

MASTER SIGN PROGRAM FOR

4500
PARK GRANADA

4500 PARK GRANADA
CALABASAS, CA 91302

PARCEL NO: 2069-001-023
ZONE: CO - COMMERCIAL, OFFICE

PROPERTY OWNER
WCVAF INVESTMENT I, LLC
680 E COLORADO BLVD., SUITE 300
PASADENA, CA 91101
CONTACT: DARREN COHEN
626.381.9709

PROGRAM DESIGNER:
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ORANGE, CA 92868
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714.204.0084

OCTOBER 4, 2022

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EXISTING SIGNS



MONUMENT SIGN AT MAIN VEHICULAR ENTRY



PROJECT ID AT CORNER OF PARK GRANADA & PARKWAY CALABASAS



TENANT ID SIGN ON BUILDING



BUILDING ADDRESS AT SECURITY OFFICE



ENTRY NOTICE / DIRECTIONAL



PARKING SIGNS



PARKING GARAGE SIGN

DESIGN STANDARDS

Introduction:

This sign program consists of five sign type categories:

- Site Identification
- Tenant Identification
- Wayfinding
- Regulatory Signs
- Parking Garage Identification

All signs support rebranding of the project with the new name, 4500 Park Granada.

Site Identification signs consist of ST1 Primary Monument Sign and ST2 Secondary Monument Sign. ST1 Primary Monument Sign and ST2 Secondary Monument Sign replace existing signs with new design consistent with rebranding of project. Please refer to corresponding sheets for details on design and construction of signs.

The building owner is responsible for construction and installation of Site Identification signs listed above. Tenant names are the responsibility of the Tenant unless a different agreement is reached between the Landlord and the Tenant.

Tenant Identification signs include ST3 Tenant ID Sign - On Wall and ST4 Tenant Sign at Annex Building. These signs are intended to provide notification of tenant's existence on the property and/or in a specific building to both pedestrian and vehicular traffic. Tenant Identification is also included in ST1 Primary Monument Sign which includes 8 Tenant names. Tenant Identification sign locations are limited to ST1 Primary Monument and on building (ST3 Tenant ID Sign - On Wall and ST4 Tenant Sign at Annex Building) in designated locations as described herein. Tenant names that are allowed on building and/or the Primary Monument Sign are based on separate criteria established by the Landlord and documented in the Tenant's lease agreement.

All Tenant Identification signage must comply with the criteria herein and is subject to Owner approval prior to permit application.

All signs are within the property line and do not impact the Right-of-Way.

Design Requirements:

1. General Criteria

The following guidelines apply to all tenant signage. All signage shall be designed to comply with criteria listed in their correspondings sheets.

2. Design Review Process, Permits

All construction documents for signage, permanent or temporary, must be reviewed and approved by an authorized agent of the Building Owner prior to submittal to local governing agencies for review and permitting.

Fees and expenses related to the design, permitting, fabrication and installation shall be the responsibility of the tenant. Fabrication and installation must be by a Landlord approved company.

Upon termination of the lease and/or vacating the premises, tenant shall be responsible for the removal of their name and the repair of the wall, unless the requirement is waived by the Landlord in writing. Removal must be performed by a Landlord approved company.

3. Exhibits

The exhibits shown along with text are included to aid in interpreting the intent of these guidelines. Together the text and exhibits describe the number, size, location, colors, and types of materials approved for signs in this project.

4. Allowable Messages

The content of tenant's signage shall be limited to the tenant's trade name or logotype. Descriptive words used to define the type of business (IE. COTY Professional Beauty instead of just COTY) may be permitted with Landlord approval. Logo-marks and corporate identity elements are prohibited.

5. Number of Signs Visible from the Street

Where Tenant is allowed signage, their name may only appear once on ST1 Primary Monument Sign and once on each Buildings they occupy if they are the primary tenant in the building. The specific location a Tenant is allowed to have signage is based on separate criteria established by the Landlord and documented in the Tenant's lease agreement. Tenant's name may appear on additional signage as needed for wayfinding so long as Landlord approves of the design prior to fabrication and the sign is entirely upon the property and not visible from the public right-of way.

6. Sign Sizes

Refer to specific sign type sheets.

DESIGN STANDARDS

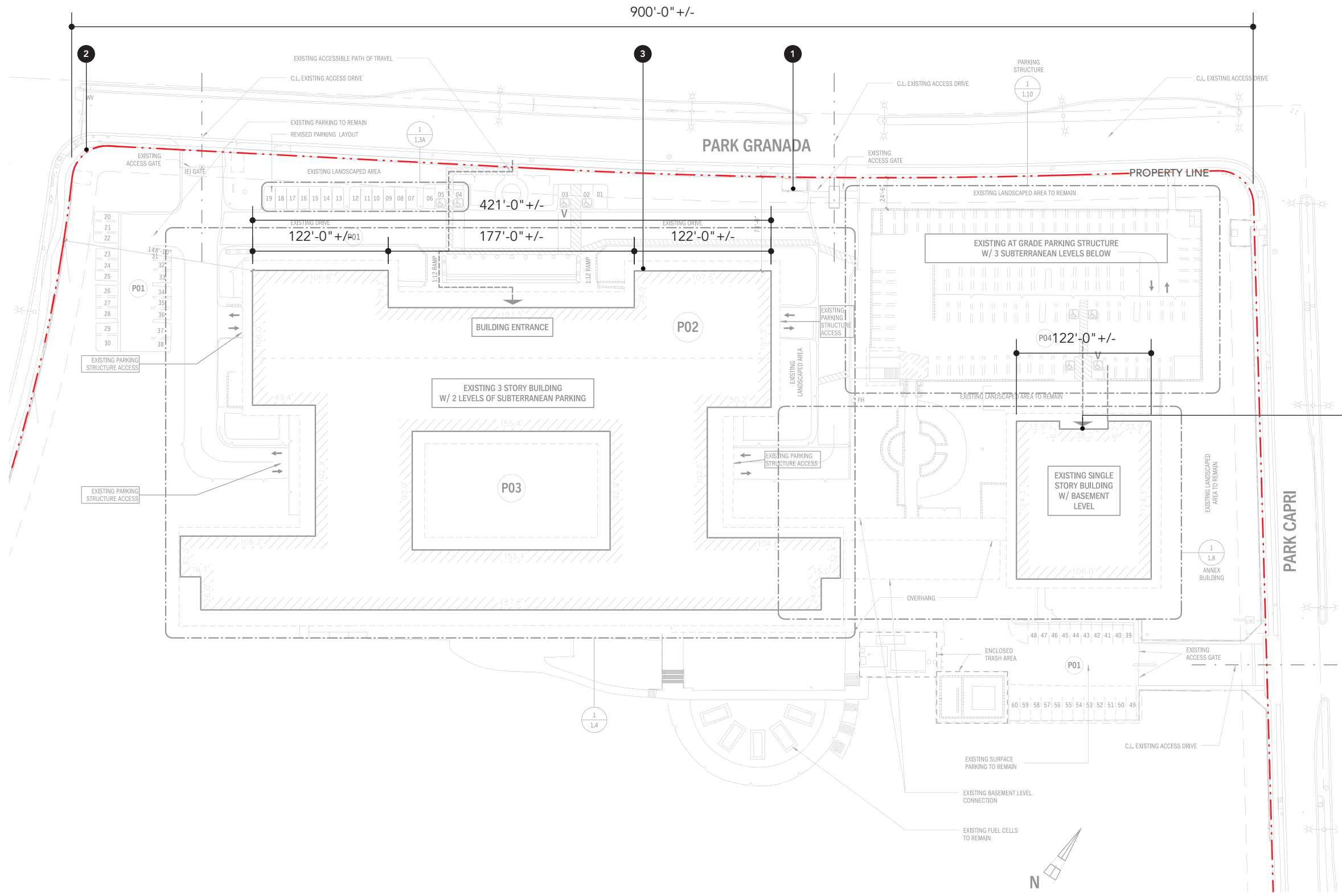
Design Requirements:

1. The location of signs shall be only as shown on the Sign Location sheet of this document and any additional criteria listed on sign type sheets.
2. All electrical signs shall bear the UL Label and the installation must comply with all local building and electrical codes.
3. Exposed conduit and/or raceways are prohibited.
4. All conductors, transformers, and other related equipment shall be concealed.
5. All sign fastenings, bolts, and clips shall be galvanized iron, stainless steel, aluminum, brass, or bronze or black iron of any type. Fastenings may be required to be painted.
6. Location of all penetrations in the walls of the buildings for conduit and/or mounting studs shall be indicated in the review and permit package.
7. No sign-makers labels or other identification will be permitted on the exposed surface of signs, except those required by ordinance. Required labels shall be located in an inconspicuous location.
8. Signs installed by the Tenant must be maintained in a new or 'almost new' conditional at the expense of the Tenant.

SIGN SUMMARY

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. SIGN AREA	MAX. OVERALL HEIGHT OF SIGN	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	1.0	Primary Monument	Ground/Against Wall	1	100 ft ²	9'0"	Yes	Yes
2	2.0	Secondary Monument	Ground/Against Fence	1	100 ft ²	5'3"	Yes	No
3	3.0	Tenant ID Sign - On Wall	On Building	1	80 ft ²	8'0"	Yes	No
4	4.0	Tenant Sign at Annex Building	On Building	1	10 ft ²	10"	Yes	No

SIGN LOCATION PLANS



- ST 1 Primary Monument Sign
- ST 2 Secondary Monument Sign
- ST 3 Tenant ID Sign - On Wall
- ST 4 Tenant Sign at Annex Bldg

APPROVED

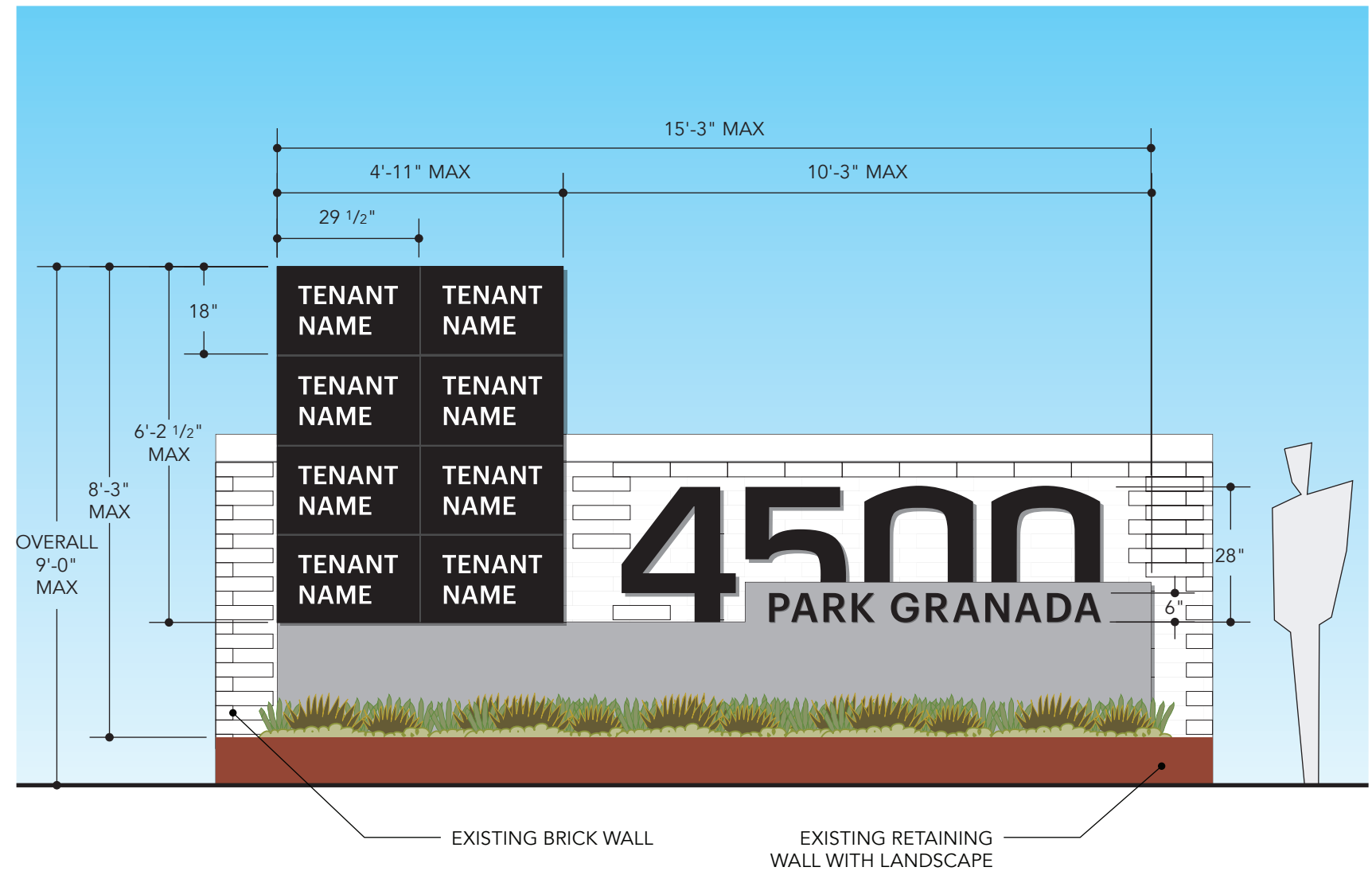
City of Calabasas • Planning Dept.
 Date: 10/27/2022 File: SGNP-2022-001
 By: *Angela Storgoff*
 Notes: _____

AUGUST 30, 2022

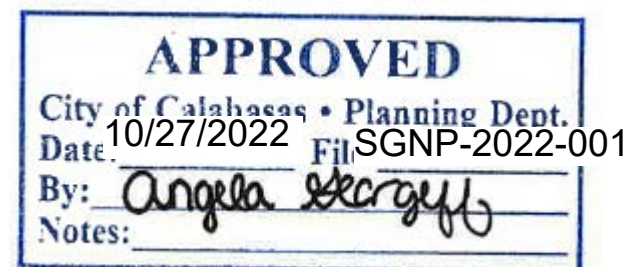
SIGN TYPE 1 PRIMARY MONUMENT

PURPOSE	To serve as primary identification for the project.
MAXIMUM NUMBER	One
LOCATION	At the main vehicular entrance to the project.
SIGN COPY	Project name and up to 8 tenant names. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.
SIDES	Single-sided
MAX SIGN AREA & SIZE	See sheet 1.1 for breakdown of areas for sign area and sign copy area. The maximum square footage of sign structure shall be 100 ft ² . The maximum square footage of sign copy shall be 50 ft ² .
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign. All hardware shall be of nonferrous metals. Sign copy permitted to be push-thru, flat cut out, or channel letters.
ILLUMINATION	3000K LED illumination is permitted. Face and edge illumination of 4500 logo is permitted. The words Park Granada are permitted to be push-thru acrylic with edge illumination and opaque faces. Push-thru acrylic with face and edge illumination are permitted for tenant names. Tenant panel background to remain opaque. Exposed neon lighting, conduit, and raceways are prohibited.
LOGO/LOGOTYPE	Permitted, if approved by the landlord.
LETTER STYLE	Project or logo typefaces are permitted if approved by the landlord.
COLORS	Logo colors, if approved by the landlord, is permitted.

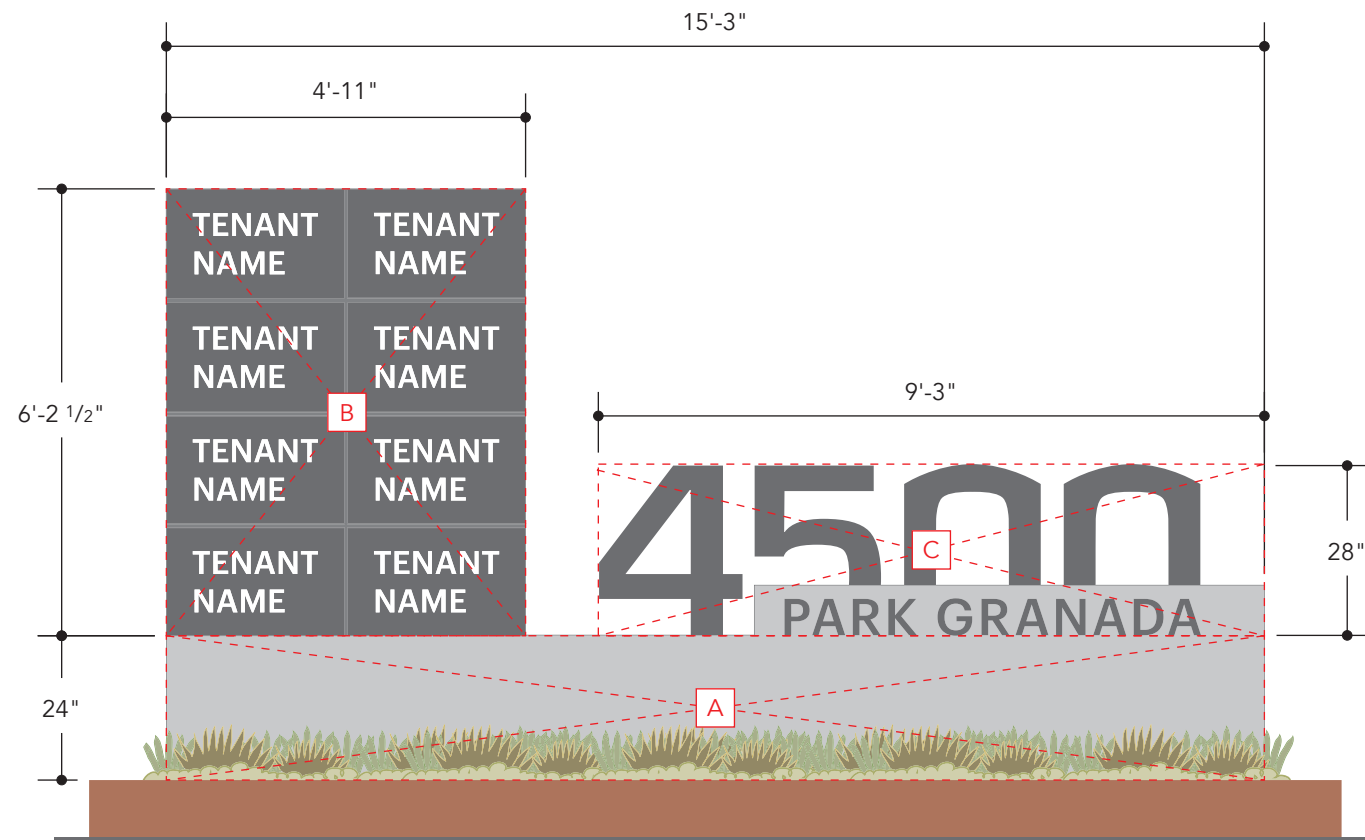
*Sign permit required upon approval of sign program for the construction of the monument sign and tenant signage.



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



SIGN TYPE 1 PRIMARY MONUMENT

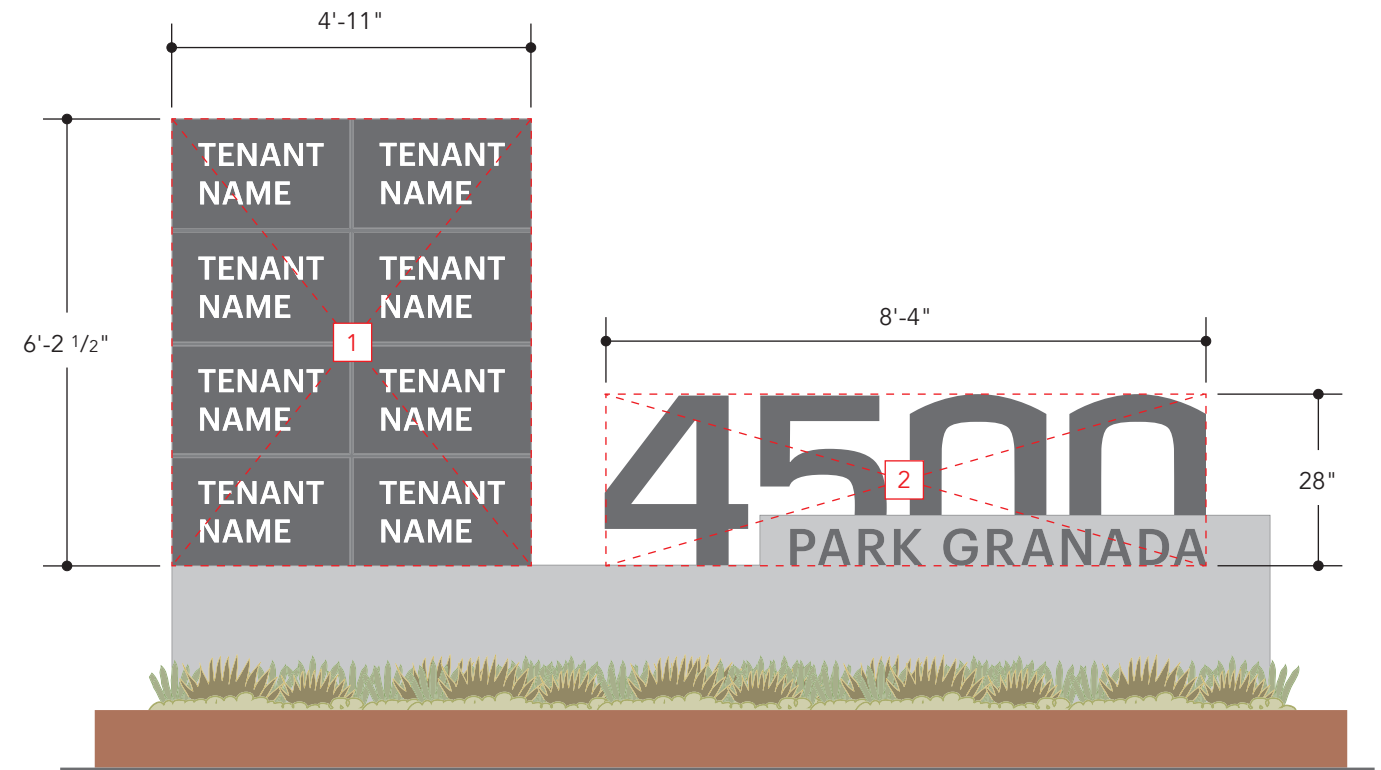


SCALE: 3/8" = 1'-0"

SIGN SQUARE FOOTAGE

- A 15'3" X 24" = 30.5 FT²
- B 4'11" X 6'2 1/2" = 30.52 FT²
- C 9'3" X 28" = 21.58 FT²

TOTAL 82.6 FT²
(MAXIMUM ALLOWED IS 100 FT²)



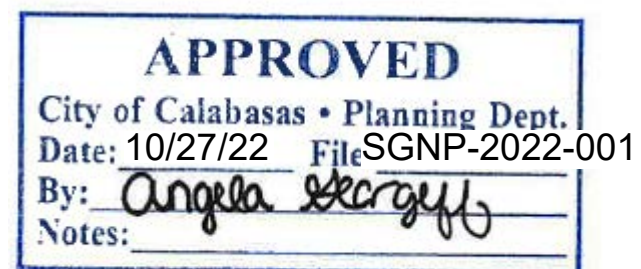
SCALE: 3/8" = 1'-0"

SIGN COPY SQUARE FOOTAGE

- 1 4'11" X 6'2 1/2" = 30.52 FT²
- 2 8'4" X 28" = 19.4 FT²

TOTAL 50 FT²
(MAXIMUM ALLOWED IS 50 FT²)

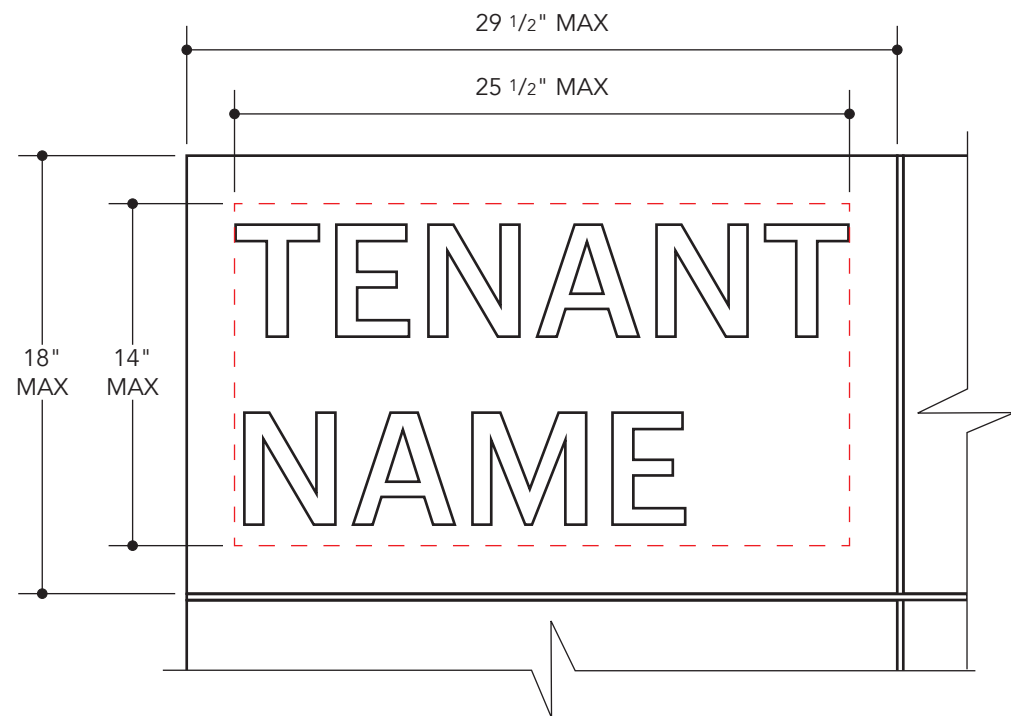
OCTOBER 4, 2022



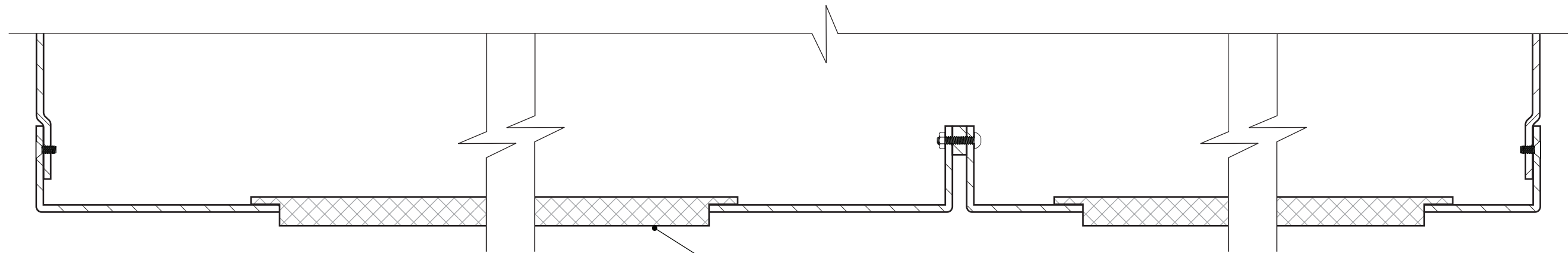
SHEET 1.0

4500 MASTER SIGN PROGRAM

SIGN TYPE 1 PRIMARY MONUMENT



SCALE: 1 1/2" = 1'-0"
TENANT PANEL DETAIL



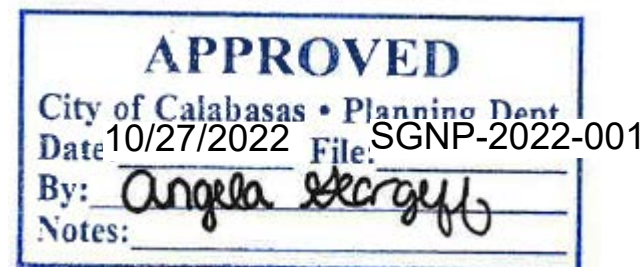
SCALE: HALF
TYPICAL SECTION DETAIL FOR TENANT PANEL AND NAME

SIGN TYPE 2 SECONDARY MONUMENT

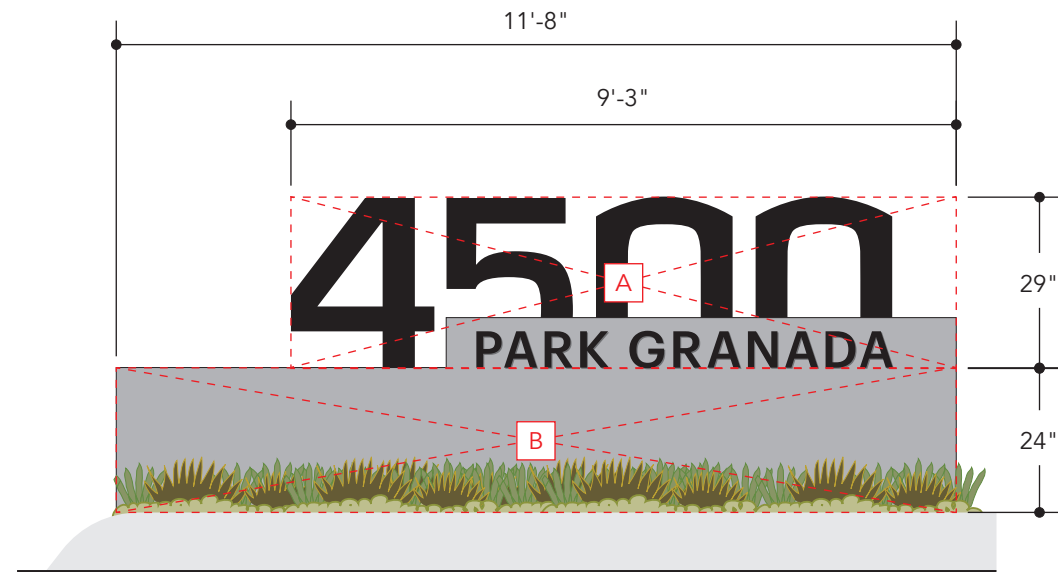
PURPOSE	To serve as secondary identification for the project.
MAXIMUM NUMBER	One
LOCATION	On fence at the corner of Park Granada and Parkway Calabasas.
SIGN COPY	Project name only.
SIDES	Single-sided
MAX SIGN AREA & SIZE	See sheet 2.1 for breakdown of areas for sign area and sign copy area. The maximum square footage of sign structure shall be 100 ft ² . The maximum square footage of sign copy shall be 25 ft ² .
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign. All hardware shall be of nonferrous metals. Sign copy permitted to be push-thru, flat cut out, or channel letters.
ILLUMINATION	Prohibited.
LOGO/LOGOTYPE	Project ID only (4500 Park Granada).
LETTER STYLE	Project ID only (4500 Park Granada).
COLORS	To be consistent with ST1 Primary Monument.



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



SIGN TYPE 2 SECONDARY MONUMENT

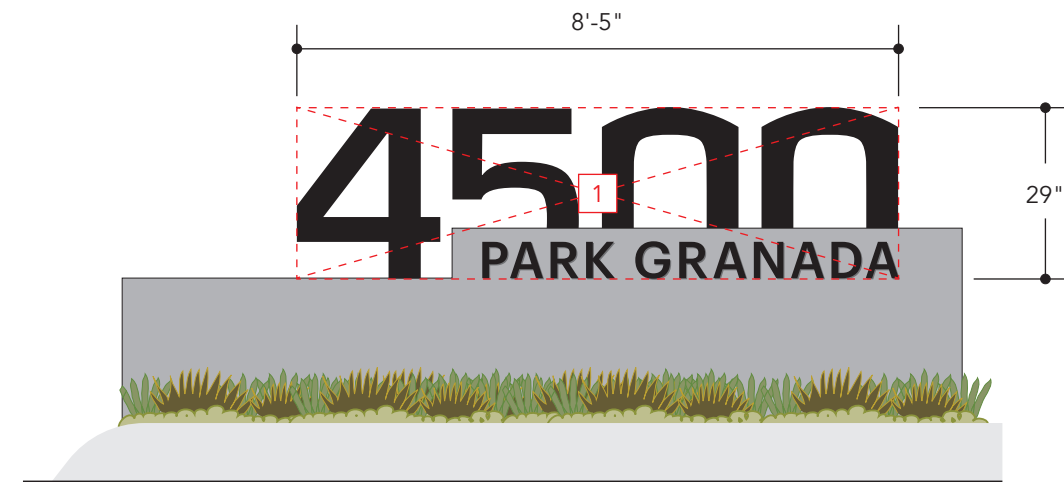


SCALE: 3/8" = 1'-0"

SIGN SQUARE FOOTAGE

- A 9'3" X 29" = 22.35 FT²
- B 11'8" X 24" = 23.33 FT²

TOTAL 45.68 FT²
(MAXIMUM ALLOWED IS 100 FT²)



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

SIGN COPY SQUARE FOOTAGE

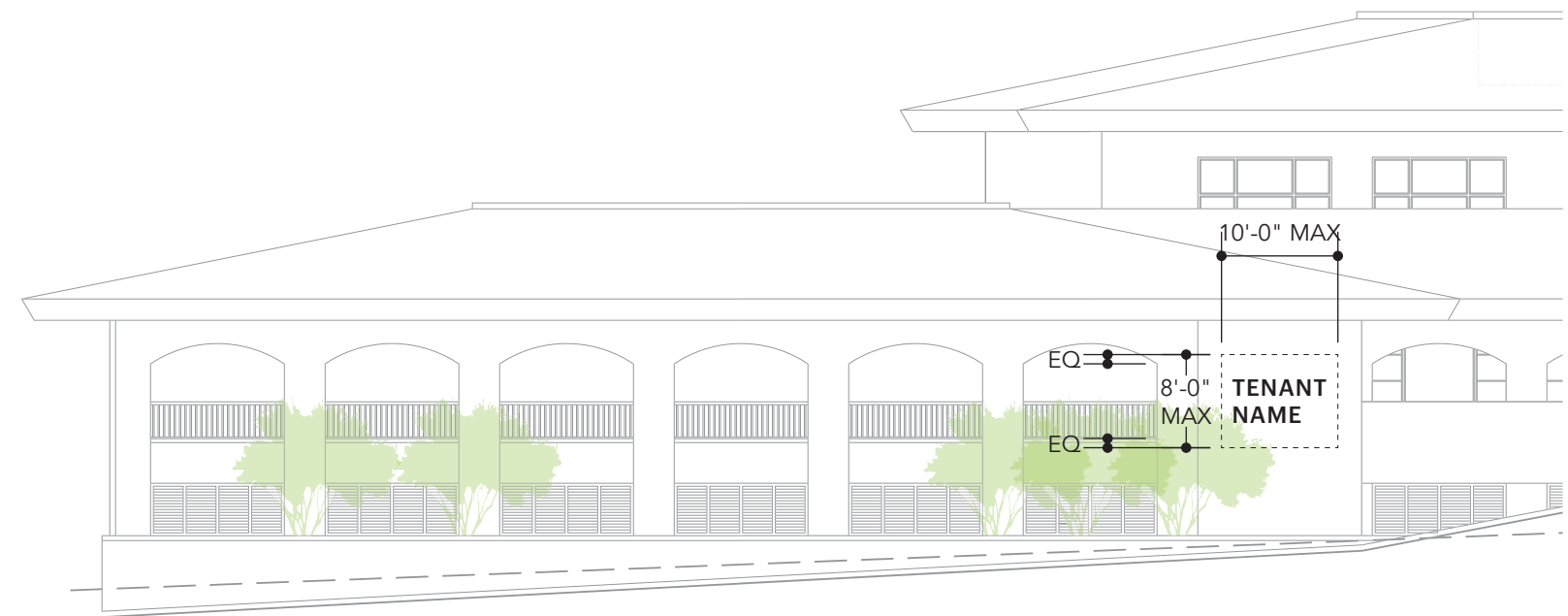
- 1 8'5" X 29" = 20.34 FT²

TOTAL 20.34 FT²
(MAXIMUM ALLOWED IS 25 FT²)

APPROVED
City of Calabasas • Planning Dept.
Date 10/27/2022 File: _____
By: Angela Kergoff
Notes: _____

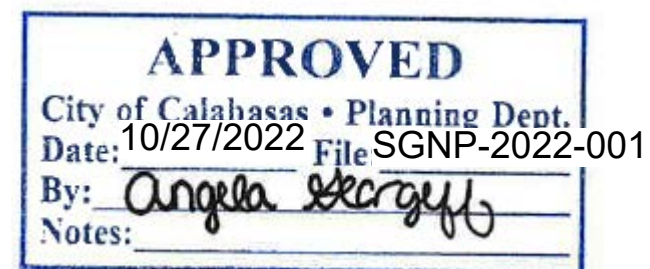
SIGN TYPE 3 TENANT ID SIGN - ON WALL

PURPOSE	To serve as secondary tenant identification.
MAXIMUM NUMBER	One
LOCATION	On north elevation of main building.
SIGN COPY	Tenant name only.
SIDES	Single-sided
MAX SIGN AREA & SIZE	Sign Area: 80 ft ² Width: 10'-0" Sign Area Height: 8'-0" Letter Height: 24"
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign. All hardware shall be of nonferrous metals. Sign copy permitted to be push-thru, flat cut out, or channel letters. Individual letters on rail is permitted.
ILLUMINATION	Prohibited.
LOGO/LOGOTYPE	Permitted.
LETTER STYLE	Project or logo typefaces are permitted.
COLORS	Logo colors are permitted. Sign color must contrast color of wall.

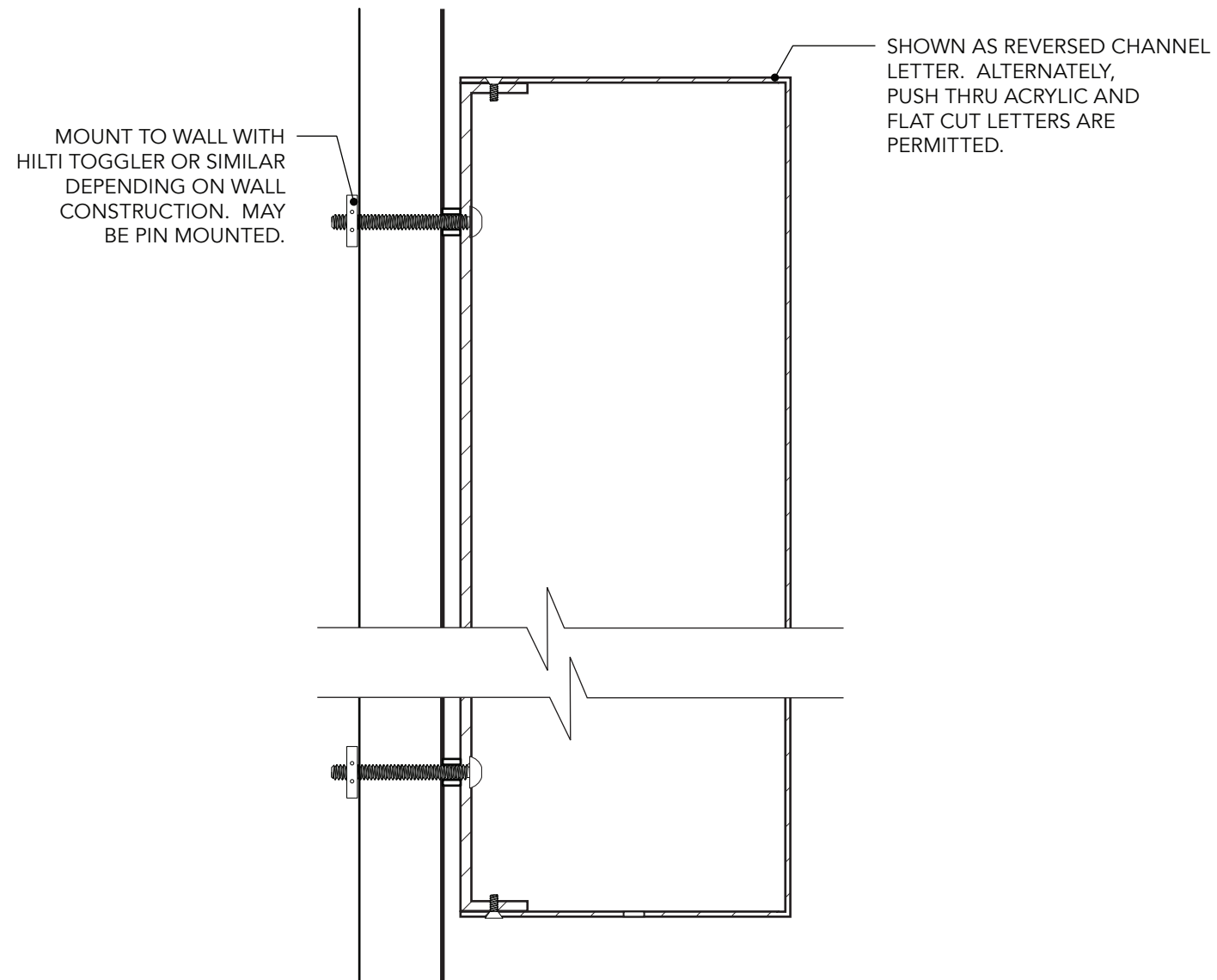


SCALE: 1/16" = 1'-0"

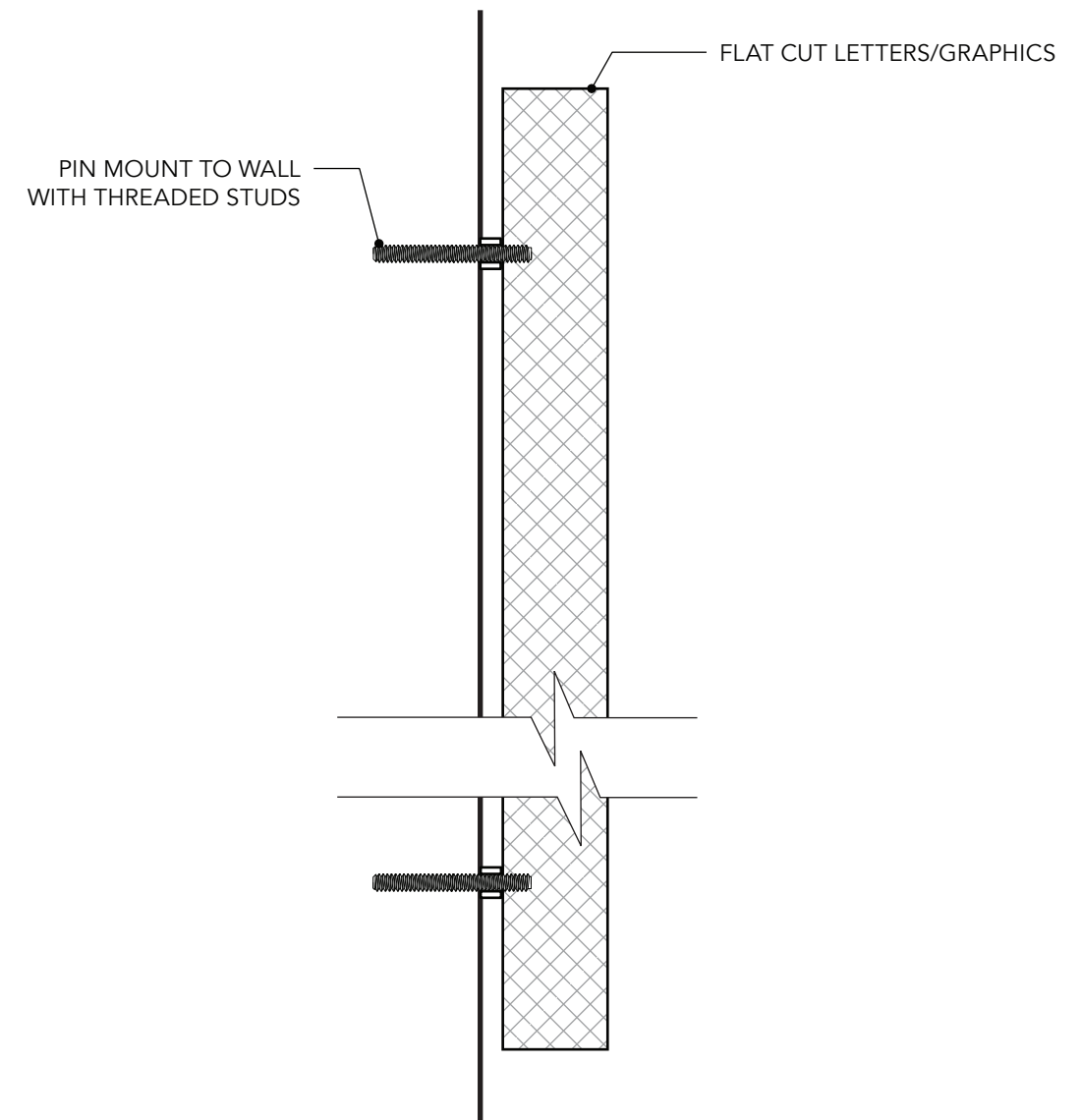
*Sign permit required upon approval of sign program for the construction of the tenant signage.



SIGN TYPE 3 TENANT ID SIGN - ON WALL



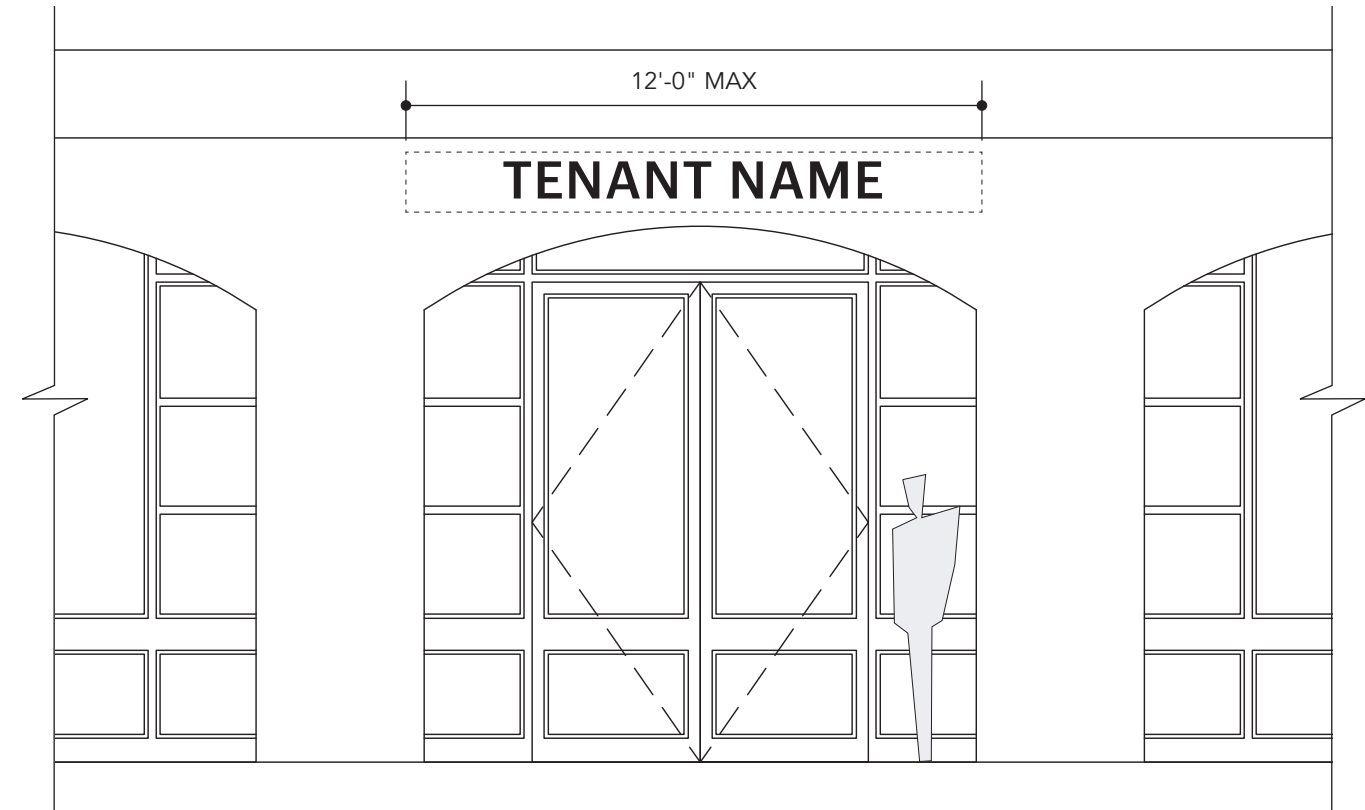
NOT TO SCALE
TYPICAL SECTION DETAIL



NOT TO SCALE
TYPICAL SECTION DETAIL - ALTERNATE

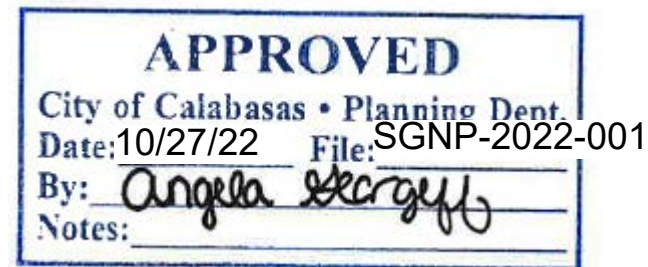
SIGN TYPE 4 TENANT SIGN AT ANNEX BUILDING

PURPOSE	To identify tenant occupying the Annex building.
MAXIMUM NUMBER	One
LOCATION	At main entry to the Annex building.
SIGN COPY	Tenant name and/or logo at eyebrow level.
SIDES	Single-sided
MAX SIGN AREA & SIZE	Sign Area: 10 ft ² Width: 12'-0" Sign Area Height: 10"
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign. All hardware shall be of nonferrous metals. Sign copy/graphics permitted to be flat cut out acrylic with paint finish.
ILLUMINATION	Prohibited.
LOGO/LOGOTYPE	Permitted, if approved by the landlord.
LETTER STYLE	Project or logo typefaces are permitted if approved by the landlord.
COLORS	Logo colors, if approved by the landlord, is permitted.

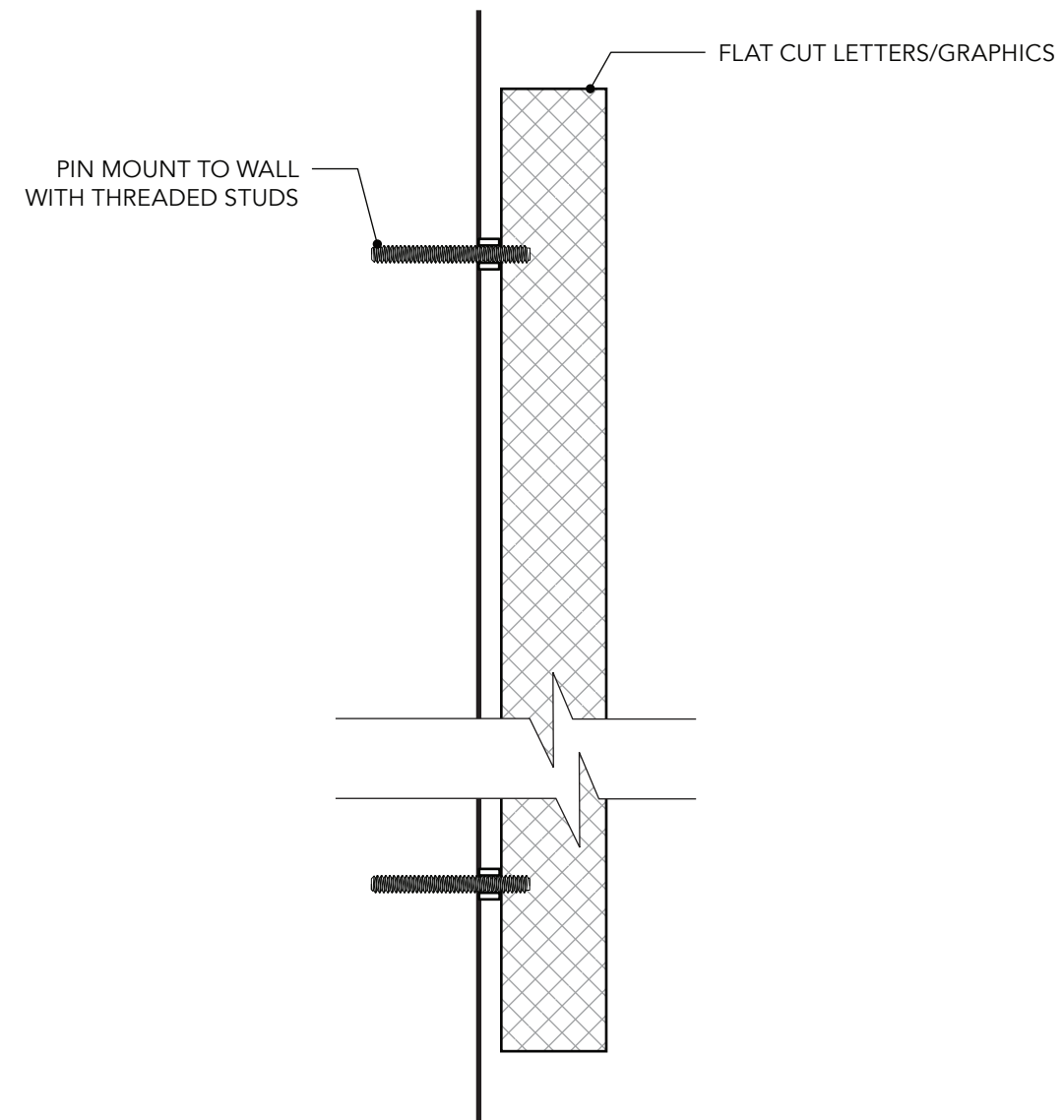


SCALE: 1/4" = 1'-0"

*Sign permit required upon approval of sign program for the construction of the tenant signage.



SIGN TYPE 4 TENANT SIGN AT ANNEX BUILDING



NOT TO SCALE
TYPICAL SECTION DETAIL