

# Beaumont Landing

SEC Oak Valley Parkway and Interstate Freeway 10  
Beaumont, CA 92223

## Master Sign Program

October 20th, 2021



#### PREPARED FOR

ADMG, Inc.  
10995 Indiana Avenue  
Riverside, CA 92503

#### PREPARED BY

AD/S  
1160 Railroad St.  
Corona, California 92882  
951.278.0680



# Beaumont Landing

PROPERTY MANAGER/  
OWNER REPRESENTATIVE

ADMG, Inc.  
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Riverside, CA 92503

SIGN CONSULTANT



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GENERAL SIGN CONSTRUCTION REQUIREMENTS:

- 1. All signs and their installation shall comply with all local building and electrical codes.
- 2. All electrical signs will be fabricated by a U.L. Approved sign company, according to U.L. Specifications and bear U.L. Label.
- 3. Sign Company to be fully licensed with the City and State and shall have full Workman’s Compensation and general liability insurance.
- 4. All penetrations of building exterior surface are to be sealed waterproof in color and finish to match existing exterior.
- 5. Internal illumination shall be Light Emitting Diodes (LED).
- 6. Painted surfaces to have satin finish. Only paint containing acrylic polyurethane products my be used.
- 7. All sign fabrication work shall be of excellent quality. All logo inages 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 deemed to be below standard.
- 8. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
- 9. Signs must be made of durable rust-inhibiting materials that are appropriate complimentary to the building.
- 10. Color coating shall exactly match the colors specified on the approved plans.
- 11. Joining of materials (e.g., Seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticable.
- 12. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- 13. Exposed junction boxes, LED modules and wiring are not permitted.

TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Illuminated Lexan Face Channel Display with face Illumination  
See details on Sheet 5.
- Illuminated Reverse Channel display with halo illumination  
See details on Sheet 5.
- Illuminated Lexan Face Channel Display with face and halo illumination  
See details on Sheet 5.
- Under Canopy ID Signs  
Under canopy ID signs shall be centered on the lease space and oriented perpendicular to the adjacent building wall.
- Window Signs  
Window signs should be centered on the storefront glass nearest the main pedestrian entrance.
- Delivery Entrance Signs  
If the business has a non-customer rear door for receiving merchandise, the tenant may attach a sign consisting of 2” high Helvetica medium letters, identifying the business names and address. The location of this sign will be subject to landlord approval.

The idea of using dissimilar materials and creating signs with varying colors, layers, and textures will create an exciting appealing retail environment.



Irregular shaped icons & logos should be considered in sign design for increased visual impact.

BUILDING SIGN AREA CALCULATIONS:

The area within a maximum of two elements, with each element comprised of a maximum four continuous straight lines enclosing the entire perimeter of the sign excluding descenders of text that fall below the text baseline and including text above the baseline, emblems, arrows, ornaments, or other sign media.

The maximum width of tenant signs shall be 75% of their leased frontage and the maximum sign area allowed shall be 1.15 square feet per linear foot of each frontage.

FREESTANDING SIGN AREA CALCULATIONS:

For monument and pylon signs, when two identical sign faces are placed back-to-back on the same structure, the sign areas shall be calculated by the measurement of one sign face.

## TEMPORARY SIGNS:

All paper signs, banners, balloons, streamers, placards, pennants, or portable signs which direct, promote, attract, service, or which are otherwise designed to attract attention are prohibited, except that the following temporary signs shall be permitted.

1. One banner not exceeding sixty (60) square feet in addition to streamers and pennants, per Landlord approval, shall be permitted for a period not exceeding thirty (30) consecutive days when announcing a grand opening of a new business at the site where the banner is to be displayed. The banner shall be stretched flat and secured tightly against a single flat building surface and shall not extend higher than the building eave or parapet wall.
2. Merchandise sale and special event signs not exceeding 30 percent of a window area may be displayed for a period of time not to exceed thirty consecutive days and not to exceed a total of thirty days in any ninety-day period. Such signs may be painted in water soluble paints or constructed of paper, wood, fabric, plastic or similar materials and shall be restricted to a window area on the premises where the sale is conducted. No more than two colors shall be used for such signs including black and white. Fluorescent colors are prohibited.

## INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

## ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become property of Landlord, and tenant will be billed for removal of said sign and restoration of building as required.

## PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:  
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words STOP, LOOK, DANGER or any words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in proximity to Utility Lines:  
All signs must maintain clearance from all communication and electrical power lines as required by State of California laws.
3. Signs painted directly onto a building surface are prohibited.
4. Flashing, moving or audible signs are prohibited.
5. Vehicle Signs:  
Sign on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.
6. Light Bulb (or LED) String lighting is prohibited.
7. The use of permanent "sale" signs is prohibited.

## ALL COMPANIES BIDDING TO MANUFACTURE

1. Substitutions: All companies bidding to manufacture a tenant's signs are advised that no substitutes will be accepted by the landlord whatsoever, unless so indicated in the specifications which are approved in writing by the landlord, the tenant and City of Beaumont. Planning Department. Signs that deviate from these criteria without such approval must be removed at the tenant's expense.
2. Inspection: Prior to acceptance and final payment, each sign will be inspected for conformance to these criteria by the City of Beaumont. Planning Department and by an authorized representative of the landlord. Any signs found not in conformance will be rejected and removed at the tenant's expense.
3. Guarantee: The entire sign display shall be guaranteed for one (1) year against defects in material and workmanship. Defective parts shall be replaced without charge.
4. Insurance: The tenant's sign fabrication and installation company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of One Million Dollars ( \$1,000,000 ), or as provided by current ordinance, combined single limit. The Landlord shall be presented with reasonable evidence of such coverage prior to commencement of any sign construction work. The tenant shall indemnify the Landlord and hold the Landlord harmless from all cost, liability, damages and expense including attorneys' fees and costs, incurred by the Landlord as a result of any sign construction or installation work by the tenant or its contractors.
5. Erection: The tenant's sign company shall completely erect and connect (including all wiring) the subject sign in accordance with these criteria.

## NO ASSURANCES

1. The tenant acknowledges that the landlord gives no assurances that a sign approved by the landlord, which is in accordance with provision of these criteria, will be acceptable to the City of Beaumont.
2. The tenant shall be solely responsible for bringing its sign into compliance with all local rules and ordinances.

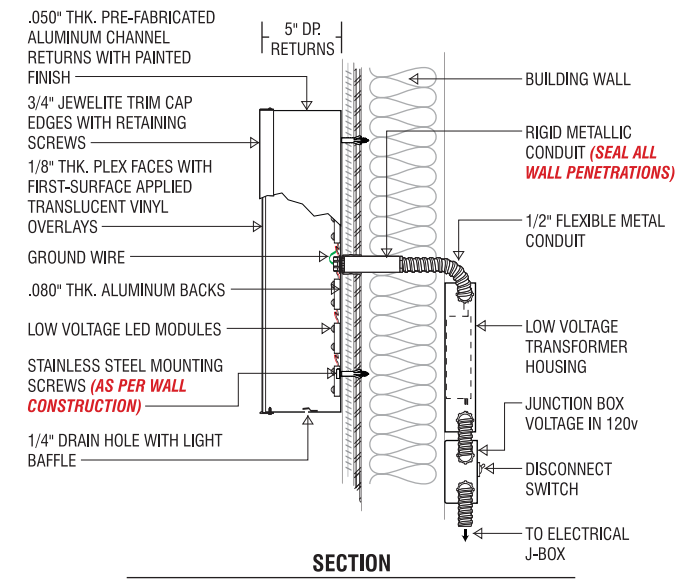


# TYPICAL ALLOWED SIGN STYLES:

These are sign styles are typical examples for multi-tenant commercial centers. Not all sign styles or style combinations are shown here. Individual tenants will have their signs manufactured per national branding standards, including the use of digitally printed vinyl onto illuminated or non-illuminated sign surfaces, and the exact details for each sign will be drawn up and illustrated in that Tenant's permit submissions to the Landlord and the City of Beaumont, CA.



Standard Channel Letters



SECTION

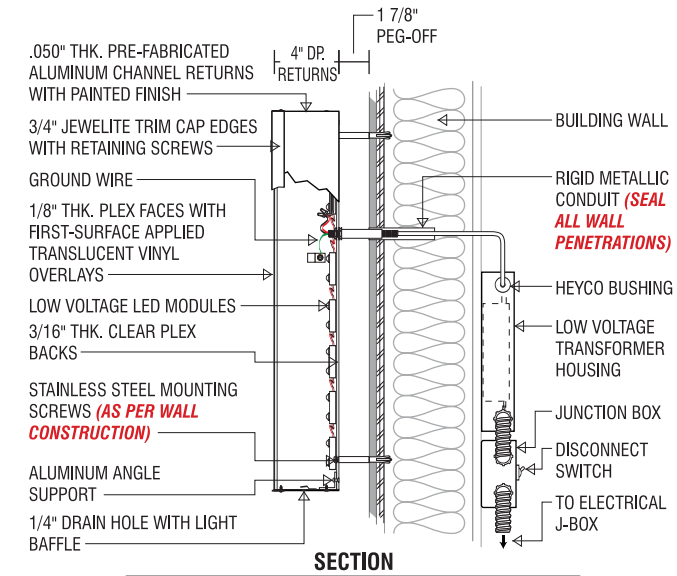
SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX Faced Channel Letters with LED Illumination

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.



Front and Halo lit Channel Letters



SECTION

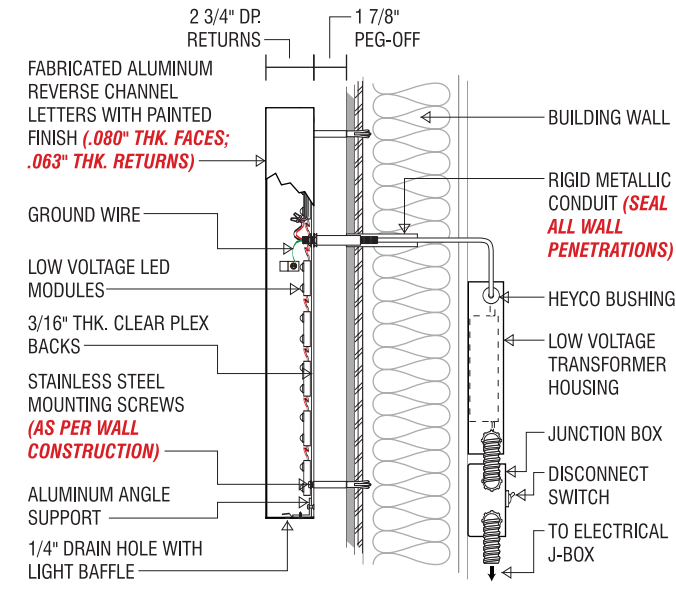
SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX Faced Channel Letters with Through Face & Halo LED Illumination

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.



Halo Illumination

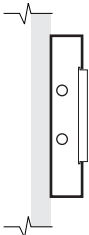


SECTION

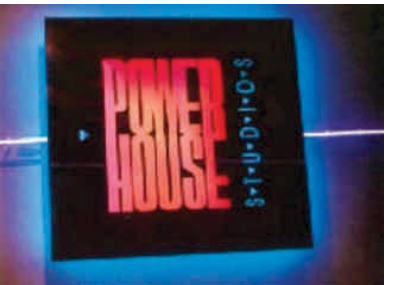
SIGN TO BE UL APPROVED AND BEAR UL LABEL

Reverse Pan Channel Letters with LED Illumination

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.



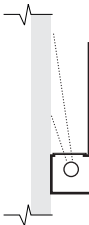
Routed Pushed Through Copy



A combination of routed and backed up copy out of a halo illuminated panel

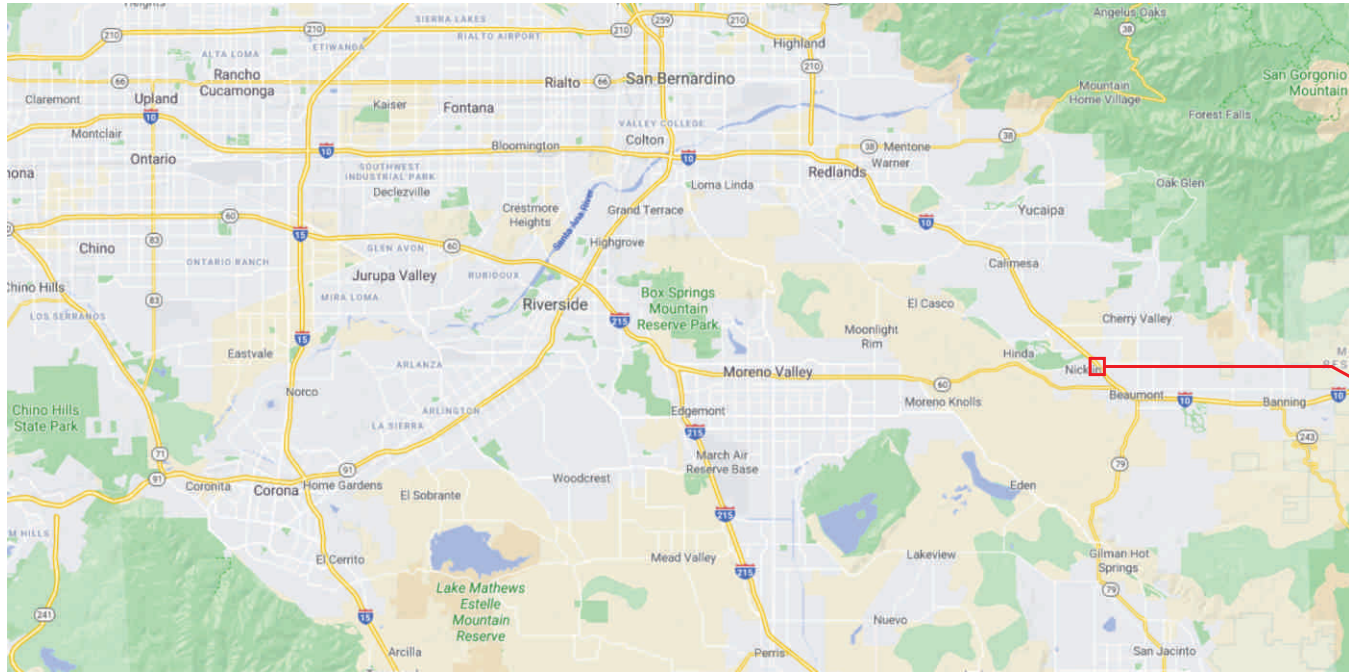


Metal Cut Out Panel with Halo Illumination



Cove lighting effect for free standing letters

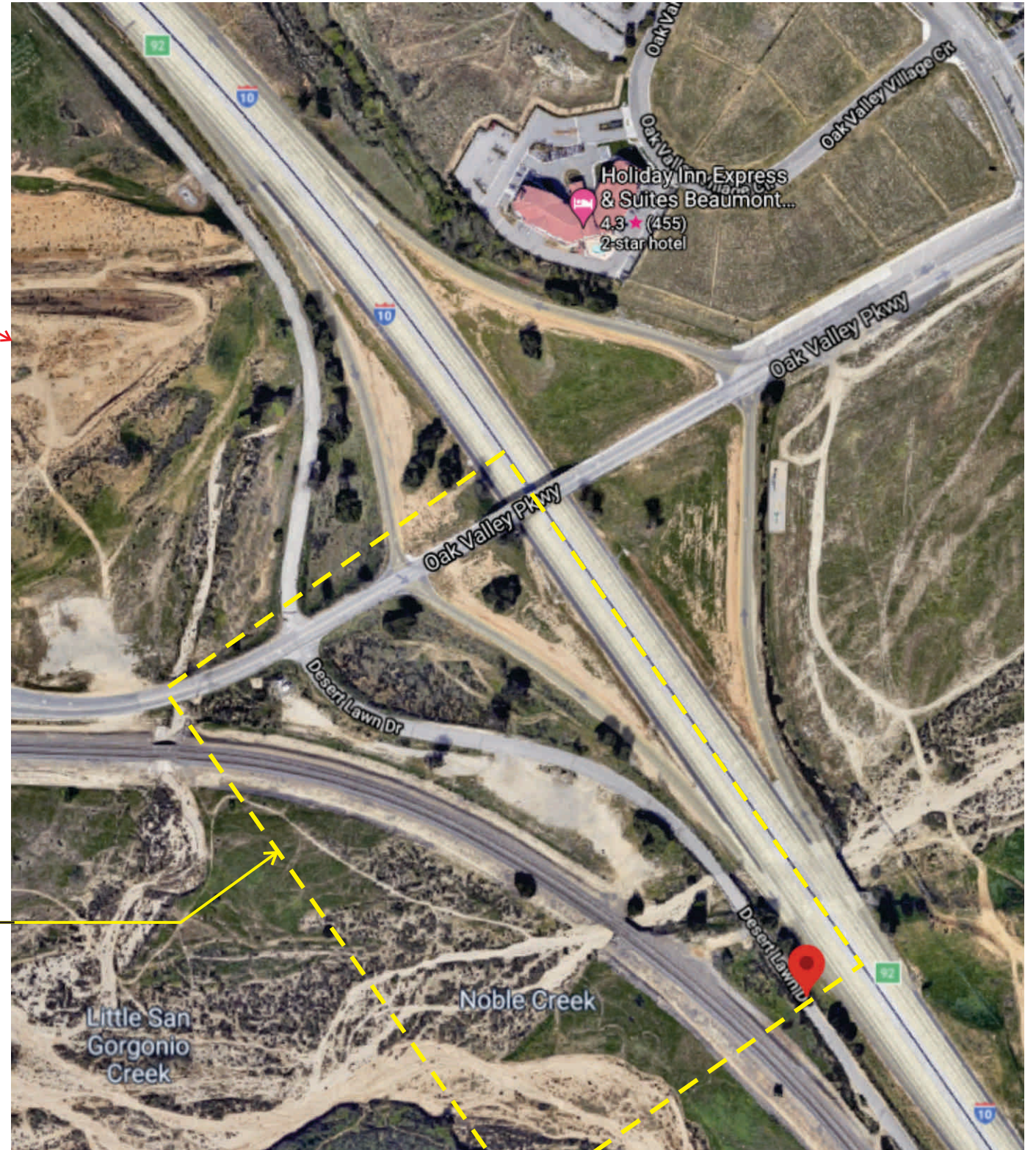




1 REGIONAL MAP  
SCALE: NTS



This is site plan  
area on next sheet

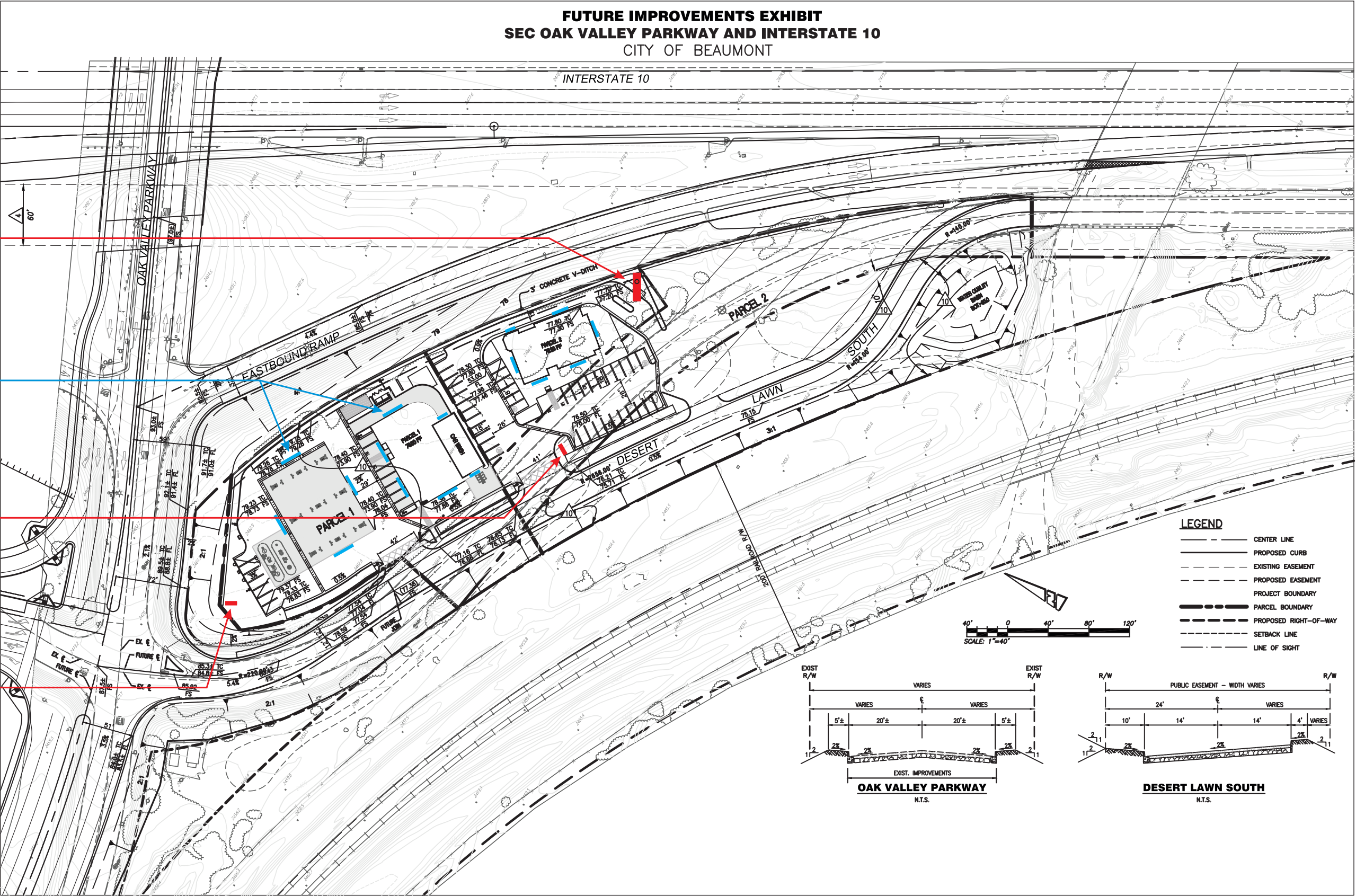


2 SATELLITE SITE VIEW  
SCALE: 1" = 300'-0"





**FUTURE IMPROVEMENTS EXHIBIT**  
**SEC OAK VALLEY PARKWAY AND INTERSTATE 10**  
CITY OF BEAUMONT



Project Pylon,  
see Sheet 7 for details.

Building/Canopy  
wall signage locations, typ.

Future Monument

Fuel Price Monument,  
see Sheet 6 for details.

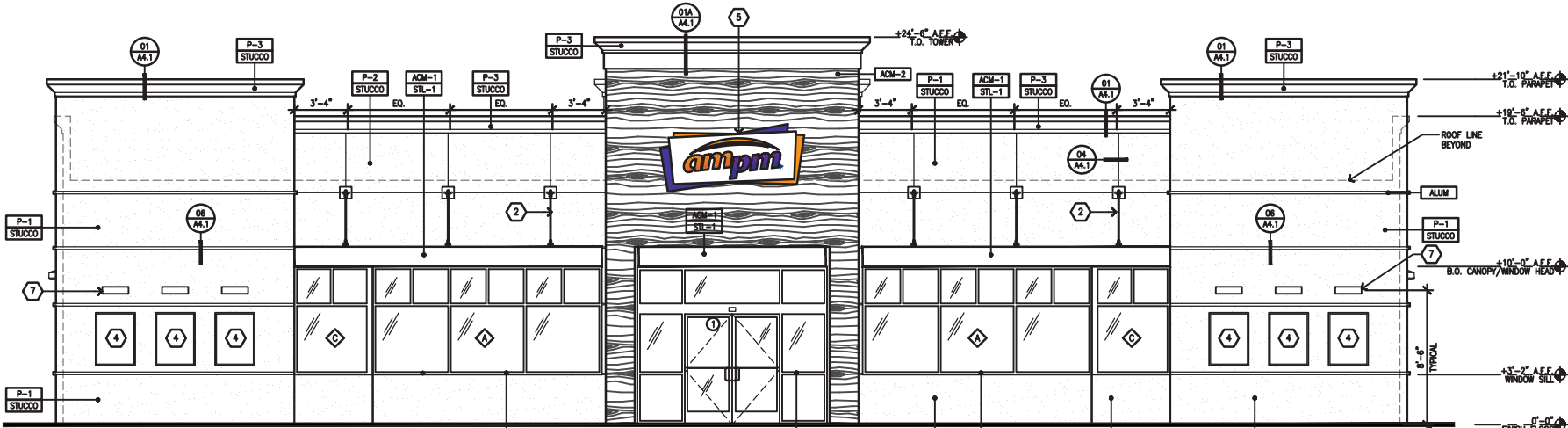
NOTE:  
All sign locations are conceptual in nature  
and for illustrative purposes only. All signs  
shall comply with req'd codes and must be  
approved prior to fabrication and installation.

**3 SITE PLAN**  
SCALE: 1" = 100'-0"

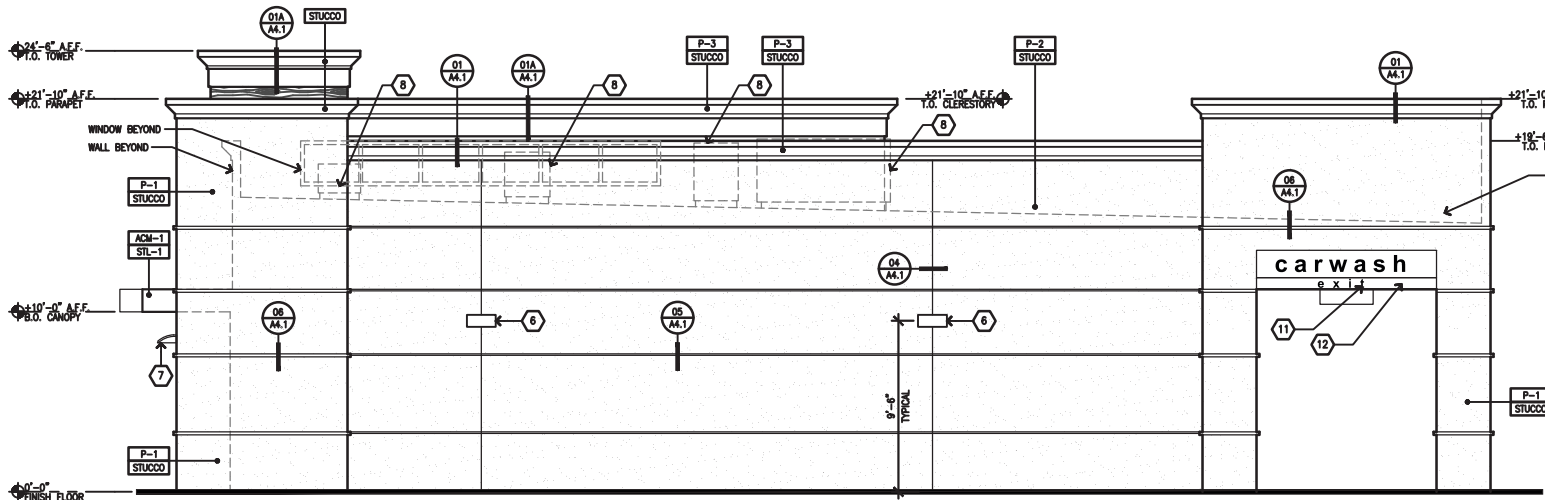
EXTERIOR PAINTS

- P-1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH
- P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

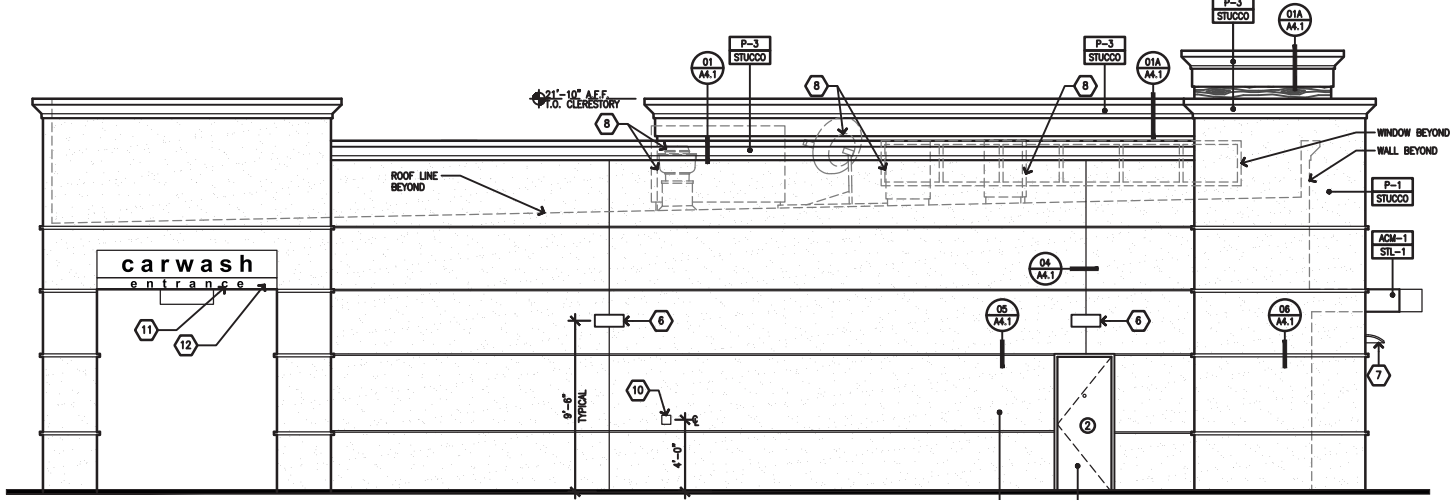
- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING



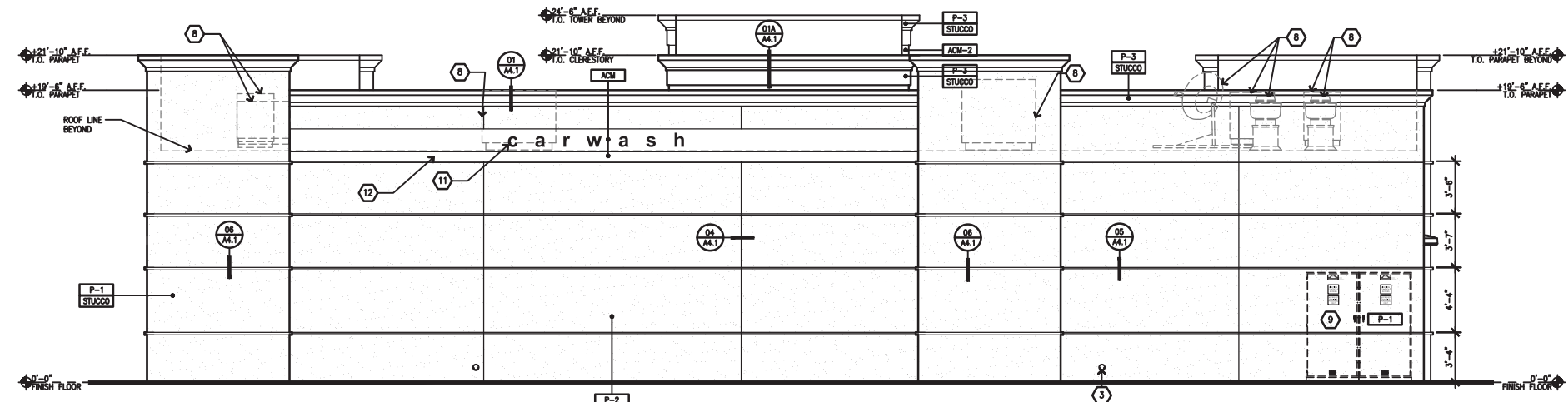
Front Elevation: 3/32" = 1'-0"



Right Elevation: 3/32" = 1'-0"



Left Elevation: 3/32" = 1'-0"

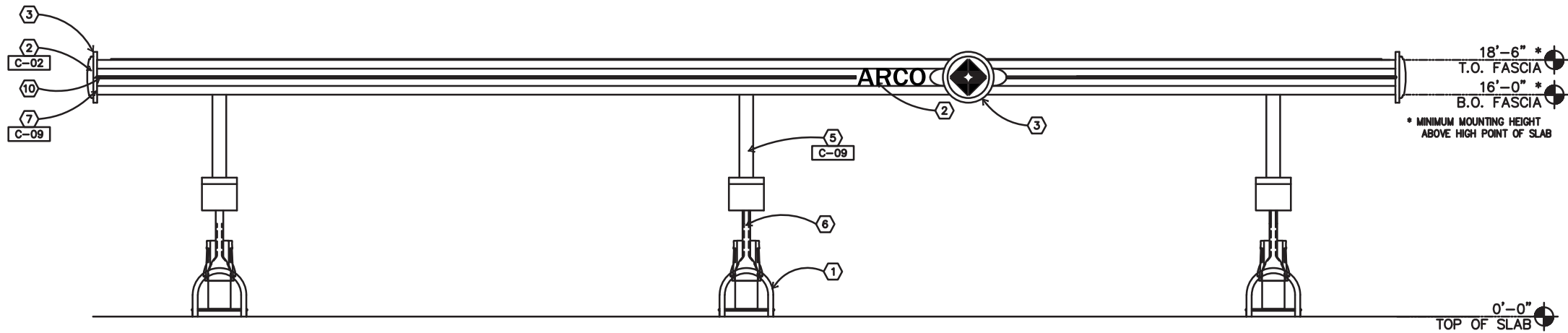


Rear Elevation: 3/32" = 1'-0"

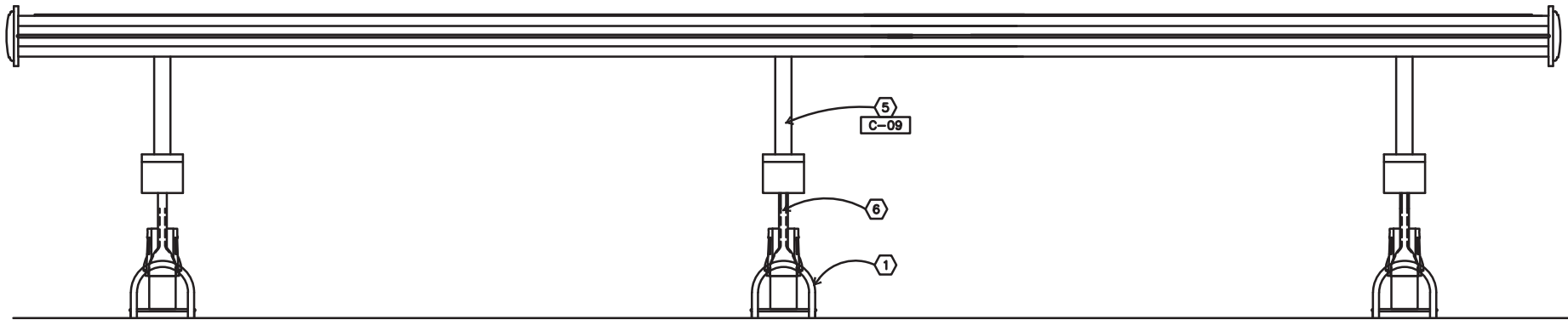
KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
  - 2 STEEL AWNING ROD AND CLEVIS
  - 3 OVERFLOW DRAIN
  - 4 WALL POSTER
  - 5 INTERNALLY ILLUM SURFACE MOUNTED WALL SIGN
  - 6 WALL MOUNTED LED FIXTURE
  - 7 WALL MOUNTED SIGN LIGHTING
  - 8 ROOFTOP EQUIPMENT BEYOND
  - 9 MAIN SWITCHGEAR
  - 10 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALL
  - 11 VINYL LETTERS APPLIED TO ACM
  - 12 VINYL DECAL APPLIED TO ACM
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. PROVIDE TEMPERED GLAZING PER CBC 2406.4. WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE A WALKWAY SHALL BE SAFETY GLAZING.

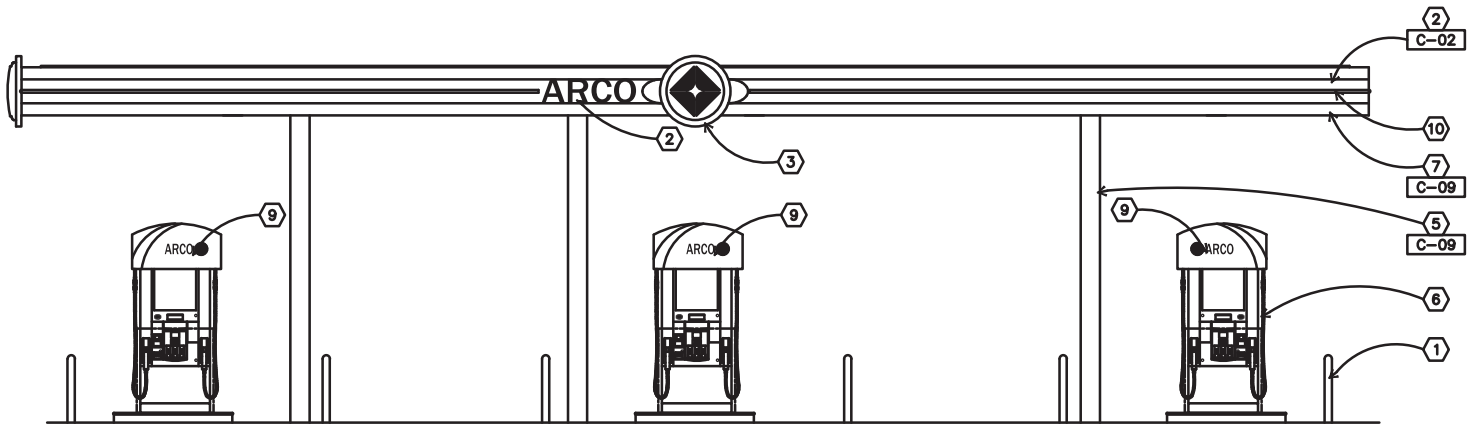




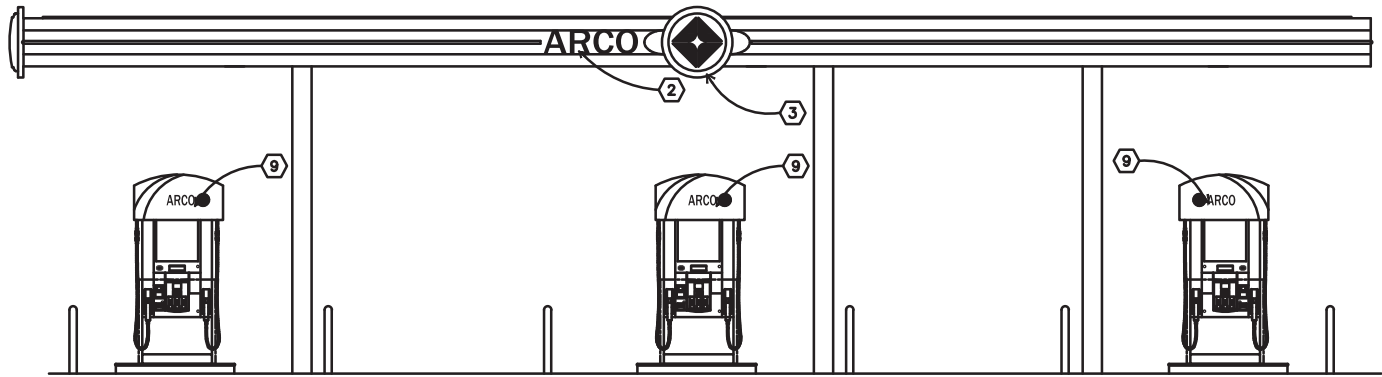
North Elevation: 1" = 10'-0"



South Elevation: 1" = 10'-0"



East Elevation: 1" = 10'-0"



West Elevation: 1" = 10'-0"

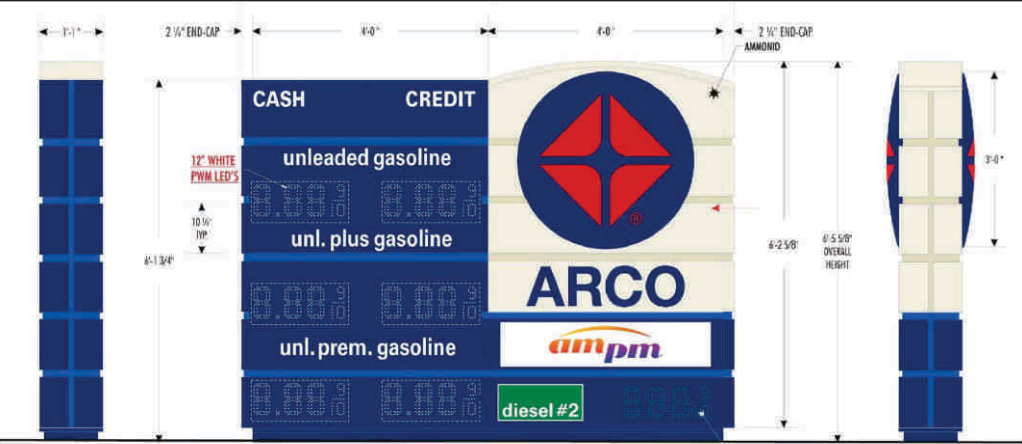
## EXTERIOR PAINTS

- C-02 COLOR: ARCO BLUE  
PMS 288C - SATIN FINISH
- C-09 COLOR: PEARL  
MATCH RAL 1013 - SEMI-GLOSS
- C-11 COLOR: ARCO LIGHT BLUE  
PMS 2935C - SATIN FINISH

## KEYED NOTES

- 1 ARCHED BOLLARD
- 2 VINYL DECAL APPLIED TO ACM PANEL
- 3 ILLUMINATED SIGN BOX (BY OTHERS) FIELD VERIFY LOCATION
- 4 STEEL BEAM, REFER TO STRUCTURAL
- 5 STEEL COLUMN, REFER TO STRUCTURAL
- 6 FUEL DISPENSER AND CURB (BY OTHERS)
- 7 ALUMINUM COMPOSITE MATERIAL FASCIA PANELS (BY OTHERS)
- 8 NOT USED
- 9 4" x 6" HANDHOLE WITH COVERPLATE ON INSIDE FACE OF COLUMN (TYP.)
- 10 LED "LASER LIGHT" STRIP TO MATCH C-11



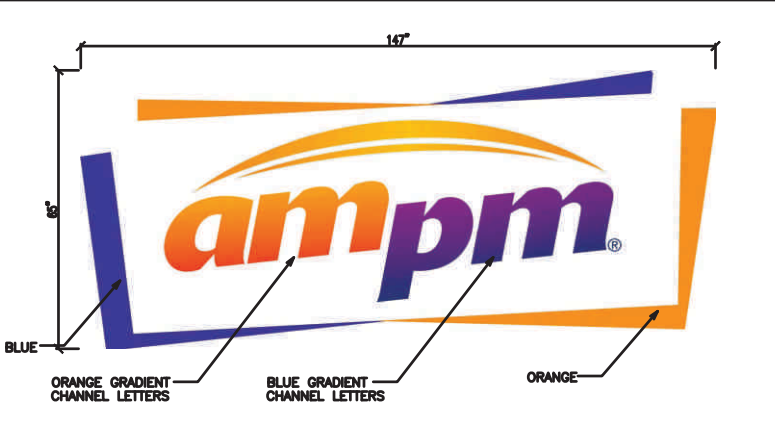


LEFT SIDE VIEW FRONT VIEW SIDE A RIGHT SIDE VIEW

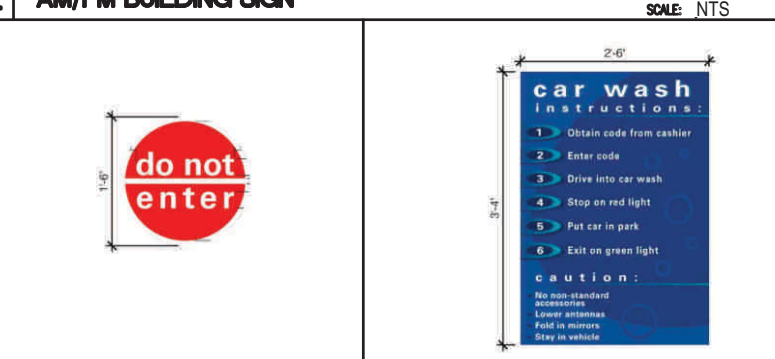
1A MONUMENT ID SIGN ON 24" PEDESTAL SCALE: NTS



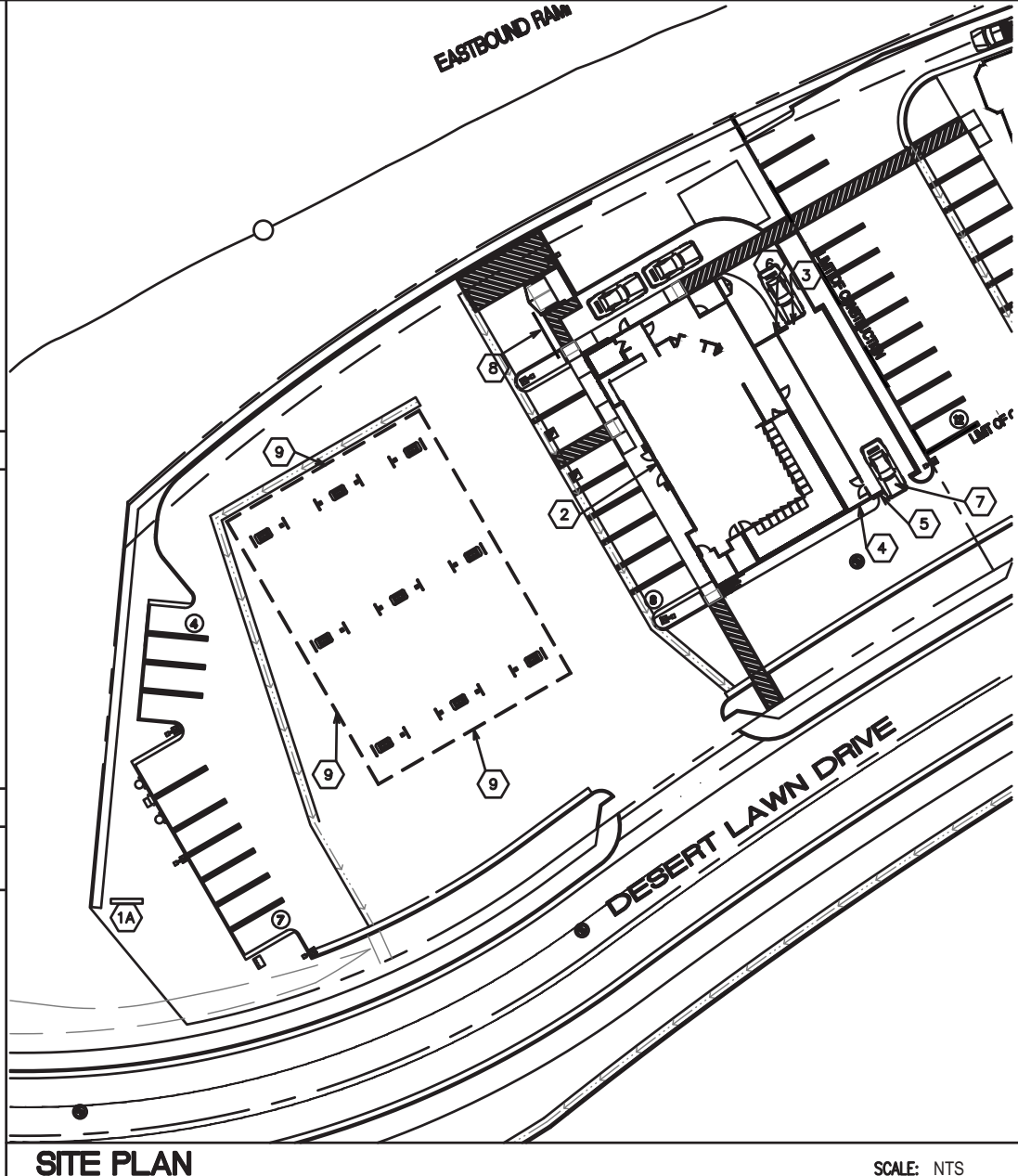
9 CANOPY SIGN



2 AM/PM BUILDING SIGN SCALE: NTS



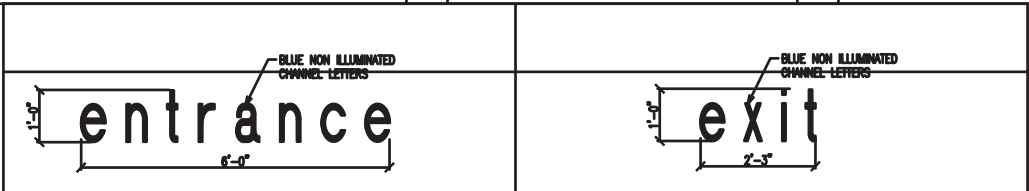
5 CAR WASH INSTRUCTIONAL 6 CAR WASH INSTRUCTIONAL



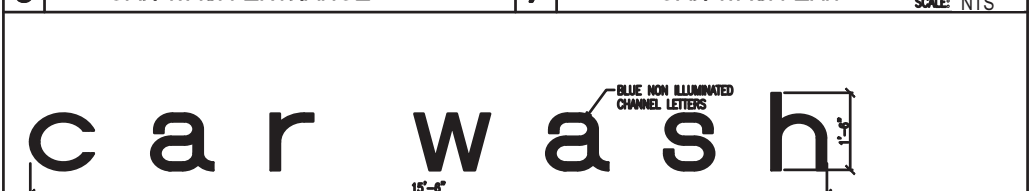
SITE PLAN SCALE: NTS



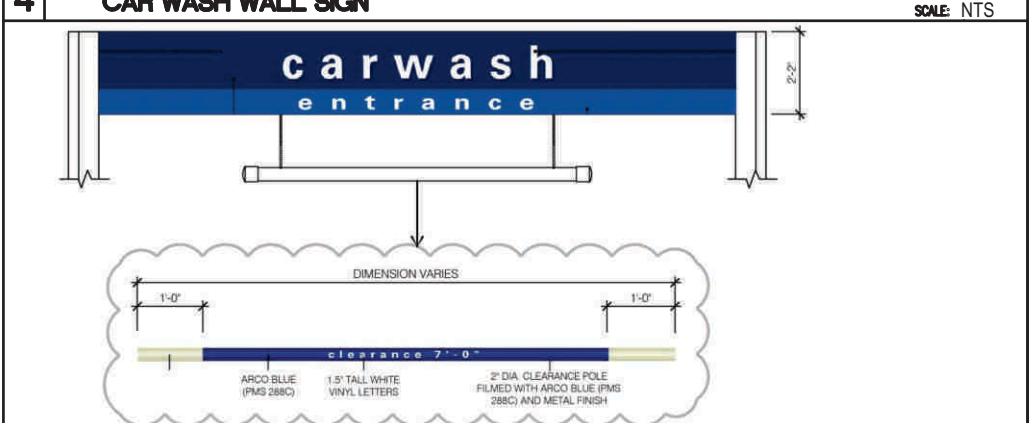
DISPENSER ELEVATION



3 CAR WASH ENTRANCE 7 CAR WASH EXIT SCALE: NTS



4 CAR WASH WALL SIGN SCALE: NTS

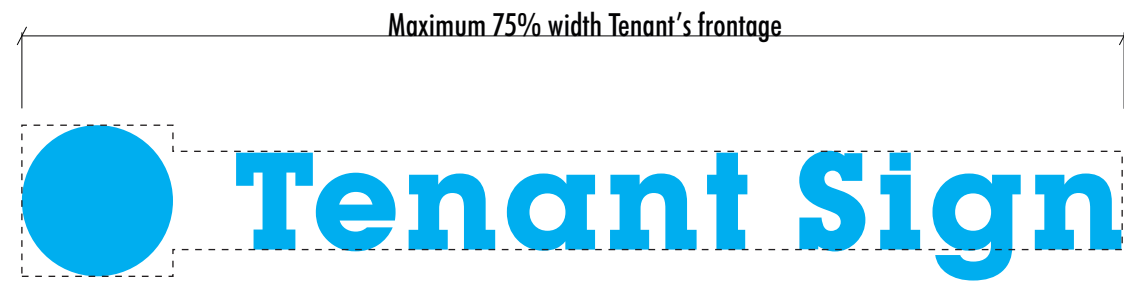


8 CAR WASH BAR SIGN

## SIGN AREA CALCULATION

NO.	DESCRIPTION	ILLUM.	STATUS	AREA	QTY.	TOTAL
1A	MONUMENT ID SIGN	YES	NEW	48.0	1	48.0
1B	FREEWAY ID SIGN (See Sheet 7 for Pylon Sign Details)	YES	NEW	150.0	1	150.0
2	FOOD MART BUILDING SIGN	YES	NEW	66.4	1	66.4
3	CAR WASH ENTRANCE SIGN	NO	NEW	6.0	1	6.0
4	CAR WASH WALL SIGN	NO	NEW	23.25	1	23.25
5	DO NOT ENTER SIGN	NO	NEW	7.0	1	7.0
6	INSTRUCTIONAL SIGN	NO	NEW	8.3	1	8.3
7	CAR WASH EXIT SIGN	NO	NEW	2.25	1	2.25
8	CAR WASH CLEARANCE SIGN	NO	NEW	34.7	1	34.7
9	36" CANOPY ARCO SPARK SIGN 17sf (SPARK ONLY IS 7sf)	YES	NEW	-	3	31.0

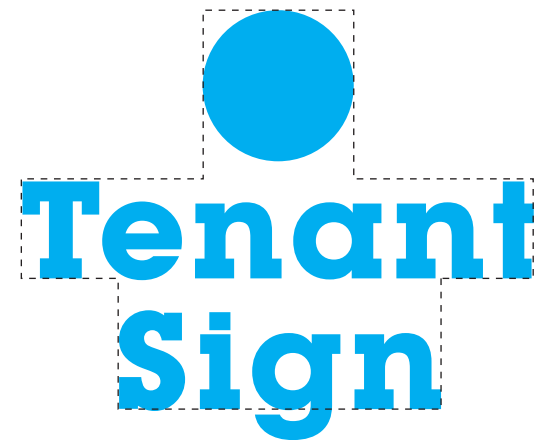
TOTAL NEW SIGNAGE: 376.90 Sq. Ft.



Building shown here for illustrative purposes only as an example of a typical freestanding building with drive thru service.

Sign area allowance:  
Two (2) square foot of sign area per linear foot of Tenant's frontage.  
Seventy Five percent (75%) maximum width of Tenant's frontage.

These examples are each considered One (1) Sign



Left Elevation: 1" = 20'- 0"



Front Elevation: 1" = 20'- 0"



Right Elevation: 1" = 20'- 0"



Rear Elevation: 1" = 20'- 0"



Freeway Pylon Sign ( Qty. 1 )

- Double faced, free standing - steel post, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick alum.).
- Steel posts (per Engineering, pending) painted dark grey or black, satin finish.
- Tenant names are 5" deep LED illum. channel letters w/ translucent vinyl colors per national branding standards ...see Detail A (this page).

All illustrations shown are conceptual. All colors and logo artwork shall by verified by client. Engineering is req'd prior to fabrication, pending project approval.

Face Illuminated (white Led's) Channel Letters, Aluminum Construction, #7328 White Acrylic Faces, 5" Returns painted gray, Satin Finish.

- .040" Fabricated Aluminum Return
- 1" Trim Cap, gray
- 3/16" Thick Acrylic Face
- Non-corrosive #10 Nuts & Bolts W/ Washers As Req'd, Min. (4) Per Letter
- .090" Thick Aluminum Back
- Liquid Tight Connector
- Power Cable Thru 1/2" Dia. Flexible Metallic Conduit To Power Supply As Req'd
- Principal "QwikMod" L.E.D.s Double-stick Taped And Screwed To Letter Back
- Min. (2) 1/4" Dia. Weep Holes Per Letter

A L.E.D. ILLUMINATED CHANNEL LETTER - SECTION VIEW  
SCALE: NTS

**GENERAL NOTES:**  
All work shall comply with  
2019 California Building Code  
2019 California Electrical Code  
2019 California Energy Code, Title 24  
2019 California Existing Building Code  
2019 California Fire Code  
2019 California Green Building Standards Code  
2019 California Mechanical Code

**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.  
**NOTE:** THIS PERTAINS TO THE SIGN'S INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING. ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (GFI) GROUND FAULT-INTERRUPTED.  
ALL SIGNS HAVE:  
- DEDICATED BRANCH CIRCUIT  
- THREE WIRES - LINE, 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 PANELBOARD 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. The location of the Disconnect Switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

**6 Dedicated 20 Amp Circuit at 120/277 Volts**

**E-Note #1:** All requirements not in sign company's scope of work must be in place prior to installation.

**E-Note #2:** Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

**E-Note #3:** Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

**ALL COMPONENTS TO BE UL APPROVED**  
**ALL SIGNS TO BE UL LISTED**



2 East Facing View  
SCALE: 1/16" = 1' - 0"

End View



1 SIGN A - Freeway Oriented Pylon  
SCALE: 3/32" = 1' - 0"

FRONT/WEST FACING VIEW



10 Freeway Traveling West approaching Exit 92



10 Freeway Traveling East approaching Exit 92