

Carson Town Center Specific Plan Master Sign Program Carson, CA

APPROVED PER PLANNING DIVISION
REQUIREMENTS *[Signature]* 8/30/18
PLANNER
Revised MSP 29-18

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City of Carson
Planning Division

Carson Town Center Sign Program

SECTION I INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture and the intent of the landlord and the City of Carson for this center. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signage will be effective and also compliment the project as a whole.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read Section I thru Section V. Sections IV through Section V deal with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The program establishes minimum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord, within the context of this sign program

After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawing.

NW Quadrant Shopping Center

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of the most tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of this center. It is not intended that the signs be repetitive or follow a generic theme.

In addition to this sign program, all signs are limited to the requirements of the City of Carson sign ordinance; and are not to exceed the standards established in the design guidelines as recorded against the shopping center.

SW & SE Quadrant Tenant Sign

The **signage program** created for Carson Town Center was designed to meet a number of important functions:

- Create **visual unity** and connection between all entrances into Carson Town Center.
- Simplify **movement of traffic** by incorporating functional directional, regulatory and informational signs throughout Carson Town Center
- Provide **opportunities for identification** of tenant's business locations within Carson Town Center
- Provide **simplicity** of review and approval for tenant's signage within Carson Town Center
- Provide **assistance** if requested in fabrication and installation of tenant's signage within Carson Town Center

SECTION II APPROVAL PROCEDURE

Tenant shall submit to landlord through the tenant’s sign company for approval, prior to submitting to the City of Carson.

A dated signature of approval by the landlord shall be provided with the submittal to the City of Carson for a business sign permit.

Four (4) copies of detailed drawings indicating the location, size, layout, design, and color of the proposed sign, including all the lettering and/or logo shall be submitted to the City of Carson Community Development Department, Planning Division for review and approval of a business sign Permit.

SECTION III SIGN TYPE LEGEND

ITEM	SIGN TYPE
A	PROJECT / TENANT I.D. PYLON
B	PROJECT I.D. MONUMENT
C	PAD MONUMENT
D	VEHICULAR DIRECTIONAL
E	PARKING CODE ENTRY SIGN

NW QUADRANT

F	ANCHOR TENANT
G	MAJOR TENANT
H	PAD TENANT I.D.
I	SHOP TENANT I.D.
J	TENANT ENTRY I.D.
K	DELIVERY I.D.

SW & SE QUADRANT:

L	BUILDING SIGNAGE
M	TENANT SUITE SIGNAGE
N	TENANT SIGNAGE

SECTION IV GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name, as registered on the lease agreement, and established logo symbol
2. Maintenance of each sign is the responsibility of the tenant who erected and installed the letter forms or letter faces which require repair will be replaced or repaired within thirty (30) days of damage or notice from landlord. If the signage is not rectified within the thirty (30) day period, the landlord will repair the sign at thetenant’s expense.
3. Signs will be free from all labels and manufacturer’s advertising with the exception of code requirements.
4. Roof mounted signs will not be allowed.
5. No sign will be painted directly onto a wall or surface of any building
6. No moving, audible, animated or flashing signs will be allowed.
7. Banners, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window or hung closer than ten (10) feet behind inside window, without prior approval of the landlord, and the compliance with the City of Carson.
8. Cooperative tenant seasonal promotions signing will be permitted only upon review and approval of the landlord and the City of Carson.
9. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage.
10. The tenant will be fully responsible for the operation of his sign contractor and will indentify, define and hold himself, the owner, and his agents from damage or liabilities resulting from his contractors work.
11. Tenant shall immediately remove all signs representing a discontinued service and/or product.
12. Upon removal of any sign by tenant, any damage to the building fascia or sign area will be repaired by tenant or by landlord at tenant’s expense. Repair work to be completed within a

SECTION V DETAIL SIGN CRITERIA PROJECT / TENANT PYLON (Sign Type A)

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV “General Sign Criteria”.

1. This center shall be allowed two (2) on-site freestanding pylon signs. See location plan.
2. Availability of the tenant identification panels on the “Project / Tenant Pylon” is based on the sole discretion of the landlord as established within the context of the tenant’s lease agreement.
3. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face, on the “Project / Tenant Pylon”.
4. Refer to the design drawings contained within this sign program designated as Item #1 “Project / Tenant Pylon” for fabrication standards, maximum area allowance, maximum letter height, letter style, and color.

PROJECT I.D. MONUMENT (Sign Type B)

1. This center shall be allowed one (7) Project I.D. Monuments. See location plan.
2. Refer to the design drawings contained within this sign program designated as ITEM B Project I.D. Monument for fabrication standards, maximum area allowance and color.

PAD MONUMENT (Sign Type C)

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV “General Sign Criteria”.

1. Availability of the tenant identification panels on the Pad Monument is based on the sole discretion of the landlord as established within the context of the tenant’s lease agreement.
2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face, on the Pad Monument. Maximum copy area of sign shall be limited to seventy (70) square feet per side.
3. Refer to the design drawings contained within this sign program designated as Item #3 “Pad Monument” for fabrication standards, maximum area allowance, maximum letter height, letter style, and color.

VEHICULAR DIRECTIONAL (Sign Type D)

Refer to detail drawing

PARKING CODE ENTRY SIGN (Sign Type E)

Refer to detail drawing

NW QUADRANT SHOPPING CENTER

ANCHOR TENANT (Sign Type F)

1. Tenant’s sign shall be allowed two (2) square feet of sign area for each lineal foot of frontage and two (2) square feet of sign area for each lineal foot of side wall not connected to another structure. Maximum allowable aggregate square footage shall be 1,600 sq. ft. The sign area will be calculated by closing sign or elements by four (4) straight lines.
2. Building signs shall be limited to a maximum height of 12’ with a maximum projection of 6” letter thickness. Signs shall be placed on building per the approved Building Elevations.
3. Maximum number of signs per elevation shall be limited to twelve (12). All signs shall consist of illuminated or non-illuminated individual letters and/or logo and design elements.
4. All accessory signs may consist of illuminated or non-illuminated individual letters.
5. The combined length of all signs per elevation shall not exceed 50% of combined building frontage and width.

MAJOR TENANT I.D. (Sign Type G)

1. A major tenant is defined as any tenant with lease frontage of at least 175 lineal feet.
2. Building signs shall be limited to a maximum height of 12’ with a maximum projection of 6” letter thickness. Signs shall be placed on building per the approved Building Elevations.
3. Major tenant may utilize their business logo identity graphics and colors upon approval by the landlord and the City of Carson.
4. The maximum allowable sign area is not to exceed two (2) square feet per lineal foot of frontage for main entrance to a maximum of six hundred (600) square feet per elevation. Side elevations to be two (2) square feet per lineal foot of frontage. The sign area will be calculated by enclosing sign or elements by four (4) straight lines.
5. The combined length of all signs per elevation shall not exceed 50% of leasehold width.

6. Maximum number of signs per elevation shall be limited to four (4). All necessary signs may consist of illuminated or non-illuminated individual letters.
7. Major tenant wall mounted secondary signage may be allowed on a case-by-case basis at the discretion of the landlord and the City of Carson.

PAD TENANT I.D. / SHOP TENANT I.D. (Sign Type H and I)

1. Pad Tenant sign criteria shall be limited to buildings adjacent to the public streets located on out-lot parcels
2. Tenants shall be allowed two (2) square feet of building sign area for each lineal foot of building frontage. All four (4) sides of the building may have signs placed upon them. A free-standing Tenant identification monument sign may also augment the building signage. The signage area of the monument sign shall not be subtracted from the allowable area of the building signs.
3. Shop building signs shall be limited to a maximum height of three feet (3’) with a maximum projection of six inches (6”) of letter thickness.
4. Maximum numbers of signs per elevation shall be limited to two (2). All business identification signs shall be illuminated.
5. A shop tenant is defined as any tenant occupying less than 10,000 square feet of gross leasable space. A pad tenant is defined as any tenant solely occupying a single freestanding pad building.
6. Pad and Shop tenant signs are to be individually mounted internally illuminated channel letters per design drawing ITEM H “Pad Tenant I.D. and ITEM I “Shop Tenant I.D.”.
7. Letter height for Pad tenants signs are to be a minimum of twelve inches (12”) and a maximum of forty eight inches (48”).
8. Pad and Shop tenants with recognized logo graphics may use their business identity graphics and colors upon review and approval by the landlord and the City of Carson.
9. The maximum length of pad and shop signs shall not exceed seventy five percent (75%) of the store frontage.

TENANT ENTRY I.D. (Sign Type J)

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for each sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instructions.
2. This sign is to be white machine-cut copy in the project typestyle, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is 144 square inches and maximum letter height must not exceed two inches (2”).

DELIVERY I.D. (Sign Type K)

1. Each tenant may place a sign at their delivery entry to identify their store number and business name in two inches (2”) high block letters. Colors will be selected by owner and consistent throughout project.

SW QUADRANT SHOPPING CENTER

BUILDING SIGNAGE (Sign Type L)

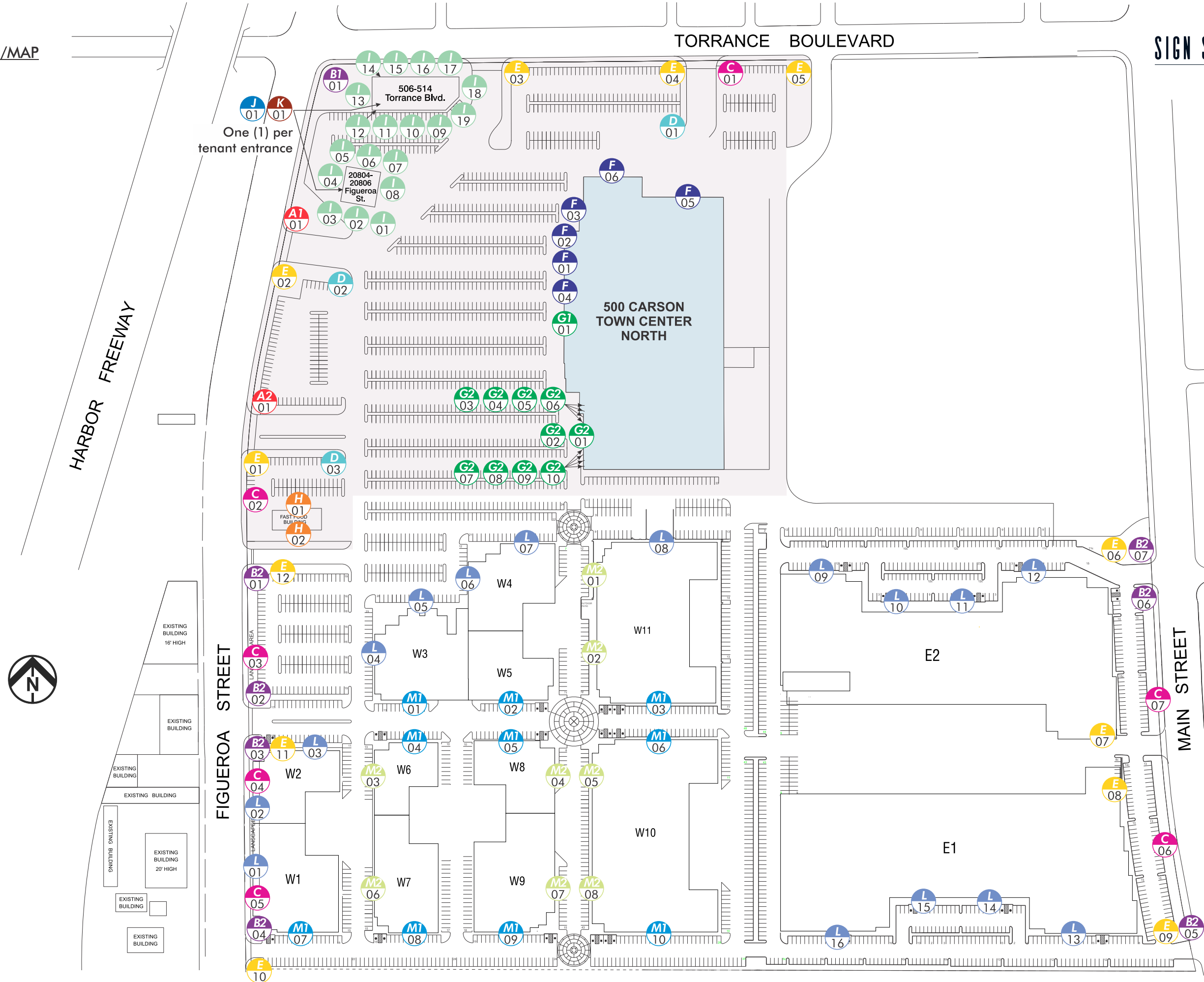
1. All signs must be individual channel letters mounted to the building wall
2. Individual letters are a maximum 24" high
3. Logofoms are allowed within the 24" high maximum letter allowance;
4. Signs can be illuminated or non-illuminated corporate logo colors are allowed
5. Illuminated signs can be either pan channel letters (fig.A) or reverse pan channel letters (fig. B)
6. All electrical components must be U.L. approved
7. No raceway units are allowed
8. All signs must be reviewed and approved by the GNU Group
9. The text of the Tenant Identification sign will be limited to the Tenant business name. Company logos may also be incorporated into the sign.
10. The sign length cannot exceed 1/3 of the length of the building face of which it is placed.

TENANT SUITE SIGNAGE (Sign Type M)

1. All signs must be first surface applied 3M Matte White vinyl
2. Suite address numbers are 8" high and in the Carson Town Center typestyle, Helvetica Regular
3. Corporate logofoms and typestyles are allowed for tenant identification signs within the allowable dimensions
4. Signs are mounted to the right side of the main suite entry doors
5. All signs must be reviewed and approved by the GNU Group

TENANT LOADING DOCK SIGNAGE (Sign Type N)

1. Signs are located next to each loading dock Man Door.
2. Tenants can post their company name and loading dock hours of operation on the signs
3. Changeable vinyl copy as specified will be fabricated in the Carson Town Center typestyle and installed for tenants within 10 working days



SIGN TYPE LEGEND

- A XX D/F Pylon Sign
- B XX Project I.D. Monument
- C XX Pad Monument
- D XX Vehicular Directional
- E XX Parking Code Entry
- F XX Anchor Tenant Sign
- G XX Major Tenant Sign
- H XX Pad Tenant I.D.
- I XX Shop Tenant I.D.
- J XX Tenant Entry I.D.
- K XX Delivery I.D.
- L XX Building Signage
- M XX Tenant Suite Signs
- N XX Loading Dock Signage

PROJECT: Master Sign Program

Order No.: 855288

Location: Carson, CA
CA 90745

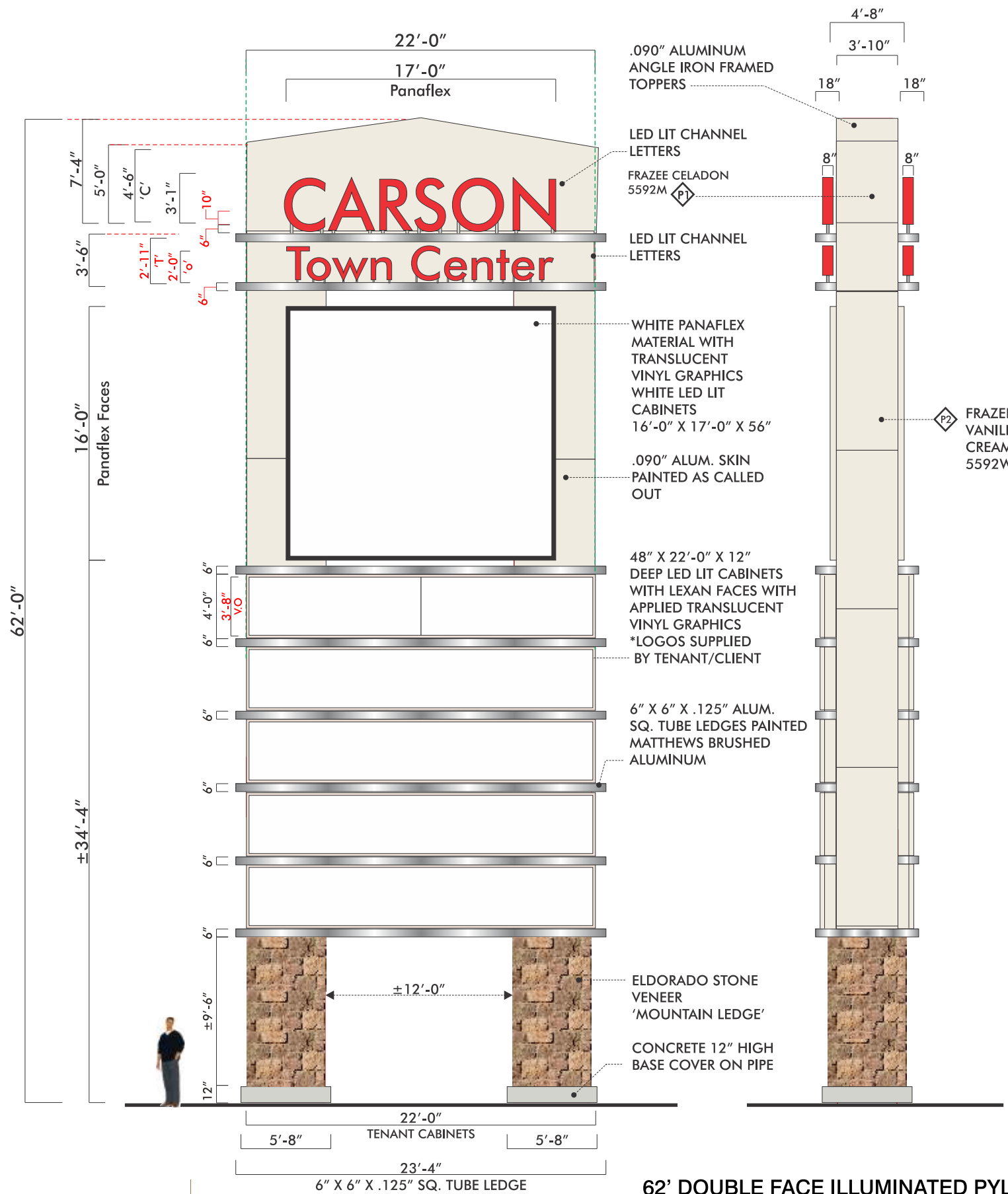
Contact: Jacob Levy
(310) 883-7900

Salesperson: Travis Pursche
(714) 641-0064
travis.pursche@signspecialists.com

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

Designer: Tony Wilbanks

Version: 08.22.2018



A1 01 SCOPE OF WORK

MANUFACTURE & INSTALL ALUMINUM SKIN AS DESIGNED. MANUFACTURE & INSTALL (1) D/F 16'-0" X 17' X 54" INTERNALLY ILLUMINATED SIGN CABINET WITH WHITE PANAFLEX FACES WITH APPLIED WITH RED #3630-33 TRANSLUCENT VINYL.

MANUFACTURE & INSTALL (2) SETS OF 5" DEEP PAN CHANNEL LETTERS WITH RED #2793 ACRYLIC; RED 2" TRIM CAP; RED # 8 TRIM CAP SCREWS; RED PRE COAT .040" ALUMINUM RETURNS; WHITE .080" ALUMINUM LETTER BACKS (EXTERIOR PAINTED PMS 185c - RED) ; LETTERS ON 1-3" TALL STAND OFFS - (2" DIA. ROUND); LETTERS ILLUMINATED WITH RED LED ILLUMINATION & LV POWER SUPPLIES. COPY TO READ CARSON TOWN CENTER.

MANUFACTURE & INSTALL (16) SIX INCH WIDE ALUMINUM LEDGES PAINTED MATTHEWS BRUSHED ALUMINUM.

MANUFACTURE & INSTALL PYLON ANGLE IRON FRAMING AS REQUIRED FOR ALUMINUM SKIN. IN SITE CUT AND FABRICATION WILL BE REQUIRED AS WELL AS ON SITE WELDING. INTERIOR ELECTRICAL PANEL AND CIRCUIT BREAKERS. LOW VOLTAGE LED MODULES AND UL/NEC APPROVED POWER SUPPLIES.

MANUFACTURE AND INSTALL POLE COVER ADDITIONS CONSISTING OF A WONDER BOARD BACKER WITH APPLIED ELDORADO STONE VENEER AS DESIGNED. MATERIAL AND MORTAR INSTALLED ON SITE. LOWER POLE COVER TO HAVE NEW 12" TALL CONCRETE MOW STRIP AS DESIGNED.

MANUFACTURE (10) 48" X 22'-0" X 12" DEEP SINGLE FACE CABINETS ATTACHED TO PYLON SIGN STRUCTURE WITH APPROPRIATE MOUNTING HARDWARE. SIGN CABINETS ILLUMINATED WITH WHITE LED MODULES AND UL/NEC APPROVED POWER SUPPLIES. SIGN FACES TO BE WHITE LEXAN WITH APPLIED TRANSLUCENT VINYL. CABINETS TO HAVE BREAK FORMED ALUMINUM RETAINERS WITH PTM #8 SCREWS.

CLIENT TO INSTALL WATER FRIENDLY PLANTS AND FOLIAGE AROUND THE POLE COVERS.

NOTE: ALL PAINT COLORS ARE TO BE FRAZEE VANILLA CREAM #5592W AND FRAZEE CELADON # 5592M. IF COLORS ARE NO LONGER MADE, MATCH BEST POSSIBLE COLOR. NEW ALUMINUM LEDGES TO BE MATTHEWS BRUSHED ALUMINUM.

Note:
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.



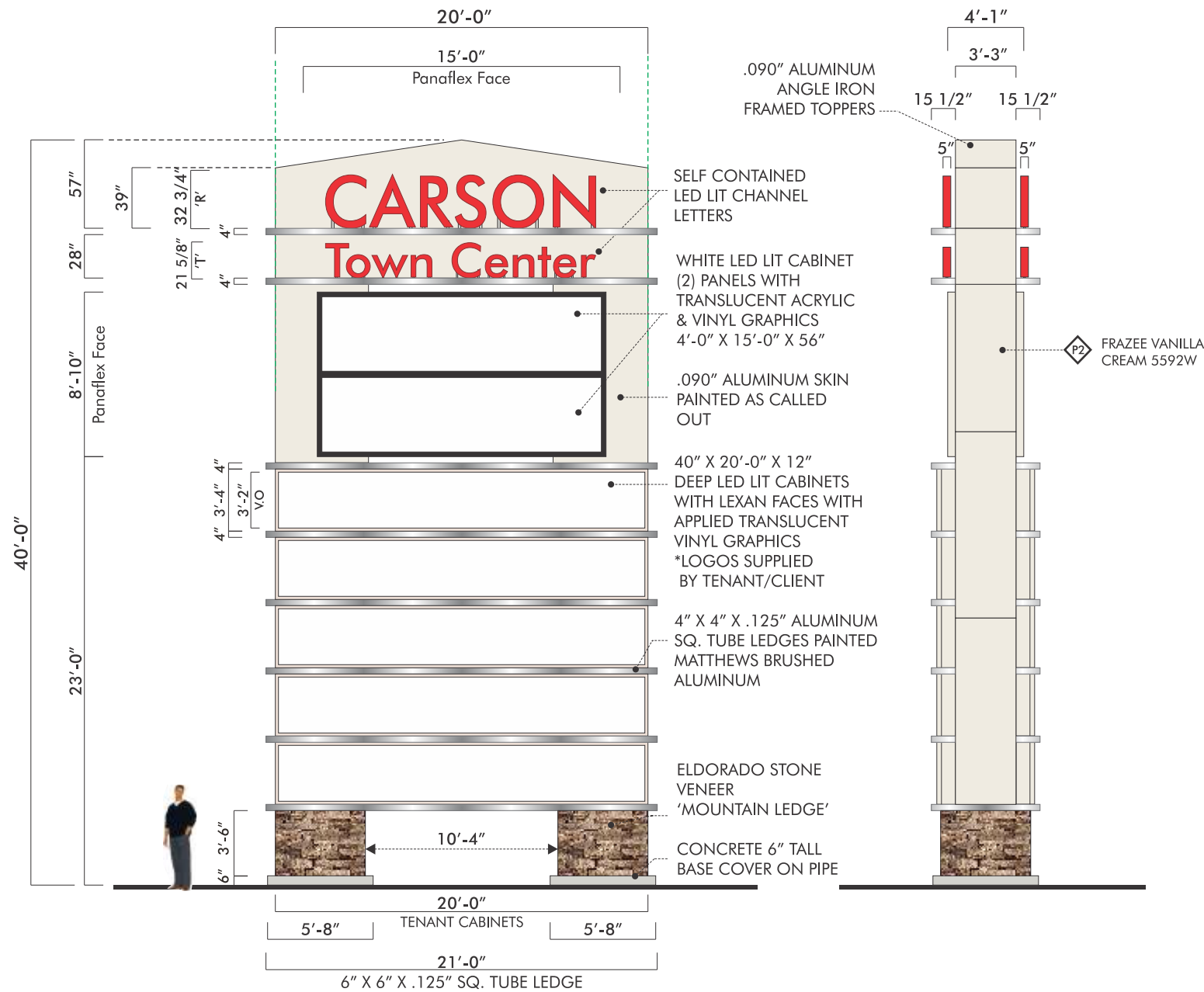
Note:
Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



62' DOUBLE FACE ILLUMINATED PYLON SIGN

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



40' DOUBLE FACE ILLUMINATED PYLON SIGN

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

A2 SCOPE OF WORK

MANUFACTURE & INSTALL PYLON SIGN, ALUMINUM FABRICATION.
 MANUFACTURE & INSTALL (1) D/F 9'-10" X 15' X 49" INTERNALLY ILLUMINATED SIGN CABINET WITH WHITE PANAFLEX FACES. UL/NEC APPROVED POWER SUPPLIES.

MANUFACTURE & INSTALL (2) SETS OF 5" DEEP PAN CHANNEL LETTERS WITH RED #2793 ACRYLIC; RED 2" TRIM CAP; RED # 8 TRIM CAP SCREWS; RED PRE COAT .040" ALUMINUM RETURNS; WHITE .080" ALUMINUM LETTER BACKS (EXTERIOR PAINTED PMS 185c - RED) ; LETTERS ON 1'-3" TALL STAND OFFS - (2" DIA. ROUND); LETTERS ILLUMINATED WITH RED LED ILLUMINATION & LV POWER SUPPLIES. COPY TO READ "CARSON TOWN CENTER". UL/NEC APPROVED POWER SUPPLIES.

MANUFACTURE & INSTALL (16) FOUR INCH WIDE ALUMINUM LEDGES PAINTED MATTHEWS BRUSHED ALUMINUM.

MANUFACTURE & INSTALL PYLON ANGLE IRON FRAMING AS REQUIRED FOR ALUMINUM SKIN.


MANUFACTURE AND INSTALL POLE COVER CONSISTING OF WONDER BOARD BACKER WITH APPLIED ELDORADO STONE VENEER AS DESIGNED. MATERIAL AND MORTAR INSTALLED ON SITE. LOWER POLE COVER TO HAVE 6" TALL CONCRETE MOW STRIP AS DESIGNED.

MANUFACTURE (10) 40" X 20'-0" X 12" DEEP SINGLE FACE CABINETS ATTACHED TO PYLON SIGN STRUCTURE WITH APPROPRIATE MOUNTING HARDWARE. SIGN CABINETS ILLUMINATED WITH WHITE LED MODULES AND UL/NEC APPROVED POWER SUPPLIES. SIGN FACES TO BE WHITE LEXAN WITH APPLIED TRANSLUCENT VINYL. CABINETS TO HAVE BREAK FORMED ALUMINUM RETAINERS WITH PTM #8 SCREWS.

CLIENT TO INSTALL WATER FRIENDLY PLANTS AND FOLIAGE AROUND THE POLE COVERS.

NOTE: ALL PAINT COLORS ARE TO BE FRAZEE VANILLA CREAM #5592W AND FRAZEE CELADON # 5592M. IF COLORS ARE NO LONGER MADE, MATCH BEST POSSIBLE COLOR. NEW ALUMINUM LEDGES TO BE MATTHEWS BRUSHED ALUMINUM.

Note:
 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.



Note:
 Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



B1 01 SCOPE OF WORK

Manufacture (1) Single Face Internally Illuminated .090" Aluminum Skin Sign with Angle Iron Framing.

Sign to have 4" x 4" x .125" Aluminum Sq. Tube Exterior accents painted Matthews Brushed Aluminum.

6" (Tall) x 305" (Wide) x 52" (Wide) Sign Base to be of Concrete Construction and to be CA Engineered with (3) Direct Burial Steel Pipe as shown.

Sign Lower Base Area to have applied Wonder Board with Applied Eldorado Veneer (Rustic Ledge) with applicable mortar.

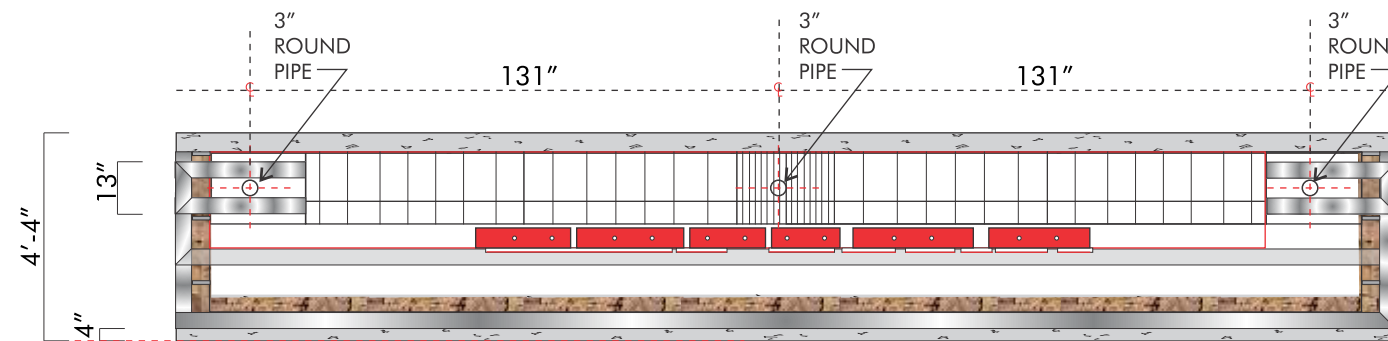
Manufacture 5" Deep Red Led Lit Pan Channel Letters with 1" wide Red Trim Cap; Red # 2793 Acrylic Faces; Returns to be .040" Aluminum Coil PTM PMS Red # 186c. Letters mounted onto 1" Diameter Metal/PVC Stand offs PTM Frazee Vanilla Cream 5592W.

Monument Aluminum .090" Aluminum Skin Painted Frazee Vanilla Cream # 5592W

Upper & Sides of S/F Monument Skin Painted Frazee Celadon # 5592M

Lower Area Monument Sign Face to Have Routed Out Push Thru Copy reading, "Town Center". Copy to be 1/2" Thick Clear Acrylic with Applied 3M Red Translucent Vinyl # 3630-33. This section Illuminated by rear clear .188" Lexan S/F Sign Interior Sign Panel with Applied White JT LED Modules & (2) Low Voltage Power Supplies.

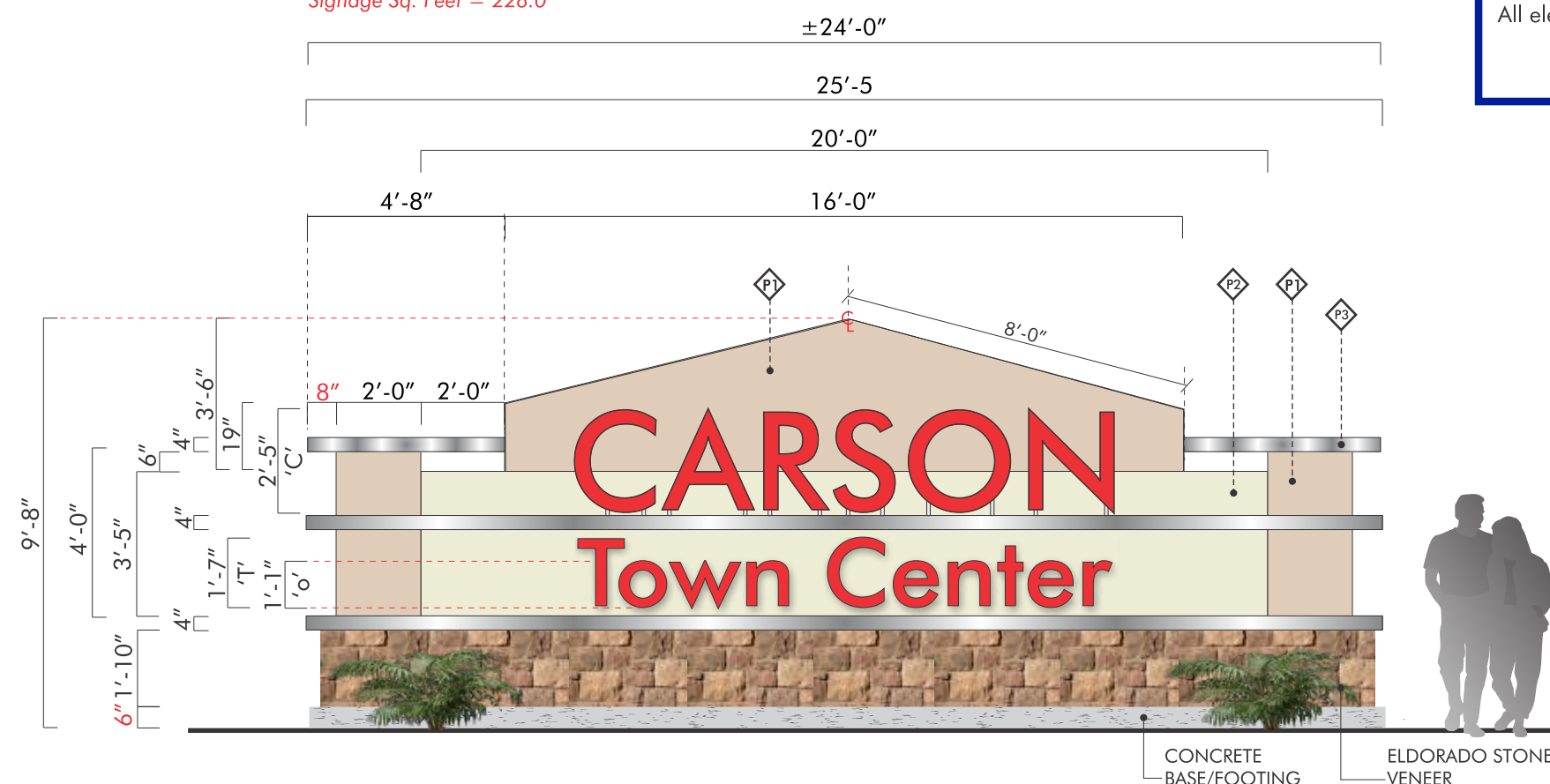
(1) 20 Amp/120V Dedicated Circuit on a Astromical Timer located at the Main Power Circuit Breaker.



PLAN VIEW - ILLUMINATED PROJECT I.D. MONUMENT

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

The overall size of this sign will be 9'-6" Tall by 24'-0" wide by 4'-0" Deep
Signage Sq. Feet = 228.0



SINGLE FACE ILLUMINATED PROJECT I.D. MONUMENT

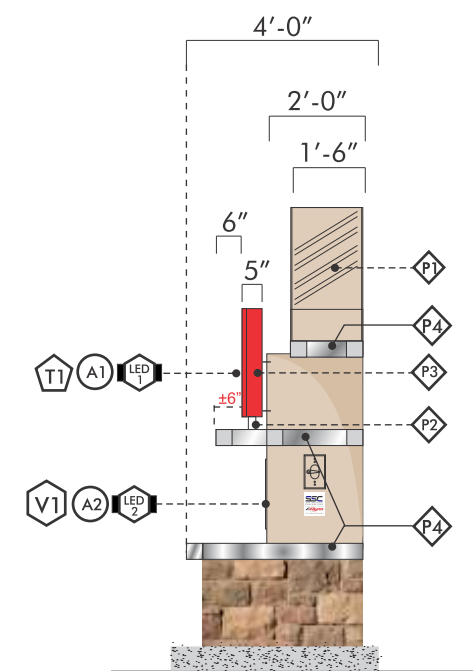
Scale: 1/4" = 1'-0"

Note:
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.



Note:
Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



3 2 END VIEW
SCALE: 1/4"=1'-0"

- B2
01 B2
02 B2
03
- B2
04 B2
05 B2
06
- B2
07

SCOPE OF WORK

Manufacture & install monument sign with external illuminated uplighting. Made of finished concrete slab as shown with flat cut-out dimensional "Carson Town Center" and address letters/numbers painted black and mounted flush to sign face. (1) major tenant dimensional logo painted per branding specifications applied flush to sign header.

Signs installed on concrete footing.

Note: paint colors per project standard.



B2
06 **SINGLE FACE ILLUMINATED PAD MONUMENT - Version II**
Color Option 1

Scale: NTS



B2
07 **SINGLE FACE ILLUMINATED PAD MONUMENT - Version I**

Scale: NTS



B2
05 **SINGLE FACE ILLUMINATED PAD MONUMENT - Version II**
Color Option 2

Scale: NTS

NOTE: ALL PAINT COLORS ARE TO BE:
 FRAZEE VANILLA CREAM 5592W
 FRAZEE CELADON 5592M
 FRAZEE 4313M SPANISH TILE
 FRAZEE 5743M BRAMBLE TAN.
 IF COLORS ARE NO LONGER MADE,
 MATCH BEST POSSIBLE COLOR.

Note:
 Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



Note:
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C01 DOUBLE FACE ILLUMINATED PAD MONUMENT - Version I

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



C02 DOUBLE FACE ILLUMINATED PAD MONUMENT - Version II Scale: NTS

4" square ceramic tiles
"Butchal" Chroma #547

	Teal: Turchese
	Apricot:
	Distinct Apricot

Recess painted per project standard

C01 C02 SCOPE OF WORK

C03 PAD MONUMENT SIGNS (VERSIONS I, II & III): ALUMINUM FABRICATION WITH ALUMINUM ANGLE FRAMING. (1) DOUBLE FACED CABINET PAINTED STUCCO OR PAINTED FINISH. VERSION II TO HAVE SPANISH TILED APEX WITH TILED ACCENTS.

L.E.D. INTERNALLY ILLUMINATED SIGNS (VERSIONS I & II): TO HAVE WHITE LEXAN FACES. TRANSLUCENT VINYL/DIGITAL PRINT GRAPHICS/LOGO APPLIED TO FACES. UL/NEC APPROVED POWER SUPPLIES.

NON ILLUMINATED SIGNS (VERSION III): TO HAVE CHANGEABLE TENANT PANELS WITH BLACK VINYL COPY AND WHITE VINYL ADDRESS.

SIGNS INSTALLED ON CONCRETE FOOTING.

NOTE: ALL PAINT COLORS ARE TO BE:
 FRAZEE VANILLA CREAM 5592W
 FRAZEE CELADON 5592M
 FRAZEE 4313M SPANISH TILE
 FRAZEE 5743M BRAMBLE TAN.
 IF COLORS ARE NO LONGER MADE,
 MATCH BEST POSSIBLE COLOR.

Note:

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All electrical components UL listed.



Note:

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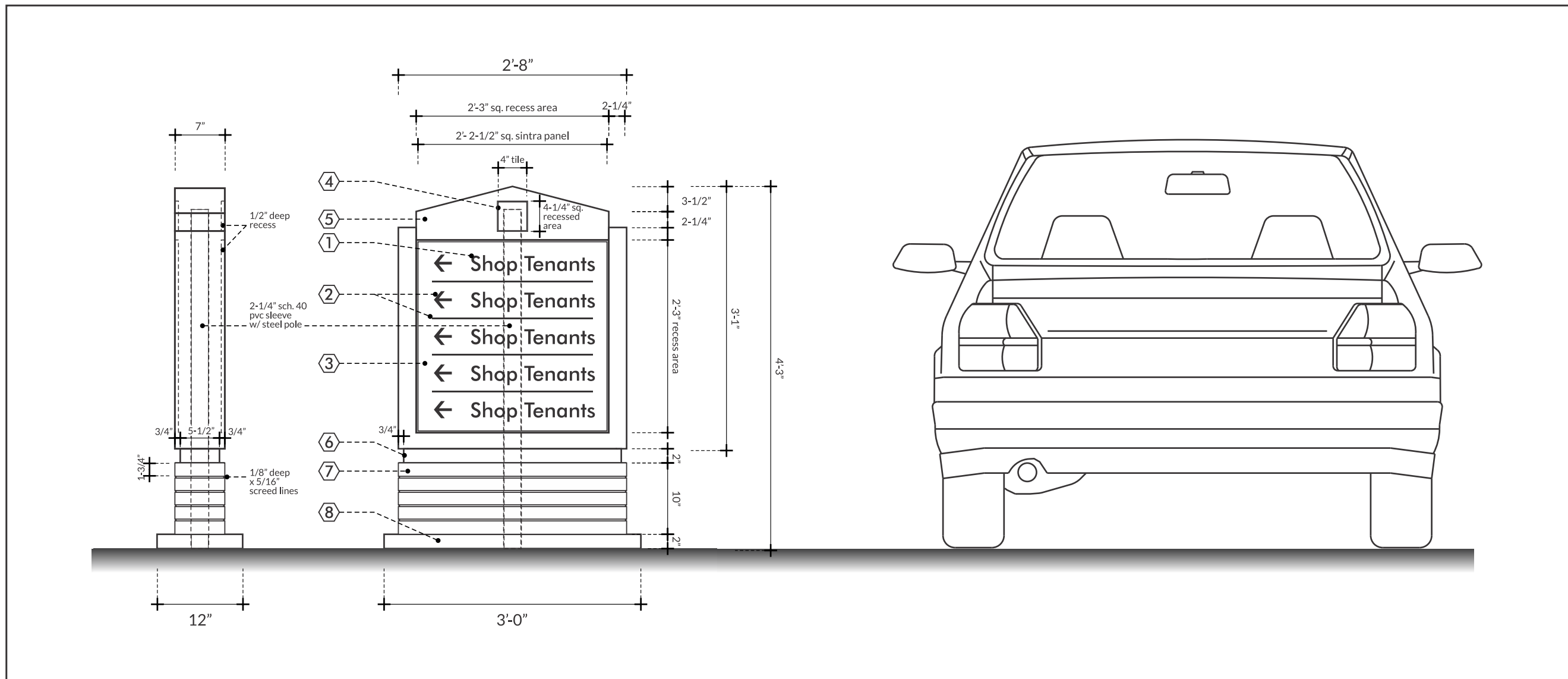
C03 DOUBLE FACE NON-ILLUMINATED PAD MONUMENT - Version III Scale: NTS



SCOPE OF WORK

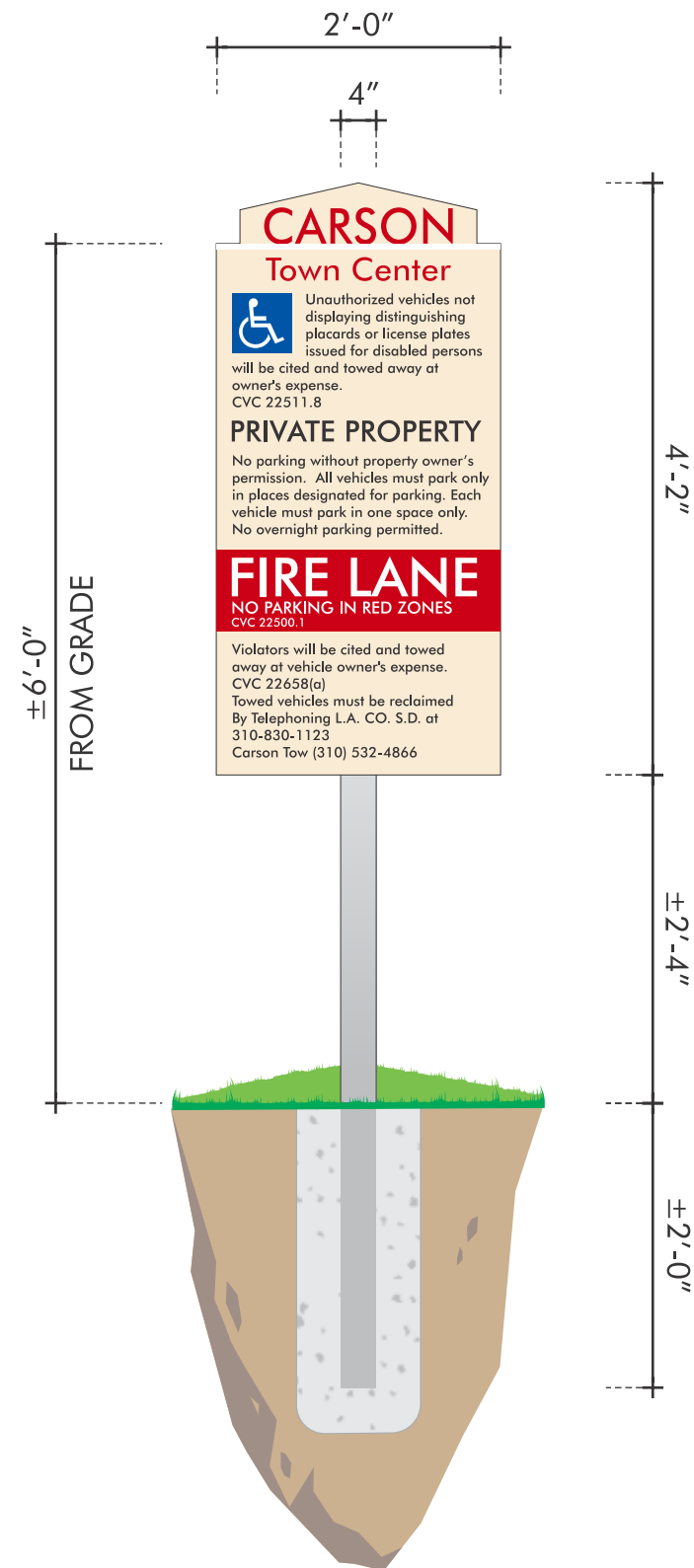
NON-ILLUMINATED SINGLE OR DOUBLE FACED FABRICATED MONOLITH WITH AUTOMOTIVE PAINT FINISH. VINYL GRAPHICS. STRUCTURE TO BE MOUNTED ON CONCRETE PAD.

- ① TEAL VINYL #220
- ② TERRA COTTA VINYL #220
- ③ 1/4" WHITE SINTRA TILE
- ④ 4" CERAMIC TILE BUTCHAL CHROMA #547 TURCHESE
- ⑤ FRAZEE 5210W VANILLA CREAM
- ⑥ FRAZEE 4313M SPANISH TILE
- ⑦ FRAZEE 5743M BRAMBLE TAN BASE WITH GROOVED LINES
- ⑧ CONCRETE MOW STRIP



SINGLE OR DOUBLE FACE VEHICULAR DIRECTIONAL SIGN

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



E 01 E 02 SCOPE OF WORK
E 03 E 04 (1) ALUMINUM PANEL PAINTED AS SHOWN WITH RED, WHITE, BLACK, AND BLUE VINYL GRAPHICS.
E 05 INSTALLED WITH ONE 8 FT. X 2" X 4" RECTANGULAR TUBE ALUMINUM POSTS PAINTED MATTHEWS BRUSHED ALUMINUM IN CONCRETE FOOTING.

E 06 E 07 SCOPE OF WORK
E 08 E 09 (2) ALUMINUM PANELS PAINTED AS SHOWN WITH RED, WHITE, BLACK, AND BLUE VINYL GRAPHICS.
E 10 E 11 INSTALLED ON TWO 8 FT. X 4" X 4" SQUARE TUBE ALUMINUM POSTS WITH ALUMINUM ANGLE. PAINTED MATTHEWS BRUSHED ALUMINUM IN CONCRETE FOOTING.
E 12

FINISH SCHEDULE


Vanilla Cream		Matthews Ultra Low VOC satin PTM Frazee 5592W"
Peacock Red		223 Premium Vinyl
Black		03 Premium Vinyl
White		02 Premium Vinyl
Intense Blue		250 Premium Vinyl
Silver		Matthews Ultra Low VOC satin paint "Brushed Alum."



E 12 **PARKING CODE ENTRY SIGN - Version II** Scale: NTS


E 01 **PARKING CODE ENTRY SIGN - Version I** Scale: 3/4" = 1'-0"

Note:
Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

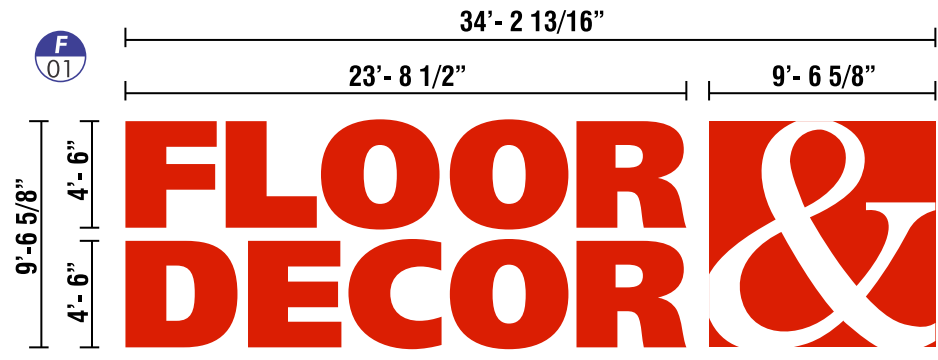
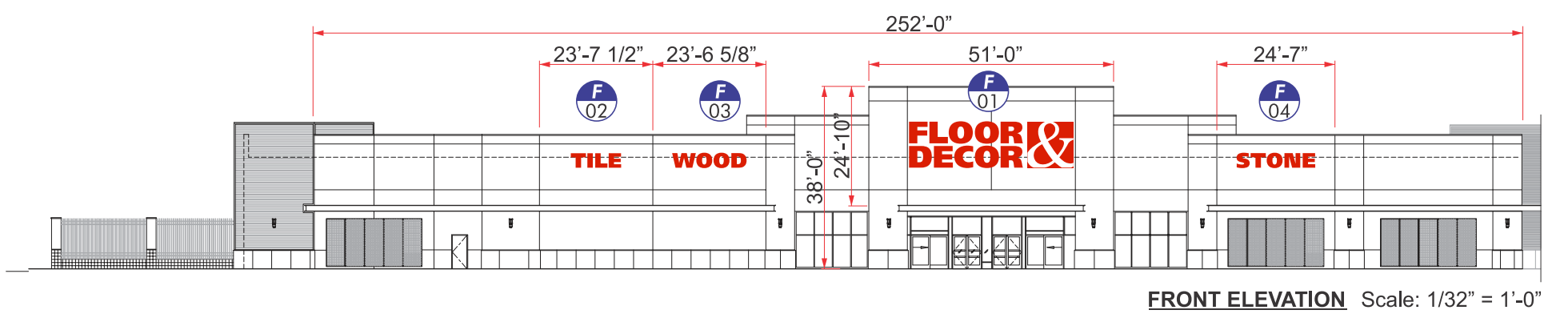
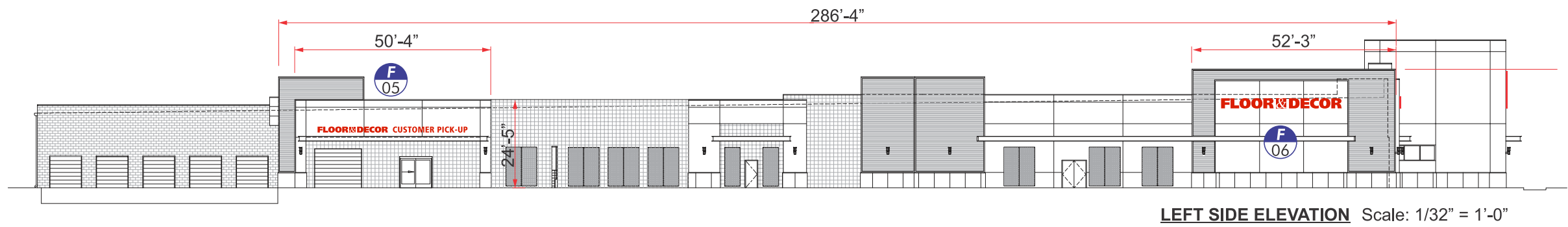


All electrical components UL listed.

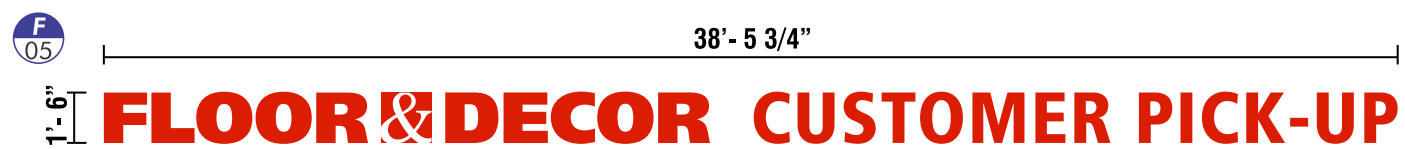
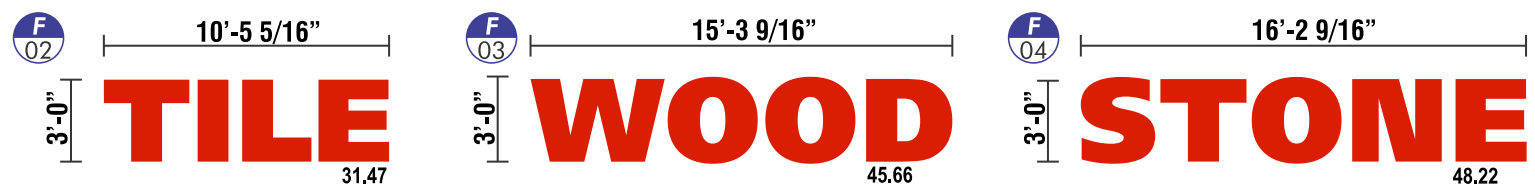
Note:
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



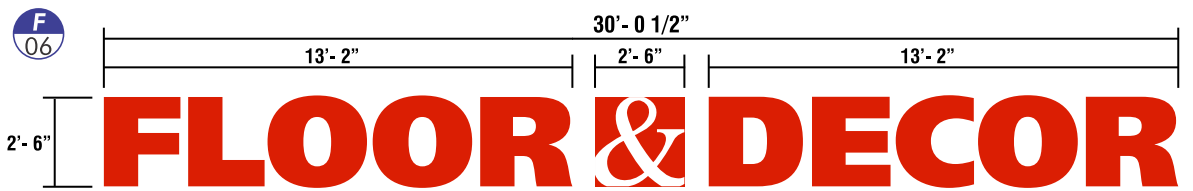
Sign Type F ANCHOR TENANT - STOREFRONT IDENTIFICATION



INTERNALLY ILLUMINATED CHANNEL LETTERS
327.0 SQUARE FEET

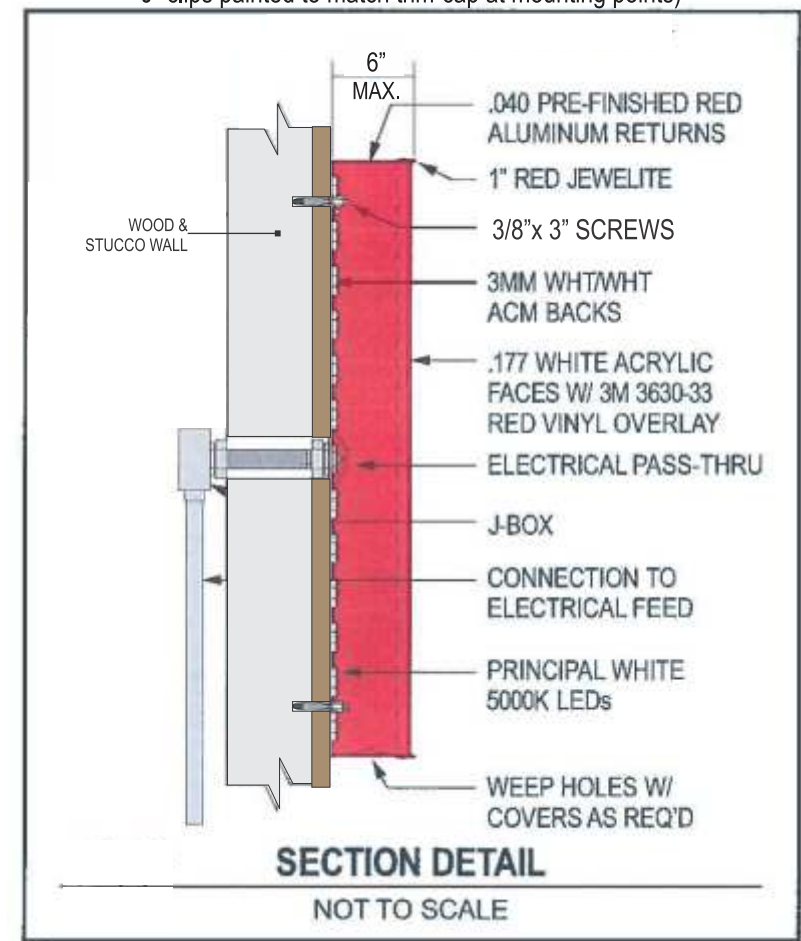


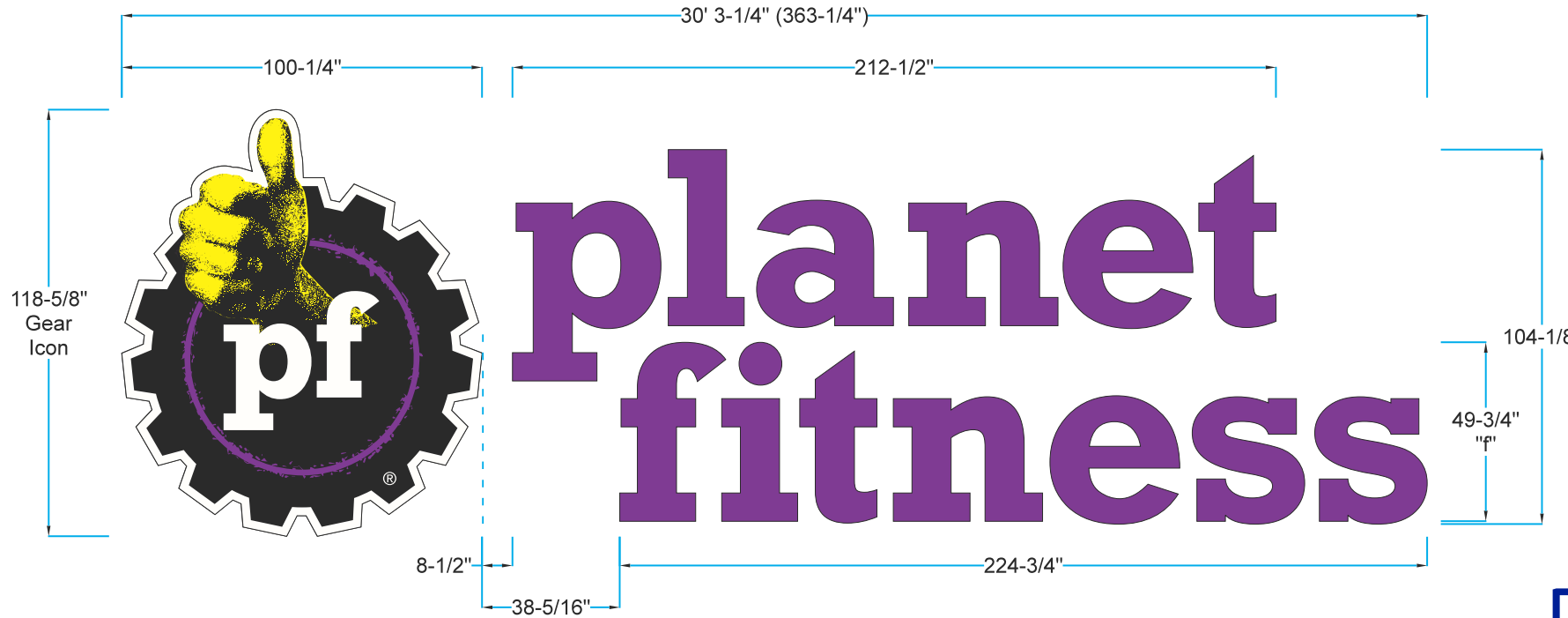
INTERNALLY ILLUMINATED CHANNEL LETTERS
57.72 SQUARE FEET



INTERNALLY ILLUMINATED CHANNEL LETTERS
75.21 SQUARE FEET

NOTE: Letters over 3'-0" to have metal retainers (aluminum "J" clips painted to match trim-cap at mounting points)





Description:
 (Qty: 1) Halo & face illuminating channel letters and gear icon.
Gear Icon:
 * Flex face with digitally printed graphics
 * Clear polycarbonate backer
 * Stock Black trimcap
 * Stock Black aluminum returns
 * LED illumination
 * Spacer mounted to facade to allow proper halo illumination
Channel Letters:
 * 3/16" White Optix #2406 plexi faces with translucent vinyl graphics
 * Clear polycarbonate backers
 * Painted trimcap
 * Painted aluminum returns
 * LED illumination
 * Spacer mounted to facade to allow proper halo illumination

Typeface/Logo:
 * New 2017 Art on File

- Colors:**
- * Returns - Pre-Finished Black (gear)
 - Painted AkzoNobel GG #490-D6 (letters) (matching Mulberry vinyl)
 - * Trimcap - Black (gear)
 - Painted AkzoNobel GG #490-D6 (letters) (to match Mulberry vinyl)
 - * Faces - White Optix #2406 plexi (letters)
 - Flex Face (gear)
 - * Graphics - Mulberry trans Oracal 8800 #422 (letters)
 - Printed Yellow PMS #108c (gear)
 - Printed Purple PMS #2415c (gear)
 - Printed Black (100%) (gear)
 - * LEDs - White

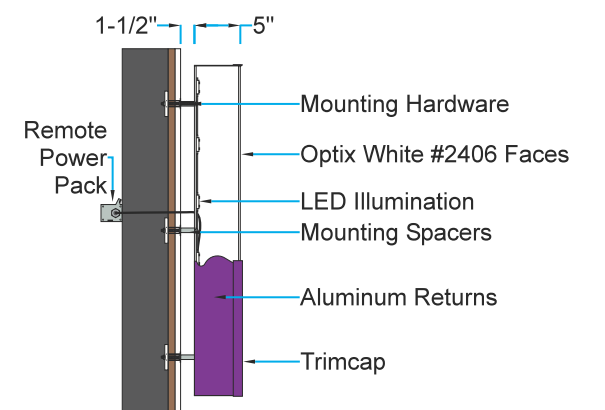
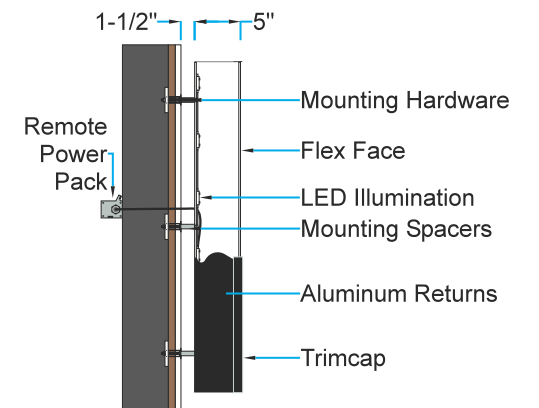
Installation:
 * By ViewPoint
 * Note: Power by Others
 * This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

G1 01 INTERNALLY ILLUMINATED FACE & HALO CHANNEL LETTERS & GEAR ICON
 299.2 SQUARE FEET

Note:
 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.

Note:
 Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



MOUNTING DETAIL VIEWS
 (Gear Icon Top, Letters Bottom)



Note:
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.



Note:
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All electrical components UL listed.

Sign Type G2

MAJOR TENANT - STOREFRONT IDENTIFICATION

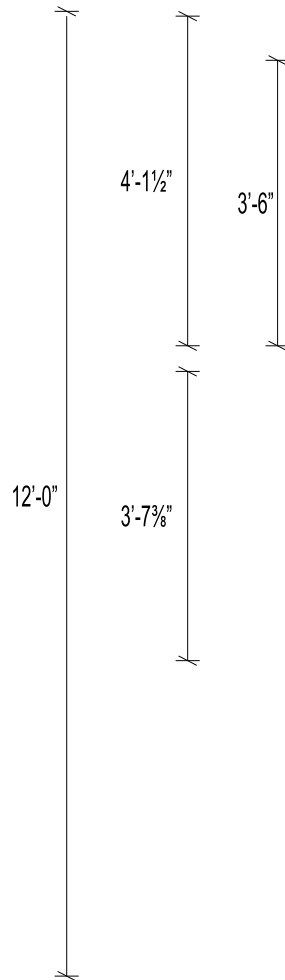
Specifications:

JOHN'S CHANNEL LETTERS: FACES: .177" WHITE ACRYLIC W/ RED & YELLOW TRANSLUCENT VINYL.
TRIM CAP: 1" BLACK
RETURNS: .040 ALUMINUM, 5" DEEP, PAINTED BLACK.
BACKS: .090 ALUMINUM FINISHED AND PAINTED BLACK
ILLUMINATION: WHITE LEDS

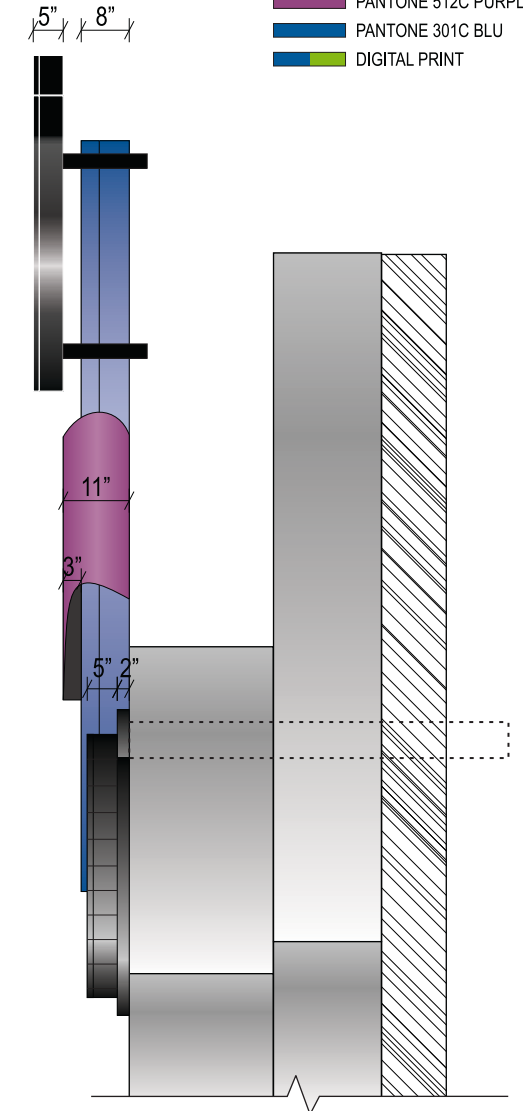
GLOBE CABINET: FACES: .177" WHITE POLYCARBONATE WITH DIGITALLY PRINTED GRAPHICS APPLIED FIRST SURFACE.
RETAINER: 3" PMS 301C BLUE
RETURNS: .063 ALUMINUM, 8" DEEP PMS 301C BLUE.
BACKS: .090 ALUMINUM
ILLUMINATION: WHITE LEDS

RIBBON: FACES: ALUMINUM FACE PAINTED PURPLE. COPY TO BE ROUTED OUT WHITE ACRYLIC WITH 1/2" PUSH THRU WITH TRANSLUCENT VINYL APPLIED FIRST SURFACE. ALUMINUM EXTENDS PAST CABINET AND IS BENT TO SIMULATE RIBBON SHAPE.
RETURNS: .040 ALUMINUM, 3" DEEP, PAINTED DARK PURPLE.
BACKS: .090 ALUMINUM
ILLUMINATION: WHITE LEDS

ALL YOU CAN EAT CABINET: FACES: .177" WHITE ACRYLIC W/ YELLOW TRANSLUCENT VINYL.
TRIM CAP: 1" BLACK
RETURNS: .040 ALUMINUM, 5" DEEP, PAINTED BLACK.
BACKS: .063 ALUMINUM
ILLUMINATION: WHITE LEDS
BACKER PANEL 2" DEEP ALUMINUM BACKER PANEL ATTACHED TO GLOBE WITH 2"X2" SQUARE TUBE SUPPORTS AND PAINTED BLACK

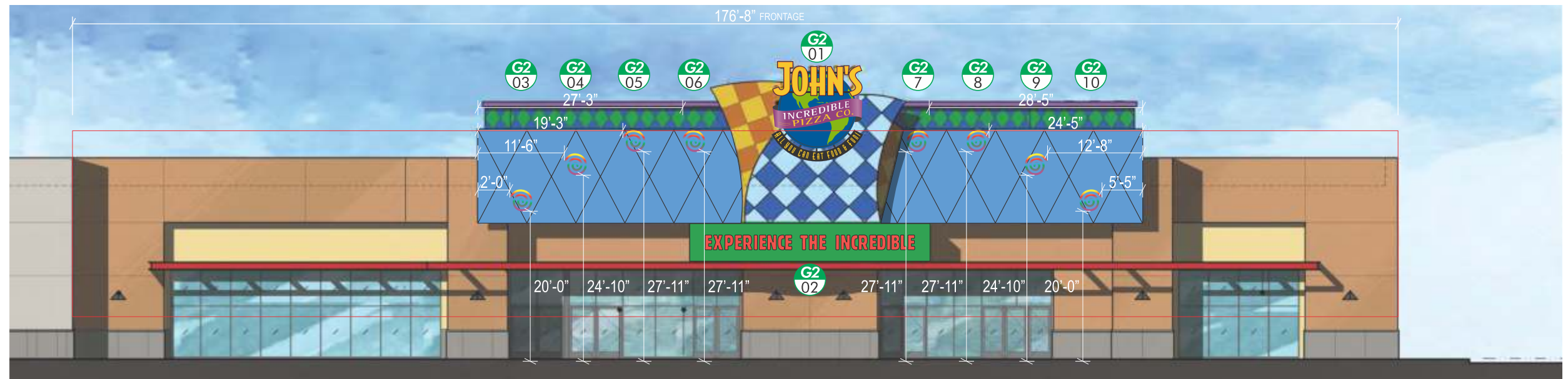


- 3M 230-33 RED
- 3M 230-015 YELLOW
- MATTHEWS PAINT SATIN BLACK
- BLACK TRIM CAP
- PANTONE 262C DARK PURPLE
- PANTONE 512C PURPLE
- PANTONE 301C BLU
- DIGITAL PRINT



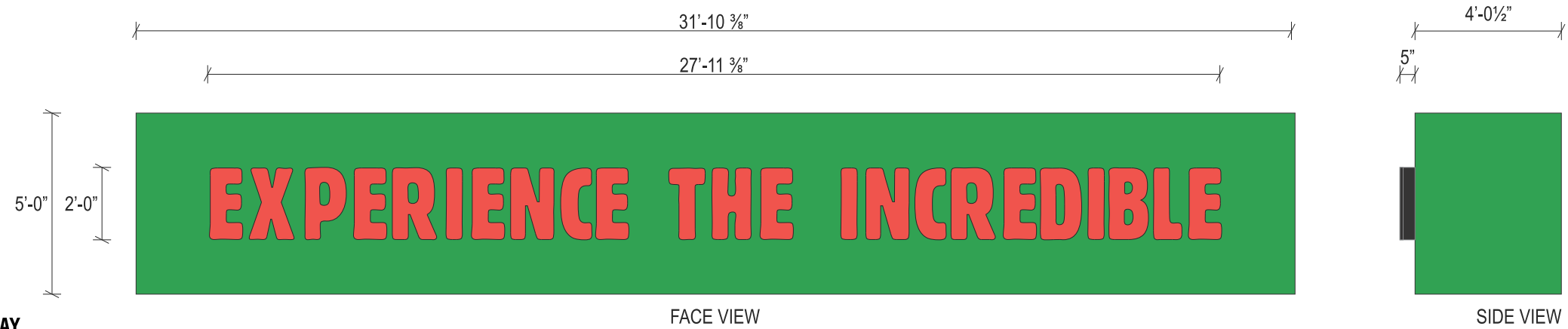
INTERNALLY ILLUMINATED CHANNEL LETTERS, CABINET & ROUT OUT PUSH THRU SIGN
131.62 SQUARE FEET SCALE: 3/8" = 1'-0"

- GREEN (TO BE DETERMINED)
- MATTHEWS PAINT SATIN BLACK
- BLACK TRIM CAP
- RED ACRYLIC



Specifications:

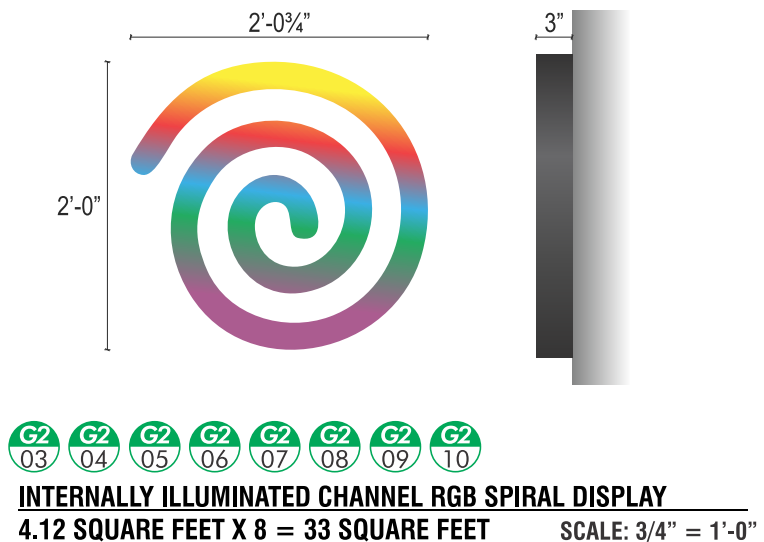
CHANNEL LETTERS: FACES: .177\" RED ACRYLIC.
 TRIM CAP: 1\" BLACK
 RETURNS: .040 ALUMINUM, 5\" DEEP, PAINTED BLACK.
 BACKS: .063 ALUMINUM.
 ILLUMINATION: RED LEDS
 MOUNTING: PIN MOUNTED 6\" ABOVE BAND EMBELLISHMENT
 BAND EMBELLISHMENT: FABRICATED ALUMINUM BAND PAINTED GREEN (T BD). BAND TO ACT AS RACEWAY FOR POWER SUPPLIES FOR CHANNEL LETTERS.



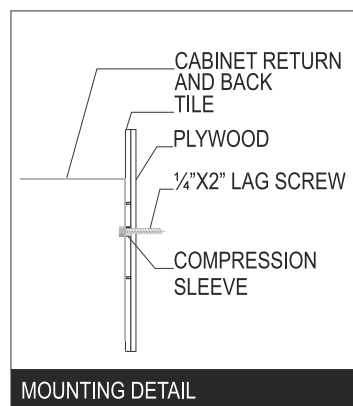
G2 02 INTERNALLY ILLUMINATED CHANNEL LETTERS ON "BAND" WIREWAY
 159.32 SQUARE FEET SCALE: 1/4" = 1'-0"

Specifications:

CHANNEL LETTERS: FACES: .5\" CLEAR ACRYLIC WITH FIRST SURFACE PSV AND WHITE DIFFUSER SECOND SURFACE.
 TRIM CAP: NONE
 RETURNS: .040 ALUMINUM, 3\" DEEP, PAINTED YELLOW.
 BACKS: .063 ALUMINUM.
 ILLUMINATION: RGB PROGRAMABLE CHANGING LEDS TO ILLUMINATE IN SPIRALING EFFECT.
 MOUNTED FLUSH TO FASCIA.



G2 03 G2 04 G2 05 G2 06 G2 07 G2 08 G2 09 G2 10
 INTERNALLY ILLUMINATED CHANNEL RGB SPIRAL DISPLAY
 4.12 SQUARE FEET X 8 = 33 SQUARE FEET SCALE: 3/4" = 1'-0"



Note:
 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.



Note:
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H 01 SINGLE FACE ILLUMINATED PAD TENANT I.D. - Typical
North Elevation 20950 Figueroa St.

Scale: NTS



H 02 SINGLE FACE ILLUMINATED PAD TENANT I.D. - Typical
South Elevation 20950 Figueroa St.

Scale: NTS

H 01

H 02

SCOPE OF WORK

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS/ LOGOS.

Note:

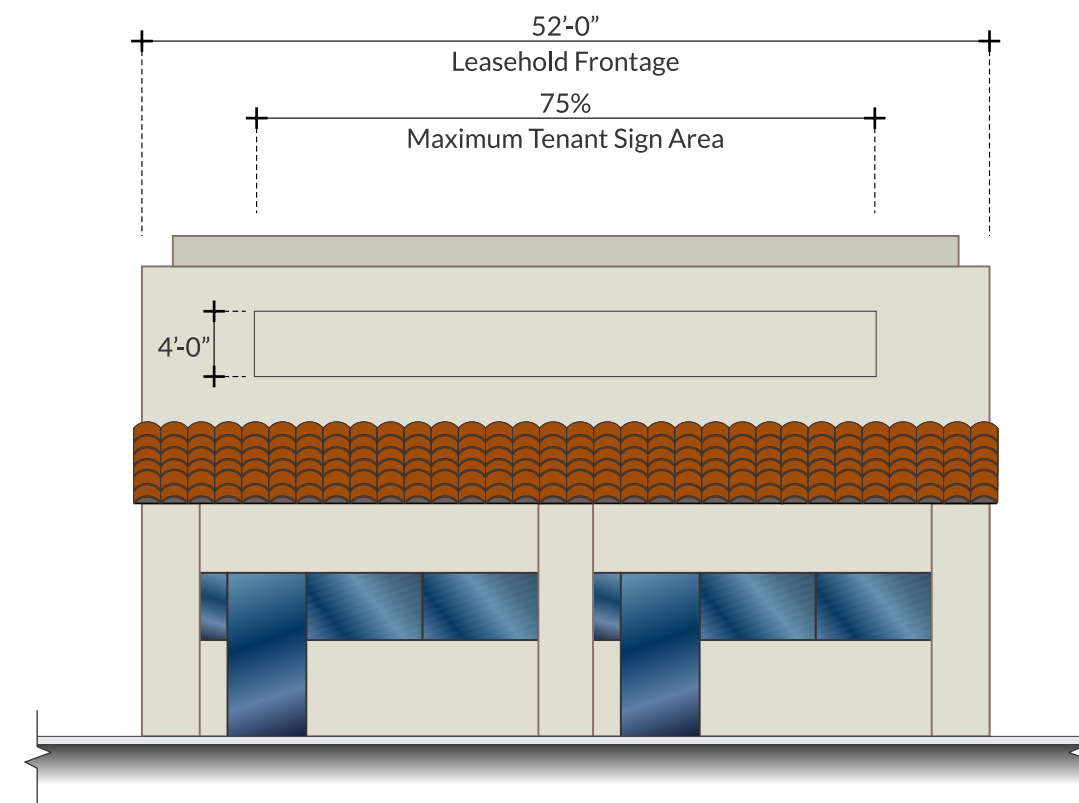
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Note:

Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

All electrical components UL listed.



EXAMPLE: PAD TENANT I.D. - Typical



- I 01
- I 02
- I 03
- I 04
- I 05
- I 06
- I 07
- I 08
- I 09
- I 10
- I 11
- I 12
- I 13
- I 14
- I 15
- I 16
- I 17
- I 18
- I 19

SCOPE OF WORK

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS/ LOGOS.

Note:

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.



Note:

Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with current California Building codes and current California Energy Efficiency Standards for sign lighting.

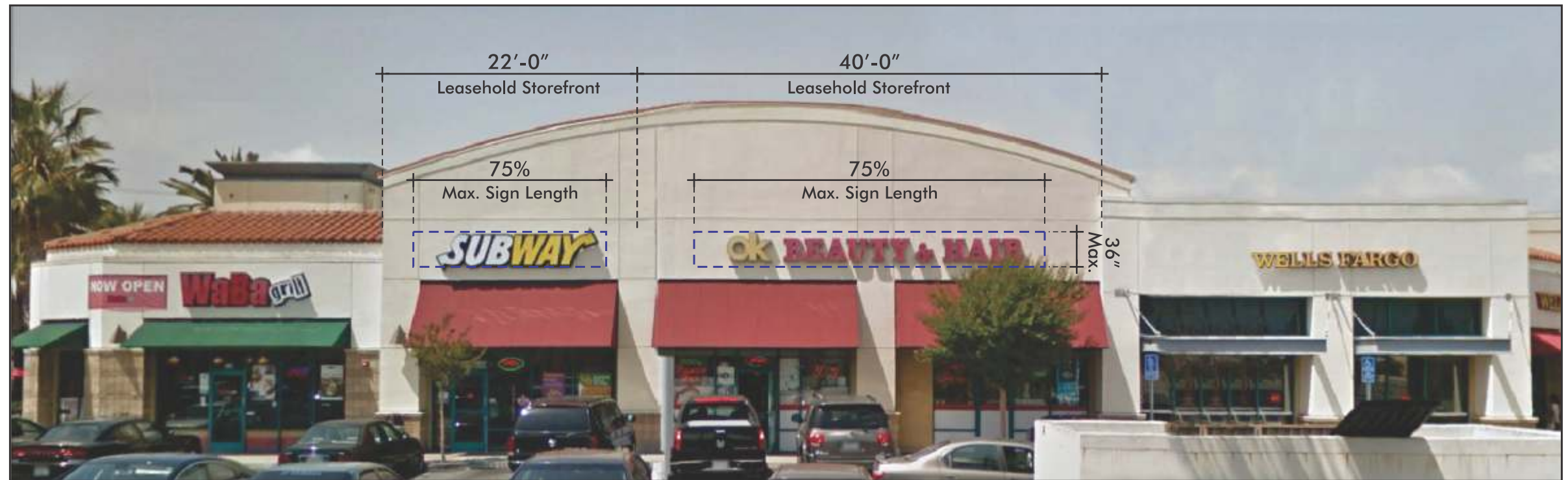
All electrical components UL listed.



SINGLE FACE ILLUMINATED SHOP TENANT I.D. - Typical

North Elevation 20804-20806 Figueroa St.

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



SINGLE FACE ILLUMINATED SHOP TENANT I.D. - Typical

South Elevation 506-514 Torrance Blvd.

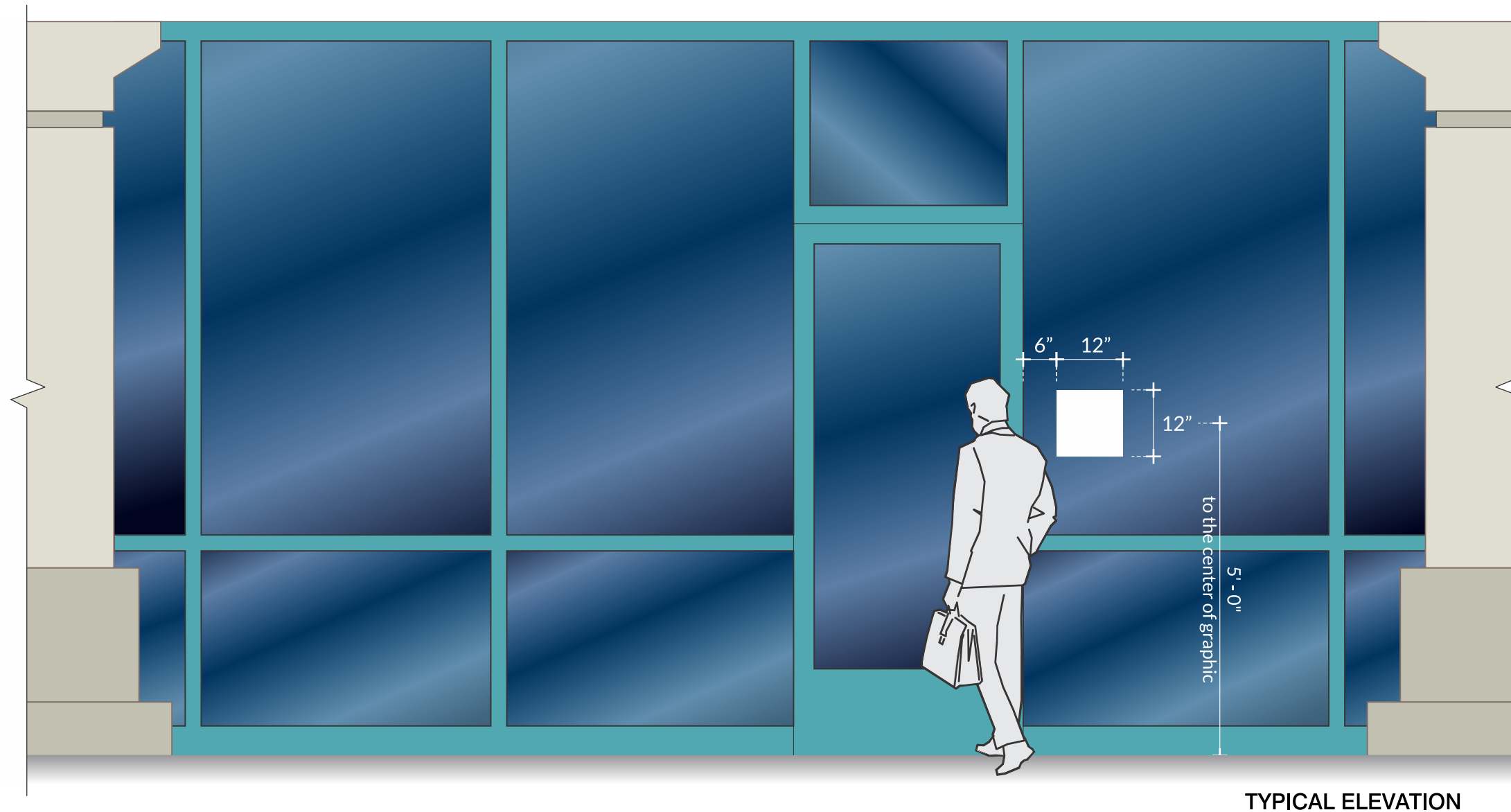
Scale: 3/32" = 1'-0"

J
01 **SCOPE OF WORK**

ONE (1) OF EACH PER MAIN TENANT ENTRANCE.

144 SQUARE INCH AREA FOR PERTINENT BUSINESS INFORMATION, HOURS, TELEPHONE, ETC.
IN WHITE VINYL. NOT TO EXCEED 2" HIGH LETTERS.

4" HIGH BUILDING ADDRESS IN BLACK NUMBER ON WHITE VINYL FOR CONTRAST.
FONT: FUTURA MEDIUM



TENANT ENTRY I.D.

TYPICAL ELEVATION

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



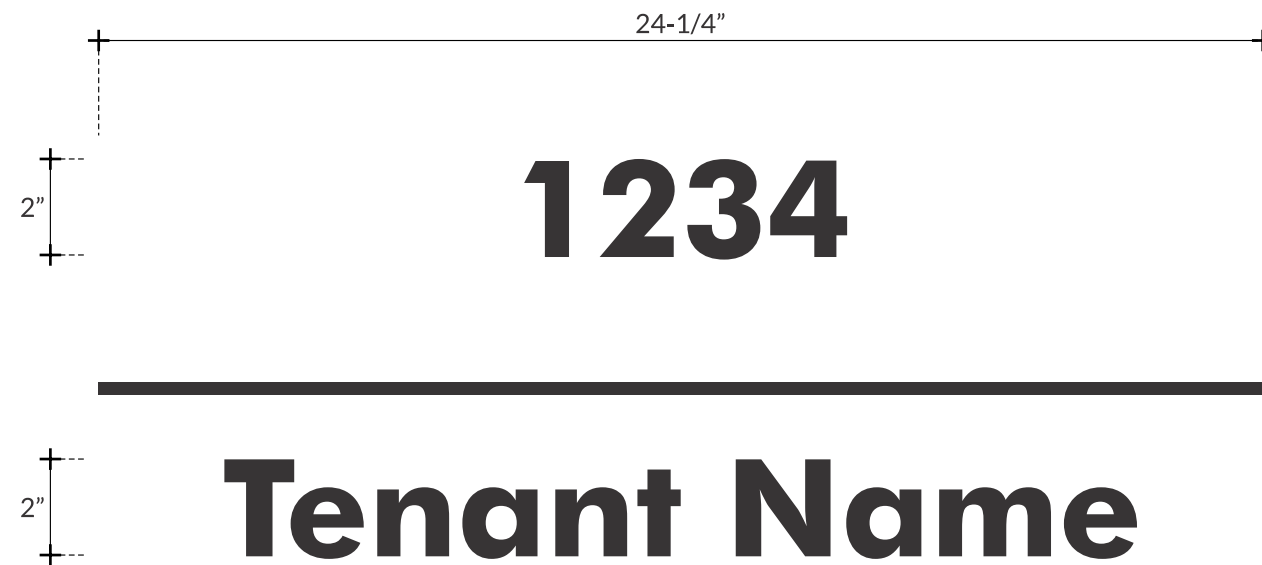
SCOPE OF WORK

VINYL LETTERS AND NUMBERS APPLIED TO DOOR IN A CONTRASTING COLOR.

COPY TO BE TENANTS NAME AND SUITE ADDRESS IN PROJECT TYPESTYLE.

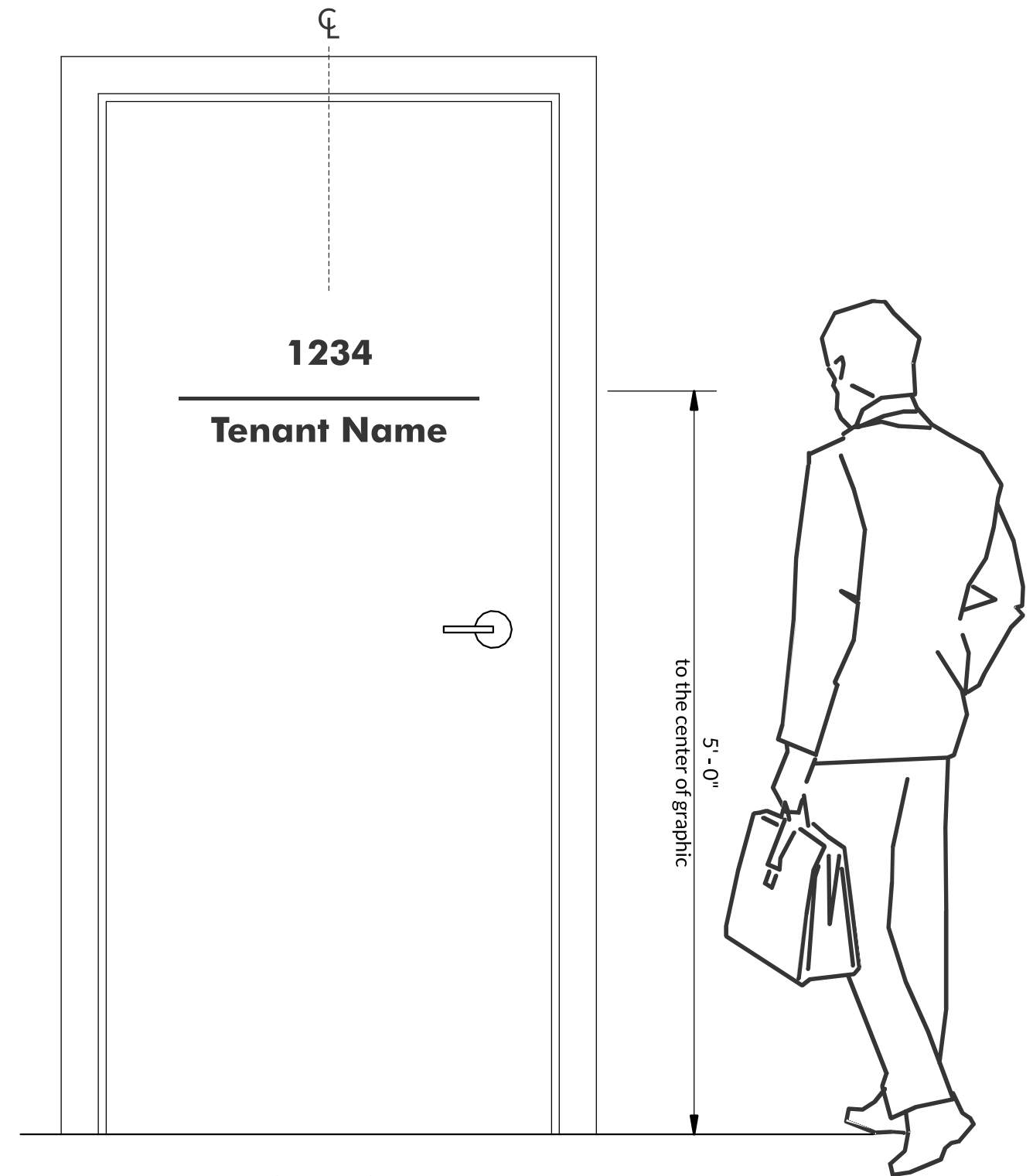
FONT: FUTURA BOLD

NOTE: NO OTHER SIGNAGE IS ALLOWED ON THE DELIVERY SIDE OF THE BUILDING.



DELIVERY I.D. VINYL GRAPHIC

Scale: 3" = 1'-0"



DELIVERY I.D. VINYL GRAPHIC - Mounting

Scale: 1" = 1'-0"

ALL SIGNS MUST BE INDIVIDUAL CHANNEL LETTERS MOUNTED TO THE BUILDING WALL

L 01 SCOPE OF WORK

LOGOFORMS ARE ALLOWED WITHIN THE 24" HIGH MAXIMUM LETTER ALLOWANCE;
INDIVIDUAL LETTERS ARE A MAXIMUM 24" HIGH

SIGNS CAN BE ILLUMINATED OR NON-ILLUMINATED

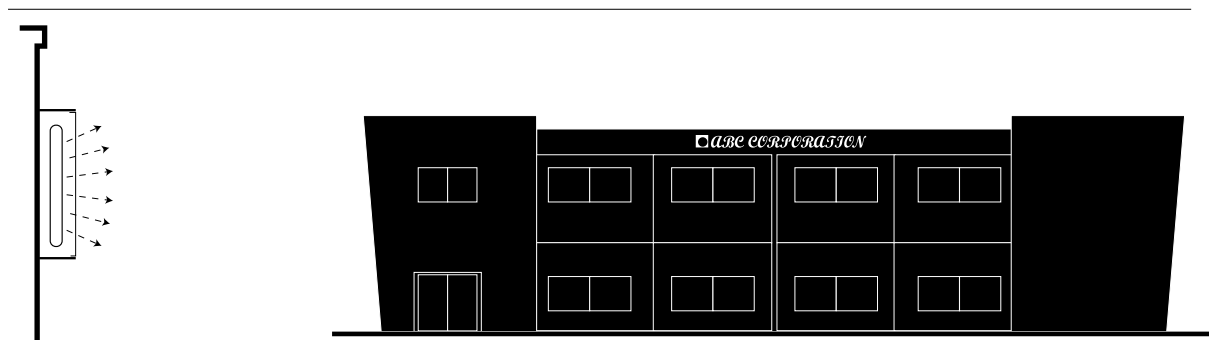


Figure A Internally Illuminated

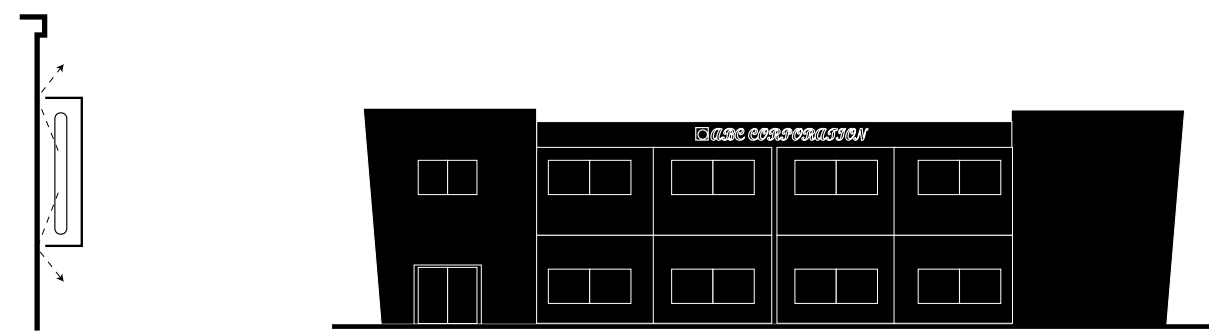
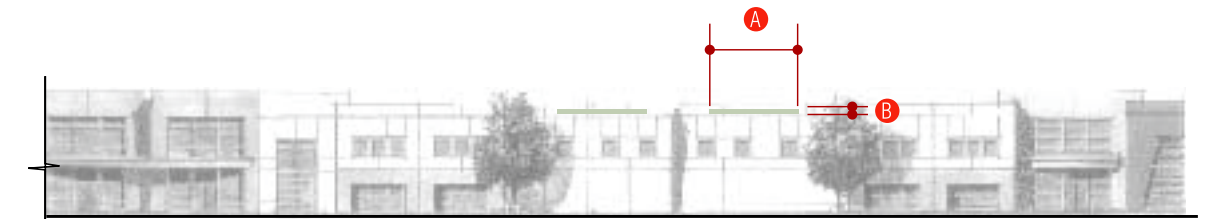


Figure B Halo Illuminated

EXAMPLES: ELEVATIONS

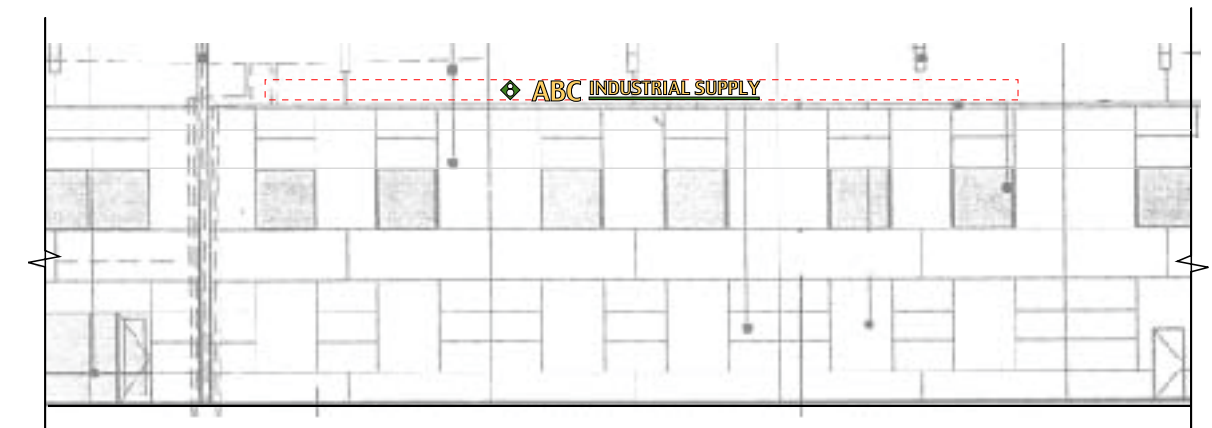
A Sign length cannot exceed 1/3 of the length of the building face of which it is placed.

B Letter height cannot be taller than 24" and needs to architecturally fit the scale of the building.

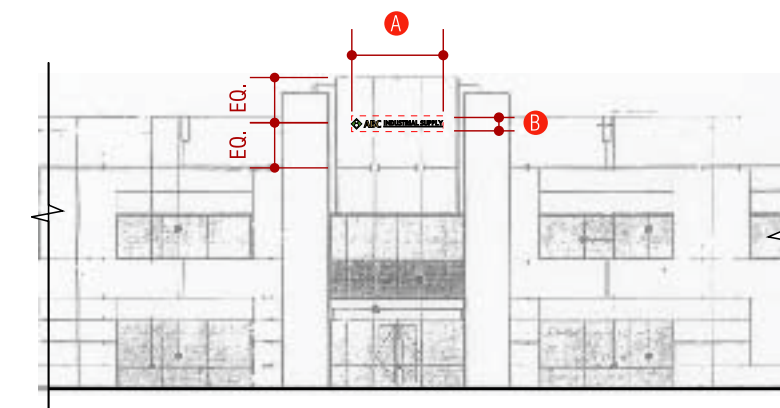


BUILDING E1 and E2 TYPICAL ELEVATION

In this example, the sign length is less than 1/3 of the length of the building face with 24" high letters.



BUILDING E1 and E2 TYPICAL ELEVATION DETAIL



BUILDING E1 and E2 TYPICAL ELEVATION

A Sign length cannot exceed 3/4 the length of entry facade.

B Letter height cannot be taller than 24" and needs to architecturally fit the scale of the building entrance. Sign should be centered between top of wall and first reveal.

M 01 SCOPE OF WORK

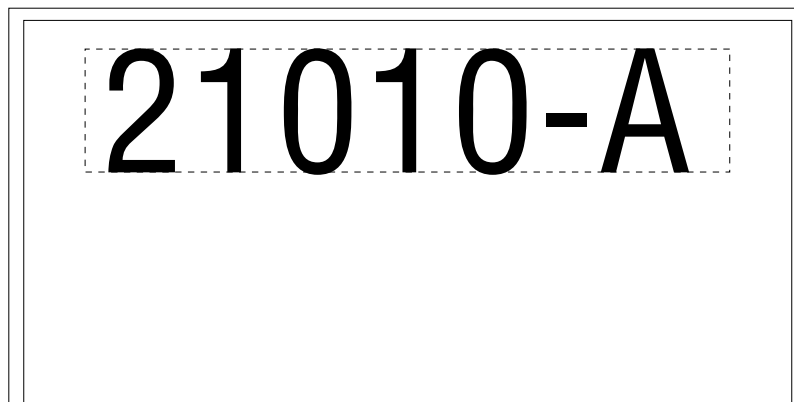
SUITE ADDRESS NUMBERS ARE 8" HIGH AND IN THE CARSON TOWN CENTER TYPESTYLE, HELVETICA REGULAR

SE QUADRANT MAJOR TENANT SUITE IDENTIFICATION SIGNAGE IS APPLIED TO BOTH DOUBLE ENTRY DOOR AND SIZED TO 80% OF THE DOOR WIDTH

SE QUADRANT TENANT SUITE IDENTIFICATION SIGNAGE IS APPLIED TO THE RIGHT SIDELITE GLASS AT THE SUITE ENTRY DOORS AND SIZED TO 80% OF THE GLASS LITE SIZE

SW QUADRANT TENANT SUITE IDENTIFICATION SIGNAGE IS APPLIED TO THE RIGHT SIDELITE GLASS AT THE SUITE ENTRY DOORS AND SIZED TO 80% OF THE GLASS LITE SIZE

8" high Suite Address Numbers



Tenant Identification centered in 80% of middle glass panel

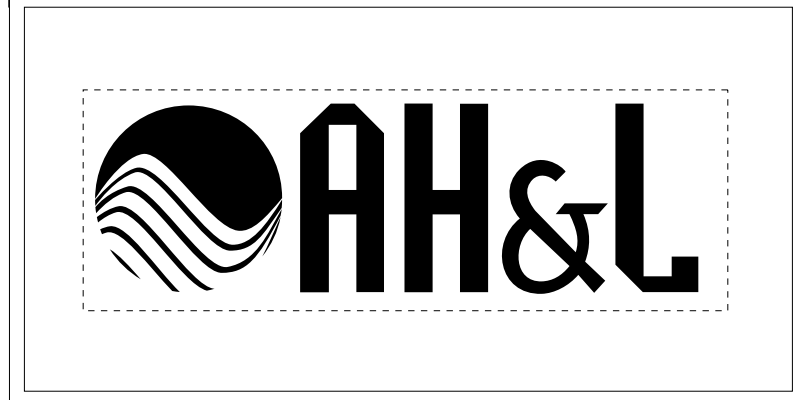


Figure A Tenant Suite Entry Identification - Typical Glass Size (Size Varies)

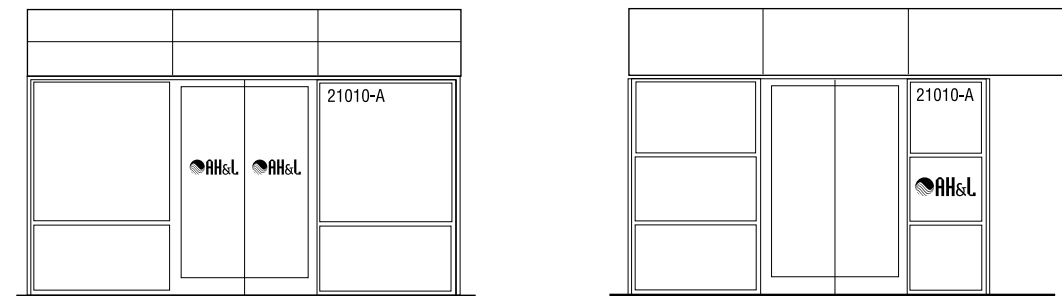


Figure A Typical SE Quadrant Entry Doors

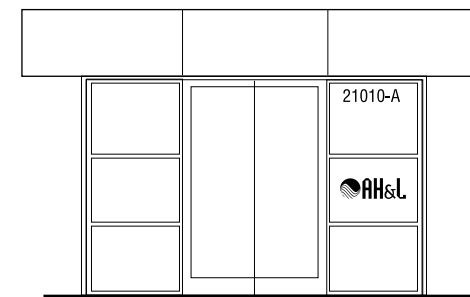


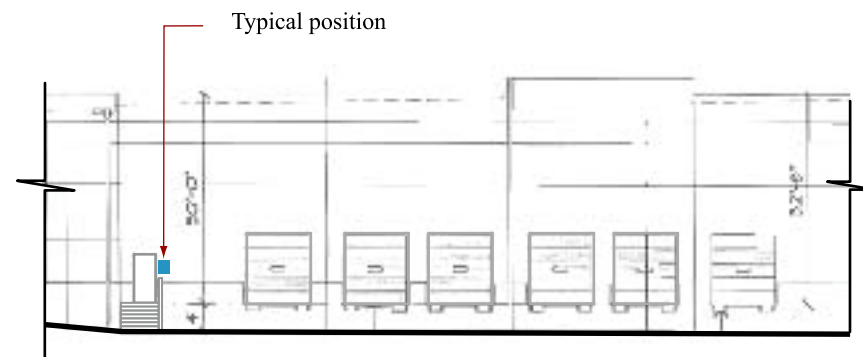
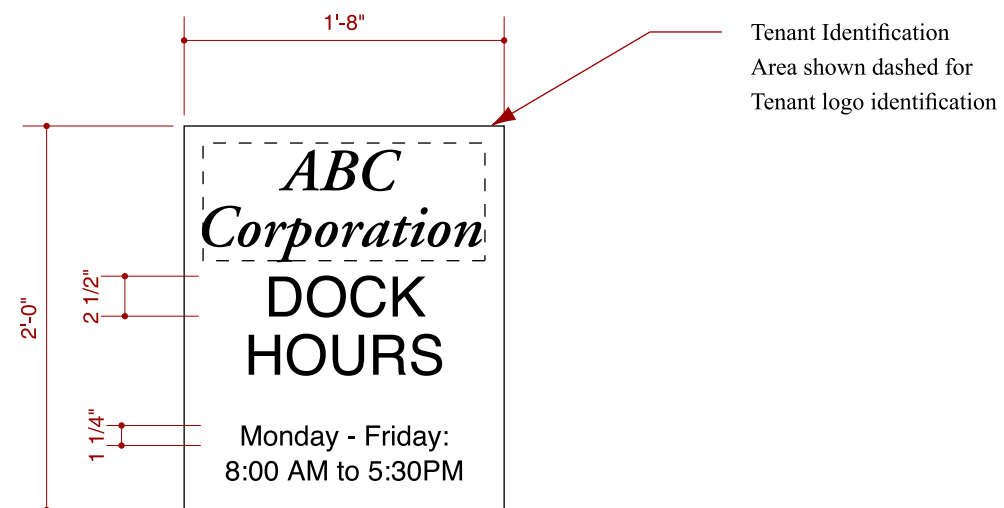
Figure B Typical SW Quadrant Entry Doors

N
01 **SCOPE OF WORK**

SIGNS ARE LOCATED NEXT TO EACH LOADING DOCK
MAN DOOR

TENANTS CAN POST THEIR COMPANY NAME AND LOADING
DOCK HOURS OF OPERATION ON THE SIGNS

CHANGEABLE VINYL COPY AS SPECIFIED WILL BE FABRICATED
IN THE CARSON TOWN CENTER TYPESTYLE.



BUILDING E3 TYPICAL ELEVATION DETAIL