

CREEKSIDE VILLAGE

26527 Agoura Rd,
Calabasas, CA 91302

PREPARED BY:  KBJ
SIGN

MASTER SIGN PROGRAM

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CONTACTS

Landlord / Property Manager:

Sign Consultant:

KBJ Sign

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OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size variety, and placement for the Tenant Signs throughout this building. These criteria are also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is achieved through open and frequent dialogue between Tenant, Landlord, and Sign Consultant. Signage at Creekside Village is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to be the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation. All tenant signage shall be subject to Landlord's prior written approval as provided in this Criteria

GENERAL SIGN CRITERIA

All Tenants Signage is subject to the Landlords or Managing Agents written approval
Approval will be based on the following:

- Design, Fabrication, and Method of Installation of all signs shall conform to this program.
- Proposed Signage shall conform with the design standards of this program.

The Landlord or Managing Agent shall determine and approval the availability and position of a Tenants sign(s).

Sign contractor must provide a sign packet to the City of Calabasas with an approval stamp and signature, from the property management or property owner, on the plans.

The Tenant shall be responsible for payment of all signs, related materials, city permit fees installation fees (including final inspections). All signs / logos are subject to a Sign Review Application with fee and must be submitted to the Community Development Department for approval prior to installation.

Tenant shall hire a Licensed Sign Contractor capable to obtain all necessary sign permits from City of Calabasas.

It is the responsibility of the Tenant's Sign Company to verify all conduit and transformer locations and service access prior to fabrication.

Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition within (15) days of Lease Termination.

All signs are to be on title 24 approved timers and photocells.

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GENERAL CONSTRUCTION REQS.

All signs shall be manufactured and installed per City of Calabasas' building and electrical codes.

All signs will be fabricated by a U.L. approved sign company, according to U.L specifications and bear U.L. Labels located on all signs.

Illumination shall be with White LED Only.

All sign fabrication work shall be of high quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The landlord reserves the right to reject any fabrication work that deemed unacceptable.

Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.

Joining of materials (example: seams) shall be finished to be unnoticeable. Rivets, screws and other fasteners that extend to visible surfaces shall be finished so as to be unnoticeable.

Colors / Materials used to fabricate the sign, shall match exactly to the plans submitted to Landlord, Managing Agent, and Stamped Approval from City of Calabasas.

After Sign Installation, all exterior wall penetrations shall be sealed watertight and finished to match the adjacent wall material. A final inspection by the building and safety department is required.

In no case shall any manufacturer's label be visible from the street from normal viewing angles.

All contractors for installation, removal or service shall be fully licensed and must provide the Landlord with Certificate of Insurance, acceptable to landlord, prior to commencing any work.

Sign removals shall include repainted, repaired, and re-patched to match the existing building facade (exterior color and material finish) of entire work area subject to the satisfaction of the Landlord.

Tenants main sign will be electrically connected to tenant's electrical meter. Sign to have a mechanical time clock that turns signage on at dusk and turns off illumination at 11:00pm 365 days per year and a photocell

CREEKSIDE VILLAGE

ALLOWED / PROHIBITED SIGNS

Allowable Signage:

- Reverse Illuminated Channel Letters (Back-lit)
- Dual-Lit Illuminated Channel Letters (Front and Back-lit)

Prohibited Sign Types:

- Illuminated Channel Letters (Front-Lit Only)
- Cabinet / Box Signs
- Exposed raceways
- Animated signs, including for time and temperature
- Balloon Signs
- Emitting Signs
- Temporary Paper, cloth, or plastic types of non-permanent signs, including pennants, flags, festoons and that are not approved as part of a special events permit.
- Off-premise advertising display, other than such display which is otherwise permitted or legally established billboards.
- Vehicle Mounted Signs
- Signs which simulate imitate in size, color, lettering or design of any traffic control sign or signal
- Light bulb Strings when used as part of the advertising display, except for holiday decorations
- Sign pertaining to a home occupation
- All exposed gas-filled lighting tubes, strings of lights, exposed bulbs or other exposed lighting not specifically permitted by this sign program or not identified as requiring Design Review Board Action
- All signs that are erected which are prohibited herein are subject to immediate removal at tenants expense

Exceptions:

- Any changes from the Master Sign Program must be submitted to the Landlord and City of Calabasas for review

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WINDOW GRAPHICS

It is intended that the window graphics assist the shopper in an informative and readable manner, but not clutter the doors and/or windows on which they are displayed

Location of Window Graphics are to be located in an area of the window pane that does not impede the ability of safety and emergency personnel to view through the window into the tenant space.

Per Table 3-18 of the Calabasas Municipal Code (CMC), window signage is limited to 3 sqft.

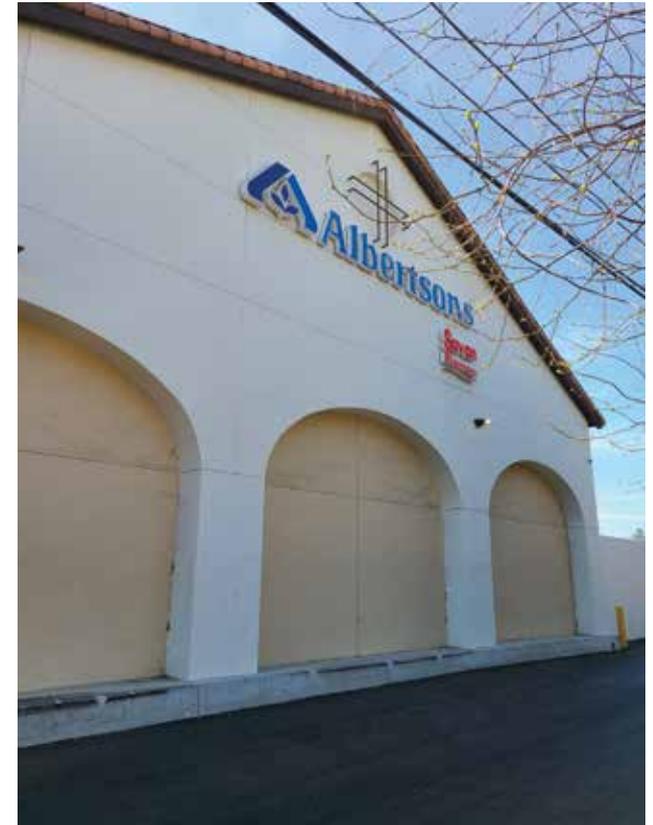
**CREEKSIDE
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SIGNAGE AREAS (MAJOR)

**PRIMARY
(PARKING LOT FACING SIGN)**



**SECONDARY
(FREEWAY FACING SIGN)**



SIGNAGE AREAS (MINOR)



SIGNAGE AREAS (PAD)

PRIMARY



SECONDARY - 1



SECONDARY - 2



SIGNAGE AREAS (COLONNADE)

#200

#202

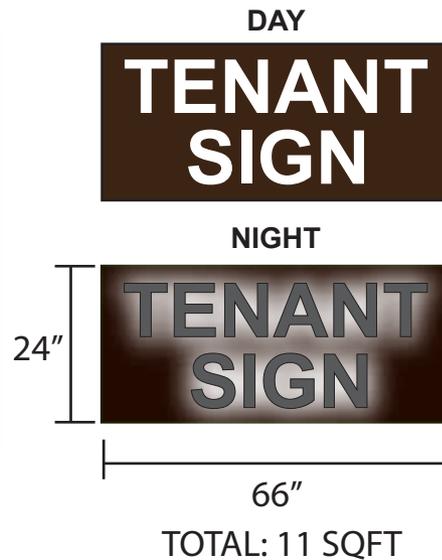
#206

#208

#210



WALKWAY SIGNAGE



SIGNAGE SPECIFICATIONS (MAJOR)

Type:
Reverse Channel Letters (Back-Lit only)
-Spacers are to be 1.5" off wall

****SECONDARY SIGN FACING FREEWAY MUST BE NON-ILLUMINATED****

Sizing:
(1) Main Elevation sign not to exceed (80) square feet
(1) Rear Elevation sign not to exceed (80) square feet
(3) Secondary Signs not to exceed (15) square feet each

Face:
-Reverse: 040 Aluminum Face (painted)

Trimcap / Returns:
No Trimcap and Returns to be same as face

Colors:
To be determined by Landlord

Backs:
Clear Lexan

LED: (no neon will be allowed)
Sloan 6500k or equivalent

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SIGNAGE SPECIFICATIONS (MINOR)

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Type:

Reverse Channel Letters (Back-Lit only)

-Spacers are to be 1.5" off wall

Sizing:

(1) Main Elevation Sign (0.5) square feet per linear feet of storefront length

Maximum sign copy length shall not exceed (70%) of total storefront length

Minimum size: 15sqft

Face:

-Reverse: 040 Aluminum Face (painted)

Trimcap / Returns:

No Trimcap and Returns to be same as face

Colors:

To be determined by Landlord

Backs:

Clear Lexan

LED: (no neon will be allowed)

Sloan 6500k or equivalent

Secondary (walkway): Maximum is 3 sqft per face

Sandblasted wood sign with wrought iron supports. Shall be (12) inches in height with a maximum of (4) feet in length. Background to be painted Olympic #914. Copy colors to be #2793 red with a 1/8 inch inset border painted #2146 ivory. Minimum 8' clearance from grade.

SIGNAGE SPECIFICATIONS (PAD)

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Type:

Reverse Channel Letters (Back-Lit only)

-Spacers are to be 1.5" off wall

Sizing:

**(1) Main Elevation sign not to exceed (0.5) square feet per linear feet of storefront elevation length.
Maximum size for secondary signage is 1/2 of the total signage allowed for the primary signage.**

Face:

-Reverse: 040 Aluminum Face (painted)

Trimcap / Returns:

No Trimcap and Returns to be same as face

Colors:

To be determined by Landlord

Backs:

Clear Lexan

LED: (no neon will be allowed)

Sloan 6500k or equivalent

SIGNAGE SPECIFICATIONS (COLONNADE)

**CREEKSIDE
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Type:

Reverse Channel Letters (Back-Lit only) on existing raceway
-Spacers are to be 1.5" off existing raceway

Sizing:

(1) Tenant sign copy to be centered within 24"x66" (11 SF) raceway.

Face:

-Reverse: 040 Aluminum Face (painted)

Trimcap / Returns:

Reverse: No Trimcap and Returns to be same as face

Colors:

To be determined by Landlord

Backs:

Clear Lexan

LED: (no neon will be allowed)

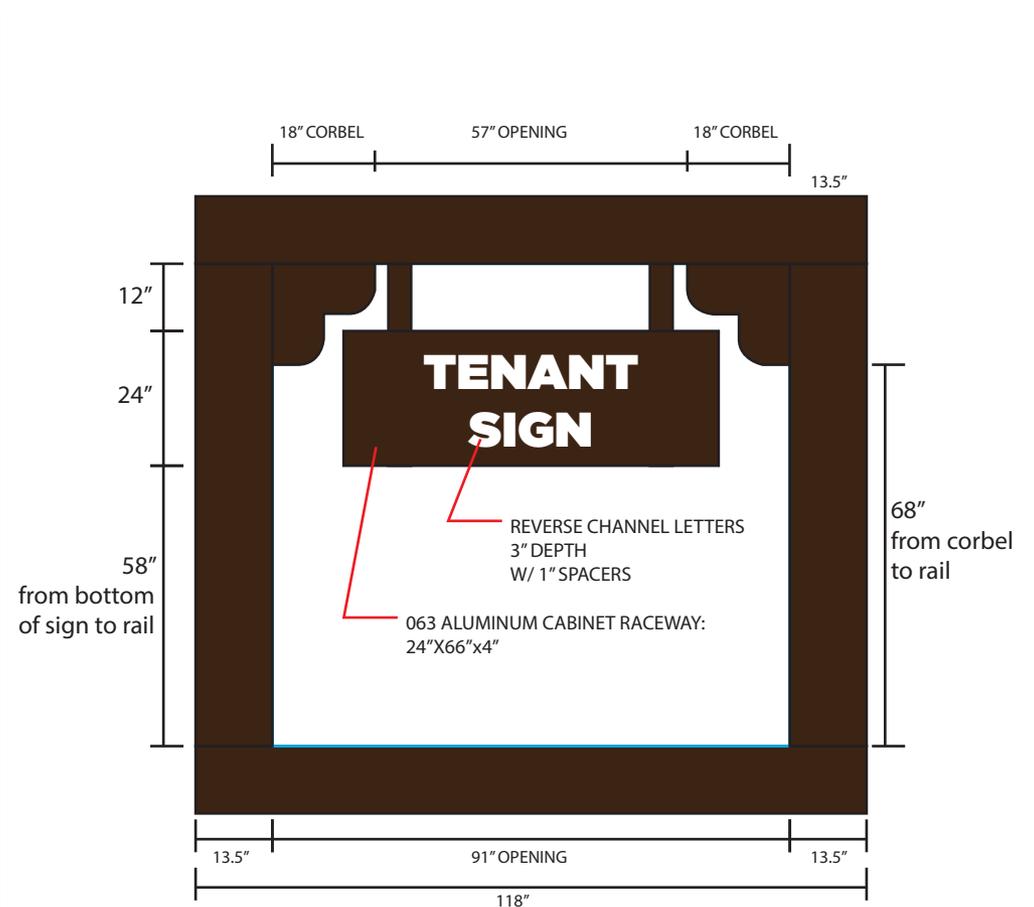
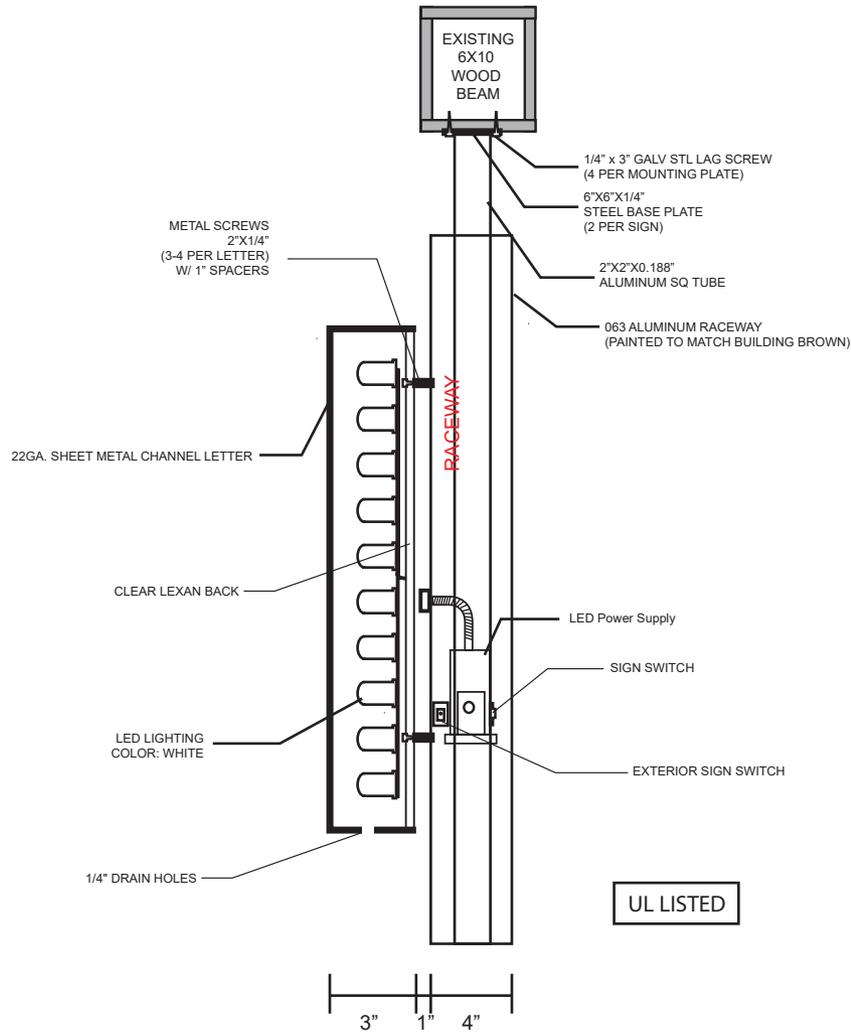
Sloan 6500k or equivalent

Secondary (walkway): Maximum is 3 sqft per face

Sandblasted wood sign with wrought iron supports. Shall be (12) inches in height with a maximum of (4) feet in length. Background to be painted Olympic #914. Copy colors to be #2793 red with a 1/8 inch inset border painted #2146 ivory. Minimum 8' clearance from grade.

SIGNAGE SPECIFICATIONS (COLONNADE-SECTION)

REVERSE CHANNEL LETTERS



ADDRESS SIGNAGE

**CREEKSIDE
VILLAGE**

Building Address:

Address Numbers to be 6" inches in height

Material: 1/2" Stud Mounted Aluminum Letters painted black

Reading: 26531 / 26527 / 26521

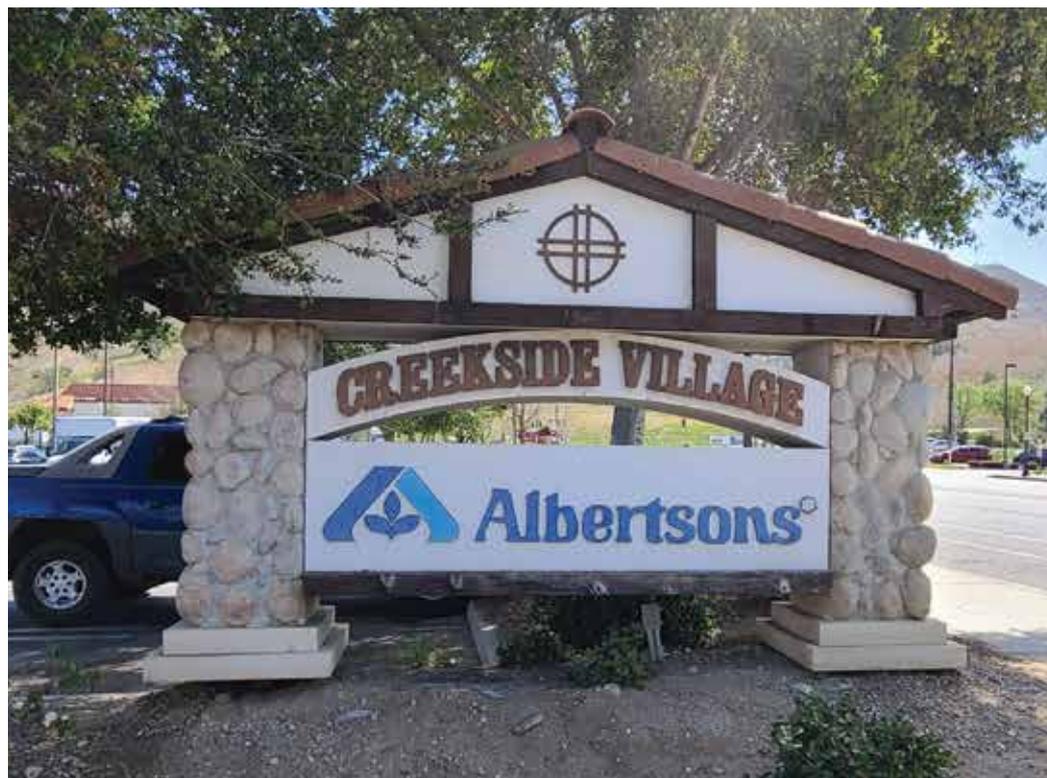
Suite Address: (Tenants)

Address numbers to be 2" inches in height

-Dual Layer Vinyl (Top Layer=Black / Back Layer=White)

Installed above each Tenant door window

MONUMENT SIGN (MAJOR TENANT ONLY)



Sizing:

24"x96"X8

Cabinet:

060 Aluminum Cabinet
w/ Internal Lamp lighting

Face:

Aluminum Rout-out
w/ 1/2" Push-thru Acrylic

96"

24"

SITE PLAN

