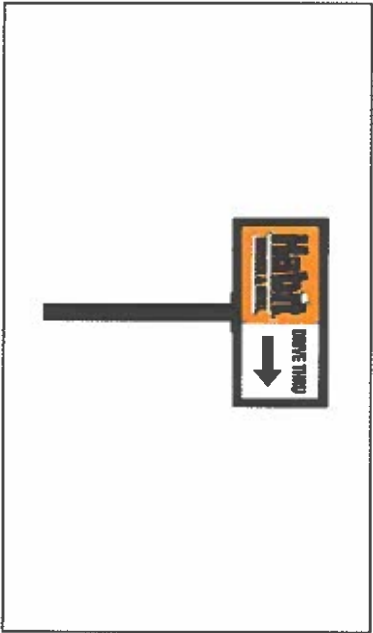
EXISTING

Sign Type: None Existing
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

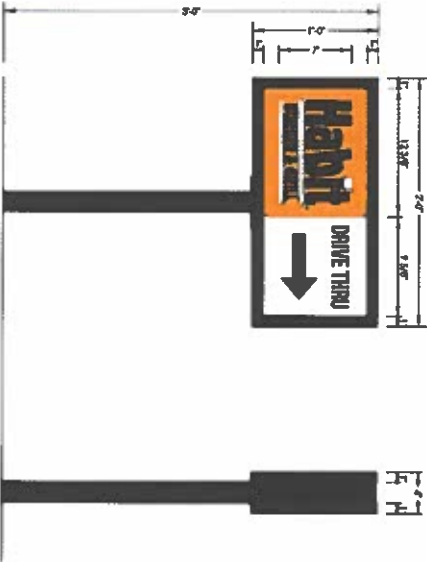
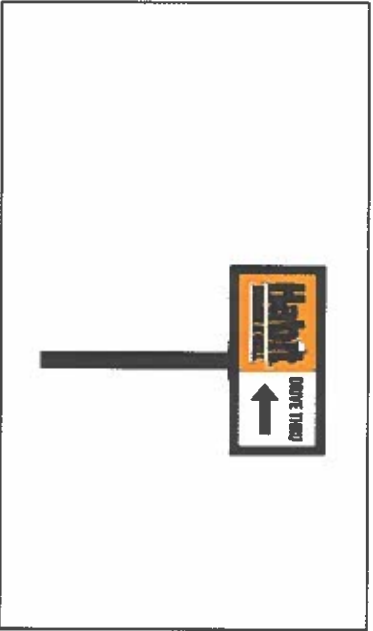
RECOMMENDATION

Action: Add New
Sign Type: Directional
Sign Code: HAB-DH-OP-D8
Quantity: 1
Attachment: Base
Illumination: Intensely Illuminated
Bar Code:
Approx. Size:
H: 3'-0"
W: 2'-0"
SQT: 8
Comment:
Technical Survey: Required
Code Compliance: Yes

Existing Side A



Rendering Side A



12324 Coast Drive
Whittier, CA 90601
Tel: (362) 946-7545
Fax: (362) 949-5707
St. Lic.: 455415
San Antonio, CA

COVINA VILLAGE ASP

43 or 50

COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. Azusa Ave
Covina, CA 91722

Approve Signature

DATE: 03/21/2024
PROJECT MANAGER: Joanne P.
DESIGNER: Trong T.
DESIGN DATE: 08/21/2025
DESIGNER: RAUL D.

ALL MEALS, PLANT, AND ELECTRICIAN
AFTER 5:00 PM. THE SIGNAGE AND
ILLUMINATION SHALL BE INSTALLED
BY THE SIGNAGE COMPANY AND
BE IN PLACE TO BE USED TO ANY PURPOSE.
THE SIGNAGE COMPANY SHALL BE
RESPONSIBLE FOR THE PERMIT
FEE AND THE SIGNAGE COMPANY
SHALL BE RESPONSIBLE FOR THE
PERMIT FEE AND THE SIGNAGE COMPANY

N10

Add New

EXISTING

Sign Type: None Existing

Sign Code:

Location:

Quantity:

Illumination:

Condition:

Assessment:

Dimensions:

OAH:

OAW:

HOG:

Comment:

RECOMMENDATION

Action: Add New

Sign Type: Directional

Sign Code: H4B-DH-OP-DB

Quantity: 1

Attachment: Base

Illumination: Internally Illuminated

Bar Code:

Approx. Size:

H: 3'-0"

W: 2'-0"

SOFT: 6

Comment:

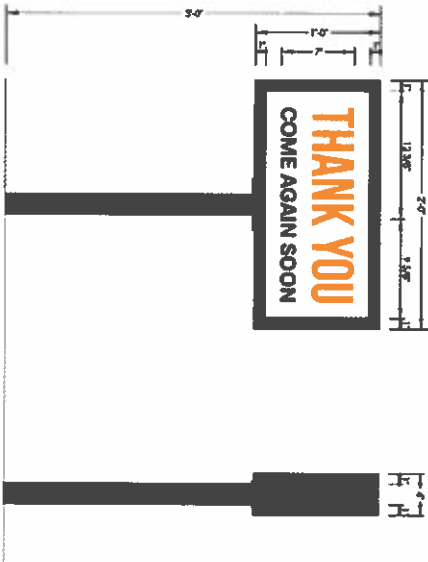
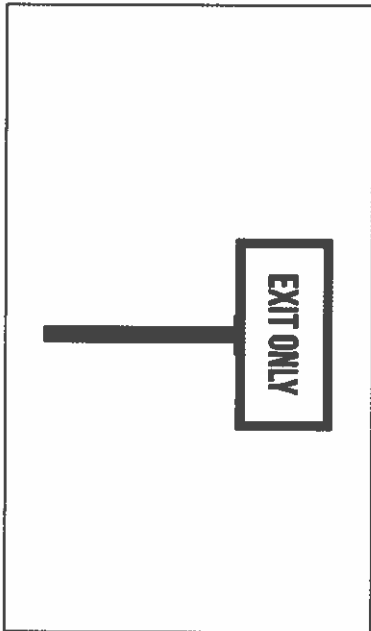
Technical Survey: Required

Code Compliance: Yes

Existing Side A



Rendering Side A



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7945
Fax: (562) 946-5707
St. Lic.: 493415
Los Angeles, CA

OWNER/PROJECT/LOC:
COVINA VILLAGE MSP

BS&LD:
44' or 50'

SUB:
COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS:
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024
PROJECT MANAGER:
Joanne P.
DESIGNER:
Tiong T.
RENDER/DATE:
08/21/2025
REVISIONS:
RAUL D.

ALL SIGNS, PLANS, AND ELECTRIFIC
AND MATERIALS TO BE USED IN THE
CONSTRUCTION AND POWER BY
SHALL NOT BE APPROVED, UNLESS
BY BE ENCLOSED TO ANY PERSON,
THESE DOCUMENTS WITHOUT
FUSION SIGN AND DESIGN.

N11

Add New

EXISTING

Sign Type: None Existing

Sign Code:

Location:

Quantity:

Illumination:

Condition:

Assessment:

Dimensions:

OAH:

OAW:

HOG:

Comment:

RECOMMENDATION

Action: Add New

Sign Type: Clearance Bar

Sign Code: HAB-CLB

Quantity: 1

Attachment: Base

Illumination: Internally Illuminated

Bar Code:

Approx. Size: 10'-6 13/16"

H:

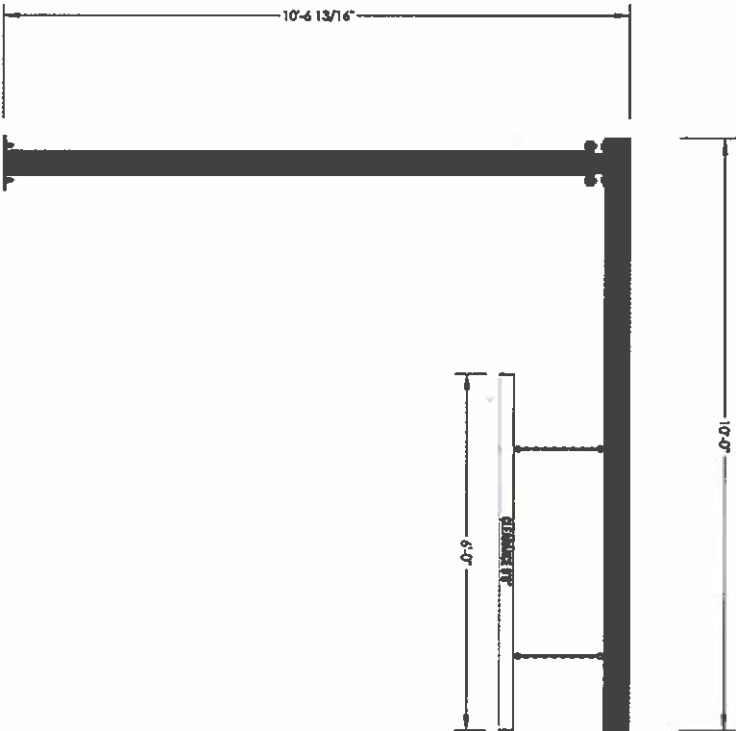
W: 10'-0"

SQFT: 106.68

Comment:

Technical Survey: Required

Code Compliance: Yes



Fusion

12326 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 946-5707
St. Ltc.: 455415
Los Angeles, CA

COVINA VILLAGE MSP

45 of 50

COVINA VILLAGE LLC,
ALLAN LUI
940-1000 W. Azusa Ave
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

DESIGNED BY:
Joanne P.

DESIGNED BY:
Tiong T.

DESIGNED BY:
08/21/2025

DESIGNED BY:
RAUL D.

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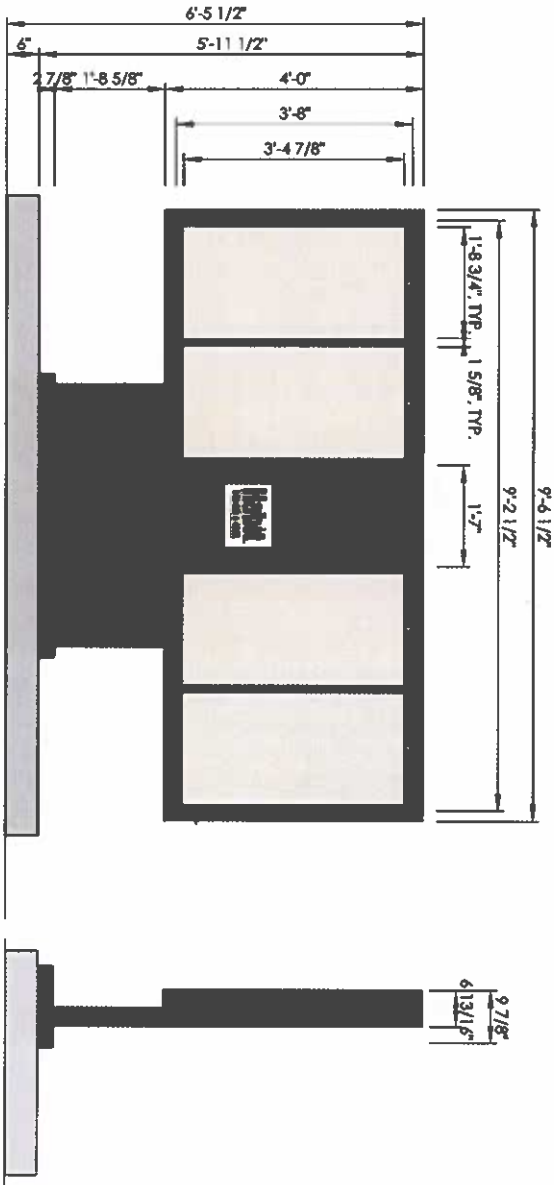
EXISTING

Sign Type: None Existing
Sign Code:
Location:

Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Drive Thru Menu Board
Sign Code: HAB-SMB-QUAD-STATIC
Quantity: 1
Attachment: Base
Illumination: Down Lighting
Bar Code:
Approx. Size:
H: 6'-5 1/2"
W: 9'-8 1/2"
SOF: 81.62
Comment:
Technical Survey: Required
Code Compliance: Yes



DESIGNED BY: FUSION, INC.
COVINA VILLAGE ASP

BACK ID: 47 of 50

CLIENT: COVINA VILLAGE LLC,
ALLAN LUI
ADDRESS: 940-1000 W. AZURA AVE
Covina, CA 91722

APPROVE Signature

DATE:	03/21/2024
PROJECT MANAGER:	JOANNE P.
DESIGNER:	THONG T.
DESIGN DATE:	08/21/2025
DESIGNER:	RAUL D.

ALL SIGNS, PLANS, AND ELECTRICAL
AND CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE CITY OF COVINA SPECIFICATIONS
AND STANDARDS. THE CITY OF COVINA
RESERVES THE RIGHT TO APPROVE OR
REJECT ANY SIGN OR STRUCTURE
PROPOSED FOR INSTALLATION IN THE
CITY OF COVINA.

Sign Type: None Existing

Location:

Quantity:

Illustration:

Condition:

Assessment:

Dimensions:

OAH:

UAW:
HOG:

Comment:

RECOMMENDATION

Action: Add New

Sign Type: Light Posts

Sign Code: HAB-SLC-120

Quantity: 6

Attachment Base

Illumination: String Lights

Bar Code:

H. 13-7*

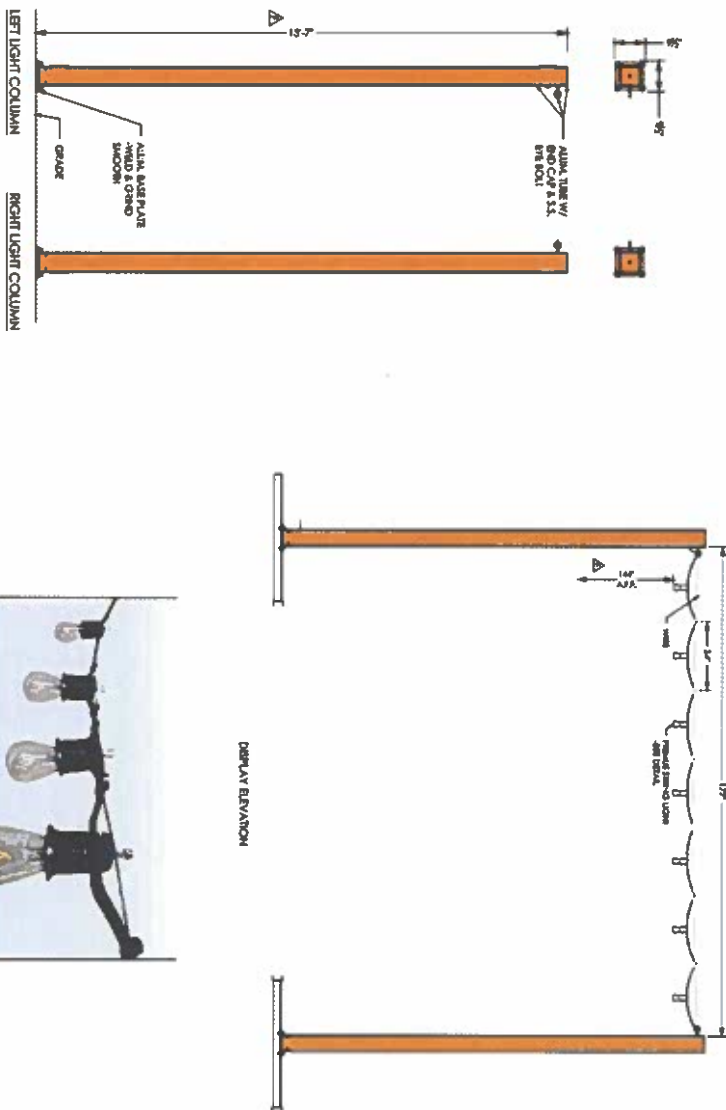
W: 0-9 1/2"

Sqft:

Comment:

Technical Survey: Required

Code Compliance: Yes



-PUMP: DSW-34-12D-016-37/225-PK
 -1 RUN AT 16 W/ A 20 POWER TAIL
 -51X STANDARD TERMINATION FOR 4470
 -PAIDWARE FOR DELETED SUSPENSION

PREMIUM STRING LIGHT DETAIL.

**12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 453415
Los Angeles, CA**

DR. WALTER BEVISH JR.,
COVINA VILLAGE MSP

PAGE NO. 48 of 50

CLIENT:
COYNA VILLAGE LLC,
ALLAN LUJ

ADDRESS:
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:
03/21/2024

Joanne P.

DEBORAH
Trong T.

REVISION DATE:
08/21/2025

PERSONALITY:
RAUL D.

ALL GASES, FLAMMABLE AND ELECTROLYTIC, ARE KEPT OUT OF THE REACTING AREA BY THE COMPARTMENTATION AND COVERED BY FUSION SEAL AND BEZEL AND SHALL NOT BE MODIFIED, USED BY OR INCORPORATED TO ANY EXTENT, FROM THE COMPARTMENT FOR ANY PURPOSES WHATSOEVER WITHOUT PERMISSION OF FUSION SEAL AND BEZEL.

Add New

EXISTING

Sign Type:

Sign Code:

Location:

Quantity:

Illustration:

Condition:

Assessment:

Dimensions:

DAH:

CHAW.
HONG.

Comments:

Comment:

RECOMMENDATION

Action: **Add New**

Sign Type: Interior Static Menuboard

Sign Code: HAB-MB-ST-INT-24X84

Quantity:

Attachments: Fasteners

Elucidation

Bar Code:

Approx. size:
H:

W:

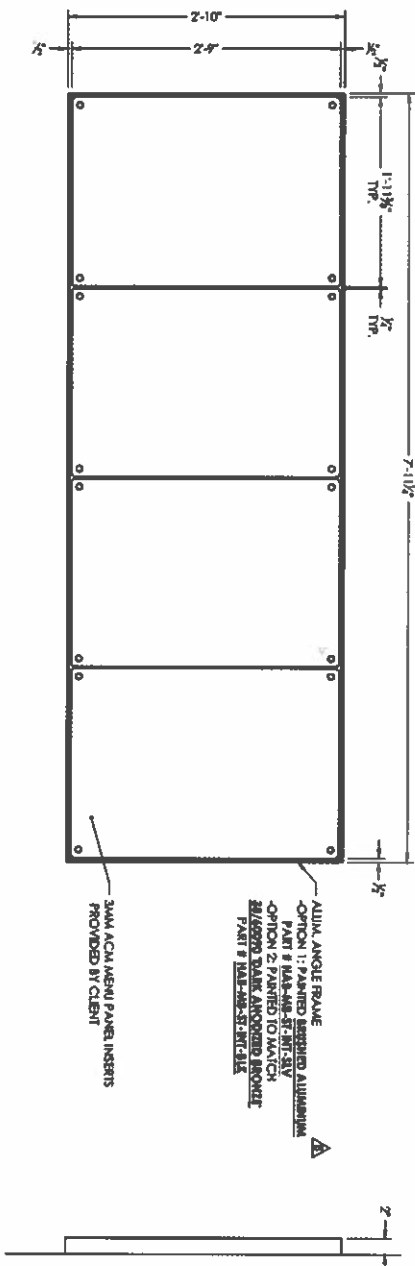
SAFT:

Comment

Comment

Technical Survey: Required

Code Compliance: Yes



ALUM. ANGLE FRAME
OPTION 1: PAINTED SUGGESTED ALUMINUM
PART # MAB-448-SI-INT-SLV
OPTION 2: PAINTED TO MATCH
28/60970 DARK ANODIZED BRONZE
PART # MAB-448-SI-INT-BLK

— 3MM ACM MENU PANEL INSERTS
PROVIDED BY CLIENT

**12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
Sr. Lic.: 45543
Los Angeles, CA**

Fusion

COVINA VILLAGE MSP

ENCLOSURE 49 of 50

CLIENT:
COMINA VILLAGE LLC,
ALLAN LUI

**940-1000 W. Azusa Ave
Covina, CA 91722**

Approval Signature _____

DATE:
03/21/2024

JOANNE P.

DESIGNED:
Trong T.

RECEIVED DATE:
08/21/2025

RAUL D.

ALL RIGHTS, PLUS, AND ALL OTHERS ARE RESERVED ON THIS DESIGN AND ART WORKS AND ARE OWNED BY CRYSTALLITE LTD AND OWNED BY FUSION SIDA AND DESIGN AND SHALL NOT BE REPRODUCED, USED BY OR INCORPORATED IN ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PERMISSION OF FUSION SIDA AND DESIGN.



12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7945
Fax: (562) 949-5707
St. Lic.: 499415
Los Angeles, CA

12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7945
Fax: (562) 949-5707
St. Lic.: 499415
Los Angeles, CA

50 or 50

COVINA VILLAGE MSP
ALLAN LUI
940-1000 W. AZUSA AVE
Covina, CA 91722

Approval Signature

DATE:	03/21/2024
PROJECT MANAGER:	Joanne P.
DESIGNER:	Trong T.
REVISION DATE:	08/21/2025
REVISION BY:	RAUL D.

ALL SIGNS, PLANS, AND ELECTRICAL
CONNECTIONS ARE THE PROPERTY AND
DESIGN OF FUSION SIGNS AND ELECTRICAL
AND SHALL BE USED ONLY FOR THE PROJECT
AND SITE SPECIFIC TO THE SIGNAGE.
FUSION SIGNS AND ELECTRICAL SHALL NOT
BE RESPONSIBLE FOR ANY DAMAGE TO
PROPERTY OR PERSONS ARISING FROM
REUSE OF SIGNS OR PLANS.

Add New

EXISTING

Sign Type:
Sign Code:
Location:
Quantity:
Illumination:
Condition:
Assessment:
Dimensions:
OAH:
OAW:
HOG:
Comment:

RECOMMENDATION

Action: Add New
Sign Type: Parking Sign
Sign Code: HAB-PS-MPU-TS
Quantity: 2
Attachment: Torsion Spring
Illumination: None
Bar Code:
Approx. Size:
H: 8'-0"
W: 1'-0"
SOF: 6
Comment:

Technical Survey: Required
Code Compliance: Yes

