

# *Master Sign Program*

Revised Draft: July 24, 2008

Project:

## **Hemet Retail Center**

3000 - 3024 West Florida Avenue  
Hemet, CA 92545

Sign Consultant:

## **Blake Sign Company, Inc.**

11661 Seaboard Circle  
Stanton, CA 90680  
p. 714.891.5682 f. 714.891.3078

**Table Of Contents:**

<b>Exhibits</b>	<b>Page No.</b>
Table Of Contents.....	A
Introduction & General Requirements.....	B
Specifications.....	C
Prohibited Signs.....	D
Site Plan.....	1
Demising Plan.....	2
Monument Sign.....	3
Building Elevations.....	4 - 8
Sign Section Details.....	9
Parking Regulations Sign.....	10
Disabled Parking Signs.....	11

**Project Directory:**

**Owner:**

Columbus Pacific Properties  
429 Santa Monica Blvd., Suite 600  
Santa Monica, CA 90401  
310.395.2580

**Sign Consultant:**

The Blake Sign Company, Inc.  
11661 Seaboard Circle  
Stanton, CA 90680  
Contact: John Blake  
714.891.5682  
714.891.3078 Fax.

**Architect:**

McKently & Malak Architects  
35 Hugus Alley, Ste. 200  
Pasadena, CA 91103  
626.583.8348  
626.583.8387 Fax.

**City Planning:**

City Of Hemet  
445 East Florida Ave.  
Hemet, CA 92543  
Contact: Planning Dept.  
951.765.2300

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Table Of Contents  
Project Directory*

*Planned Sign Program*  
**Hemet Retail Center**

Item **A**  
July 2008

## **Introduction:**

These criteria have been established for the purpose of assuring uniform and quality signage for all tenants within the retail project.

It is intended to assure compliance with all applicable ordinances while providing adequate sign guidelines for the benefit of all tenants. Conformance to the standards set forth will be strictly enforced, and any and all non-conforming or unapproved signs must be brought into conformance at the sole expense of the tenant.

## **General Requirements:**

- A. All signage is subject to landlord's prior written approval. Tenant shall submit or cause to be submitted to the property owner for approval, scaled drawings, indicating sign location(s), sizes of all sign segments, materials, colors, method of attachment, and electrical specifications. Landlord approval, in writing, will be required prior to submittal to the city for permitting. Drawings not approved will be noted as such, and will require revising and re-submittal until landlord approval is obtained.
- B. A valid sign permit must be obtained from the City of Hemet Planning Department prior to sign installation.
- C. All permits for signs and their installation shall be obtained and paid for by the tenant or tenant representative prior to fabrication or installation.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications of their sign(s).
- E. All signs shall be constructed, installed and maintained at the sole expense of the tenant.
- F. All sign work must be of excellent quality and installed by a professional sign contractor, with a valid contractor's license to perform such work. Landlord reserves the right to reject work deemed to be of insufficient quality. Substandard work must be brought up to standard within (30) days of notification and solely at tenant's expense.
- G. Landlord reserves the right to designate a sign contractor to perform the design, construction and installation of tenant's signs.
- H. Tenant's sign contractor shall be responsible for repairing any damage to the building or surrounding area(s) occurring as a result of their work.
- I. All sign segments to be secured by concealed fasteners, using non-corrosive stainless steel or nickle cadmium plated.
- J. In the event that tenant vacates their premises, they will be responsible for the removal of their sign(s) within (15) days of closing.

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Specifications*

*Planned Sign Program*  
**Hemet Retail Center**

Item **B**  
July 2008

## Specifications:

- A. Tenant signs shall consist of channel letters and logo, fabricated from aluminum, with a depth of (5) inches, and translucent acrylic faces and trim cap retainers. Aluminum thickness shall be no less than .040 inches, and acrylic thickness of 1/8 inch up to a maximum of 1/4 inch. Trim cap width will be 3/4 inch. Return color will be open to tenant, with trim cap color matching return color. Finish of returns must be satin.
- B. All sign colors and finishes will be open to tenant, subject to landlord approval.
- C. Letter style will be open to tenant, subject to landlord approval.
- D. Illumination of letters will be by neon tubing or low voltage LED using appropriate connecting hardware for each.
- E. Sign content shall consist of tenant's established trade name and optional accompanying logo. Additional wording or listing of services, or trademark slogan(s) will be reviewed by the landlord on a case-by-case basis.
- F. Sign size shall not exceed (1) square foot per lineal foot of respective leasehold frontage. Sign length shall not exceed (75) percent of the respective leasehold frontage.
- G. Letter height shall not exceed (18) inches. Logo height shall not exceed (24) inches. Exceptions for combined suites shall be considered by the landlord on a case-by-case basis.
- H. Single line copy only; no stacked letters, unless approved by the landlord.
- I. Sign placement shall allow at least (12) inches of clear area at each end of sign from any building corner or architectural feature (window, awning, etc.), or any adjacent sign.
- J. All penetrations of the building structure for sign installation shall be sealed in a watertight condition.
- K. Each tenant shall be allowed (1) sign on their storefront, except at corner locations, where a second sign, matching the storefront sign, is allowed.
- L. Tenant signs shall be installed only in the locations where designated within these documents.
- M. Note to sign fabricator: most channel letter signs will require a raceway to be installed behind the parapet wall to enclose all electrical components and wiring.
- N. For the sake of consistency, individual address number identification for each suite will be provided by the landlord.
- O. **Monument Sign** panels are for additional identification for retail tenants to traffic on West Florida Avenue. Panel position is at the discretion of the landlord, and graphic layout and colors must be approved by the landlord prior to installation.

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Specifications*

*Planned Sign Program*  
**Hemet Retail Center**

Item **C**  
July 2008

## **Prohibited Signs:**

The following sign types will not be allowed within the project:

- A. Sign cabinets with plastic faces, except for logos accompanying channel letters.
- B. Signs not approved by the landlord, and/ or without a permit issued by the City of Hemet.
- C. Window signs of any type not approved by the landlord, including but not limited to the following:
  - Paper
  - Cardboard or foamcore board
  - Stickers or decals
  - Posters
- D. A-frame “sandwich board” freestanding signs, or any freestanding sign or structure.
- E. Roof-top signs of any type.
- F. Vehicle signs parked with visibility to the street. Delivery vehicles must be parked at the north side (rear) of the building (away from Florida Ave.).
- G. Banners, flags, pennants, balloons, inflatable signs or characters.
- H. Motion or chasing signs of any type, that are visible to the exterior of the store.
- I. Exposed conduit, wiring or electrical connections.
- J. Signs painted directly onto the building.
- K. Exposed neon or light tubing.
- L. Visible raceway enclosures.

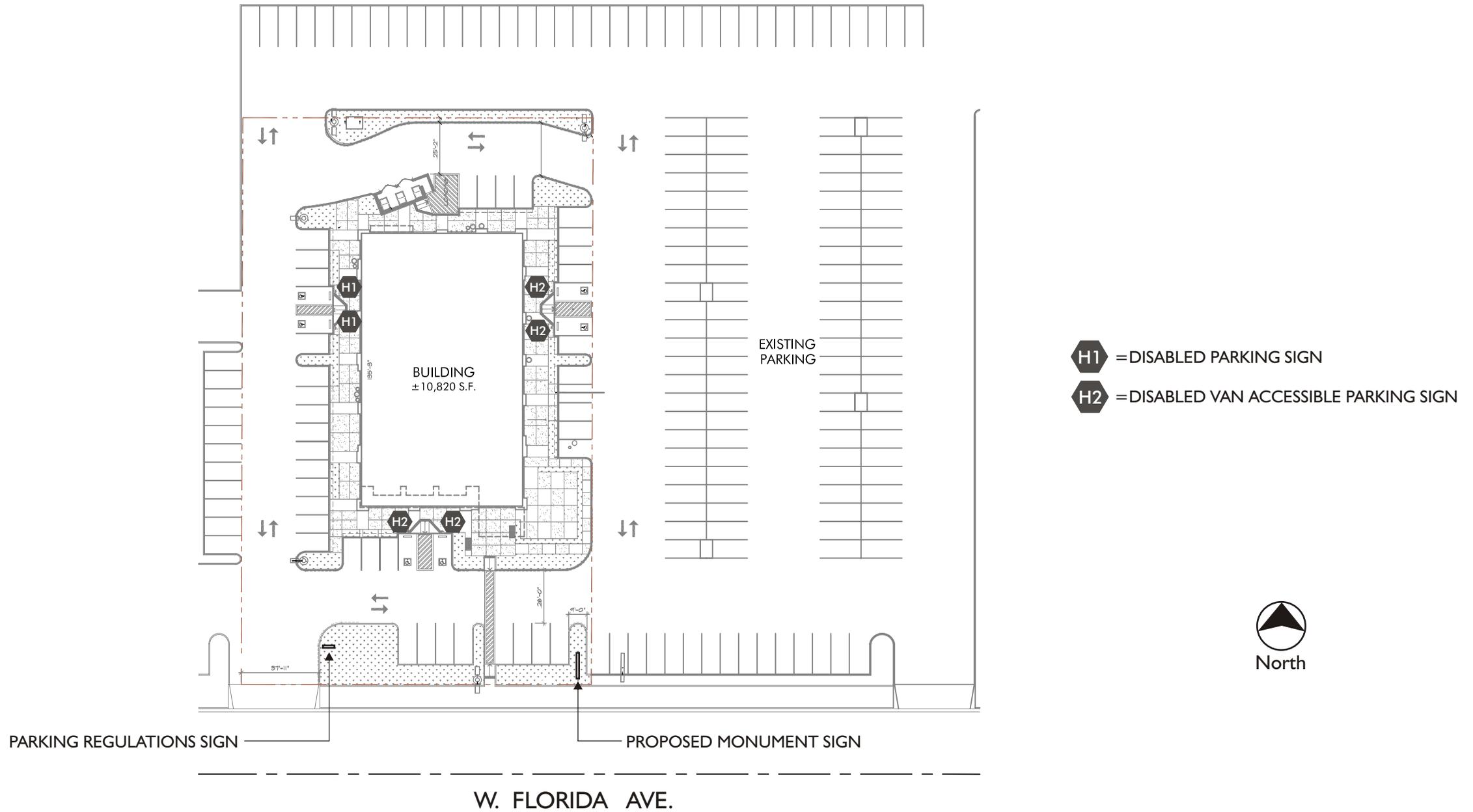
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Specifications*

*Planned Sign Program*  
**Hemet Retail Center**

Item **D**  
July 2008



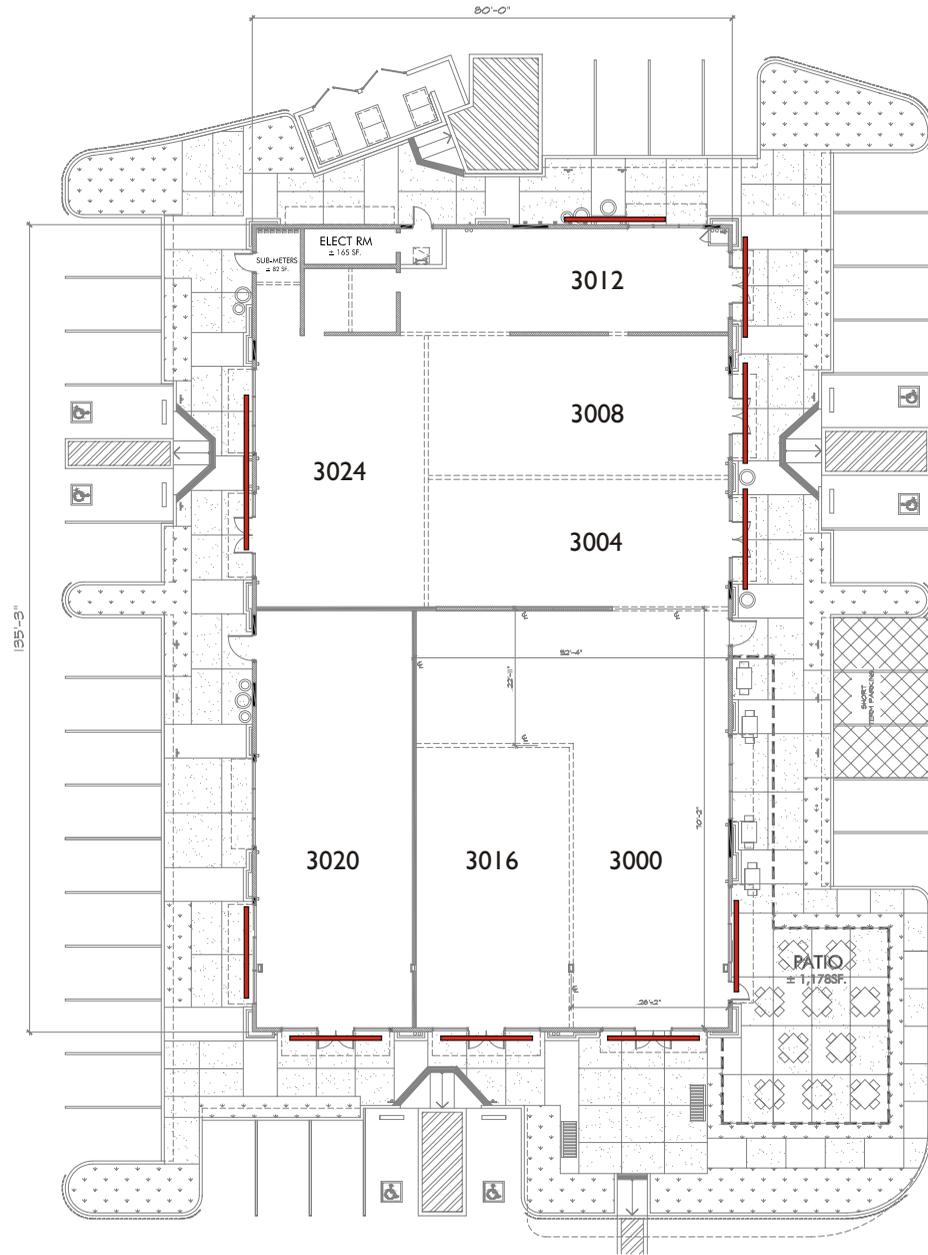
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

Site Plan

Planned Sign Program  
**Hemet Retail Center**

Item  
July 2008



 = BUILDING SIGN



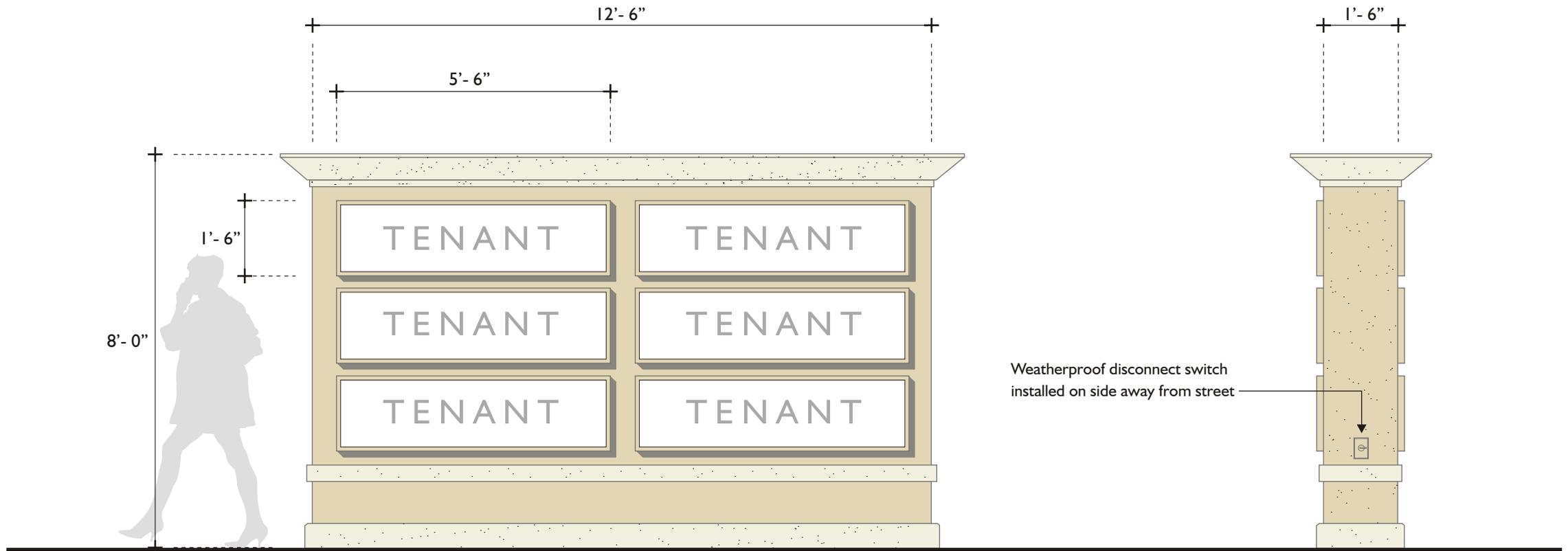
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Demising Plan*

*Planned Sign Program*  
**Hemet Retail Center**

Item **2**  
July 2008



**Double Face Monument Sign**  
 Scale: 3/8" = 1'-0"

**Specifications:**

- Sign structure fabricated from aluminum with light stucco texture surface.
- Sign cabinets (6) with aluminum retainers and white polycarbonate faces for tenant identification.
- Cabinet faces to have vinyl graphics, with color and copy subject to landlord approval.
- Internally illuminated by 800 ma Daylight fluorescent lamps.
- Monument colors and finishes to match project buildings.

Elevated concrete pad with champhored edge and smooth natural color sack finish.  
 Concrete footing per engineer specification.

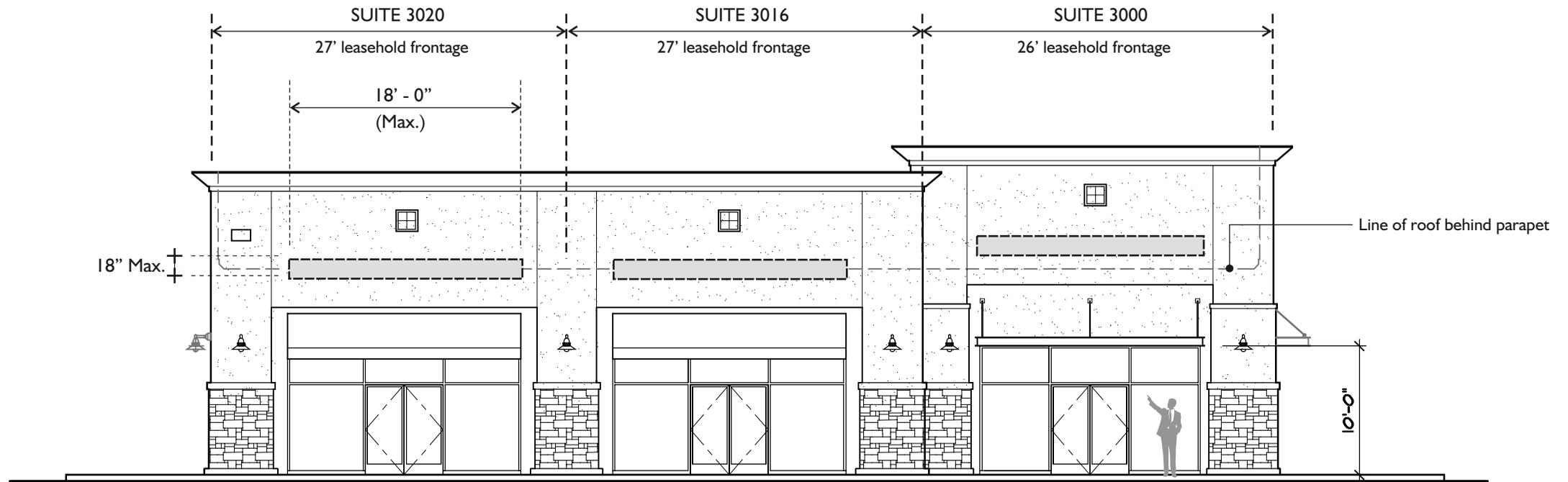
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Monument Sign*

*Planned Sign Program*  
**Hemet Retail Center**

Item **3**  
 July 2008



South Building Elevation (W. Florida Ave. View)  
Scale: 3/32" = 1'-0"

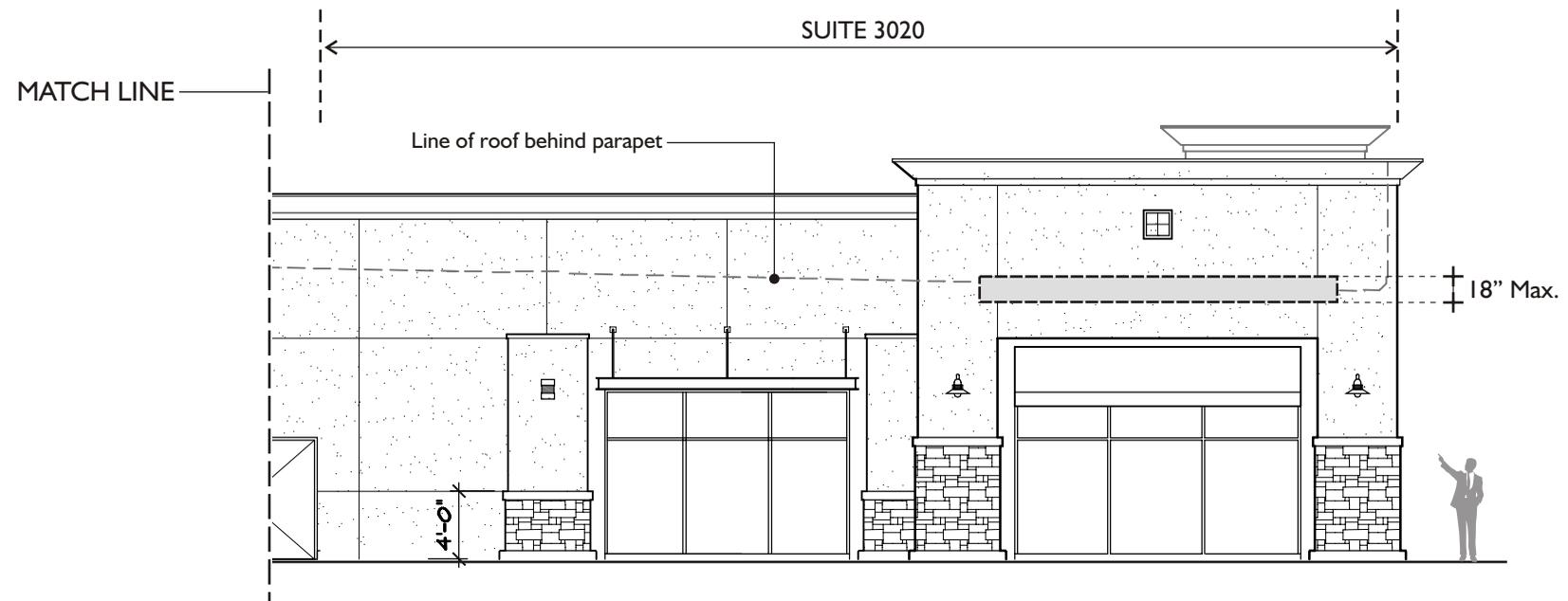
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

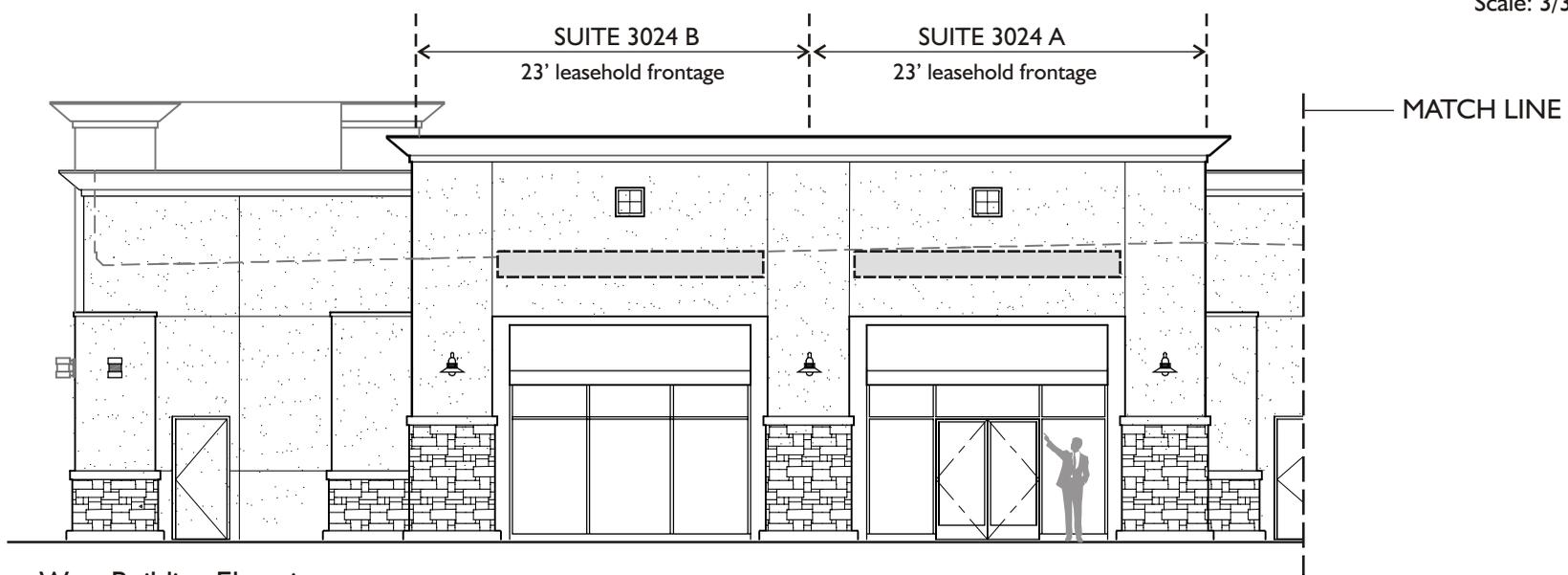
Building Elevations

Planned Sign Program  
**Hemet Retail Center**

Item **4**  
July 2008



West Building Elevation  
Scale: 3/32" = 1'-0"



West Building Elevation  
Scale: 3/32" = 1'-0"

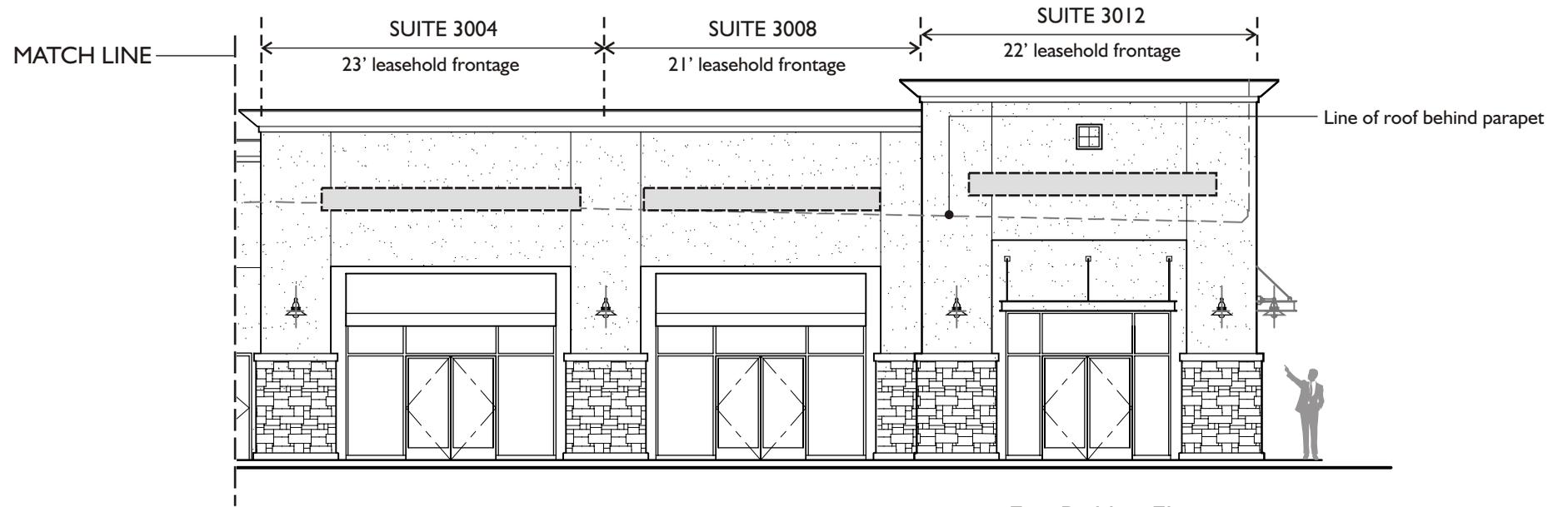
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

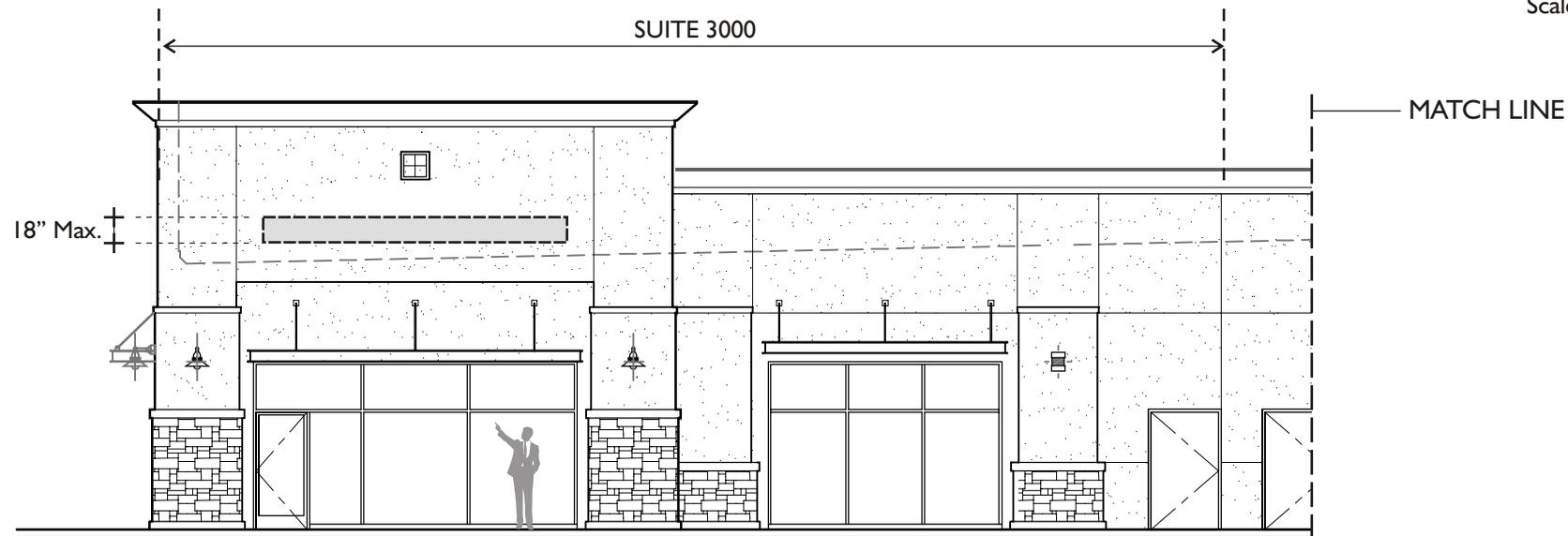
Building Elevations

Planned Sign Program  
**Hemet Retail Center**

Item **5**  
July 2008



East Building Elevation  
Scale: 3/32" = 1'-0"



East Building Elevation  
Scale: 3/32" = 1'-0"

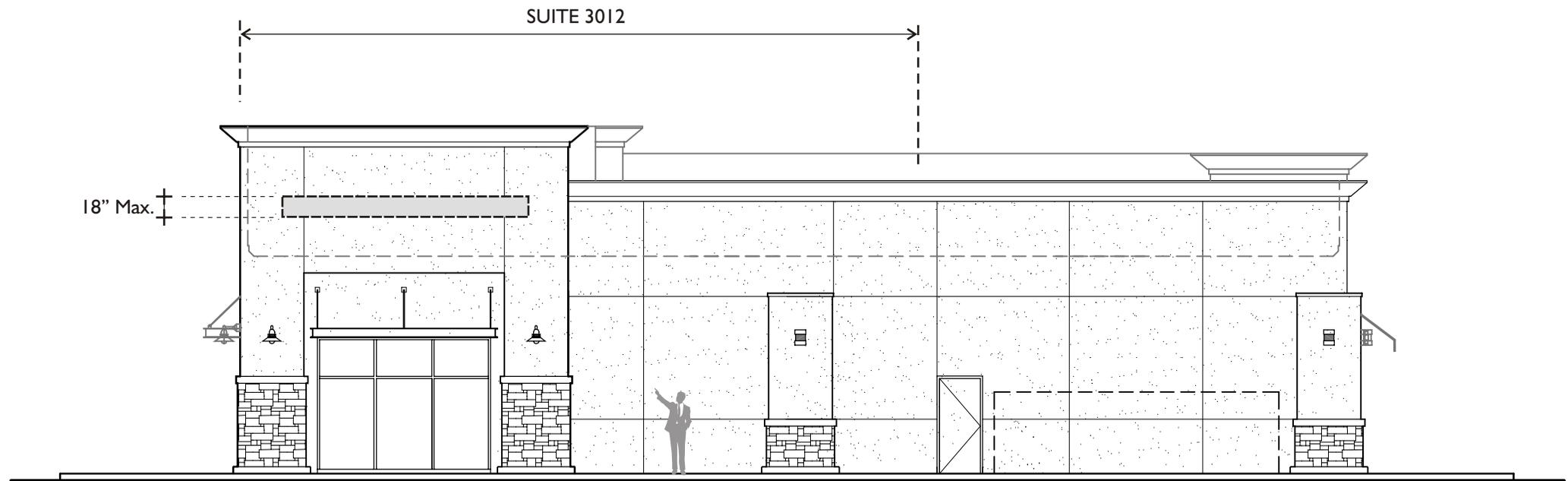
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

Building Elevations

Planned Sign Program  
**Hemet Retail Center**

Item **6**  
July 2008



North Building Elevation (Rear)  
 Scale: 3/32" = 1'-0"

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Building Elevations*

*Planned Sign Program*  
**Hemet Retail Center**

Item **7**  
 July 2008



**Elevation Detail**  
 Scale: 3/16" = 1'-0"

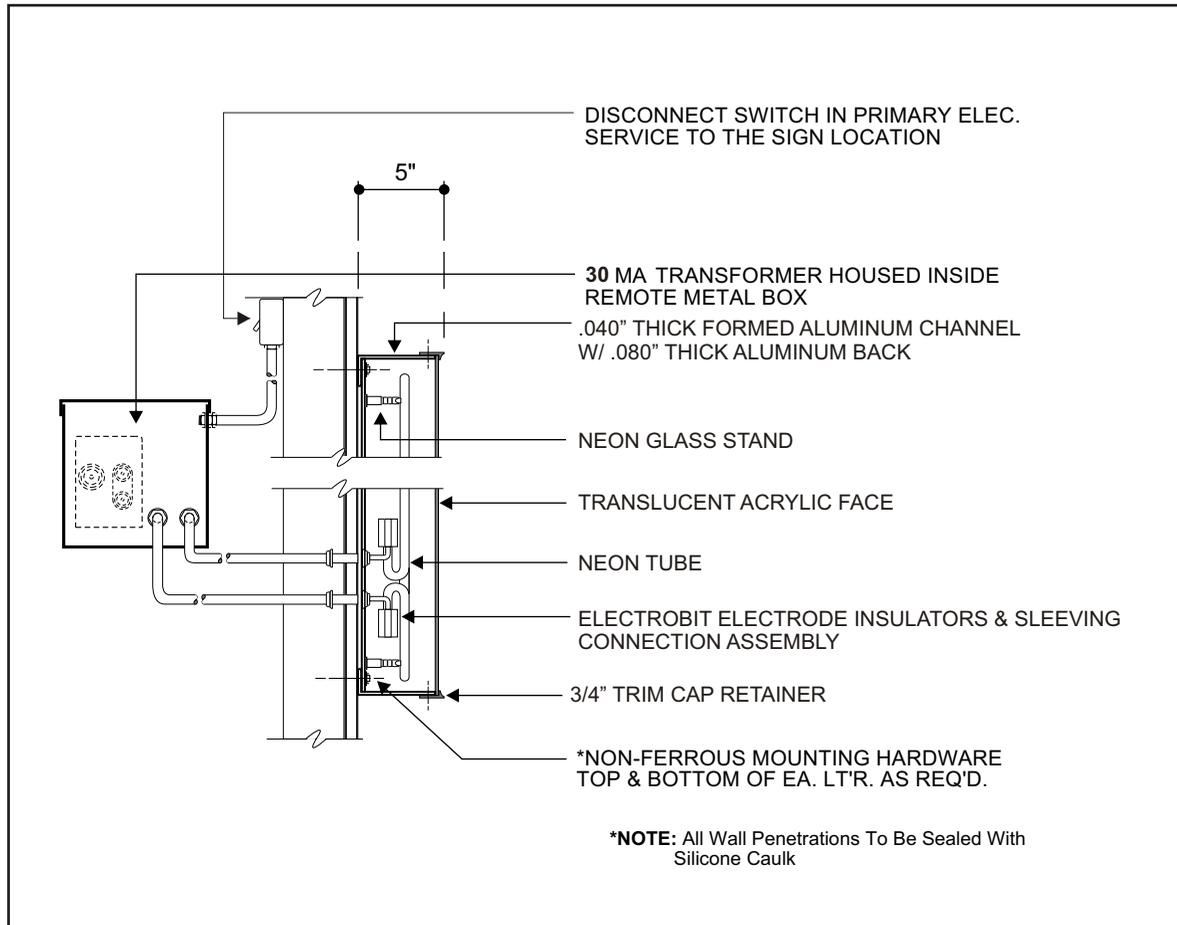
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

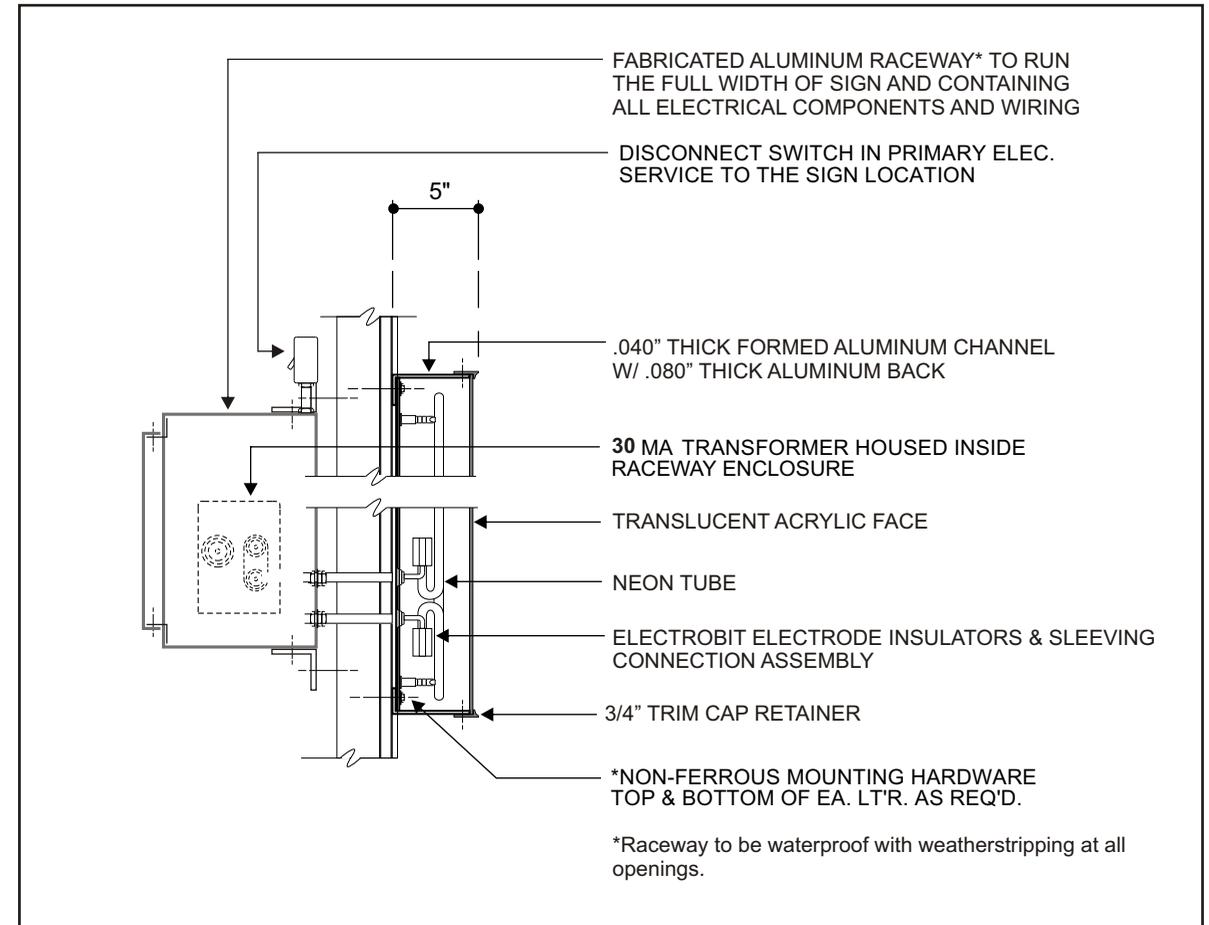
*Building Elevations*

*Planned Sign Program*  
**Hemet Retail Center**

Item 8  
 July 2008



SECTION VIEW - CHANNEL LETTERS (NEON)



SECTION VIEW - CHANNEL LETTERS (NEON w/ RACEWAY)

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

Letter Specifications

Planned Sign Program  
**Hemet Retail Center**

Item 9  
 July 2008

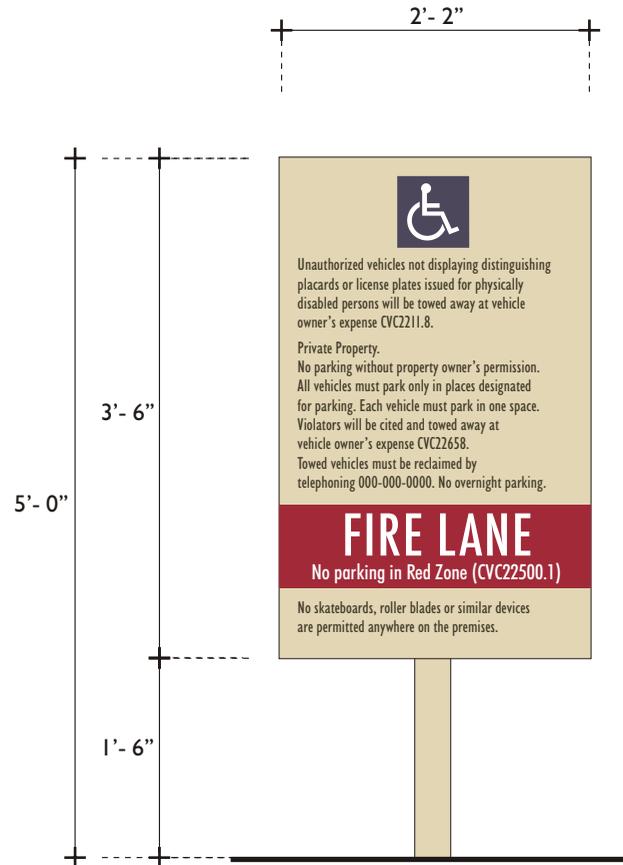
**Specifications:**

Sign panel from 1/8" thick aluminum with edges ground smooth. Affix to undersized backer plate from 3/16" thick aluminum with contact adhesive. Backer plate to mechanically fasten to support post with concealed fasteners. Vinyl graphics with satin clearcoat protectant.

3" x 3" aluminum square tube post with end capped, set into direct burial footing.



Scale: 3/8" = 1'-0"



Sign Detail  
Scale: 3/4" = 1'-0"

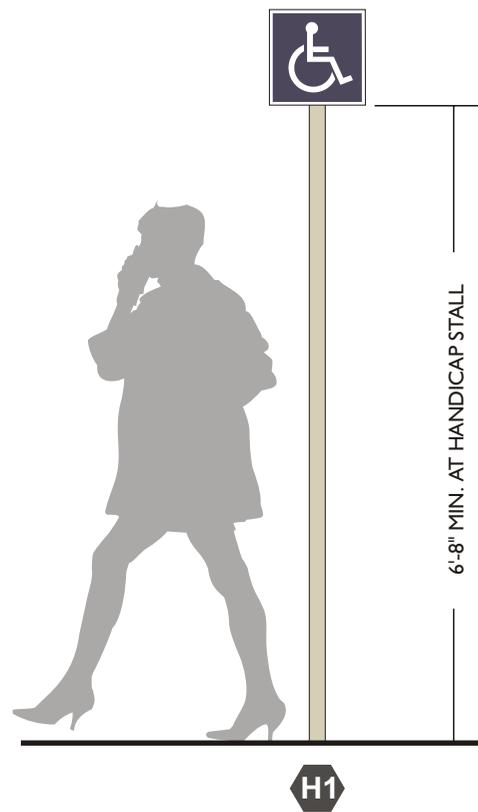
NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

*Parking Regulations Sign*

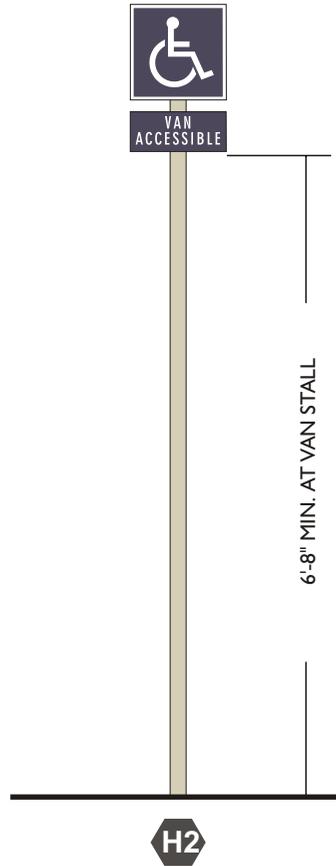
*Planned Sign Program*  
**Hemet Retail Center**

Item 10  
July 2008

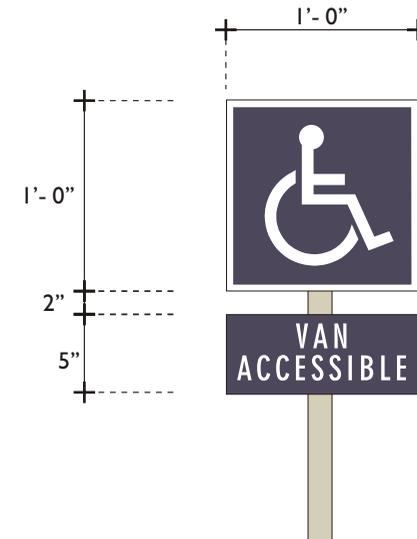


H1

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



H2



**Specifications:**

Sign panel from 1/8" thick aluminum with edges ground smooth. Affix to support post with concealed fasteners. Vinyl graphics with satin clearcoat protectant.

2" x 2" aluminum square tube post with end capped, set into direct burial footing.

NOTE: The information contained in these documents is intended only for the use of person(s) directly associated with the respective project and no one else. Drawings are not to be copied, duplicated or distributed without the prior written consent of The Blake Sign Co.

© 2008 The Blake Sign Co. Inc.

Disabled Parking Sign

Planned Sign Program  
**Hemet Retail Center**

Item | |  
 July 2008