

LA | FITNESS

HEALTH CENTER

AT BALDWIN PARK

Southeast Corner of
Francisquito Ave. & Garvey Ave.
Baldwin Park, CA



April 30th 2015
Rev. 10 - April 29th 2015

Zoning: Freeway Commercial/Sierra Vista Overlay



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MAY 14 2015

CITY OF BALDWIN PARK
PLANNING DIVISION

LA | FITNESS

HEALTH CENTER

AT BALDWIN PARK

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LA FITNESS Health Center at Baldwin Park Sign Program

OBJECTIVE

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the center. Exceptions to these standards shall be reviewed by the Developer, Fitness International LLC, and the City of Baldwin Park to determine their validity.

General Requirements

Prior to applying for a sign permit, the Tenant shall submit to the Developer for approval three (3) copies of scaled drawings indicating the size, location, design and color of the proposed sign(s), with manufacturing and installation details and the width of the leased storefront.

Prior to manufacturing, the Tenant shall obtain Developer approval prior to submitting to the City of Baldwin Park. Once approval has been obtained from the Developer, the Tenant shall submit to the City of Baldwin Park at least three (3) copies of the Developer approved sign drawing(s) & obtain a valid sign permit from the City.

The Tenant shall be responsible for all costs for Tenant building signage and Tenant site signage panels, including fabrication of signs, installation (including final connection), permit labor and permit fees.

General Requirements (Cont'd)

Sign contractor will repair any damage caused by his work, and Tenant shall be fully responsible for the operations of his sign contractor(s).

The Tenant's sign contractor(s) will be responsible for clean-up of the area(s) in which work is being done (i.e. leftover trash, wires, dirt, electrical pieces, etc.)

The Landlord of building Parcel #2 shall furnish an electrical outlet for each Tenant and have control over the hours of illumination of all Tenant building signs.

Upon termination of the lease, the Tenant shall be responsible for removing the sign, any wall graphics, patching any holes in/on the building fascia, and painting them to match the surrounding wall color in a manner acceptable to the Developer. If the Tenant has space on a pylon or monument sign, the Tenant shall replace the sign panel(s) with a blank panel(s) to match the color and texture.

Any sign on which stains or rust appear, or which become damaged in any way, or which in any manner whatsoever is not properly maintained, shall be promptly repaired by the Tenant at the Tenant's expense. The Developer or Landlord may remove and store, at the Tenant's expense, any signs not maintained properly or not in accordance with this sign program.

Glossary of Terms:

MAJOR TENANT - A single tenant with 10,000 square feet or more of leased space.

RESTAURANT/RETAIL - A leased space occupied by a single tenant with 9,999 square feet or less of leased space.

Sign Design Guidelines:

Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.

Incorporating logos and/or images to enhance the signage identity is encouraged. Prior to manufacturing, the Tenant shall obtain Developer approval prior to submitting to the City of Baldwin Park. Once approval has been obtained from the Developer, the Tenant shall submit to the City of Baldwin Park at least three (3) copies of the Developer approved sign drawing(s) and obtain a valid sign permit from the City.

All buildings to have 6" high minimum address numbers. The area required for the numerals shall not be counted towards the maximum permitted sign area.

The sign area shall be calculated by the sum of all copy. In the case of a two-sided sign the area shall be computed using only one side of the sign. Sign supports or uprights should not be included in the calculation of the sign area.

Freestanding sign placement must allow a clear sign triangle for traffic visibility with a minimum setback of five (5) feet from the property line.

WALL SIGNS:

Wall signs shall not have any visible attachments unless the attachments make an intentional statement.

All wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters and sculpted cabinet signs are allowed. Can signs will be allowed for directional signage. All other can signs as logos may be allowed on a case by case basis by the Developer & the City of Baldwin Park, providing it is a registered trademark or symbol commonly used by the applicant.

Wall sign placement must be centered both vertically and horizontally within the sign fascia area. Area of sign not to exceed one (1) square foot of signage per lineal foot of primary leased building frontage.

Major Tenant 'A' (LA Fitness) will be permitted the signage as shown on Pages 8-9 of this sign program.

In the event that Major Tenant 'A' (LA Fitness) was to vacate the center, then the new Major Tenant shall follow the criteria as noted below for Major Tenants.

Major Tenants are allowed up to five foot (5'-0") letter height with a total maximum square footage of two hundred thirty five (235) square feet per leased building elevation allowed. Length of sign not to exceed seventy-five percent (75%) of the portion of the facade or building element where it is placed.

Restaurant/Retail Tenants are allowed up to two foot (2'-0") letter height and three foot (3'-0") logo height for each leased frontage elevation, per street or parking lot frontage. Length of sign shall not exceed seventy-five percent (75%) of the portion of the facade or building element where it is placed.

GRAPHIC PANELS:

The maximum size of any public art/ graphic panel sign shall not exceed one hundred & twenty-four (124) square feet in sign area. The maximum height of the panel shall not exceed sixteen feet six inches (16'-6"). The maximum width of sign panel shall not exceed seven feet six inches (7'-6")

FREEWAY PYLON SIGNS:

The maximum size of any freeway pylon sign shall not exceed one (1) square foot of sign area per one (1) linear foot of street/freeway frontage. The maximum height shall not exceed eighty feet (80'-0").

MONUMENT SIGNS:

The maximum size of any monument sign shall not exceed forty five (45) square feet of sign area. The maximum height shall not exceed eight feet (8'-0").

GRAPHIC PANELS:

Graphic panels depict healthy living, Images of athletes engaged in work outs & sports play. These images provide design creativity, enhance the building design and do not contain advertising messages.

PERMANENT WINDOW SIGNS:

Permanent window signs are permitted on glazed window and glazed door areas located on the first floor of a building. Such signs must consist of professionally and produced decals. No painted permanent window signs will be permitted. There is no limit on the number of permanent window signs as long as the total area of all such signs on any one (1) Tenant's building face does not exceed twenty percent (20%) of the total window area of that Tenant's building face.

DIRECTIONAL SIGNS:

Each directional sign shall not exceed four (4) square feet in area and four (4) feet in overall height.

Prohibited Signs:

- Signs painted directly on the wall.
- Roof or ground inflated balloons/figures.
- A-Frame signs.
- Advertising flag poles.
- Signs affixes to trucks, trailers or other vehicles that advertise or promote the activity of the business.
- Signs deemed to be immoral, obscene or unlawful.
- Awning signs.
- Temporary banners - except as allowed with Declarant, Fitness International LLC's prior written consent and with a permit first obtained from City per code.

Construction Requirements For All Signs:

Sign contractors must be fully licensed with the city and state. Signs must be constructed of durable, rust-inhibited materials that complement the design intent of the Tenants identity and are complimentary to the architecture.

No exposed conduit, transformers or wiring will be permitted on the fascia. Exposed raceways are not allowed unless they are incorporated into the overall design of the sign. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. Color and finish to match existing structure.

No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.

All signs shall bear the Underwriter Laboratories label and shall comply with local building and electrical codes.

It is the responsibility of the Tenant's sign company to obtain a sign permit from the City of Baldwin Park and verify the location of each sign and the type of wiring method required.

All sign fabrication and lighting must match the specifications of the approved working drawings. Developer approval required for Tenants using LED as illumination that have 10,000 square feet or less of building space.

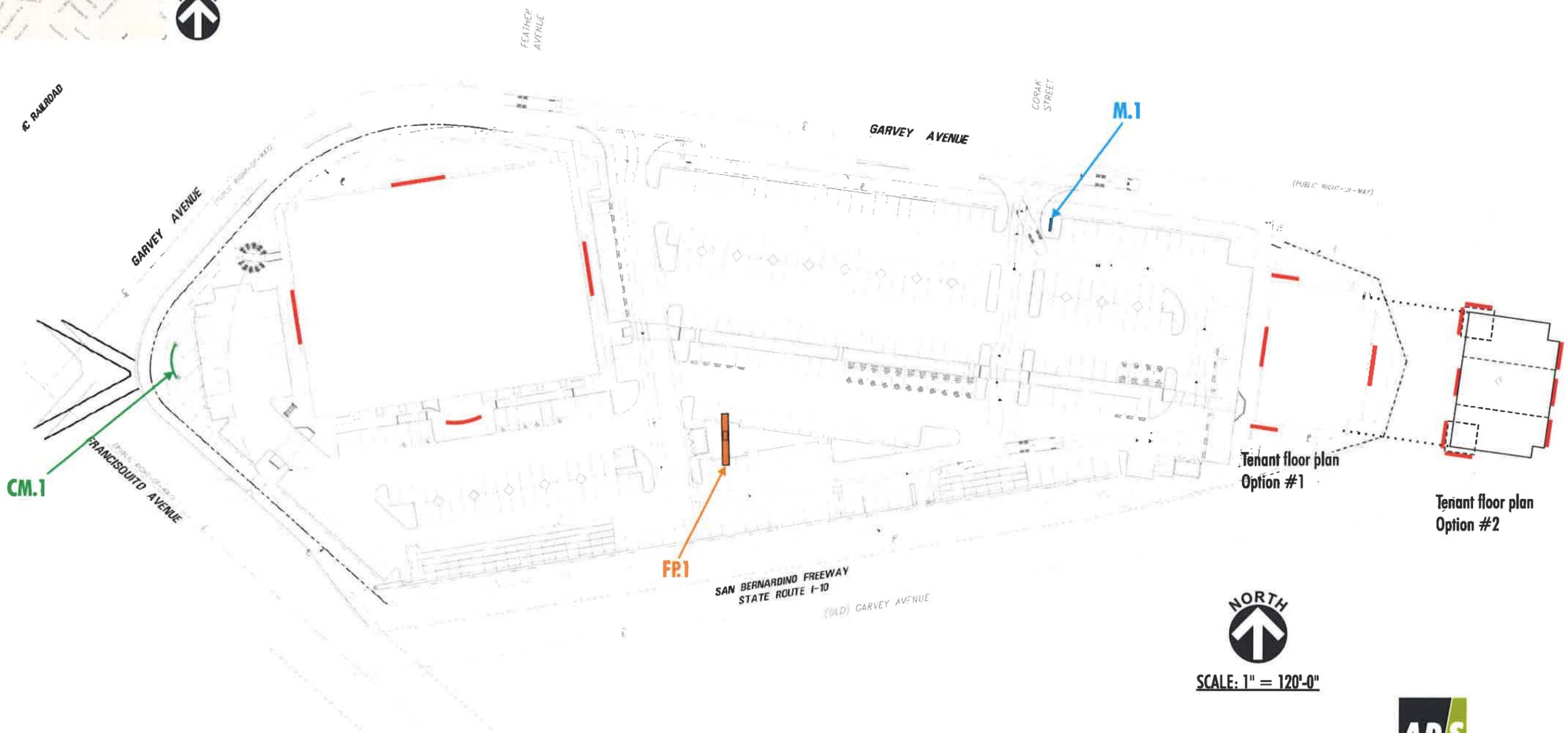
LED, Fluorescent or Neon accent lighting may be approved on a case by case basis by the Developer & City of Baldwin Park.

Site Plan



Vicinity Map

- = TENANT BUILDING WALL SIGNS
- = FREEWAY PYLON SIGN (FP.1)
- = MONUMENT SIGN (M.1)
- = PROJECT ID CORNER MONUMENT SIGN (CM.1)

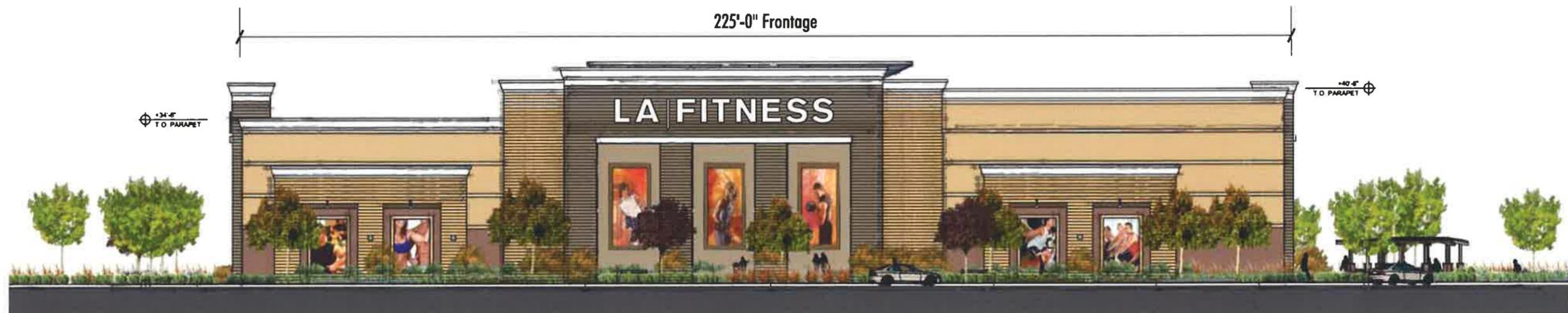


SCALE: 1" = 120'-0"

Major Tenant Elevations (LA Fitness)



1 SOUTH (FRONT) ELEVATION
SCALE: 1" = 30' - 0"



2 NORTH (REAR) ELEVATION
SCALE: 1" = 30' - 0"

**Major Tenant Elevations
(LA Fitness)**

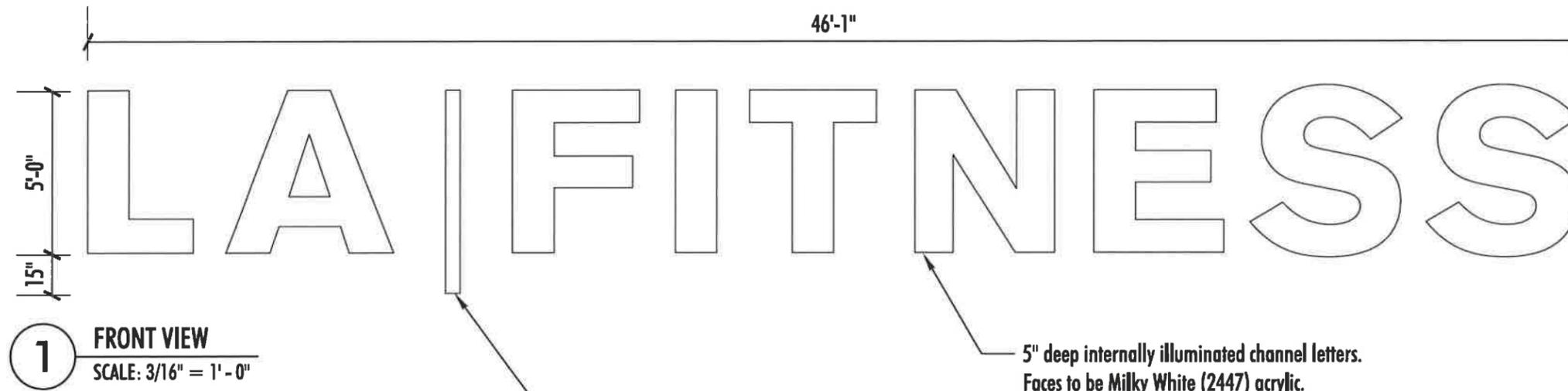


1 EAST ELEVATION
SCALE: 1" = 30' - 0"



2 WEST ELEVATION
SCALE: 1" = 30' - 0"

Sign Specifications (LA Fitness)



Qty: Four (4) Sets
Sign Area = 230.472 Sq. Ft.

5" deep internally illuminated channel bar.
Face to be Milky White (2447) acrylic.
Trim cap and returns to be Medium Gray.
Paint inside of bar with light enhancement paint.
Illumination to be GE Tetra Max White LED.
LED strips to be double-sticked taped and screwed to bar back.

5" deep internally illuminated channel letters.
Faces to be Milky White (2447) acrylic.
Trim cap and returns to be Medium Gray.
Paint inside of letters with light enhancement paint.
Illumination to be GE Tetra Max White LED.
LED strips to be double-sticked taped and screwed to letter backs.

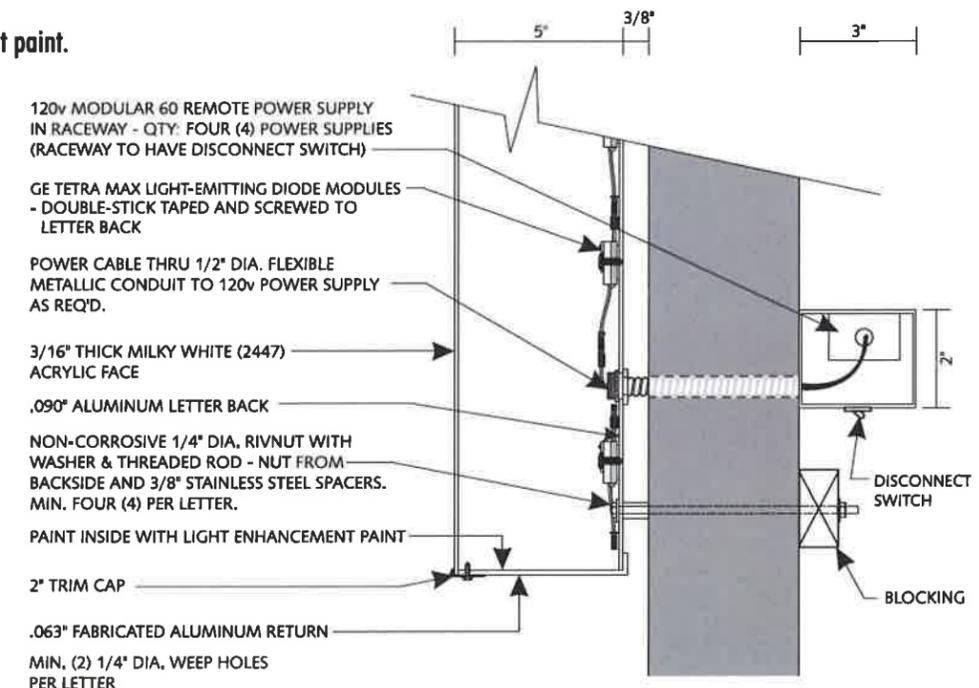
REQUIREMENTS FOR ELECTRICAL ILLUMINATION:
PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.
ALL TRANSFORMERS SHALL BE 100% GROUND FAULT-INTERERRUPTED TRANSFORMERS.
ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT
- THREE WIRE - 100% NEUTRAL & GROUND
- WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE
ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300
- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL/GROUND BUS
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

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.

1 Dedicated 20 Amp Circuit at 120 Volts

Note #1: All above is **not** in sign company's scope of work and must be in place prior to installation.

Note #2: Actual draw will be 3.4 Amps total and 200 Watts total.

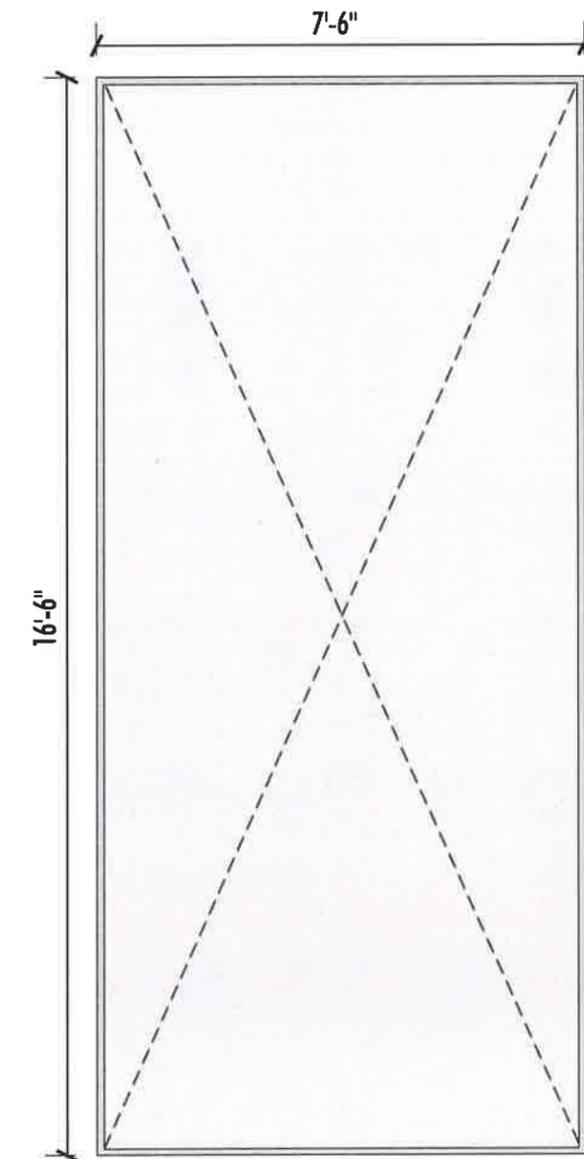


L.E.D. CHANNEL LETTER SECTION

U.L. LABELS REQUIRED

ALL COMPONENTS TO BE  APPROVED

Sign Specifications (LA Fitness) Graphic Panels (A)



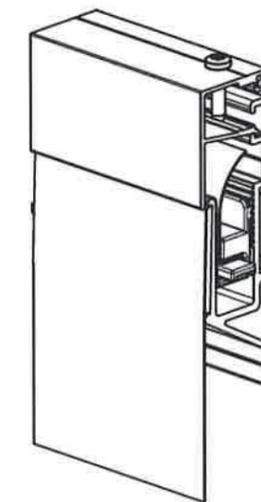
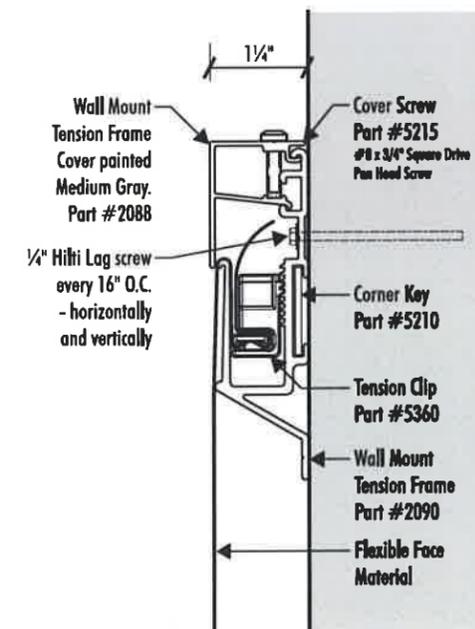
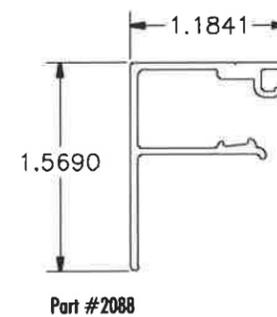
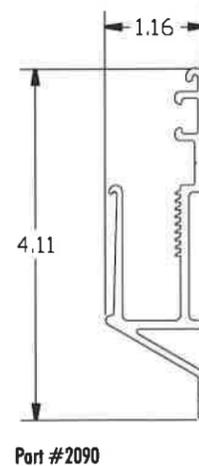
1 1/4" deep fabricated non-illuminated wall mount tension frame and cover.
Face to be flex face with printed graphic.
Face to have 3M Scotchcal™ Overlaminat Film #8520 with a matte finish. *

NOTE: High Resolution Graphics to be provided to AD/S prior to fabrication. Graphics must be a minimum 75 DPI when viewed at full size.

* 3M 5 year warranty from fading; each panel has exterior anti-graffiti clear coating.

1 FRONT VIEW
NOT TO SCALE

Qty: Nine (9) Total
Sign Area = 123.75 Sq. Ft.

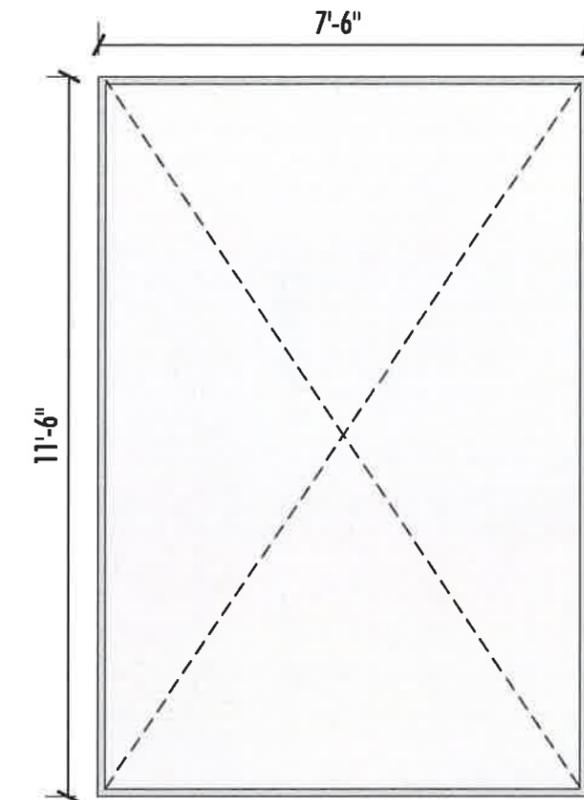


Perspective View

NOTE:

Upon termination of the lease, the Tenant shall be responsible for removing the sign, any wall graphics, patching any holes in fascia, and painting them to match the surrounding wall color in a manner acceptable to the Declarant, Fitness International LLC. If the Tenant has space on a pylon or monument sign, the Tenant will replace the sign panel(s) with a blank panel(s) to match the color and texture.

Sign Specifications (LA Fitness) Graphic Panels (B)



1 1/4" deep fabricated non-illuminated wall mount tension frame and cover.
Face to be flex face with printed graphic.
Face to have 3M Scotchcal™ Overlaminat Film #8520 with a matte finish. *

NOTE: High Resolution Graphics to be provided to AD/S prior to fabrication. Graphics must be a minimum 75 DPI when viewed at full size.

* 3M 5 year warranty from fading; each panel has exterior anti-graffiti clear coating.

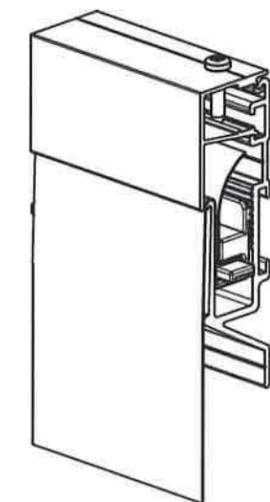
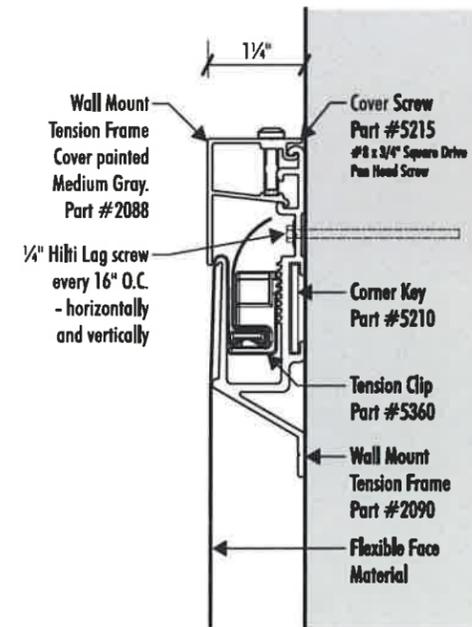
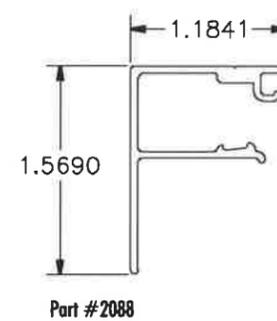
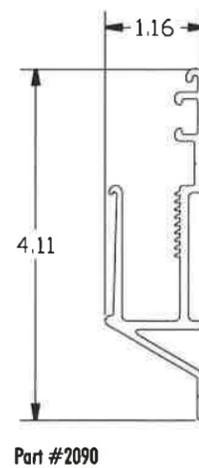
NOTE:

Upon termination of the lease, the Tenant shall be responsible for removing the sign, any wall graphics, patching any holes in fascia, and painting them to match the surrounding wall color in a manner acceptable to the Declarant, Fitness International LLC. If the Tenant has space on a pylon or monument sign, the Tenant will replace the sign panel(s) with a blank panel(s) to match the color and texture.

1 FRONT VIEW
NOT TO SCALE

Qty: Four (4) Sets
Sign Area = 86.25 Sq. Ft.

Not part of submittal per permit



Perspective View

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UNTIL ELEVATIONS ARE DEVELOPED
FOR THE RESTAURANT/RETAIL TENANT BUILDING

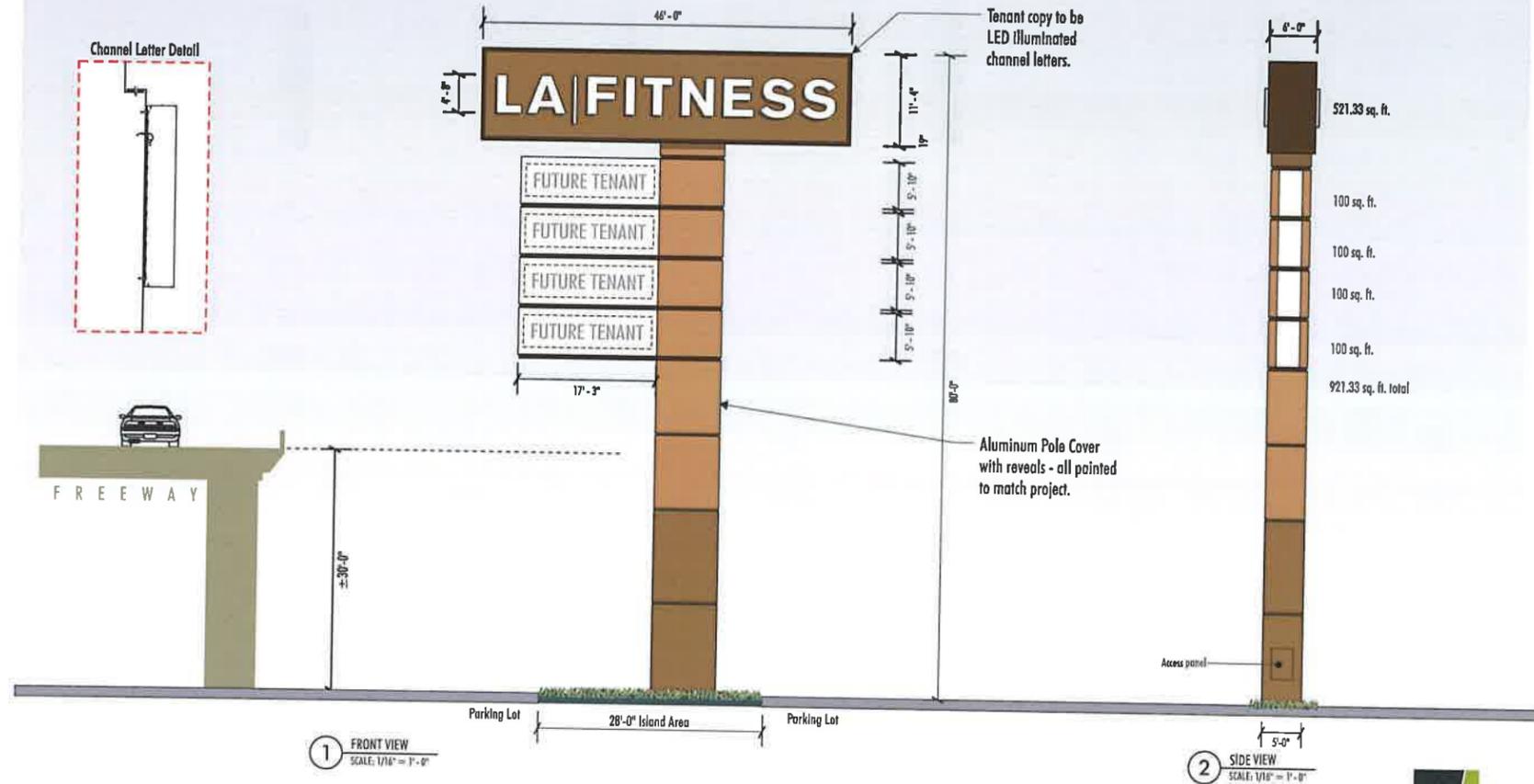
Freeway Pylon Sign

ALLOWABLE SQUARE FOOTAGE = 925 + SQ. FT. (FP.1)

Qty: One (1)

Sign Area = 921.33 sq. ft.

Channel Letter Detail

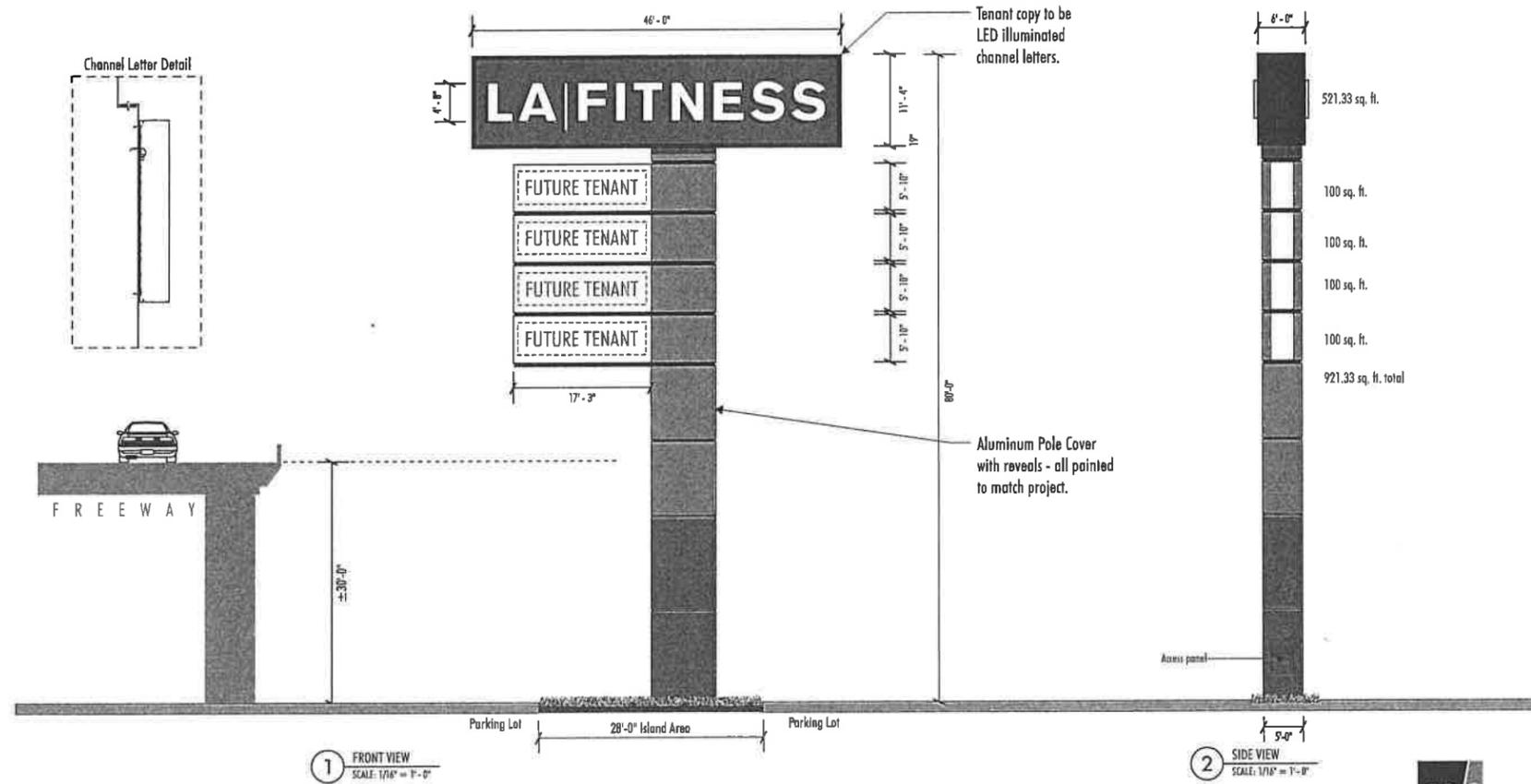


LA FITNESS Health Center at Baldwin Park



Qty: One (1)
 Sign Area = 921.33 sq. ft.

Freeway Pylon Sign
 ALLOWABLE SQUARE FOOTAGE = 925 + SQ. FT. (FP.1)

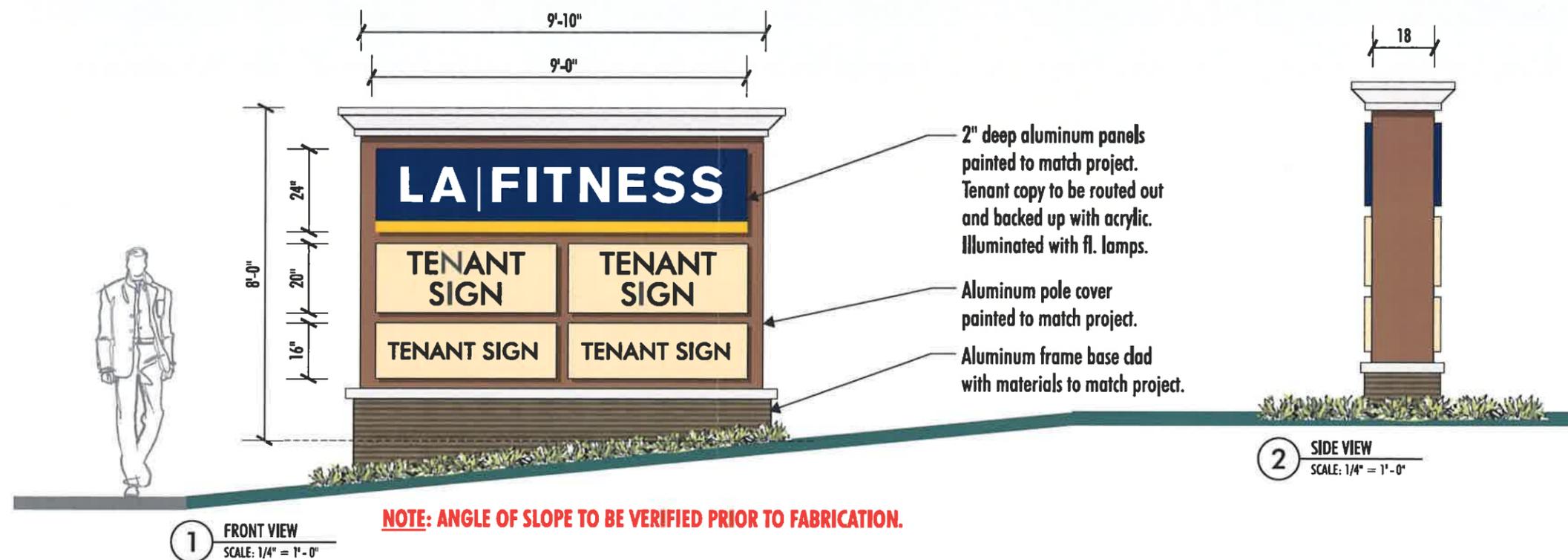


LA FITNESS Health Center at Baldwin Park



**Monument Sign
(M.1)**

Qty: One (1)
Sign Area = 45 sq. ft.



**Project Identification
Corner Monument Sign
(CM.1)**

Qty: One (1)
Sign Area = 60 sq. ft.

