



Calabasas Place

MASTER SIGN PROGRAM

3840 Old Topanga Canyon Road
Calabasas, CA
1 - 7 - 2011

prepared by:

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landlord approval

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PURPOSE

The purpose of this Master Sign Program is to provide a uniform criteria for this shopping center, and to provide consistent standards for signage for existing and future tenants. These standards will comply with the Uniform Building Code and the City of Calabasas sign code.

APPROVALS

Signs must receive written approval from the Landlord or Landlord's Agent and the City of Calabasas prior to construction and installation. Prior to city submittal, applicants must submit (3) three copies of the following to the Landlord or Landlord's Agent:

1. Dimensioned Site Plan showing locations of proposed signs and leasewidth
2. Scaled Elevation Drawings showing locations of proposed signs, noting height to finished floor, and measurements to leasewidth edges
3. Construction Diagrams, showing sizes, section, colors, materials, electrical diagram and method of attachment.

SIGN PROGRAM EXCEPTIONS

Exceptions to this Master Sign Program will require written approval from the Landlord, and will require approval of a modification to the sign program by the City of Calabasas' Planning Department.

COMPLIANCE

No Tenants (or their agents) will install or modify any signage not in compliance with this Master Sign Program. Any nonconforming or unapproved signage will corrected to comply or be removed within (30) thirty days, at the tenant's expense. Conformance will be enforced by Landlord, and City of Calabasas Code Enforcement.

MAINTENANCE

Signs in Calabasas Place will be maintained in an "As New" condition. Landlord and Landlord's Agents will periodically inspect conditions. Required maintenance will be necessary under these conditions:

1. Material aging - Fading, cracking, or peeling materials must be replaced or refinished.
2. Illumination - Outage, flickering or dimming illumination must be serviced.
3. Damage - Any signs damaged by persons or natural events must be repaired.

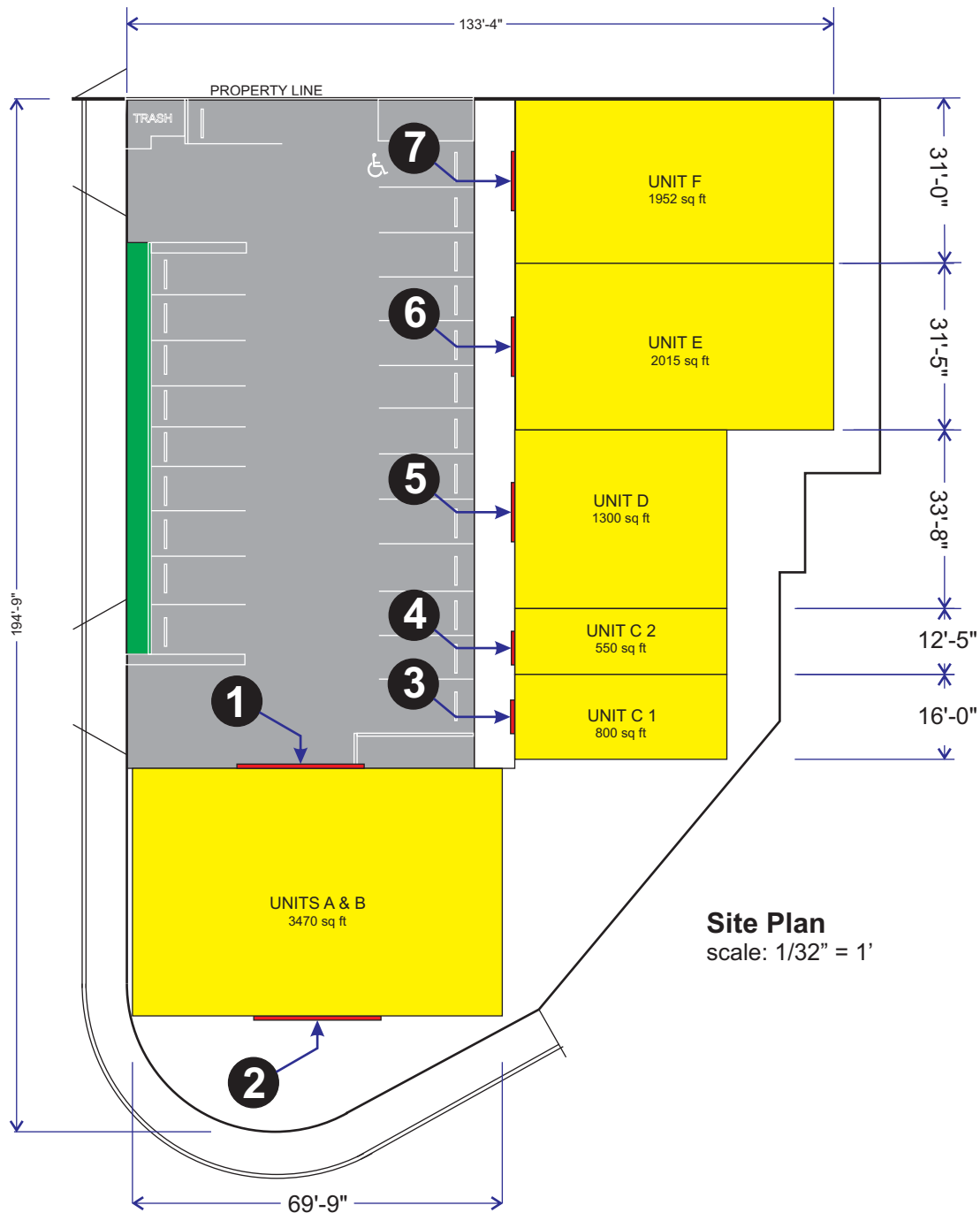
All repairs will be the responsibility of the tenant.

DESIGN CRITERIA

Tenants and sign contractors will use all means to protect tenants and Landlord from liability, in addition to means outlined in submittal drawings and this Program. This includes all methods of installation and repair. Upmost attention to safety is requested and required. All electrical signage must conform to UL standards and be UL listed, and be installed by an appropriately licensed electrical contractor.

DESIGN CRITERIA DETAILS

1. All Sign Faces will be a minimum .080" thick aluminum, welded to a minimum thickness .040" aluminum return. Corner joints will be filled and/ or sanded smooth.
2. All sign backs of illuminated signs will be a minimum 0.1875" (3/16") clear or white polycarbonate material.
3. All signs will be painted with automotive grade polyurethane paint on an appropriate primed surface. Other finish surfaces must be approved by Landlord or Sign Company.
4. Internally Illuminated Signs will comply with Title 24 electrical standards. 12V LED Illumination is recommended, any other lighting type must be approved by Landlord. Internally Illuminated Signs will conform to UL standards, be UL listed, and have requisite UL labels mounted on top of signage out of public view.
5. Mounting Hardware will be insulated from corrosion and exposure to elements, or be made of stainless steel. Dissimilar metals will be separated by paint or nylon washers to prevent galvanic corrosion. Any exposed ferrous metal will be primed with an acid etch primer, and painted with automotive grade paint. Exceptions (for aesthetic purposes) must be approved by Landlord and Sign Company.
6. When a sign is removed, tenant is responsible for patching of any holes in wall, and painting of wall so that it appears in its original condition. Tenant is responsible for terminating electrical service to sign.
7. Any sign left behind by vacating tenant will become property of the Landlord after (30) thirty days



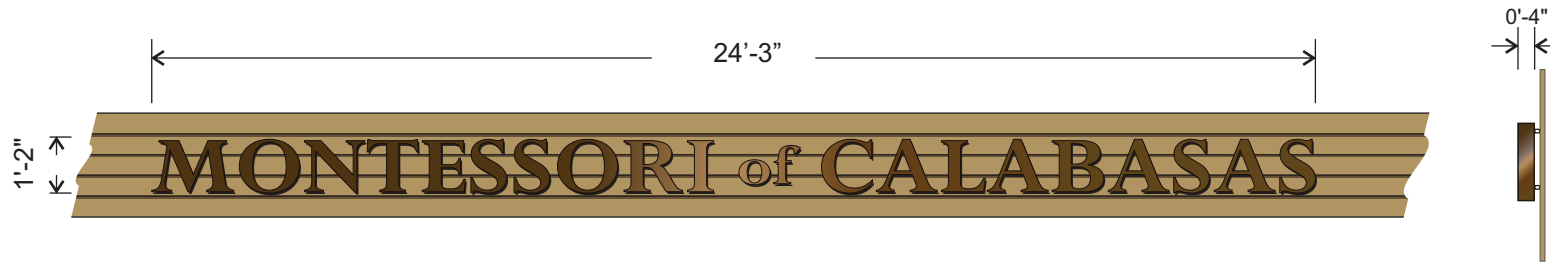
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- C1** Sign Section
Diagram

Calabasas Place
MASTER SIGN PROGRAM



1 CHANNEL LETTERS DISPLAY - 28.7 sq Ft

scale: 1/4" = 1'

Lease Width = 69' - 9"
 x 0.5 sq ft signage / linear foot leasewidth
 39.5 sq ft signage



1 NORTH ELEVATION - UNITS A & B

scale: 1/8" = 1'



2 CHANNEL LETTERS DISPLAY - 28.7 sq Ft

scale: 1/4" = 1'

Lease Width = 69' - 9"

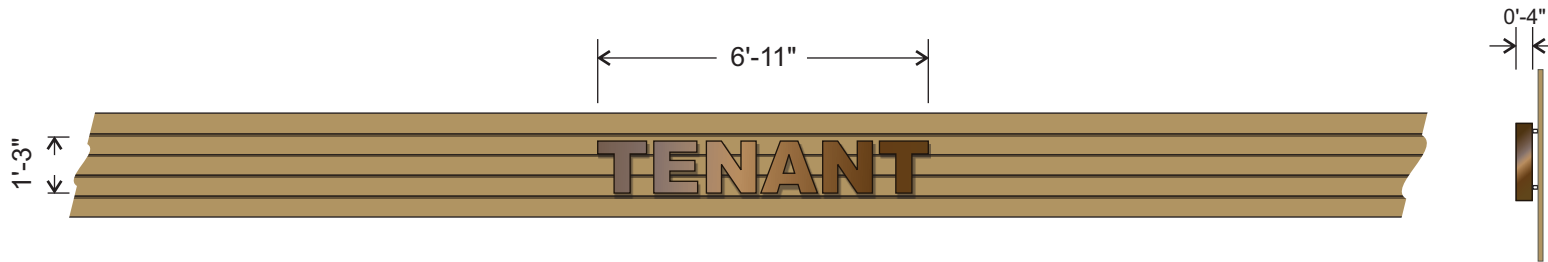
x 0.5 sq ft signage / linear foot leasewidth

39.5 sq ft signage



2 NORTH ELEVATION - UNITS A & B

scale: 3/32" = 1'



3 CHANNEL LETTERS DISPLAY - 8.0 sq Ft max

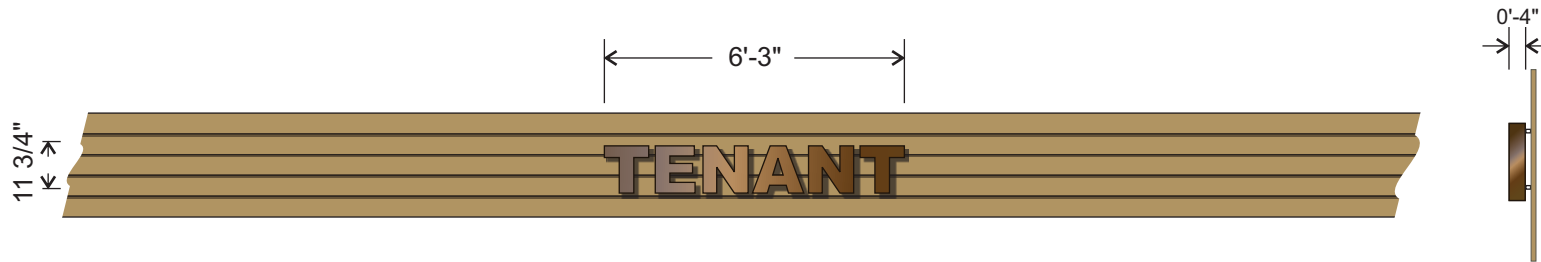
scale: 1/4" = 1'

Lease Width = 16' - 0"
 x 0.5 sq ft signage / linear foot leasewidth
 8.0 sq ft signage



3 WEST ELEVATION - UNIT C1

scale: 1/8" = 1'



4 CHANNEL LETTERS DISPLAY - 6.2 sq Ft max

scale: 1/4" = 1'

Lease Width = 12' - 5"
 x 0.5 sq ft signage / linear foot leasewidth
 6.20 sq ft signage



4 WEST ELEVATION - UNIT C2

scale: 1/8" = 1'



5 CHANNEL LETTERS DISPLAY - 8.21 sq Ft

scale: 1/4" = 1'

Lease Width = 33' - 8"

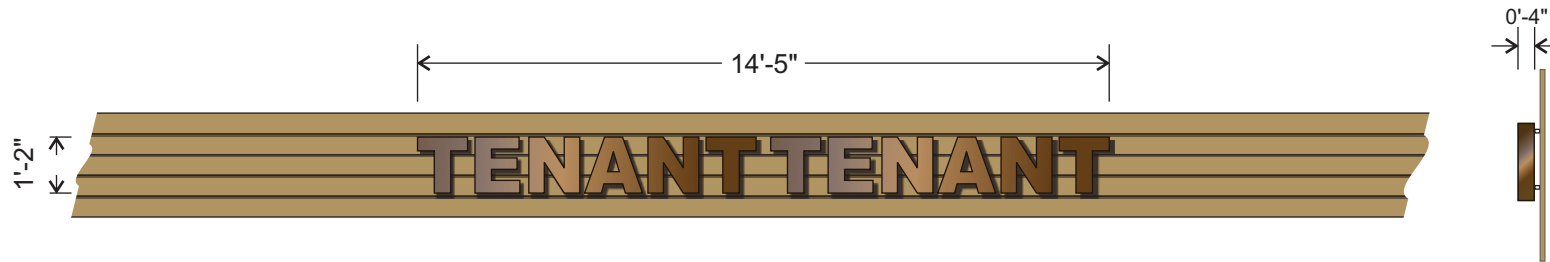
x 0.5 sq ft signage / linear foot leasewidth

16.83 sq ft max signage



5 WEST ELEVATION - UNIT D

scale: 3/16" = 1'



6 CHANNEL LETTERS DISPLAY - 15.4 sq Ft max

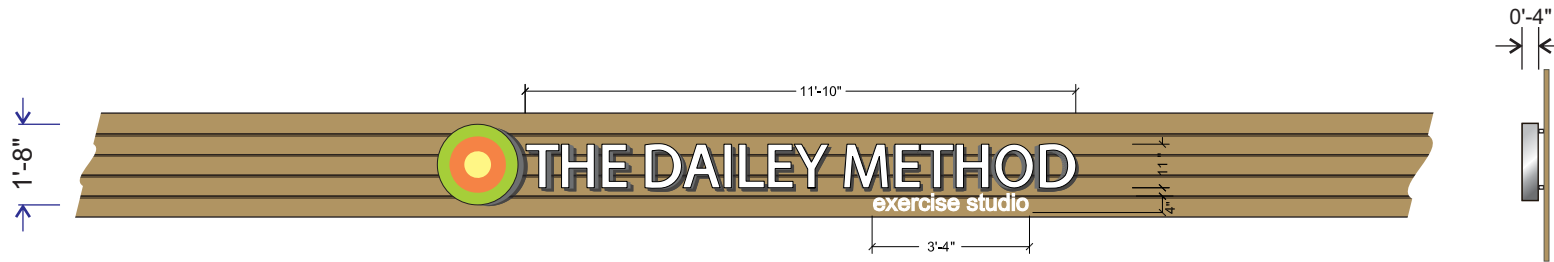
scale: 1/4" = 1'

Lease Width = 31' - 5"
 x 0.5 sq ft signage / linear foot leasewidth
 15.4 sq ft signage



6 WEST ELEVATION - UNIT E

scale: 1/8" = 1'



7 CHANNEL LETTERS DISPLAY - 14.6 sq Ft

scale: 1/4" = 1'

Lease Width = 31' - 5"
 x 0.5 sq ft signage / linear foot leasewidth
 15.4 sq ft signage



7 WEST ELEVATION - UNIT F

scale: 1/8" = 1'



Underwriter's Laboratory Listing Number and manufacturer's label on top of letter

0.063-.040" Aluminum Returns

0.080-.090" Aluminum Face

Mounted with #12 wood screws into 1/2" plywood fascia, min 3 per letter, min 3"
**on 1" aluminum spacers

3/16" White OR Clear Polycarbonate Letter Back

12V White LEDs, UL Listed

1" Conduit Pass Thru

1/4" Weep Hole, 1 per low point of letter

12V LED Transformer in Weatherproof Box

Incoming Primary Electric,
by Electrician

LED POWER SUPPLY

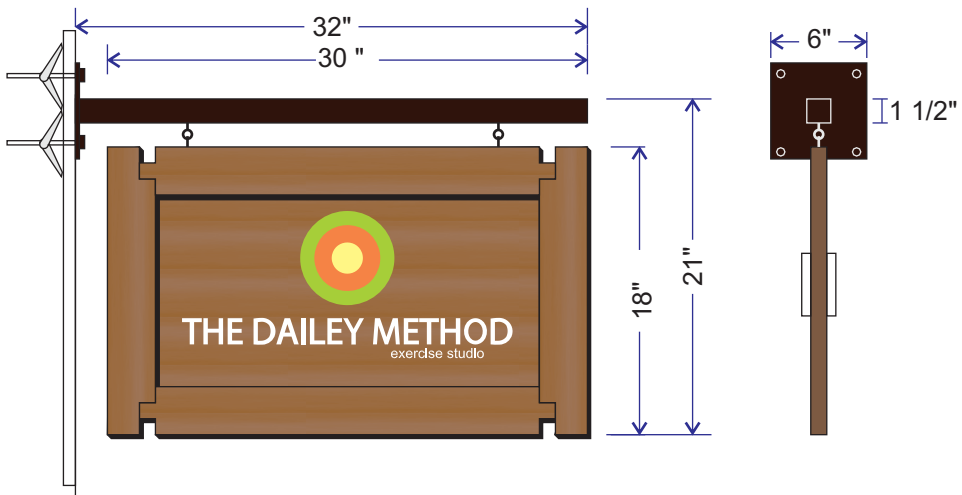
1" EMT, Sealtite Conduit, or Flexible Conduit

C1

CHANNEL LETTER SECTION DETAIL

3" = 1' SCALE

C1



Specs:

- Fabricated wood panel sign
- On 1 1/2" square tube bracket, with hanging links
- One sign per tenant, located above entrance
- Applied 1/4" sintra lettering per logo
- Client to use corporate logo, or
- Artwork to be approved by landlord

Install:

- Mounted projecting from wall, bottom of sign at 96" to grade
- 1/4" toggles into existing drywall fascia

C2 **BLADE SIGN - 2.0 sq Ft** **1" = 1' SCALE**



8'-0"
Above finished floor