

BALDWIN PARK PROMENADE SIGN CRITERIA

SIGN CRITERIA

AUGUST 26, 2005

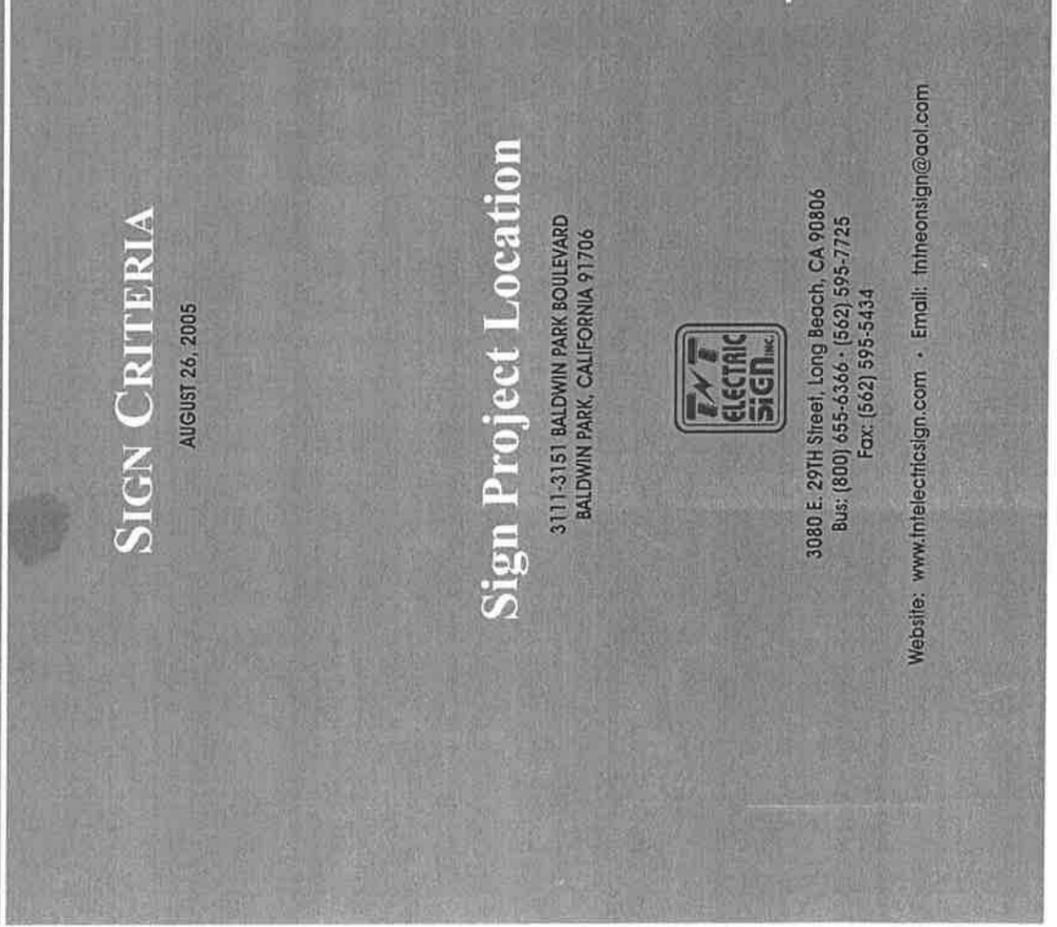
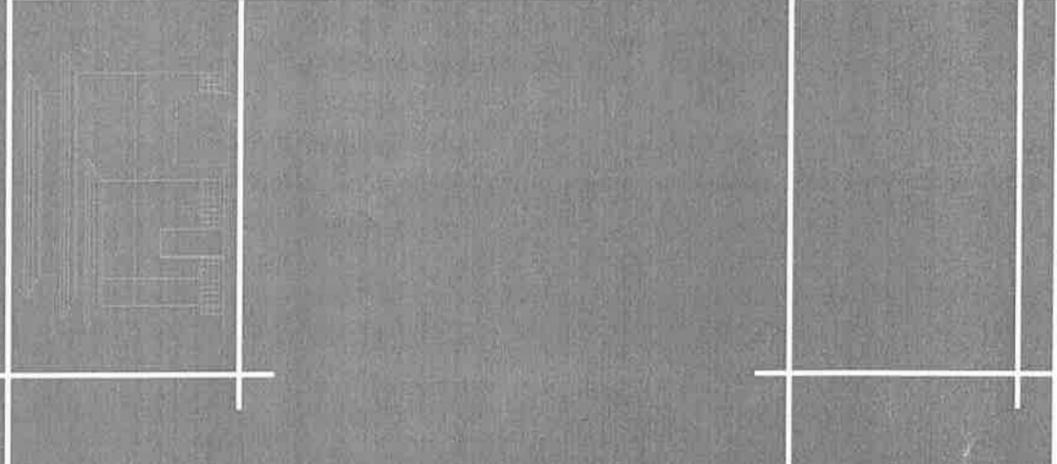
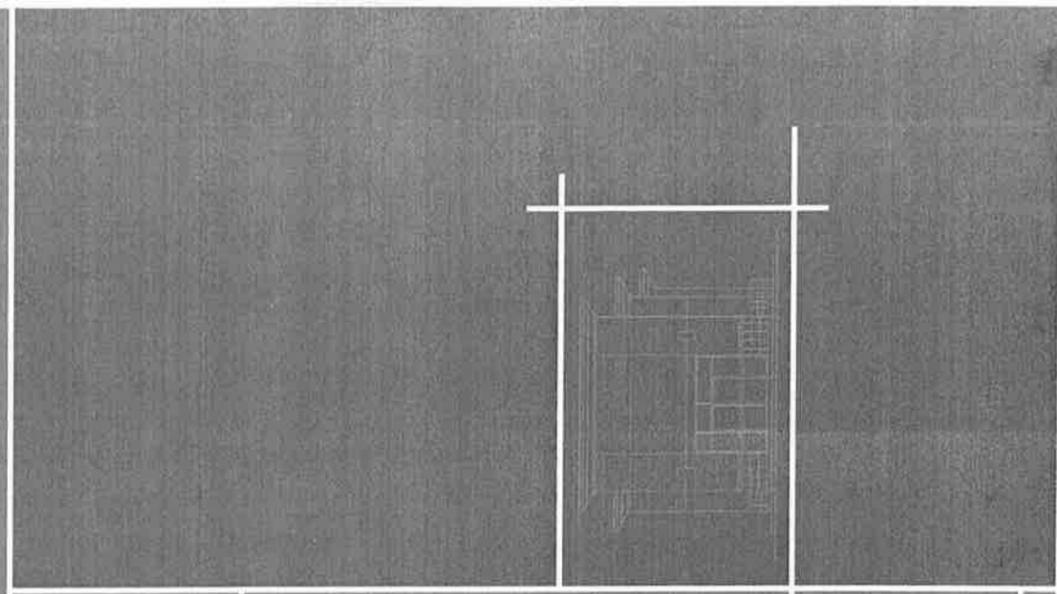
Sign Project Location

3111-3151 BALDWIN PARK BOULEVARD
BALDWIN PARK, CALIFORNIA 91706



3080 E. 29TH Street, Long Beach, CA 90806
Bus: (800) 655-6366 • (562) 595-7725
Fax: (562) 595-5434

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TNT ELECTRIC SIGN INC.

CA Lic. # C45-629097
AZ Lic # L38-ROC170223

3080 East 29th Street, Long Beach, CA 90806 • Bus: (800) 655-6366 • (562) 595-7725 Fax: • (562) 595-5434

M & A Gabae, LP

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3111-3151 Baldwin Park Boulevard
Baldwin Park, California 91706

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Project Directory

Owner: M & A Gabae, LP

1888 East Century Park Boulevard, Suite 450
Century City LA, California 90047
(310)247-0900 Fax (310)247-1525

Contact: Roger R. Maw, Director of Construction
Email:

Sign Consultant: TNT Electric Sign, Inc.

3080 East 29th Street
Long Beach, California 90806-2317
(562)595-7725 Fax (562)595-5434

Contact: Bill Henigsman

Email: tntnesign@aol.com

City Planning: City of Baldwin Park

14403 East Pacific Avenue, 2nd Floor
Baldwin Park, California 91706
(626)813-5261 Fax (626)962-2625

Contact: Salvadore Lopez

Email: slopez@baldwinpark.com

Complete Commercial Sign Systems • Pylons • Monuments • Channel Letters All Signs  Listed

**Baldwin Park Promenade
3111-3151 Baldwin Park Boulevard
Baldwin Park, California 91706**

Tenant Sign Criteria

This sign criteria has been established for the purpose of assuring an outstanding commercial center to the mutual benefit of all tenants. Conformance will be strictly enforced. Any installation of non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each Tenant shall submit to the Owner/Landlord, drawings to be reviewed for conformance with this sign program and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner/Landlord.
2. Each Tenant shall submit for approval, in Owner's/Landlord's sole and absolute discretion, before fabrication at least three copies of detailed drawings (on 11" x 17" sheets) indicating the location, size, layout design and color of the proposed signs, including all lettering and/or graphics, prior to submitting an application to the City of Baldwin Park for review and approval.
3. All permits for signs and their installation shall be obtained and comply with local planning, building, and electrical codes. These permits shall be obtained by Tenant or Tenant's representative prior to installation.
4. Tenant's sign contractor will be responsible for obtaining all required city approvals.
5. No exposed lamps, crossovers, conduits, conductors, transformers or similar devices shall be permitted.
6. All Tenants must have installed approved signs before opening for business.
7. Any damage to the building fascia or sign area resulting from the installation or removal of any sign by Tenant will be repaired by the Owner/Landlord at the Tenant's expense.
8. All signs shall meet U.L. specifications.
9. Tenants shall be responsible for the fulfillment of all the requirements and specifications set forth in this sign program.

B. GENERAL SPECIFICATIONS

1. Tenant's sign contractor shall have C-45 license and be insured by an admitted carrier for the total aggregate of \$1,000,000.00 (One million dollars) and provide proof acceptable to Owner/Landlord that Owner's/Landlord's is named as an additional insured on the certificate of insurance.
2. No projection above or below the sign will be permitted. Sign must be within dimensional letter limits as indicated in this sign program.
3. Tenant shall be responsible for the installation and maintenance of its sign.
4. Tenant shall be fully responsible for the operations of the Tenant's sign contractor.
5. Tenant's sign contractor shall repair under Owner's/Landlord's supervision, any damage caused by installation.
6. Electrical service to all signs will be connected to Tenant's electrical meter.

C. CONSTRUCTION REQUIREMENTS

1. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
2. Design, layout, and materials for tenants signs shall conform in all respects with the sign design drawings included with this sign program.
3. All penetrations of building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
4. All signs shall be individually internally illuminated with 30 MA neon gas systems.
5. The interior of sign shall be painted glossy white.
6. Sign area shall not exceed two (2) square foot per each lineal front foot or lease space.

D. DESIGN SPECIFICATIONS

1. Tenants will be allowed to fabricate channel letters only at Owner's/Landlord's sole and absolute discretion.
2. Channel letters to be fabricated from either 22 G.A. Sheet Metal or .050 Aluminum pan channel construction.
3. **Major/Minor Tenants.**
 - Major Tenants with more than 13,000 sq. ft of retail space will be allowed up to a 42" high letter. With a maximum square footage of 200 sq. ft.
 - Minor Tenants with 12,999 to 5,001 sq. ft. of building will be allowed a 24" high letter with a maximum square footage of 150 sq. ft.
 - Tenants with secondary frontages will be allowed a second sign.
 - Major Tenants with 13,000 sq. ft. or more will be allowed a 150 sq. ft. of sign area.
 - Minor Tenants with 12,999 to 5,001 sq. ft. will be allowed a 115 sq. ft. of sign area.
 - Pad Tenants with 5,000 sq. ft. or less will be allowed a 75 sq. ft. of sign area.
4. Colors and letters style subject to owner's approval. Owner/Landlord at Owner's/Landlord's discretion will review all signs with the intention of varying the sign colors and letters style of the adjacent signs on a case by case basis. Logo cans shall be permitted only at the discretion of the Owner/Landlord and not to exceed 25% of the sign area.
5. Acrylic plastic face with 3/4" trims cap edge.
6. Letter sides to be finished in automotive enamel finish over primer undercoat.
7. Letter interior to have white reflective paint finish for even lighting.
8. Letter to be mounted on exterior side of wall. Electrical system to be contained in transformer box with flex crossovers on interior wall.
9. Tenants will only be allowed to use 75% of the lease hold width.
10. No exposed raceway, wire way, lamps, crossovers, conduits, conductors, transformers or similar devices shall be permitted.

E. PAD TENANTS

1. **Building D & E**-Each Pad Tenant will be permitted one (1) wall sign facing a street or parking lot with maximum letter height of 24" high. Sign length shall not exceed 75% of leasehold frontage. (See Exhibit A). Each Pad Tenant will be allowed a total of two (2) wall signs.
2. Pad Tenants signage will be limited to channel letters only. Logo cans are permissible, but may only take up to 25% of the sign area.
3. Logo cans may be allowed on an elevation without copy, but will be limited too 36" high in overall height and shall not exceed 12 sq. ft
4. Pad Tenants with recognized logo graphics may use their business identity graphics and colors upon review and approval in Owner's/Landlord's sole and absolute discretion and the City of Baldwin Park.
5. There will be no monument signage for any individual pad. All freestanding signage will be in conjunction with the overall shopping center.

F. MONUMENT & PLYON SIGNAGE

1. One (1) freestanding double face pylon sign 9'9" high by 20'0" wide with 25'0" overall height.
2. One (1) freestanding double face monument sign 5'4" high by 10'2" wide with 6'0" overall height.
3. Sign cabinet, columns and cornice will be fabricated from aluminum with a stucco finish and painted to match shopping center colors.
4. Bottom of columns will have a Red Brick veneer overlay or any stone that has been applied to shopping center walls.
5. Address will be applied to both sides of the pylon sign and will be fabricated from F.C.O .040 Aluminum and painted semi-gloss Black.
6. Tenant faces will be fabricated from 3/16" thick lexan.
7. Tenant copy will be of a vinyl overlay, color, copy and graphics will need Owner's/Landlord's approval before installation.
8. Tenants with recognized logo graphics may use their business identity graphics and colors with Owner's/Landlord's approval.

G. MISCELLANEOUS REQUIREMENTS

1. Each Tenant shall be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers and other similar identification.
2. Address lettering will be per city codes in accordance with specifications to be supplied by Owner/Landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignia trademarks or other descriptive signs or materials shall be affixed or maintained upon the glass pane supports of the show windows and doors, or upon the exterior walls of the building, without the prior written approval of the Owner/Landlord and the City of Baldwin Park.
4. No projections beyond the sign area will be permitted. The sign area is to be within the limits as indicated by the Owner/Landlord and this sign program.
5. No animated, flashing, or audible signs will be permitted.
6. **Immoral or Unlawful Advertising:**
Tenant shall not exhibit, post or display, upon any sign, anything of an obscene indecent, or immoral nature or unlawful activity.
7. **Vehicle Sign:**
Signs on or affixed to trucks, truck beds, automobiles, trailers, or any other vehicles which advertise, identify, or provide direction to use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
8. Tenant sign contractor will be liable for repairs and any work damaged by their activity.
9. The entire display shall be guaranteed for one year against defects in materials and workmanship. Defective parts shall be replaced without charge.
10. Any signs not in conformance with these rules and all governmental regulations will be rejected and removed at the Tenant's expense.
11. Tenants signs installed without approval from the Owner/Landlord and the City of Baldwin Park and/or the issuance of building permits may be cited by city code enforcement.

H. EXCEPTIONS

Exceptions to the above may be submitted for review to the City of Baldwin Park. Before any such submittal, all changes must be approved by the Owner/Landlord.

Sign Criteria Prepared By:

TNT Electric Sign, Inc.
3080 East 29th Street
Long Beach, California 90806-2317
(562)595-7725 Fax (562)595-5434

Contact: Bill Henigsmann
Email: tntneonsign@aol.com

TENANT SIGNAGE LOCATION

1

LOGO SIGN

5

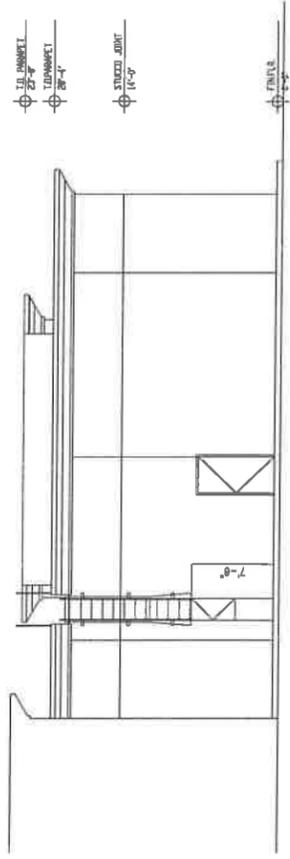
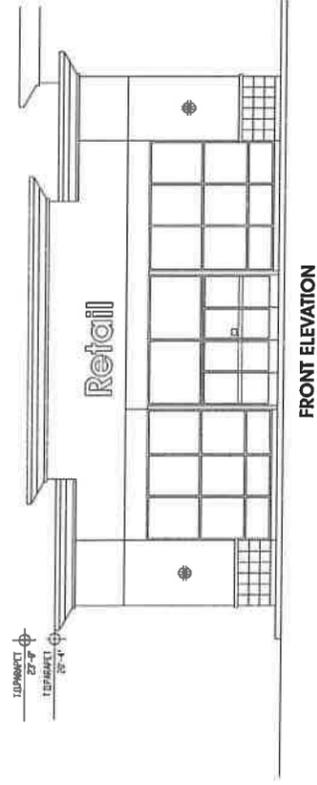
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BUILDING (B) SOUTH ELEVATION

A-4.0

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

TENANT SIGNAGE LOCATION

LOGO SIGN

5

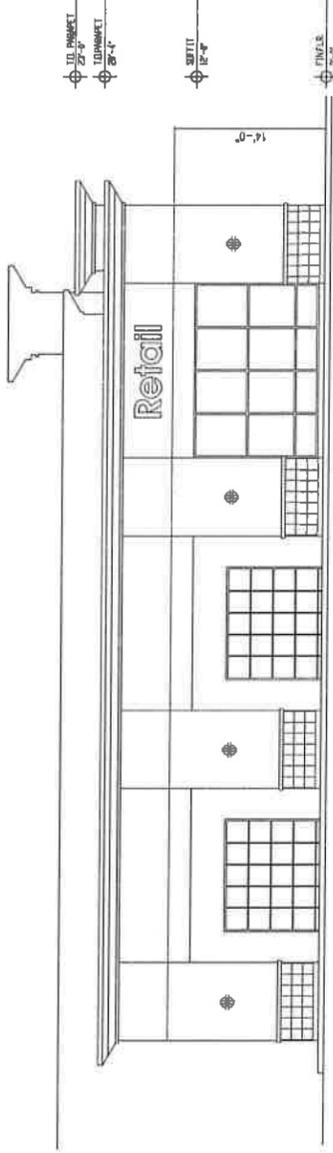
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LEFT ELEVATION

BUILDING (B) WEST ELEVATION

A-4.0

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

TENANT SIGNAGE LOCATION

LOGO SIGN

5

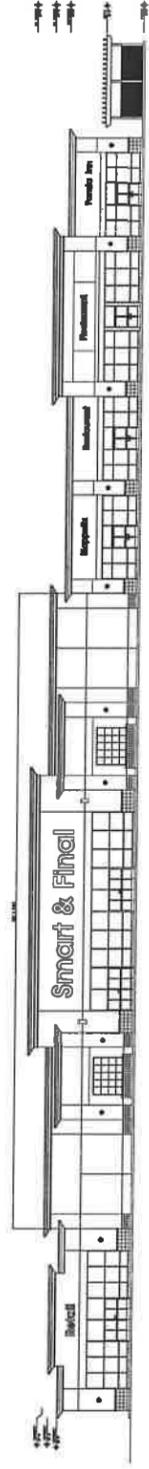
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**BUILDING (A, B & C) SOUTH ELEVATION
FRONT ELEVATION**

A-4.0

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

TENANT SIGNAGE LOCATION

3

LOGO SIGN

5

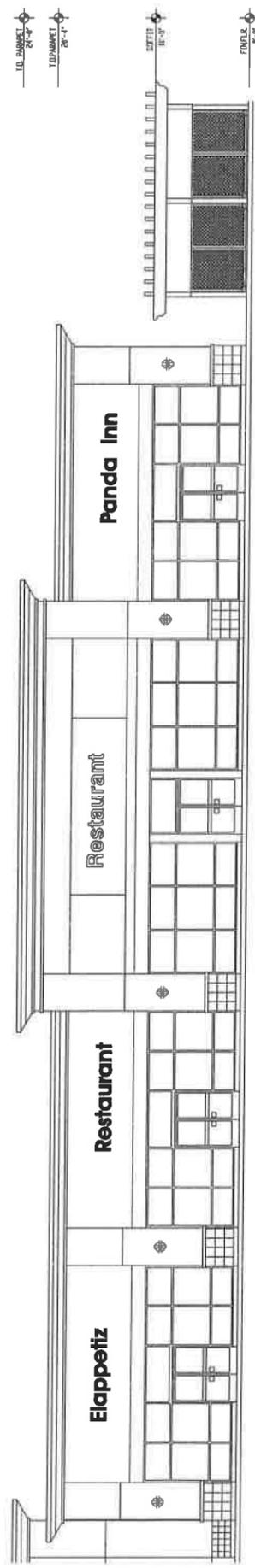
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BUILDING (C) SOUTH ELEVATION

FRONT ELEVATION

A-4.1

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

TENANT SIGNAGE LOCATION

LOGO SIGN

5

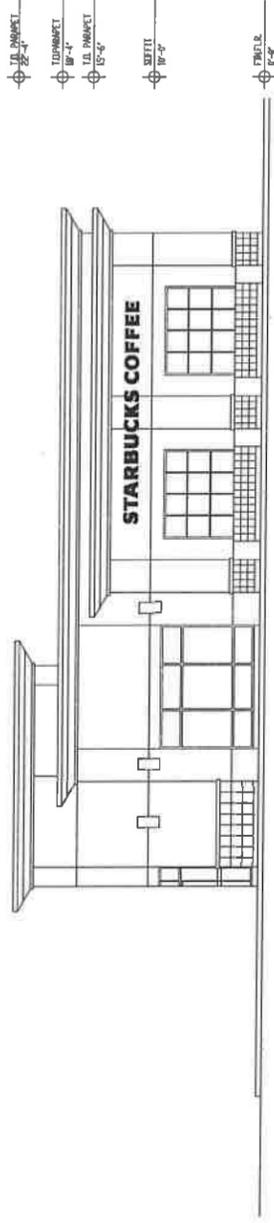
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BUILDING (E) SOUTH ELEVATION
FRONT ELEVATION

A-4.2

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

TENANT SIGNAGE LOCATION

LOGO SIGN

5

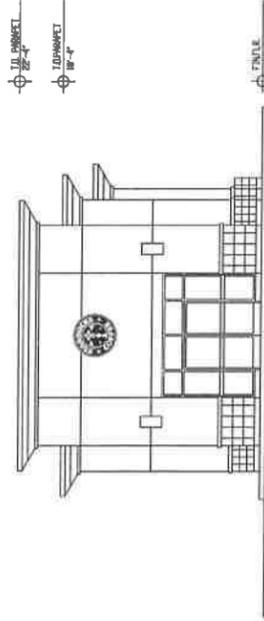
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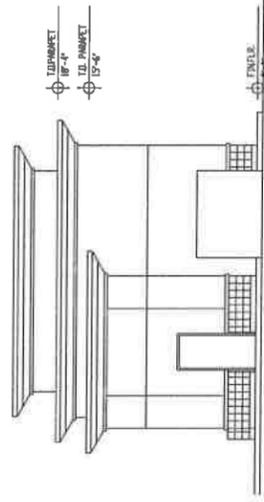
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7



LEFT ELEVATION



NO SIGNAGE FOR THIS (RIGHT ELEVATION)

BUILDING (E) WEST ELEVATION

A-4.2

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

TENANT SIGNAGE LOCATION

6

LOGO SIGN

5

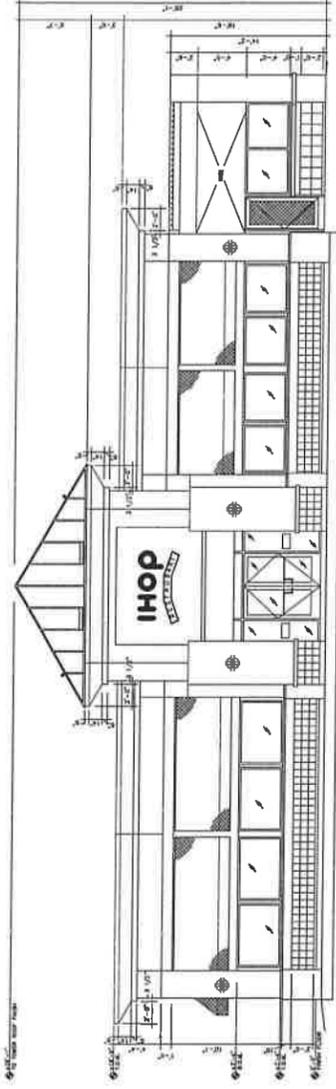
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7



BUILDING (D) SOUTH ELEVATION
FRONT ELEVATION

A-11

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

TENANT SIGNAGE LOCATION

7

LOGO SIGN

5

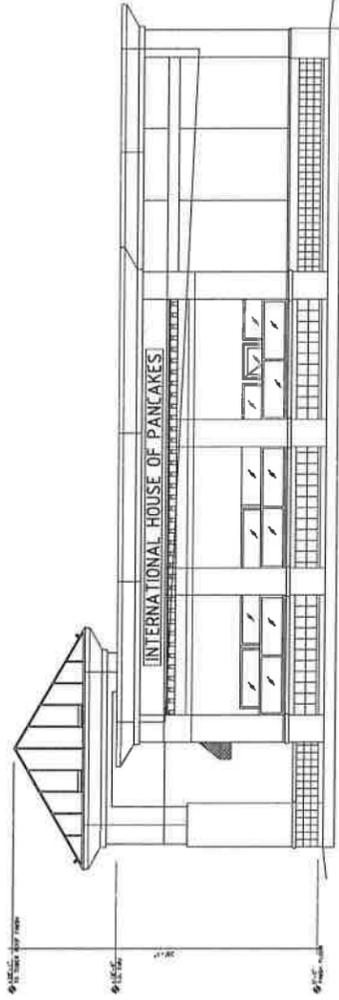
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**BUILDING (D) EAST ELEVATION
RIGHT ELEVATION**

A-12

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

SIGN AREA: 24.67 SQ. FT.

8

D/F INTERNALLY ILLUMINATED MONUMENT SIGN

SPECIFICATIONS: CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATHWES POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES - TO BE 3/16" THICK WHITE LEXAN W/ 1ST SURFACE VINYL OVERLAY.

COLOR DETAILS:

SMART & FINAL - BACKGROUND TO BE #3630-73 RED W/ COPY TO BE WHITE.

OTHER TENANT PANELS - TO BE DETERMINED BY OTHERS.

TOP ARCHITECTURAL FEATURE - TO BE FABRICATED FROM .050 ALUMINUM,

TEX-COATED FINISH TO MATCH BUILDING.

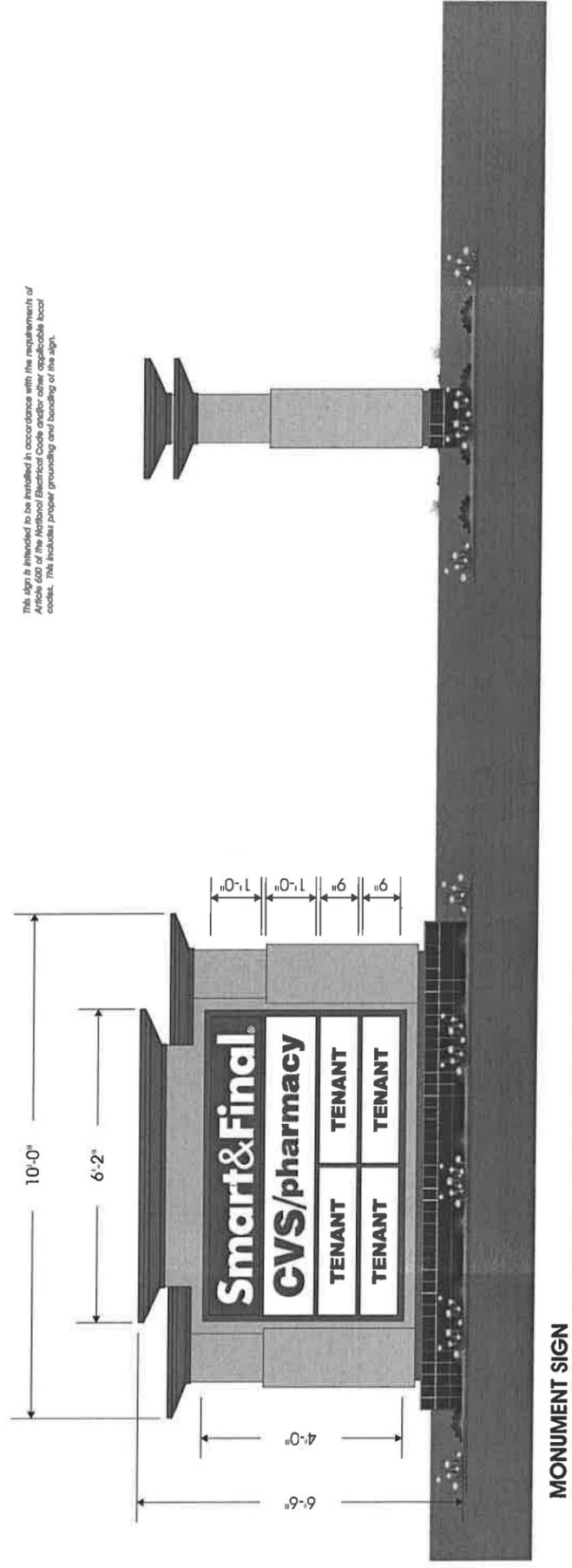
BASE - (TOP PORTION) - TO BE MATCH BUILDING.

POLE SUPPORT AND CONCRETE FOUNDATION - TO BE CALCULATED BY ENGINEERING.

FOOTING DETAIL - TO BE DETERMINED BY FIELD SURVEY ON INSTALLATION OF Pylon SIGN.

ADDRESS - TO BE 1/4" THICK PLEX FOO'S PAINTED BLACK AND FLUSH MOUNTED TO FACE.

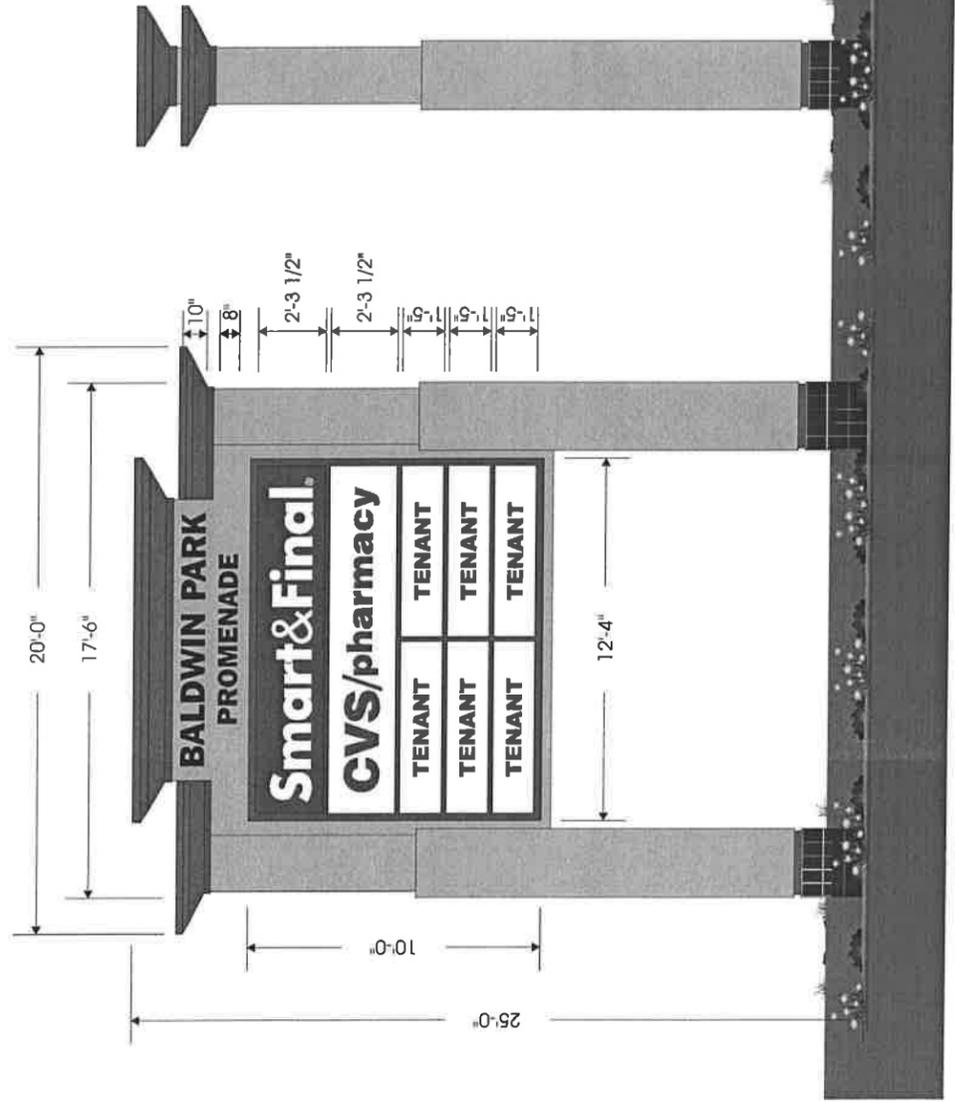
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



MONUMENT SIGN

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

SIGN AREA: 123.33 SQ. FT.



D/F INTERNALLY ILLUMINATED PYLON SIGN

SPECIFICATIONS: CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES - TO BE 3/16" THICK WHITE LEXAN W/ 1ST SURFACE VINYL OVERLAY.

COLOR DETAILS:

BALDWIN PARK PROMENADE - TO BE FLAT CUT OUT ALUMINUM LETTERS & PAINTED BLACK

SMART & FINAL - BACKGROUND TO BE #3630-73 RED W/ COPY TO BE WHITE. OTHER TENANT PANELS - TO BE DETERMINED BY OTHERS.

TOP ARCHITECTURAL FEATURE - TO BE FABRICATED FROM .050 ALUMINUM, TEX-COATED FINISH TO MATCH BUILDING.

BASE - (TOP PORTION) - TO BE MATCH BUILDING.

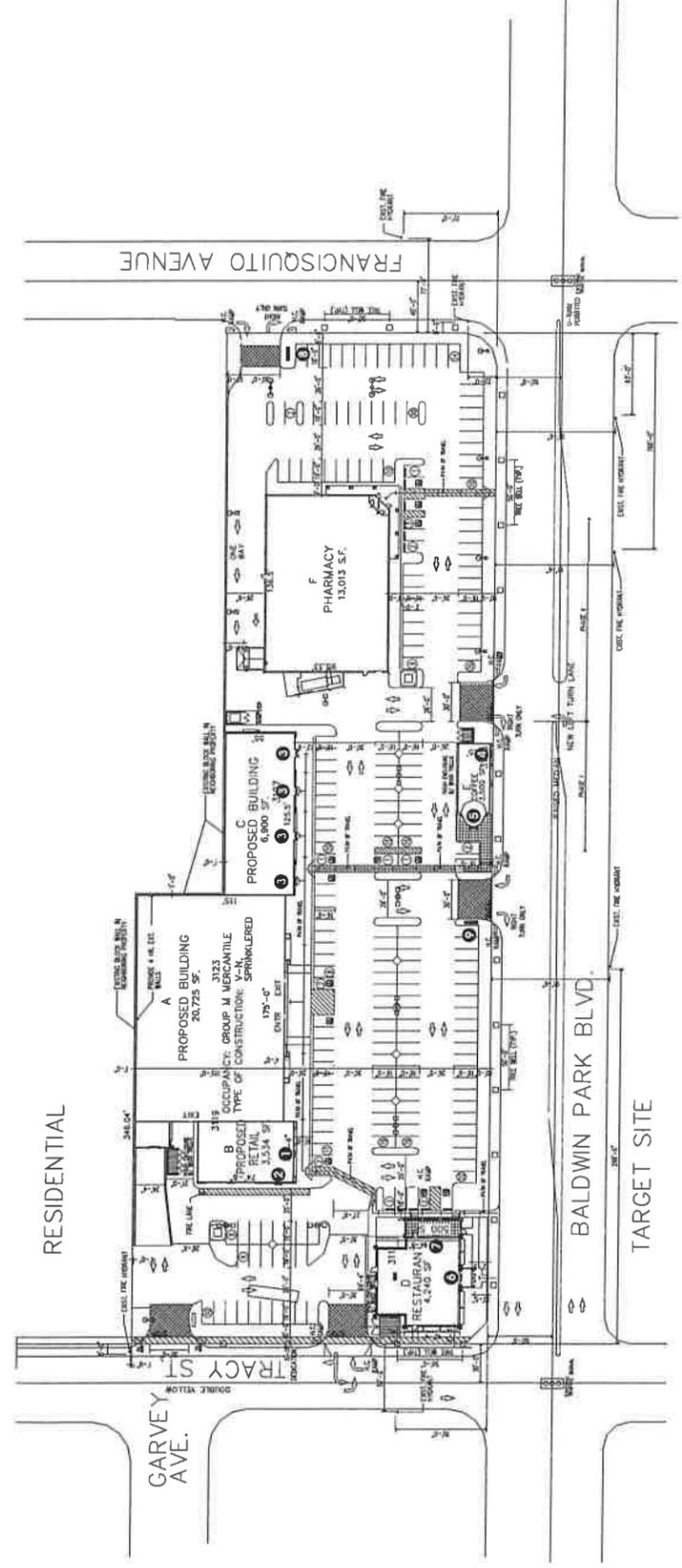
POLE SUPPORT AND CONCRETE FOUNDATION - TO BE CALCULATED BY ENGINEERING.

FOOTING DETAIL - TO BE DETERMINED BY FIELD SURVEY ON INSTALLATION OF PYLON SIGN.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PYLON SIGN

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



SITE PLAN
NOT TO SCALE

D/F INTERNALLY ILLUMINATED MONUMENT SIGN

SPECIFICATIONS: CABINET TO BE FABRICATED FROM .050 ALUMINUM, PAINTED W/ MATTHEWS POLYURETHANE FINISH OVER PROTECTIVE PRIMER UNDERCOAT.

FACES - TO BE 3/16" THICK WHITE LEXAN W/ 1ST SURFACE VINYL OVERLAY.

COLOR DETAILS

SMART & FINAL - BACKGROUND TO BE #3630-73 RED W/ COPY TO BE WHITE.
OTHER TENANT PANELS - TO BE DETERMINED BY OTHERS.

TOP ARCHITECTURAL FEATURE - TO BE FABRICATED FROM .050 ALUMINUM,
TEX-COATED FINISH TO MATCH BUILDING.

BASE - (TOP PORTION) - TO BE MATCH BUILDING.

POLE SUPPORT AND CONCRETE FOUNDATION - TO BE CALCULATED BY ENGINEERING

FOOTING DETAIL - TO BE DETERMINED BY FIELD SURVEY ON INSTALLATION OF PYLON SIGN.

ADDRESS - TO BE 1/4" THICK PLEX FCO'S PAINTED BLACK AND FLUSH MOUNTED TO FACE.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

