

# BREA PLAZA LIVING

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5555 East Imperial Hwy Brea, Ca 92821  
MASTER SIGN PROGRAM



REVISED 01.11.25

250181-01

PREPARED BY



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# BREA PLAZA LIVING

## MASTER SIGN PROGRAM

**PROJECT DIRECTORY**

**SIGN CRITERIA FOR:  
BREA PLAZA LIVING**

Located at:  
5555 EAST IMPERIAL HWY.  
BREA, CA 92821

**LANDLORD**

BOSC REALTY ADVISORS, LLC  
888 W. Big Beaver Road, Suite 200  
Troy, MI 48084  
Attn: Wadd Nadhir

**PROJECT ARCHITECT**

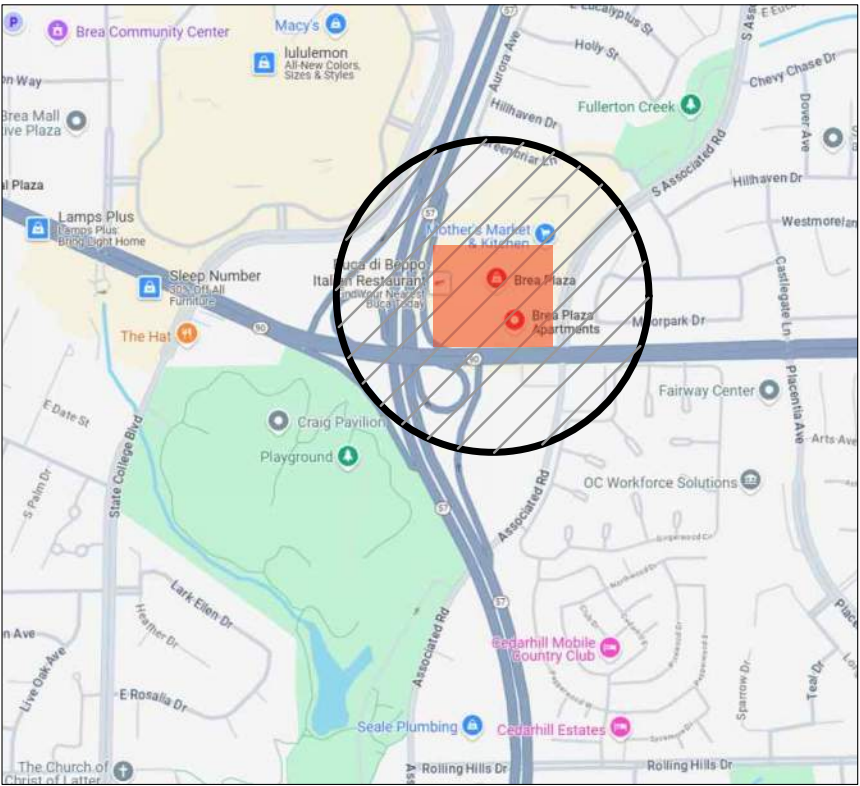
ARCHITECTS ORANGE  
144 North Orange Street  
Orange, Ca 92866  
Attn: Jahn Nguyen

**CITY PLANNING:**

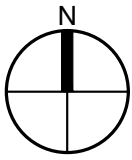
City of Brea

**SIGNAGE CONTRACTOR**

Signs & Services Co.  
10980 Boatman Ave.  
Stanton, CA 90680  
Attn: Cynthia Lima  
310-507-4393  
[cynthia@signsandservicesco.com](mailto:cynthia@signsandservicesco.com)

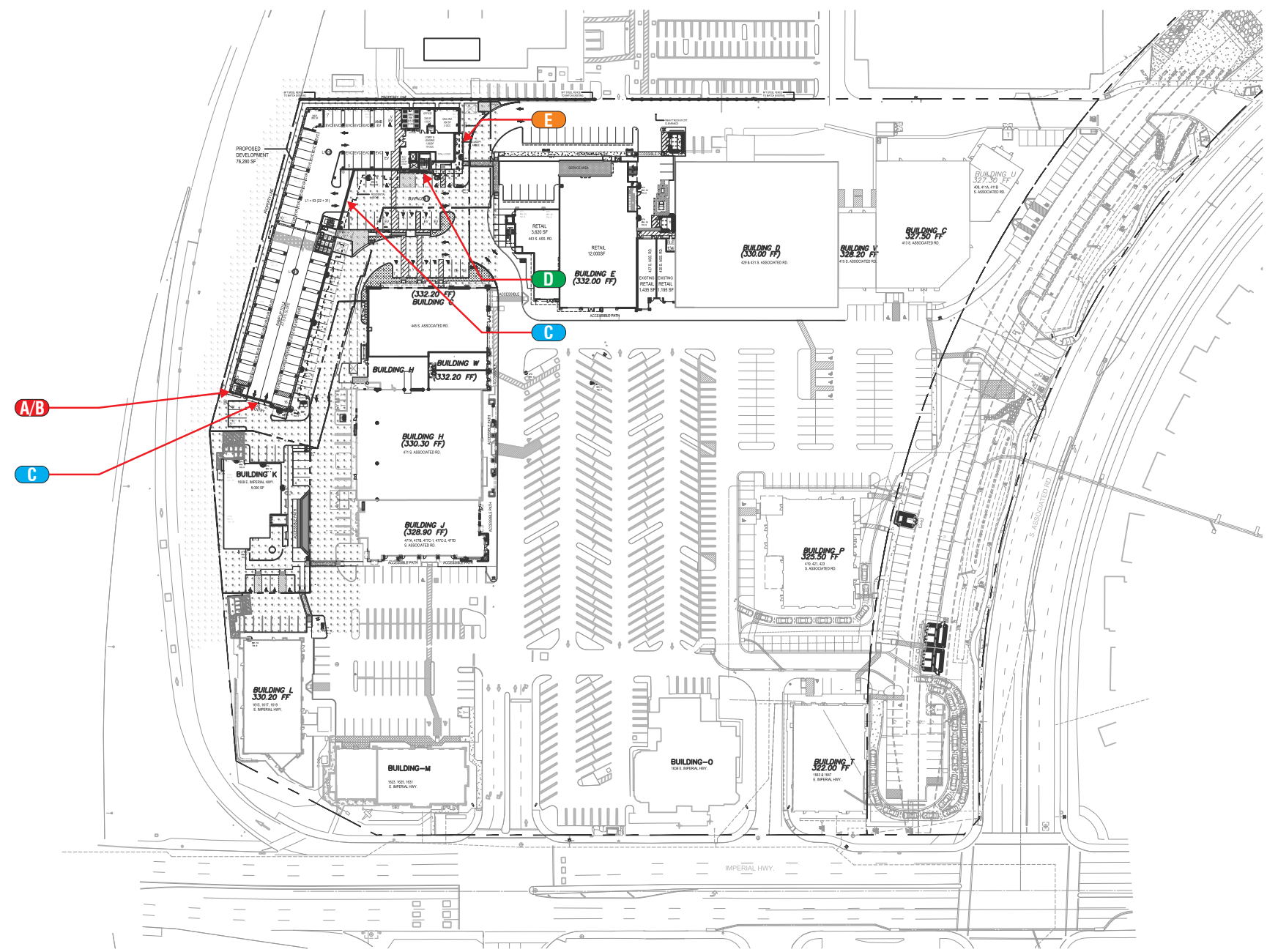


**LOCATION MAP**  
NOT TO SCALE



# BREA PLAZA LIVING

## MASTER SIGN PROGRAM



SIGN TYPE	DESCRIPTION	PAGE
A/B	DEVELOPMENT SIGN (CORNER)	11
C	PARKING EXIT ENTRY WITH BANG BAR	13
D	CANOPY MOUNTED LETTERS & NUMBERS	14
E	CANOPY MOUNTED ADDRESS NUMBERS	15



SCALE: 1" = 150'-0"



### I. INTRODUCTION

The purpose of this criteria is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the project.

Conformance to these criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his Sign Contractor.

### II. APPROVAL PROCEDURE

All signs installed or displayed on the premises of Brea Plaza Living must have written approval of the Landlord/Developer. The aesthetic characteristics of the signs (i.e., placement, size, proportion, colors, textures, method of fabrication, location of transformers and electrical devices, etc.) are subject to the discretionary approval of the Landlord/Developer within the context of this criteria.

Prior to submission to the City of Brea for permits, and prior to construction and installation of any sign or graphic covered by this criteria, tenant must submit professionally prepared drawings of their proposed signage meeting this criteria to Landlord/Developer for review and approval.

#### **Drawings must:**

1. Depict sign on building elevation with dimensional location and scale.
2. Include all specifications for construction and installation, including but not limited to, colors, materials, and illumination details. Following Landlord/Developer approval, Tenant must submit approved drawings to the City of Brea for review and permits prior to construction. All design, processing and construction shall be at the Tenant's sole cost and expense.

### III. GENERAL REQUIREMENTS

1. All work is to be performed by a professional sign company. Said sign company must be in possession of a current state contractor's license to perform such work. Said sign company must maintain a minimum of \$1,000,000 insurance to be working on property.
2. Each Tenant shall submit or cause to be submitted an electronic drawing with details drawn to scale, indicating the location, size, layout, design and color of the proposed signs, including all lettering and or graphics to the Landlord/Developer and the City of Brea for approval prior to fabrication. These drawings shall be submitted along with a site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width.  
**NOTE:** All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage, if applicable.
3. All signs shall be reviewed and approved in writing by the Landlord/Developer for conformance with these criteria and overall design quality as well as Tenant's lease agreement. Approval or disapproval of sign submittal based on aesthetics of a design shall remain the sole right of the Landlord/Developer.
4. All signs must comply with current City of Brea planning, zoning, building and electrical codes.
5. City Approval and Permits: Upon approval by the Landlord/Developer, Tenant shall secure a sign permit from the City of Brea by submitting proposed drawings (approved by the Landlord/Developer) to the Planning Department. All permits required by the City of Brea for signs and their installation must be obtained and paid for by the Tenant prior to installation.

6. All building signs shall be constructed and installed at the Tenant's expense. Tenant is also responsible for the maintenance of their signs.
7. In the event a Tenant vacates his premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
8. Tenant's sign contractor shall repair any damage to any work caused by his actions. Incomplete repairs are the ultimate responsibility of the Tenant.
9. Upon notice by the City of Brea or the Landlord / Developer, a Tenant shall be required to repair or refurbish their sign structure, sign face and/or sign illumination within seven (7) working days.
10. Window signs as related to logos to be allowed, shop addressing, hours of operation, approved credit card names, emergency telephone numbers, etc., not to exceed a total of 10% of the area of any single window or adjoining window on the same frontage.
11. All electrical signage shall bear the Underwriter Laboratories (UL) label of approval. All conduit, transformers, junction boxes, openings in the building surface, etc. shall be concealed. No raceways or sign cabinets (boxes) are allowed. The City of Brea and the Landlord/Developer shall approve the method of installation.
12. Tenant is responsible for maintenance and cost of electricity for their own signage. The Tenant or Landlord shall be responsible to provide a designated electrical circuit from electrical panel for their signage. Tenant to provide primary wiring from electrical sub panel to J-box at sign location.



### **III. GENERAL REQUIREMENTS (cont.)**

13. Tenant shall be fully responsible for the operations of his sign contractor and shall indemnify, defend and hold harmless the Landlord/Developer and his agents from damages or liabilities resulting from his contractor's work.
14. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
15. Signs not covered by these criteria are subject to prior review and approval of the Landlord/Developer and shall conform to the requirements of the City of Brea Sign Standards and the City Code.
16. Sign Manufacturer & U.L. Labels. Sign manufacturer name, & state license number to be inconspicuously labeled & attached on top exterior of the sign letters.

SIGN TYPE EXAMPLES

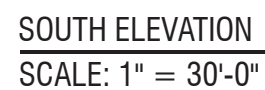
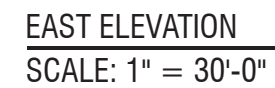
Halo Illuminated Reverse Pan Channel Letters / Logo



Halo Illuminated Pan Channel Letters / Logo

Letters to be fabricated aluminum, reverse pan channel construction. Aluminum faces and returns to have painted or adodized finishes. Backs to be Clear lexan with min. 1 1/2” stand-offs. Letters / logo to be internally illuminated with LEDs.

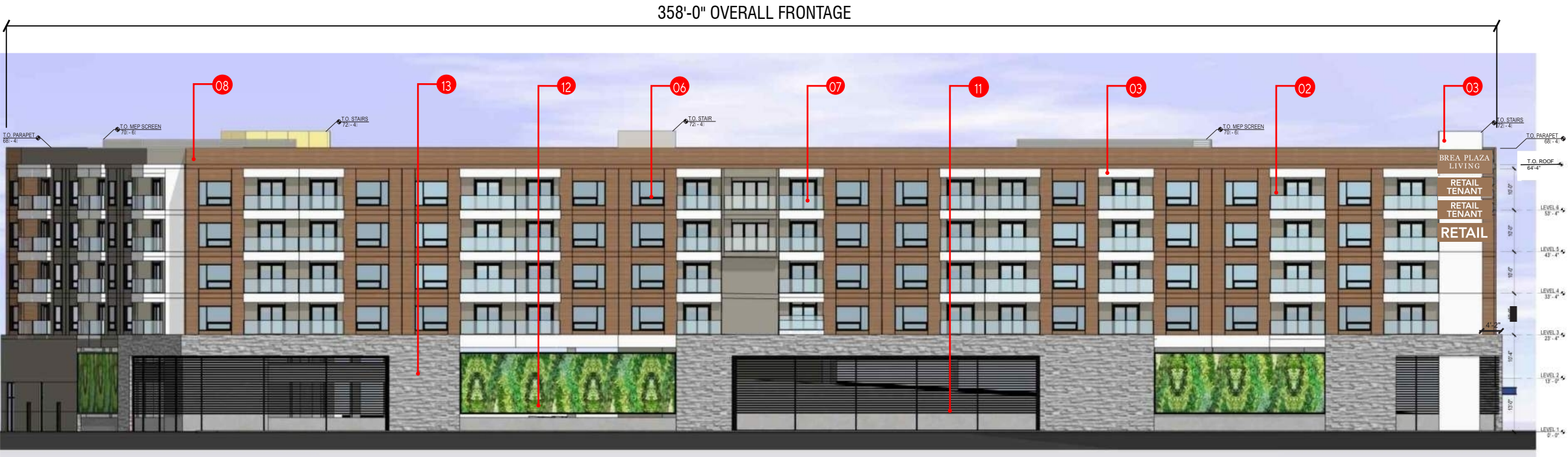
## MASTER SIGN PROGRAM





# BREA PLAZA LIVING

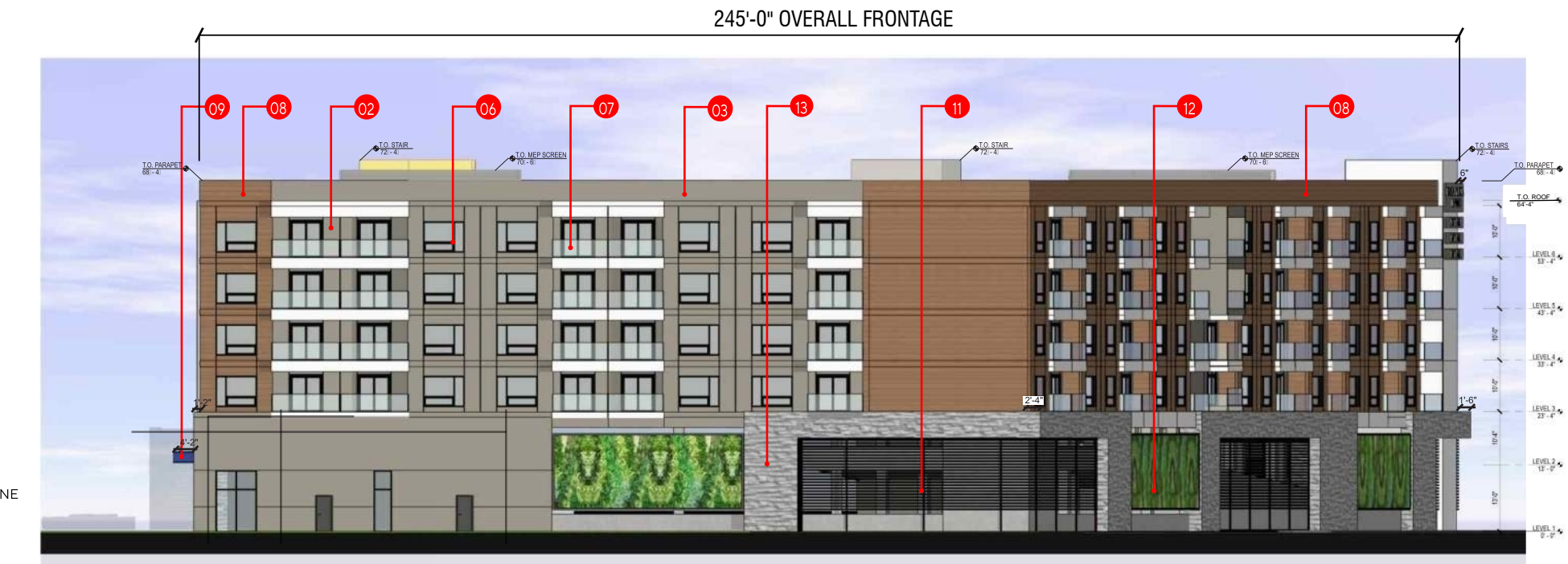
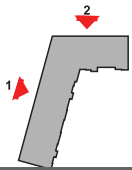
## MASTER SIGN PROGRAM



WEST ELEVATION

SCALE: 1" = 30'-0"

- MATERIAL LEGEND**
- 01 PAINTED SMOOTH CONCRETE
  - 02 PAINTED STUCCO FINISH - METAL FRINGE
  - 03 PAINTED STUCCO FINISH - PRECIOUS PEARL
  - 04 COLORED GLASS
  - 05 MECHANICAL SCREEN - DARK GRAY
  - 06 OPERABLE WINDOW
  - 07 GLASS RAILING
  - 08 NEW TECH WOOD - PERUVIAN TEAK
  - 09 STEEL CANOPY W/ COLOR BAND
  - 10 STOREFRONT SYSTEM: BLACK W/ CLEAR GLASS
  - 11 DARK BRONZE ANODIZED ALUM. LOUVERS
  - 12 LIVING GREEN WALL
  - 13 SIERRA LEDGE WASATCH GREY CORONADO STONE



NORTH ELEVATION

SCALE: 1" = 30'-0"

# BREA PLAZA LIVING

MASTER SIGN PROGRAM

SIGN A/B

WALL MOUNTED DEVELOPMENT SIGN



SOUTHWEST CORNER PERSPECTIVE VIEW  
SCALE: NTS





SIGN A/B

## WALL MOUNTED DEVELOPMENT SIGN

One wall mounted development sign will wrap around the southwest corner of the main building at "Brea Plaza Living". Halo illuminated 3" deep aluminum channel letters attached to aluminum backgrounds. Power supplies located within backgrounds.

The sign area will be all inclusive.

Total maximum allowable sign area for each tenant includes the wall mounted development sign.

Maximum sign height for double line tenant:  
1'-6" with a min, 6" between letters or logo.  
Maximum sign height for single line tenant:  
2'-6"

West Elevation  
Max. total sign area = 42 s.f.

South Elevation:  
Max. total sign area = 49 s.f.

6" margin around sign background.



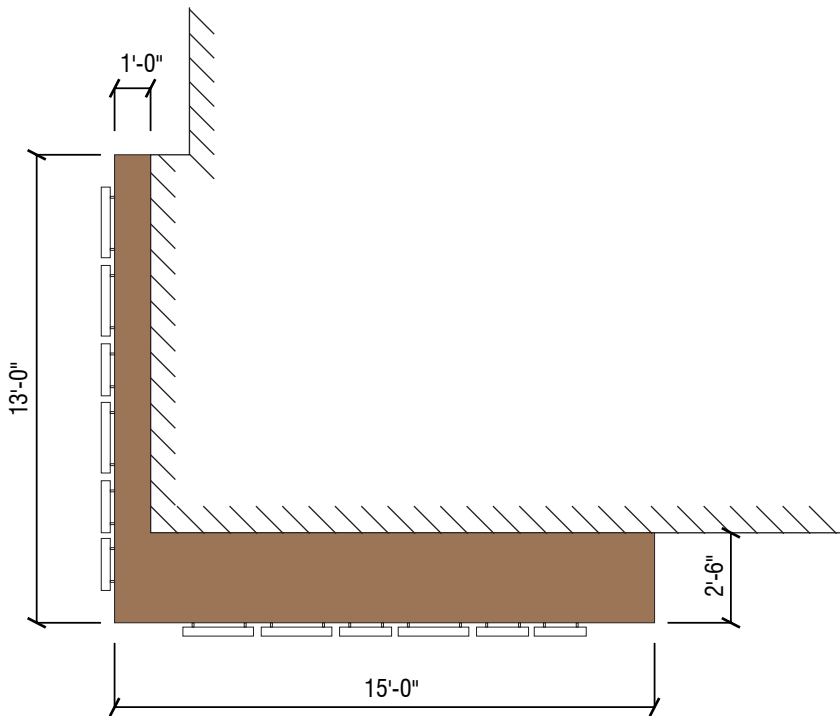
FRONT VIEW

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



FRONT VIEW

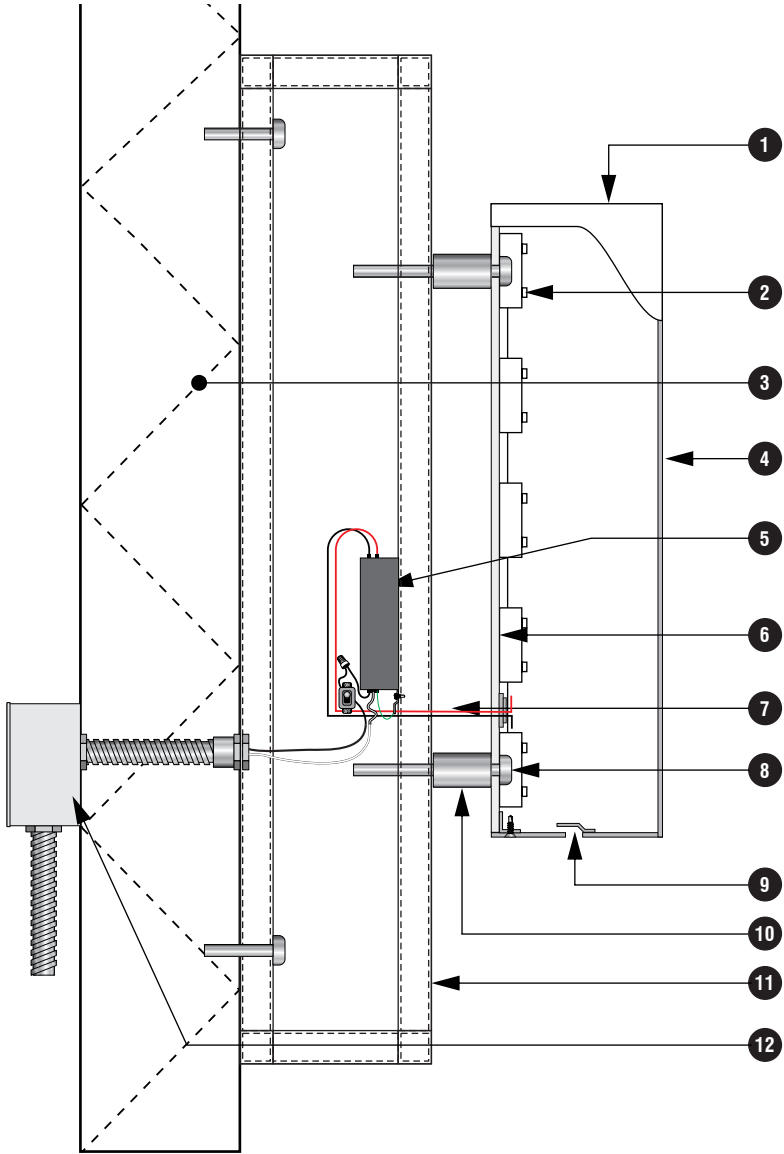
SCALE: 1/4" = 1'-0"



PLAN VIEW OF CORNER

SCALE: 3/16" = 1'-0"





FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

U.L. LABELS REQUIRED

HARDWARE	ALTERNATE ATTACHMENT METHODS			
	MASONRY	WOOD	METAL / ACM	PLYWOOD / EFIS
MINIMUM FASTENERS				
1/4" MIN. BOLTS THRU WALL	X	X	X	REQUIRES BLOCKING BY INSTALLER
1/4" MIN. LAG BOLTS W/SHIELD	X	----	----	----
1/4" MIN. LAG BOLTS	----	X	----	REQUIRES BLOCKING BY INSTALLER
1/4" MIN. TOGGLE BOLTS	HOLLOW BLOCK ONLY	----	X	THRU BOTH PLYWOOD AND EPS MATERIAL

CHANNEL LETTERS - HALO LIT

- 1

ALUMINUM RETURN, PAINTED
- 2

LED MODULE
- 3

TYPICAL WALL FRAME/SURFACE
- 4

ALUMINUM SIGN FACE, PAINTED
- 5

POWER SUPPLY IN ALUMINUM BOX w/DISCONNECT SWITCH
- 6

FROSTED POLYCARBONATE BACK

7

LOW VOLTAGE WIRE, NO CONDUIT REQUIRED

8

WALL ATTACHMENTS AS REQUIRED, MIN. 4 PER LETTER

9

1/4" WEEP HOLE WITH LIGHT SHIELD

10

1/2" DIA. ALUMINUM STANDOFF, PAINTED

11

ALUMINUM BACKGROUND MOUNTED TO WALL

12

JUNCTION BOX WITH PRIMARY ELECTRICAL (BY OTHERS)

1

11

ATTACHMENT DETAIL  
SCALE: NTS

SIGN C

## PARKING EXIT/ENTRY SIGN WITH BANG BAR

- Two (2) wall mounted exit and entry signs.
- 6" Letters and symbols to be 1/2" thick flat cut out with reflective vinyl overlay.
- "Parking" letters to be 2" deep out freestanding with LED bar light to uplight letters.
- Bang bar to be 1" deep x 10" high aluminum bar with reflective vinyl graphics with height limiting information.



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



BUILDING CORNER PERSPECTIVE  
SCALE: NTS



SIGN D

CANOPY MOUNTED FACE LIT CHANNEL LETTERS

One (1) set of canopy mounted 12" high x 2" deep halo lit channel letters mounted to an aluminum countour backer.  
Faces to be brushed aluminum with painted returns.  
Letters attached to 3" aluminum raceway.  
Letters pegged off contour backers by 3/4" for halo lighting.  
Illuminated with LED modules with power supply located in raceway

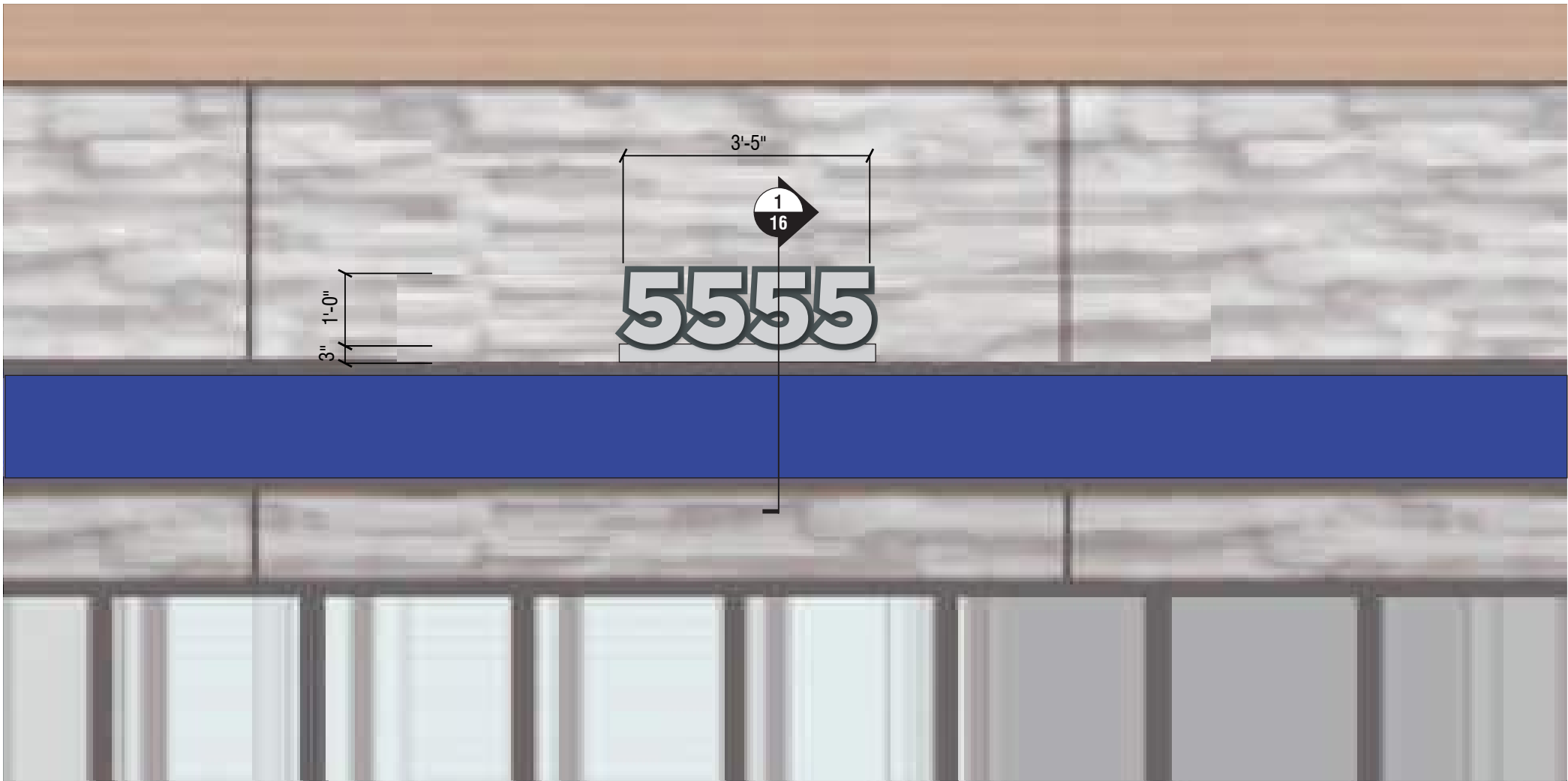
One (1) set of canopy mounted 12" high x 2" deep halo lit channel numbers mounted to an aluminum countour backer.  
Faces to be brushed aluminum with painted returns.  
Letters attached to 3" aluminum raceway.  
Numbers pegged off contour backers by 3/4" for halo lighting.  
Illuminated with LED modules with power supply located in raceway



FRONT VIEW  
SCALE: 1/2" = 1'-0"

SIGN E CANOPY MOUNTED FACE LIT CHANNEL ADDRESS

One (1) set of canopy mounted 12" high x 2" deep halo lit channel numbers mounted to an aluminum contour backer.  
Faces to be brushed aluminum with painted returns.  
Letters attached to 3" aluminum raceway.  
Numbers pegged off contour backers by 3/4" for halo lighting.  
Illuminated with LED modules with power supply located in raceway



FRONT VIEW  
SCALE: 1/2" = 1'-0"

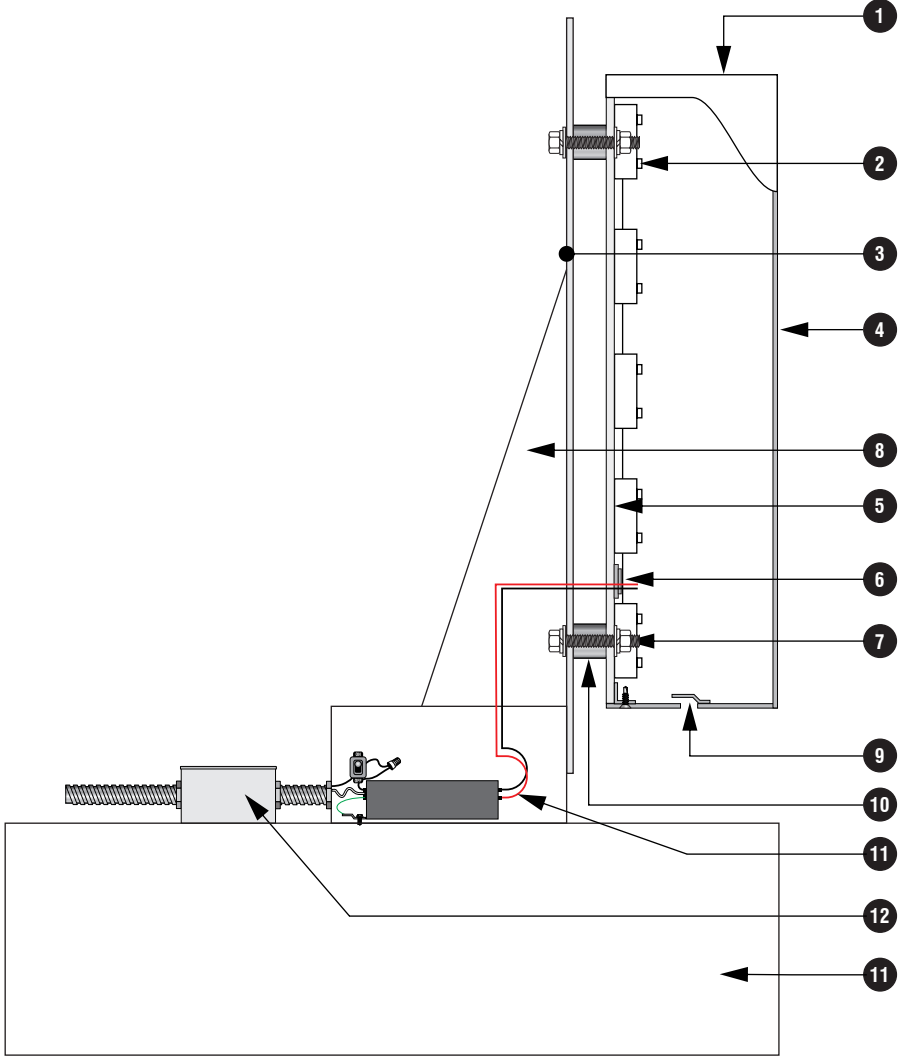
FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER



THIS SIGN IS INTENDED TO BE MANUFACTURED  
IN ACCORDANCE WITH ARTICLE 600 OF THE  
NATIONAL ELECTRICAL CODE AND/OR OTHER  
APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S).

U.L. LABELS REQUIRED

HARDWARE	ALTERNATE ATTACHMENT METHODS			
	MASONRY	WOOD	METAL / ACM	PLYWOOD / EFIS
MINIMUM FASTENERS				
1/4" MIN. BOLTS THRU WALL	X	X	X	REQUIRES BLOCKING BY INSTALLER
1/4" MIN. LAG BOLTS W/SHIELD	X	----	----	----
1/4" MIN. LAG BOLTS	----	X	----	REQUIRES BLOCKING BY INSTALLER
1/4" MIN. TOGGLE BOLTS	HOLLOW BLOCK ONLY	----	X	THRU BOTH PLYWOOD AND EPS MATERIAL



CHANNEL LETTERS - HALO LIT

- 1

ALUMINUM RETURN, PAINTED
- 2

LED MODULE
- 3

ALUMINUM CONTOUR BACKER PANELS
- 4

ALUMINUM SIGN FACE, PAINTED
- 5

FROSTED POLYCARBONATE BACK
- 6

LOW VOLTAGE WIRE, NO CONDUIT REQUIRED

7

1/4" THRU BOLTS TO BACKER PANEL, MIN. 4 PER LETTER

8

ALUMINUM GUSSET SUPPORTS

9

1/4" WEEP HOLE WITH LIGHT SHIELD

10

1/2" DIA. ALUMINUM STANDOFF, PAINTED

11

POWER SUPPLY IN ALUMINUM BOX w/DISCONNECT SWITCH

12

JUNCTION BOX WITH PRIMARY ELECTRICAL (BY OTHERS)

13

EXISTING BUILDING CANOPY

1

16

ATTACHMENT DETAIL  
SCALE: NTS