

MASTER SIGN PROGRAM

24025, 23925, 23975 PARK SORRENTO

Customer: Cruzan
236 S. Sierra
Solana Beach, CA 92075

Contact: Tom Wood
tom@cruzan.co
+1 714-421-0252

Designer: Michael Fife



APPROVED
City of Calabasas • Planning Dept.
Date: 10/14/2020 File: SGNP-2020-001
By: *Julyn Rockwell*
Notes: New Final Sign Program - minor aesthetic
revisions approved by Director.

PURPOSE AND INTENT:

The purpose of this Sign Program is to establish uniform criteria for the design, construction, and placement of signs on and around the site for current and future Tenants. The program is designed to provide signage that is visually integrated and aesthetically sensitive to the surrounding land uses. This Sign Program is in full conformance with the zoning regulation requirements governing signage in the City of Calabasas.

PREPARING SIGN PLANS:

For all Tenant signs, a reputable sign contractor licensed by the State of California is required. This requirement is applicable to all signs approved by this Sign Program.

APPROVALS:

The design and construction of any exterior Tenant sign requires both the Landlord's and the City's written approval BEFORE fabrication or installation, based upon the following criteria:

1. Conformity to the sign criteria established for the site, including fabrication and method of installation, and the requirements of the City's municipal codes and guidelines. The Landlord and the City shall refuse approval of any sign that does not conform to these standards.
2. Harmony of the proposed sign with the design standards of this Sign Program for any future Tenant of the center.
3. All sign permit requirements of the Building Code of the City of Calabasas.
4. City Planning Department approval, subject to the restrictions applicable to this zone. Where not otherwise addressed or specifically prohibited herein, the City of Calabasas zoning regulations shall apply.
5. The installing sign company shall provide a photocopy of the final inspection and approval given by the City's Inspector to the Landlord within thirty (30) business days of sign installation.

SUBMITTAL PROCEDURE:

Three (3) colored copies of the sign plans shall be submitted first to the Landlord. After receiving the Landlord's approval, the approved set may be filed with the City of Calabasas for a sign permit. All sign plans are to be prepared by a State-licensed sign contractor, and must include the following:

1. A scaled drawing of each elevation upon which a sign will be erected, showing all dimensions of both the sign and the wall and/or street frontage of the sign location.
2. A plot plan indicating the location of all of proposed signs.
3. Clear call-out and indication of all colors and materials used for the

proposed signs. Physical samples may be required at Landlord's discretion.

4. All sign plan submittals to Building and Safety must conform to the current Requirements or Signs Handout.

Submit plans for Landlord approval to

Cruzan
236 S. Sierra
Solana Beach, CA 92075

GENERAL SIGN CRITERIA AND RESTRICTIONS:

GENERAL CRITERIA: Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.

COLORS AND FONTS: The face colors and type styles of all signs shall require separate review and approval by the Landlord and the City, subject to zoning and design standards. In the absence of a registered logo, type faces and colors shall be limited to the options on Sheets A8-A13

TENANT RESPONSIBILITIES: Tenants shall pay for all signs materials and installation (including final connections, transformers, and labor), ongoing maintenance, and removal of obsolete signs upon termination of their lease. The Tenant's sign contractor must file for and obtain all licenses and permits required by the City of Calabasas.

REPAIR: All Tenants shall repair any damage to the building caused by the installation, use, or maintenance of their signs. Tenants shall also perform all necessary repairs to maintain their signs in good and safe operating condition.

PERFORMANCE: Tenants shall be responsible for the performance of their sign contractors.

OBSOLETE SIGNS: Tenant shall be responsible for the removal of any obsolete sign within thirty (30) business days after vacating the premises. Removal of the sign shall include repair of the wall back to its original condition.

PROOF OF PERMIT: The installing sign contractor shall provide a photocopy of the final inspection as

approved by the City's Inspector to the Landlord within thirty (30) business days of sign installation.

MAINTENANCE: Tenant shall be responsible for keeping all signs in good repair. The Landlord shall notify the Tenant in writing of any noncompliance with the terms of this Sign Program. The Tenant must remedy any problems so identified within thirty (30) business days of receiving such notice.

SIGN FABRICATION AND INSTALLATION:

Tenants should review these restrictions with their sign contractors prior to proceeding. Any deviations shall require separate review and approval by the Landlord and the City, subject to zoning and design standards. The fabrication and installation of all signs shall be subject to the following restrictions:

MONUMENT SIGNS: Signs shall Comply with Details Exhibited on sheets A8-A9

LOBBY DIRECTORIES: Signs shall Comply with Details Exhibited on sheets A10-A11

ELECTRICAL SERVICE: Tenant shall be responsible for providing primary electrical service terminations to the sign area, to be located on the rear side of the fascia.

LABELS: No sign company labels will be permitted on the exposed surfaces of any sign, except those required by U.L. or the City. All tags should be placed in an inconspicuous place.

OTHER SPECIFICATIONS: No incandescent, or fluorescent lamps are allowed. Underwriters Laboratory (UL) approved housings and labels are required on all letters. All signs shall be fabricated and installed in accordance with all applicable building, electrical, and sign codes. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.

WALL SIGN DESIGN CRITERIA AND STANDARDS:

1. Only non-corrosive construction materials, including bolts, framing and clips, shall be used on exterior signs to prevent rust staining of architectural surfaces.
2. Conduit, tubing, or lamps, as well as miscellaneous cabinets, conductors, transformers, and other equipment, shall be concealed from public view.
3. All signs shall be individual letters to be located only on the spaces and surfaces specifically provided for same on the building elevations. No other signage is permitted on the exterior of the building.

4. The advertising or information content of any sign shall be limited to letters designating the business name or establishment trade logo. Tenants shall display their established trade names only. No subtitles, phone numbers, website information, or slogans are allowed.

5. The face colors and type of all signs shall be subject to Landlord's approval. Signs shall be designed by the sign contractor to reflect a visually exciting look. Established trade logos and colors shall be permitted providing they are architecturally consistent with the building, and compatible with surrounding uses and the criteria described herein.

6. The Landlord shall install and maintain individual address numerals.

PROJECT FONT

DIN Engschrift Std

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

DIN Mittelschrift Std

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

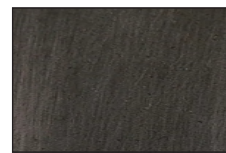
PROJECT COLORS



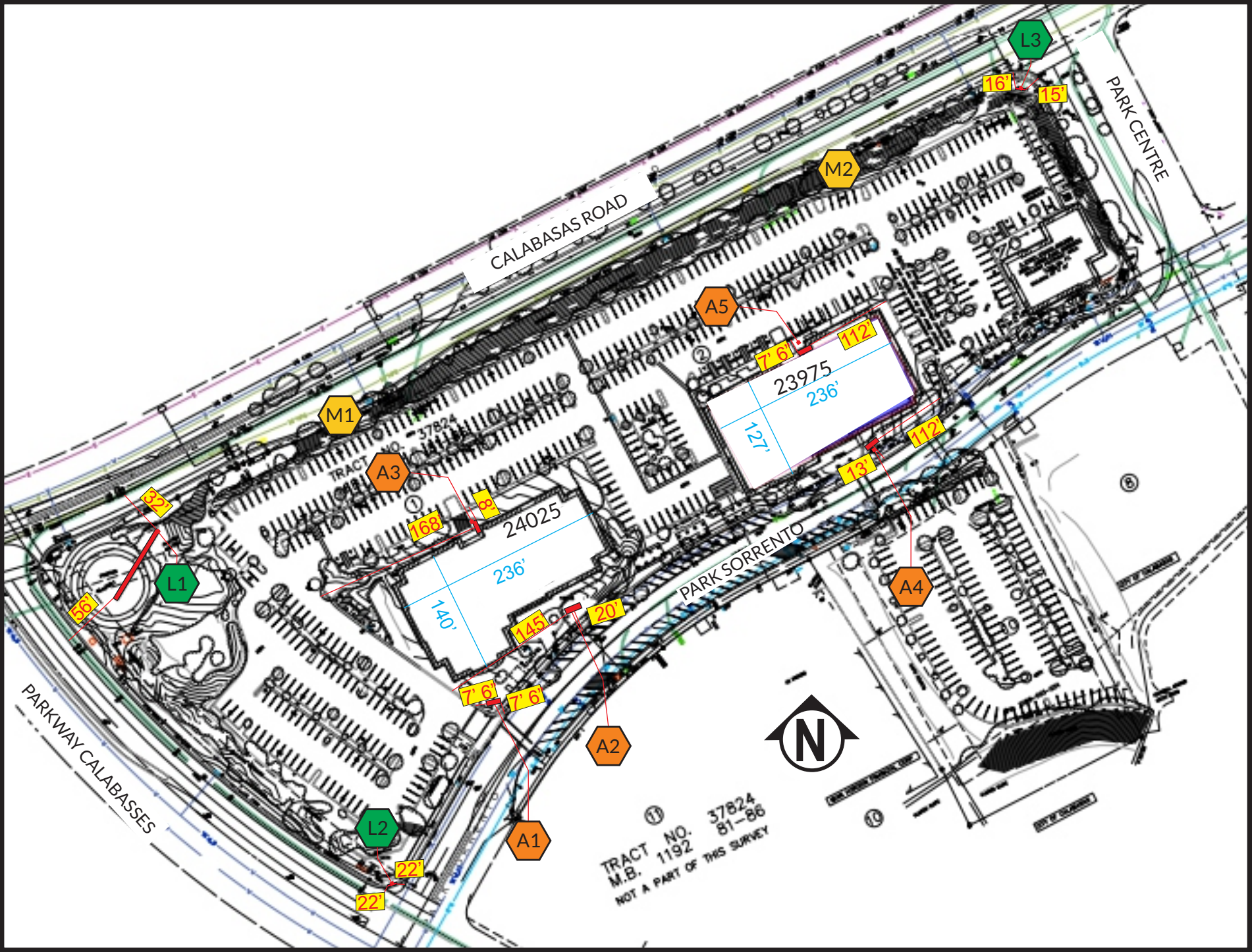
LVS 923
Matthews Satin
Paint Black



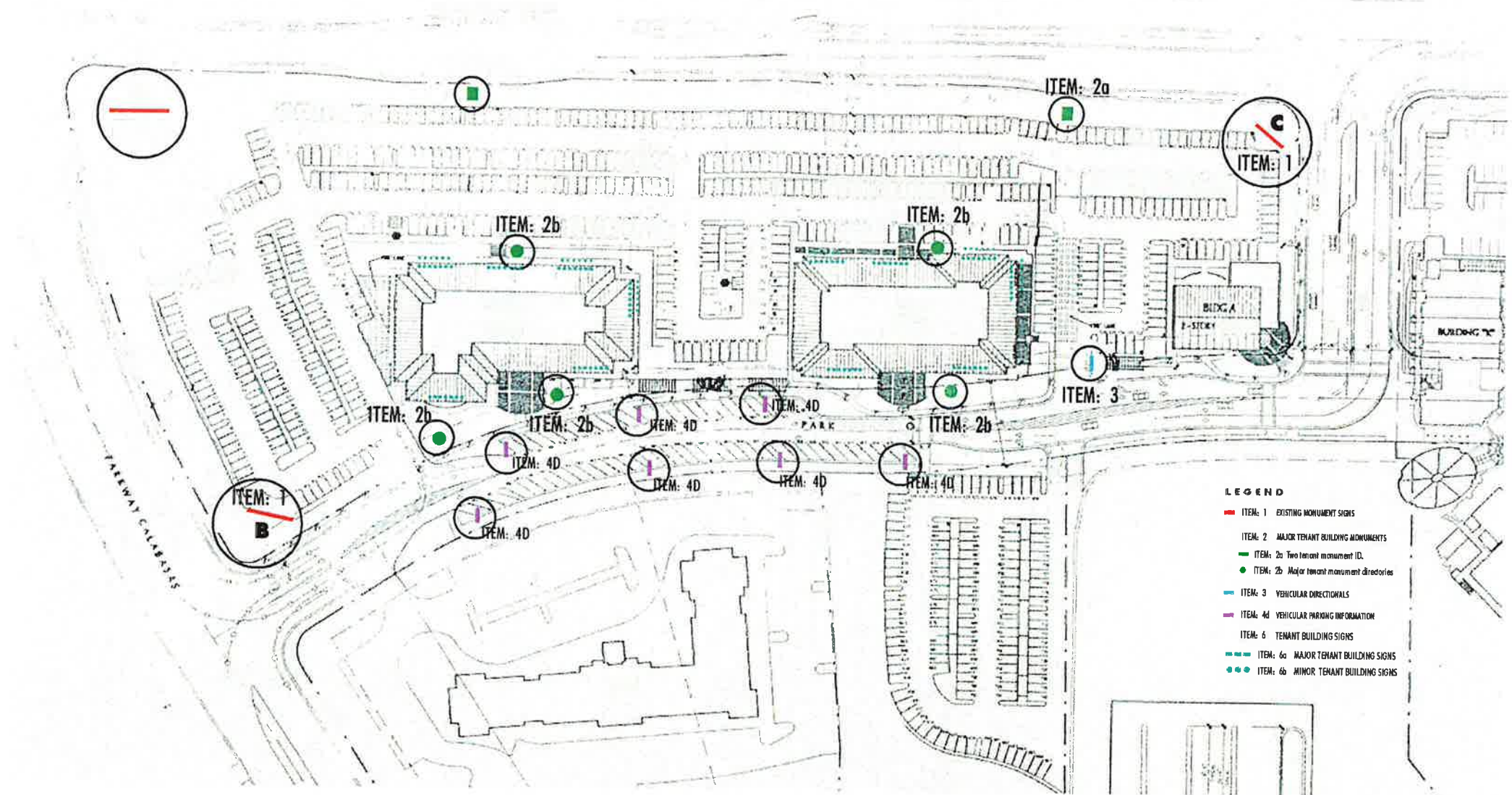
LVS 202
Matthews Satin
Paint White



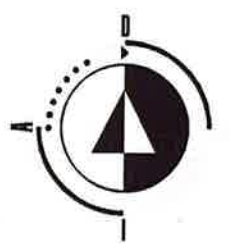
Black Magic
Sculpt Nouveau
Traditional Black Patinas



SIGN ID	SIGN TYPE	LOCATION	
A1	SMALL MONUMENT	24025	
A2	SMALL MONUMENT	24025	
A3	SMALL MONUMENT	24025	
A4	SMALL MONUMENT	23975	
A5	SMALL MONUMENT	23975	
C1	LOBBY DIRECTORY	24025 INTERIOR	
C2	LOBBY DIRECTORY	23975 INTERIOR	
L1	LARGE MONUMENT	24025	
L2	LARGE MONUMENT	24025	
L3	LARGE MONUMENT	23975	
M1	MEDIUM MONUMENT	24025	
M2	MEDIUM MONUMENT	23975	



- LEGEND**
- ITEM: 1 EXISTING MONUMENT SIGNS
 - ITEM: 2 MAJOR TENANT BUILDING MONUMENTS
 - ITEM: 2a Two tenant monument ID.
 - ITEM: 2b Major tenant monument directories
 - ITEM: 3 VEHICULAR DIRECTIONALS
 - ITEM: 4d VEHICULAR PARKING INFORMATION
 - ITEM: 6 TENANT BUILDING SIGNS
 - ITEM: 6a MAJOR TENANT BUILDING SIGNS
 - ITEM: 6b MINOR TENANT BUILDING SIGNS

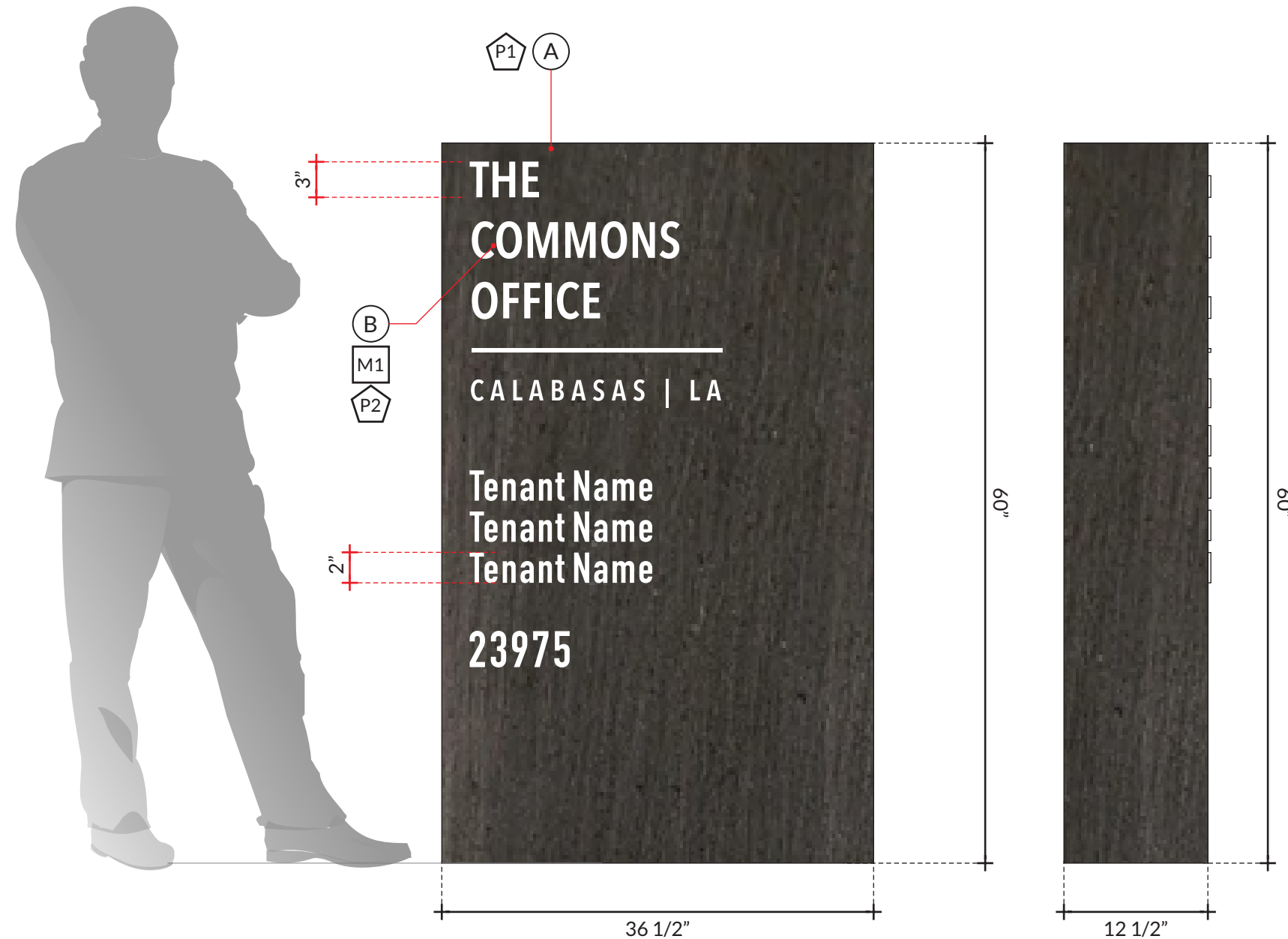


REALTY



- LEGEND**
- ITEM: 1 EXISTING MONUMENT SIGNS
 - ITEM: 2 MAJOR TENANT BUILDING MONUMENTS
 - ITEM: 2a Two tenant monument ID.
 - ITEM: 2b Major tenant monument directories
 - ITEM: 3 VEHICULAR DIRECTIONALS
 - ITEM: 4d VEHICULAR PARKING INFORMATION
 - ITEM: 6 TENANT BUILDING SIGNS
 - ITEM: 6a MAJOR TENANT BUILDING SIGNS
 - ITEM: 6b MINOR TENANT BUILDING SIGNS

- (A) .090" Thick Aluminum Skin Chemically Treated with Sculpt Nouveau Patina to Skin Existing Monuments
- (B) 1/4" Thick Clear Acrylic FCO Letters Front and Sides Painted "White" attached to Monument Skin with VHB Tape and Silicone

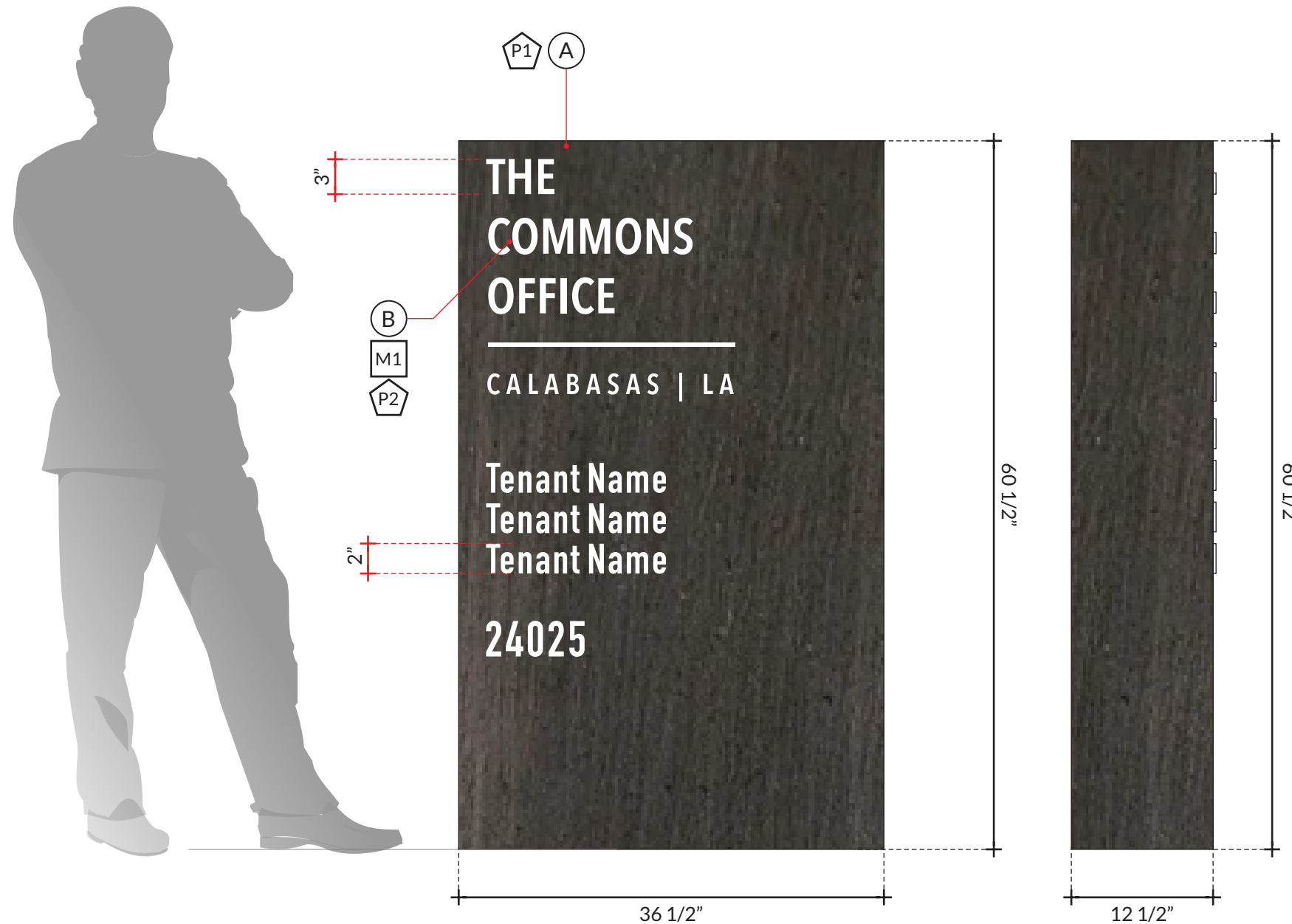


MATERIAL/FINISH SCHEDULE

	0000		Cast acrylic (gloss) "Clear"
	Black Magic		Sculpt Nouveau Traditional Black Patinas
	LVS202		Matthews Satin Paint "White"
	02		Arlon 2100 Series Opaque Vinyl "White"

1 Sign Fabrication Detail
Elevation View
SCALE
1/2" = 1"

- (A) .090" Thick Aluminum Skin Chemically Treated with Sculpt Nouveau Patina to Skin Existing Monuments
- (B) 1/4" Thick Clear Acrylic FCO Letters Front and Sides Painted "White" attached to Monument Skin with VHB Tape and Silicone

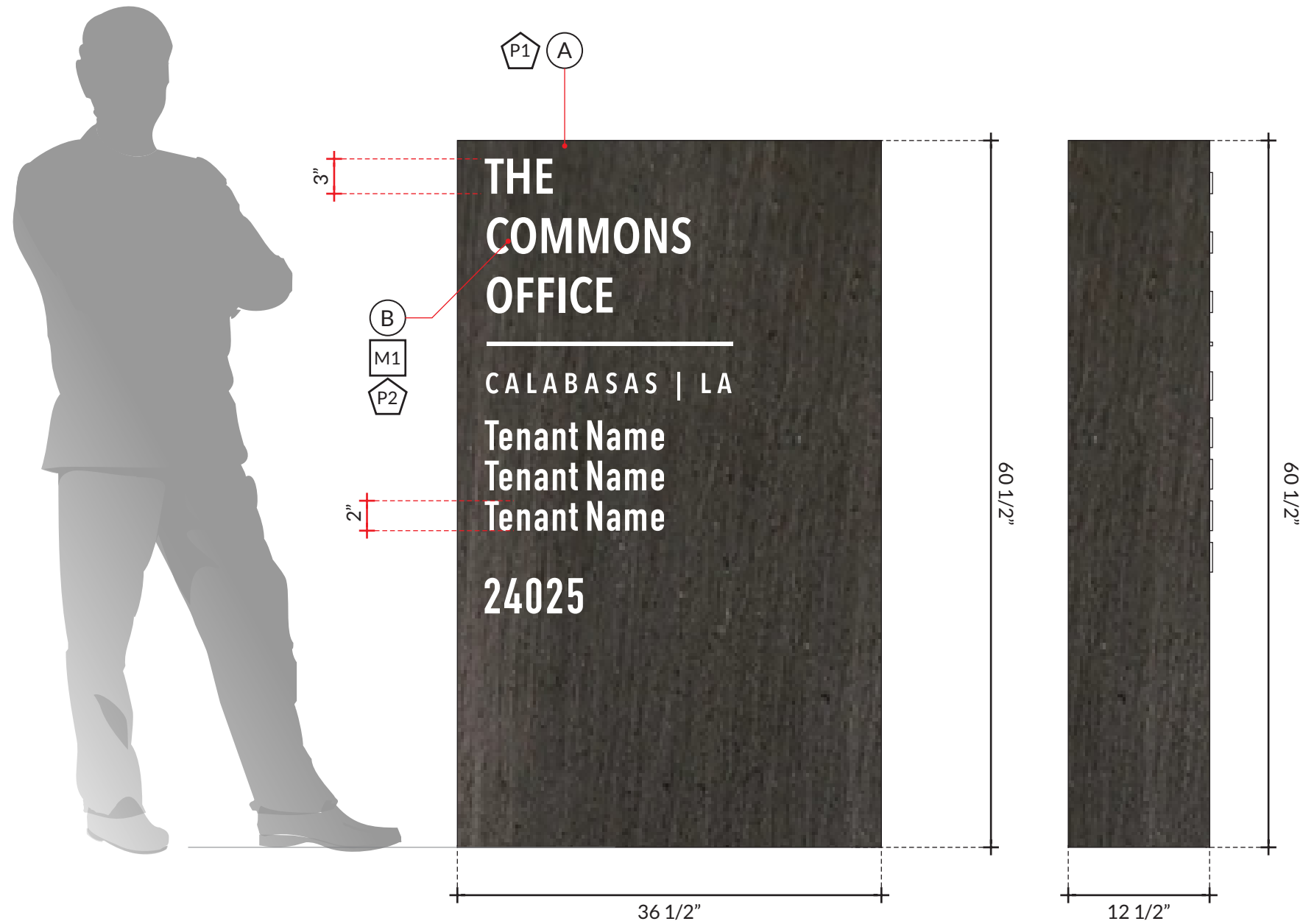


MATERIAL/FINISH SCHEDULE

	0000		Cast acrylic (gloss) "Clear"
	Black Magic		Sculpt Nouveau Traditional Black Patinas
	LVS202		Matthews Satin Paint "White"
	02		Arlon 2100 Series Opaque Vinyl "White"

1 Sign Fabrication Detail
Elevation View
SCALE
1/2" = 1"

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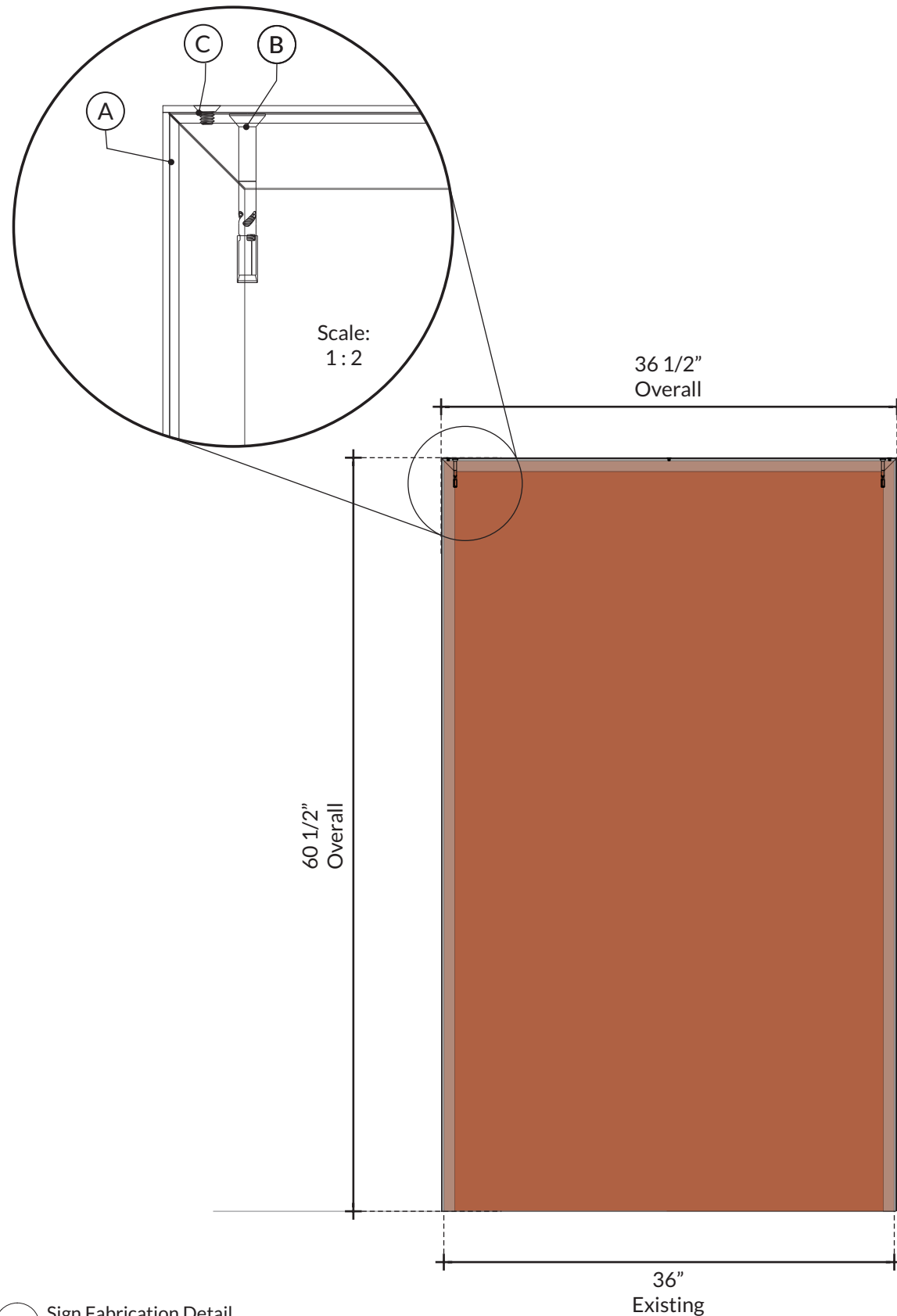


MATERIAL/FINISH SCHEDULE

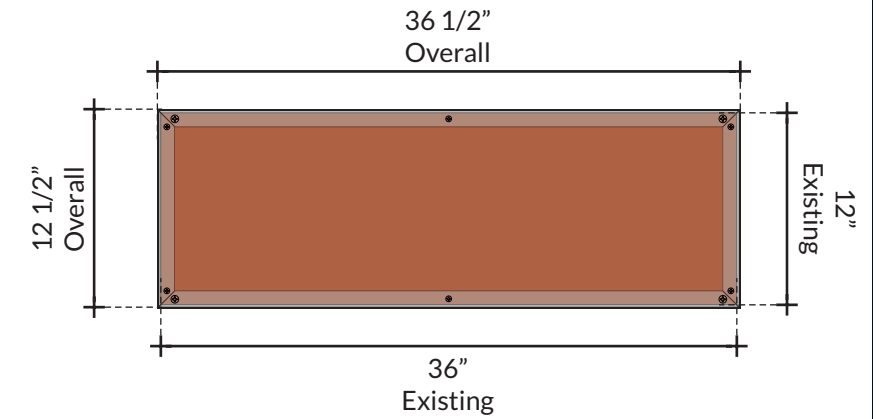
(M1)	0000		Cast acrylic (gloss) "Clear"
(P1)	Black Magic		Sculpt Nouveau Traditional Black Patinas
(P2)	LVS202		Matthews Satin Paint "White"
(V1)	02		Arlon 2100 Series Opaque Vinyl "White"

1 Sign Fabrication Detail
Elevation View
SCALE
1/2" = 1"

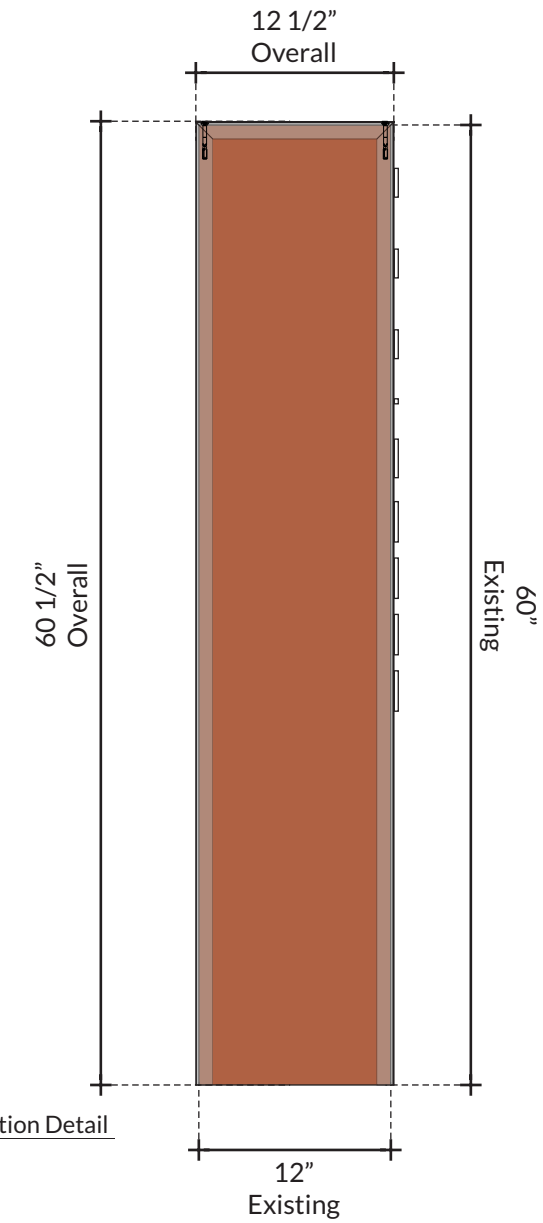
- (A) 1" x 1" x 1/8" Aluminum Angle Frame with .090" Aluminum Welded to Outside of Frame and Open Top Placed over the top of Existing Monument
- (B) Aluminum Frame then Secured to Existing Monument Structure with 4 Counter Sunk Concrete anchors.
- (C) .090" Thick Aluminum Top Placed on top of Frame and Secured with #10-24 x 1/4" SMS



1 Sign Fabrication Detail
Elevation View
SCALE
1/2" = 1"



2 Sign Fabrication Detail
Aerial View
SCALE
1/2" = 1"



3 Sign Fabrication Detail
Aerial View
SCALE
1/2" = 1"

MATERIAL/FINISH SCHEDULE

- | | | | |
|----|-------------|---|--|
| M1 | 0000 |  | Cast acrylic (gloss)
"Clear" |
| P1 | Black Magic |  | Sculpt Nouveau
Traditional Black Patinas |
| P2 | LVS202 |  | Matthews Satin Paint
"White" |
| V1 | 02 |  | Arlon 2100 Series
Opaque Vinyl
"White" |



A1



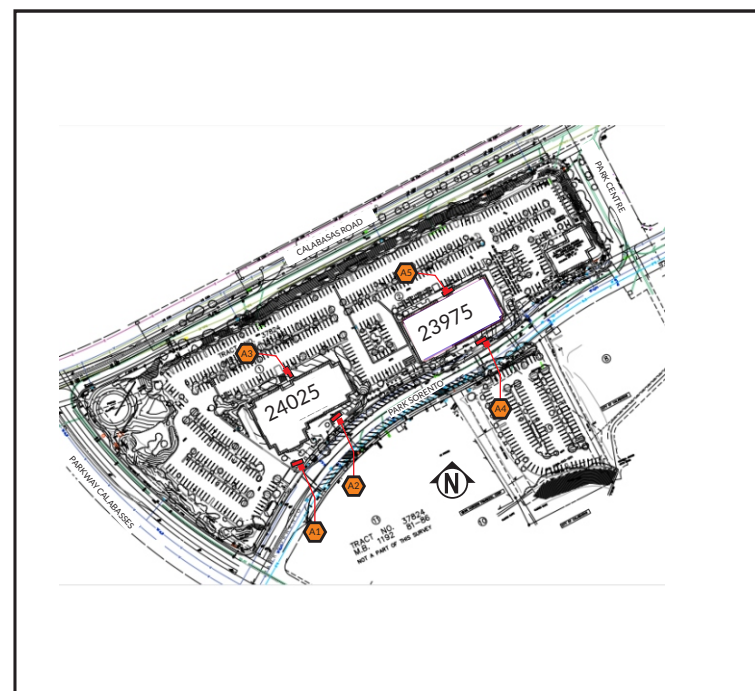
A2



A3

1 Sign Mockup
Elevation View
SCALE
NTS

SIGN ID	SIGN TYPE
A1	SMALL MONUMENT
A2	SMALL MONUMENT
A3	SMALL MONUMENT
A4	SMALL MONUMENT
A5	SMALL MONUMENT
B1	INTERIOR
B2	INTERIOR



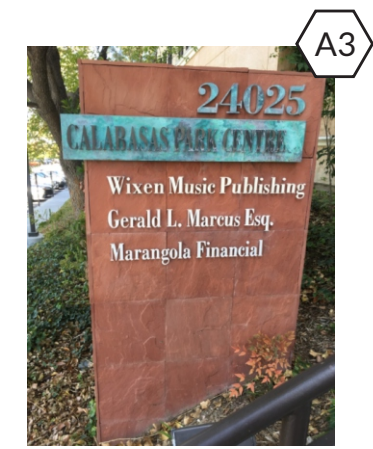
2 Site Plot
SCALE
NTS



A1



A2



A3

3 Existing Signs to be Replaced
SCALE
NTS



A4

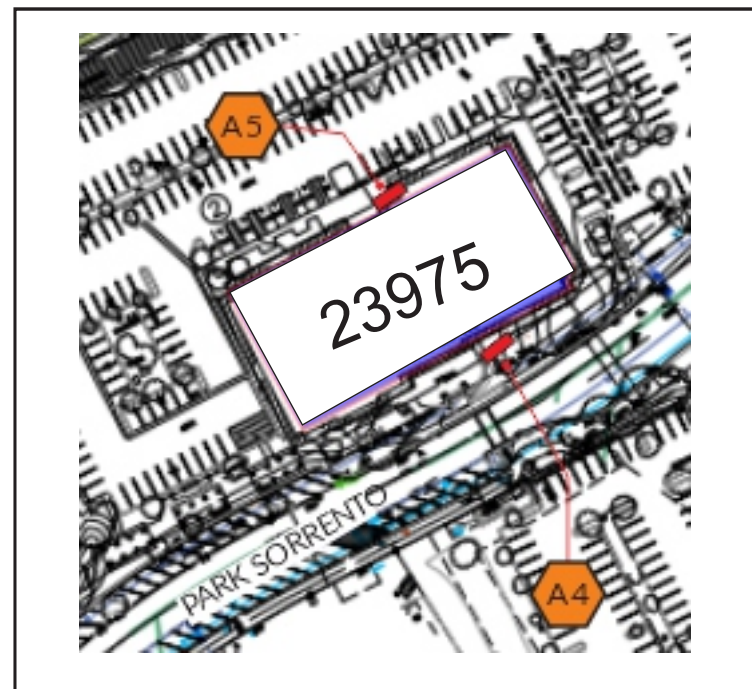


A5

1 Sign Mockup
Elevation View
SCALE
NTS

1 FRONT Elevation
SCALE
NTS

SIGN ID	SIGN TYPE
A1	SMALL MONUMENT
A2	SMALL MONUMENT
A3	SMALL MONUMENT
A4	SMALL MONUMENT
A5	SMALL MONUMENT
B1	INTERIOR
B2	INTERIOR



2 Site Plot
SCALE
NTS



A4



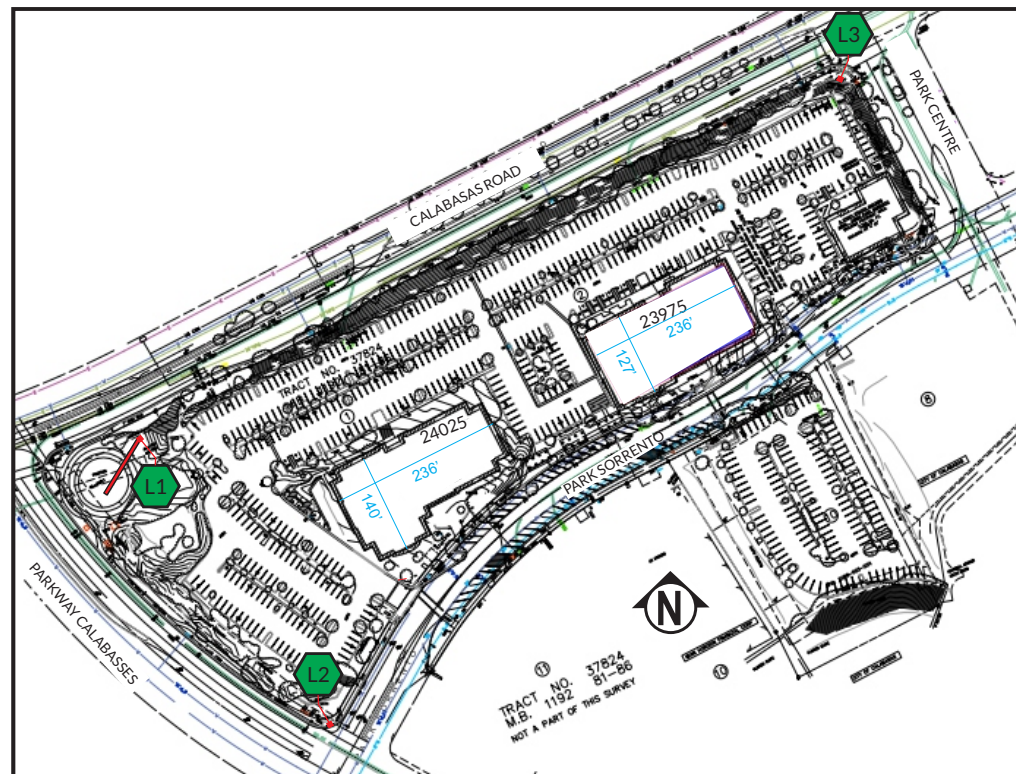
A5

3 Existing Signs to be Replaced
SCALE
NTS

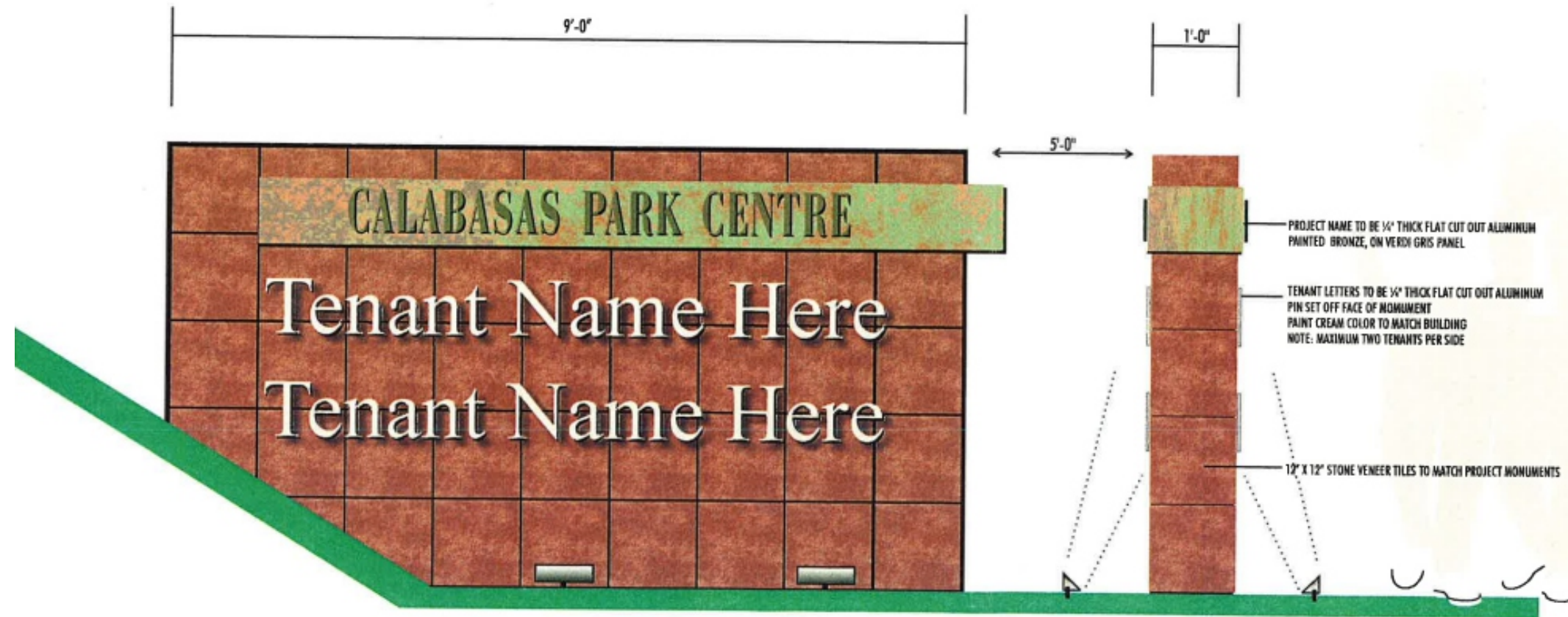


1 Existing Signs
SCALE
NTS

SIGN ID	SIGN TYPE
L1	LARGE MONUMENT
L2	LARGE MONUMENT
L3	LARGE MONUMENT

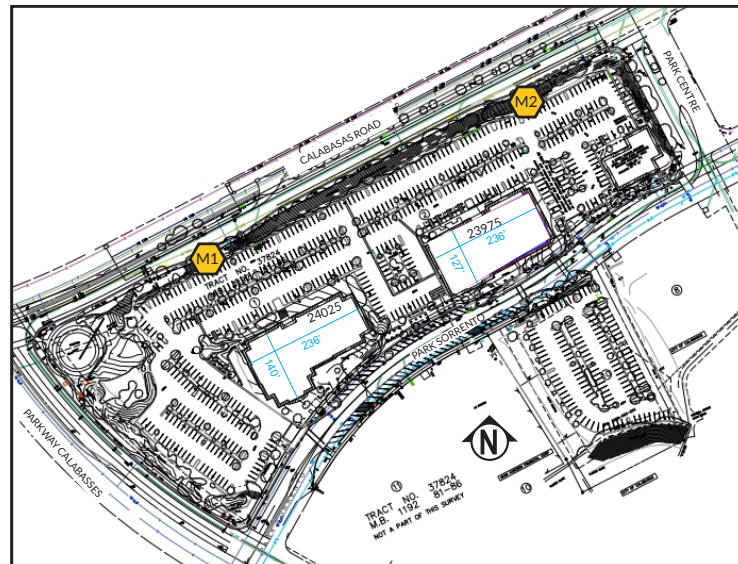


2 Site Plot
SCALE
NTS

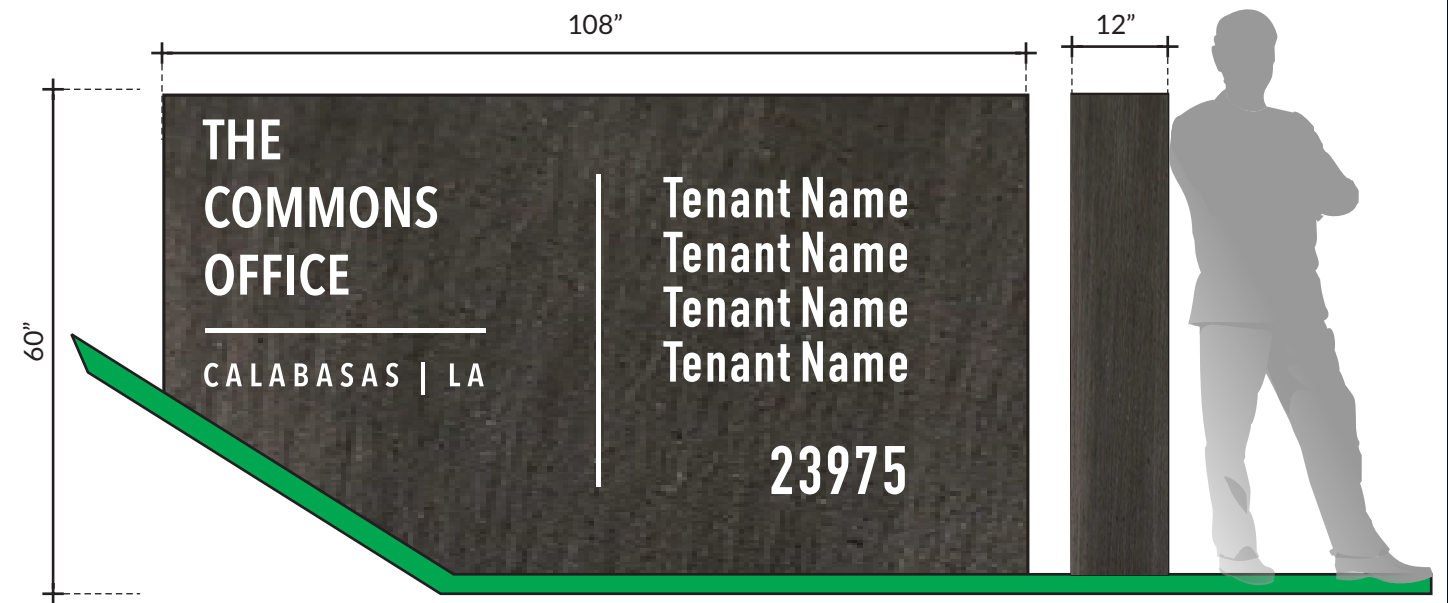


1 Existing Signs
SCALE
NTS

SIGN ID	SIGN TYPE
L1	MEDIUM MONUMENT
L2	MEDIUM MONUMENT



2 Site Plot
SCALE
NTS



3 Potential Sign Upgrade
SCALE
NTS

Calabasas Park Centre Tenant Sign Criteria

Major Tenant Building ID Signs

REQUIREMENTS FOR SIGNAGE IMPLEMENTATION

1. Major tenant as approved by landlord shall be allowed one primary identification wall sign in accordance with the approved criteria.
2. The Tenant shall be responsible for the following expenses relating to signage for Tenant's store:

- design consultant's fee
- permit processing and application fees
- fabrication and installation of signage
- maintenance and repair
- all costs relating to signage removal, including repair of any damage to the building

SUBMITTALS AND APPROVALS

Prior to sign fabrication, Tenant or his sign contractor shall submit for Landlord approval three (3) sets of complete and fully-dimensioned and detailed shop drawings reflecting the concept design provided by the Landlord's design consultant. These drawings shall include:

- a. elevation of storefront showing design, location, size and layout of sign, drawn to scale, indicating dimensions, attachment devices and construction detail.
- b. section through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

All Tenant sign submittals shall be reviewed by Landlord and/or its agent for conformance with the provisions of the City-approved Calabasas Park Centre Sign Plan, these signage criteria and the concept design provided by landlord.

Within ten (10) business days after receipt of Tenant's drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of Landlord. Tenant must continue to resubmit rejected plans until approval is obtained. A full set of final plans must be approved in writing by Landlord prior to permit application or sign fabrication. All re-submittals shall be within a ten (10) business day period following the day of rejection by Landlord.

Following Landlord's approval of proposed signage, Tenant or his agent shall submit to the City of Calabasas sign plans signed by Landlord and applications for all permits for fabrication and installation by sign contractor. Tenant shall furnish Landlord with a copy of said permits prior to installation of Tenant's sign(s).

Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans and shop drawings. Landlord may, at his option, perform an in-shop inspection of the signage prior to installation. Any work deemed unacceptable shall be rejected and shall be corrected or modified at Tenant's expense as required by the Landlord or its agent.

Illumination: All illuminated letters shall be reverse channel, halo illuminated with white neon.

Color: All signs/letters mounted to the building, whether illuminated or non-illuminated shall be painted duranodic bronze (Faces & returns)

Size: Major Tenants: Each tenant designated by the Landlord as a Major Tenant will be allowed one (1) Exterior illuminated sign at the top of the building. Maximum two (2) signs per building

- (1) 2'-0" high letters - maximum 80 square feet - facing north.
- (2) 2'-0" high letters - maximum 50 square feet - facing east
- (3) No signs above first floor facing south or west are allowed

Minor Tenant

Eyebrow Signs: Each tenant designated by the Landlord shall be permitted one (1) 'eyebrow' level sign, the area calculated at 1 square foot per linear foot of office frontage. Maximum Four (4) per building.

1'-4" high letters - maximum 30 square feet area

GENERAL PROVISIONS AND CONSTRUCTION REQUIREMENTS

1. Notwithstanding the maximum square footages specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
2. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement.
3. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
4. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.
5. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
6. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.
7. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
8. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be ground smooth and finished with auto body filler. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
9. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
10. Reverse channel letters shall be pinned 2" off building wall. Return depth shall be 3", and signs shall have a clear acrylic backing. Double tube neon shall be used where width of letter stroke exceeds 2-1/2.
11. Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 30 m.a. All sign permits issued on the project site shall include a condition that the lighting approval shall not be final for 30 days, during which time the Council, Commission or Planning staff may require it be dimmed if it is determined to be interfering with adjacent traffic or adjacent property owners.
12. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
13. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials will be allowed.
14. Electrical signs shall be powered by sign circuits provided from the shopping center's common area panel.
15. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures, one per sign only. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
16. Penetrations into building walls, where required, shall be made waterproof.
17. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
18. In no case shall any manufacturer's label, stamp, or decal be visible from the street from normal viewing angles.
19. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

EXTERIOR BUILDING SIGNAGE

SIGN TYPE

ITEM OPTION

QUANTITY

SCALE



AD/S 1802 American Street

▲
Anahelm, CA 92801

■
Tel 714 **578 2662**

●
Fax 714 **578 2663**

KILROY REALTY CORPORATION
CLIENT

CALABASAS PARK PLAZA
PROJECT

6 / 9 / 99
DATE

3406
DESIGN NO.

PAGE OF

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APPROVED

DATE

EXTERIOR BUILDING SIGNAGE

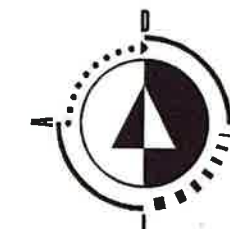
SIGN TYPE

6

ITEM OPTION

QUANTITY

SCALE



ARCHITECTURAL
DESIGN/SIGN

AD/S 1802 American Street



Anahelm, CA 92801



Tel 714 **578 2662**



Fax 714 **578 2663**

KILROY REALTY CORPORATION
CLIENT

CALABASAS PARK PLAZA
PROJECT

6/9/99
DATE

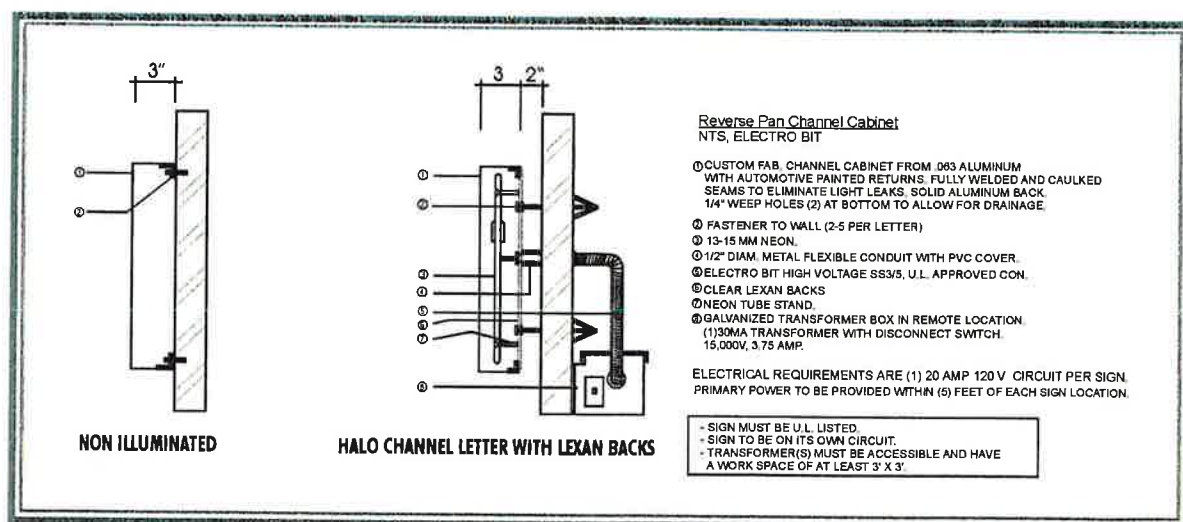
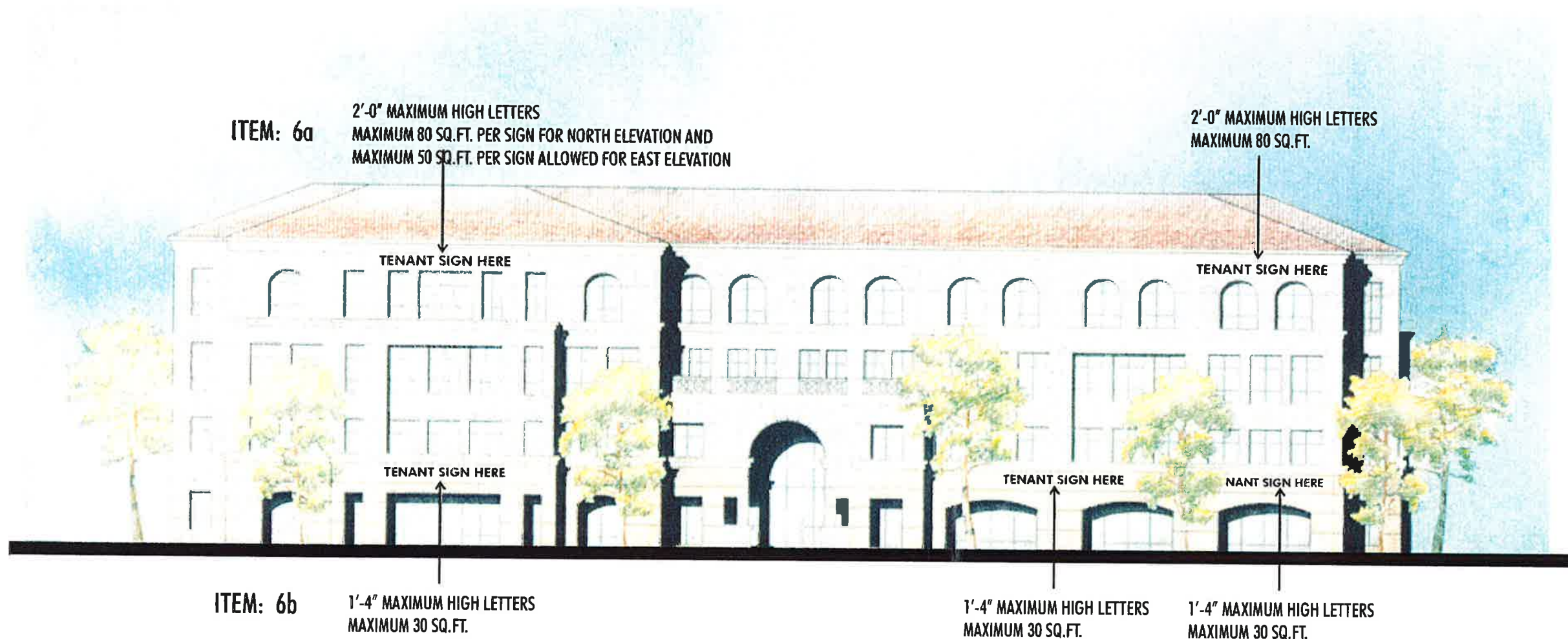
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DESIGN NO.

PAGE **9** OF **9**

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APPROVED

DATE



ALL TENANT SIGNAGE TO BE FABRICATED OUT OF ALUMINUM, TO BE REVERSE CHANNEL HALO ILLUMINATED LETTERS OR AS ABOVE BUT NOT ILLUMINATED

EACH TENANT MAY USE THEIR LOGO STYLE LETTERS - WITH PRIOR APPROVAL FROM LANDLORD AND GRAPHIC DESIGNER

ALL LETTERS WHETHER ILLUMINATED OR NON-ILLUMINATED MUST BE THE SAME COLOR THROUGHOUT THE PROJECT.