

**Cerritos Towne Center**  
**TENANT SIGN CRITERIA**

# Cerritos Towne Center

R E T A I L

Cerritos, California

F I N A L D E S I G N

For Vestar Development Company



The drawings, ideas, designs and arrangements contained herein are and shall remain the property of SIGNAGE SOLUTIONS; no part thereof may be copied or reproduced and used in connection with any other work or project other than the specific project for which they have been prepared, without written consent from SIGNAGE SOLUTIONS; if upon submittal to a proposed client these drawings are not released with the afore mentioned consent, these drawings shall be promptly returned to SIGNAGE SOLUTIONS; and, furthermore, signs shall not be produced in the likeness of these designs.

Written dimensions shall have precedence over scaled dimensions; subcontractors shall verify and be responsible for all dimensions and conditions on the job and SIGNAGE SOLUTIONS; must be notified of any variations from the dimensions and conditions shown by these drawings.

The drawings contained herein are not to be used for competitive bidding or shown to anyone outside your business or organization, without the afore mentioned consent. The client agrees to pay twenty five-percent (25%) of the retail production price of the display(s) to SIGNAGE SOLUTIONS, upon demand thereof, if said display(s) are used or reproduced in whole or in part by any other business or firm other than SIGNAGE SOLUTIONS.

CLIENT \_\_\_\_\_

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

# TENANT SIGN PROGRAM

## SECTION II



The drawings, ideas, designs and arrangements contained herein are and shall remain the property of SIGNAGE SOLUTIONS; no part thereof may be copied or reproduced and used in connection with any other work or project other than the specific project for which they have been prepared, without written consent from SIGNAGE SOLUTIONS; if upon submittal to a proposed client these drawings are not released with the afore mentioned consent, these drawings shall be promptly returned to SIGNAGE SOLUTIONS; and, furthermore, signs shall not be produced in the likeness of these designs.

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CLIENT \_\_\_\_\_

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

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Anaheim, Ca 92805  
714 / 491 • 0299  
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# Cerritos Towne Center TENANT SIGN PROGRAM

## SECTION I INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture and the intent of the landlord and the City of Cerritos for this center. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signage will be effective and also compliment the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the landlord at the tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of most shopping center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of this center.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read Section I to Section VII. Section V to XII deals with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the section relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The program establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the landlord and the City of Cerritos, within the context of this sign program.

## SECTION II APPROVAL PROCEDURE

Tenant shall submit to landlord through the tenant's sign company for approval before fabrication, four (4) copies (one in color) of detailed drawings indicating the location, size, layout, color, illumination, method of attachment including all the lettering and / or logo, prior to submitting to the City of Cerritos for review, approval, and permit.

All permits for signs and their installation shall be obtained by tenant or its representative. Tenant shall be responsible for submitting its sign drawing to the appropriate city agency for Environmental Affairs for approval. *City of Cerritos Department*

A dated signature of approval by the landlord will be placed on each sign working drawing prior to submittal to the City of Cerritos for a building permit.

## SECTION III SIGN TYPE SCHEDULE

### ITEM SIGN TYPE

#### GROUND MOUNTED:

- 1 Primary Center I.D. Sign
- 2 Secondary Center I.D. Sign
- 3 Tertiary Center I.D. Sign
- 4 Archway Sign
- 5 Tenant Planter Sign
- 6 Vehicular Directional
- 7 Project Directory
- 8 Parking Code Entry Sign
- 9 Handicap Stall
- 10 Stop Sign

### EXTERIOR WALL MOUNTED

- \*11 Anchor Tenant I.D.
- \*12 Major Tenant I.D.
- \*13 Pad Tenant I.D.
- \*14 Shop Tenant I.D.
- \*15 Courtyard Tenant I.D.
- \*16 Tenant Blade Sign
- \*17 Tenant Suite Number
- \*18 Entry Information
- \*19 Delivery Entry Plaque
- \*20 Building Address

\*These sign types are part of the written criteria.

## SECTION IV GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name, as registered on the lease agreement, and established logo symbol. Auxiliary graphic elements will be allowed upon the discretionary approval of the landlord and the City of Cerritos.
2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms or letter faces which require repair will be replaced or repaired within ten (10) days of damage or notice from landlord. If the signage is not rectified within the ten day period, the landlord will repair the sign at the tenants expense.
3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
4. Roof mounted signs will not be allowed.
5. No sign will be painted directly onto a wall or surface of any building.
6. Banners, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window or hung closer than three feet (3') behind the inside window without prior approval of the landlord, and compliance with the City of Cerritos.
7. Cooperative tenant seasonal promotional signing will be permitted only upon review and approval of the landlord and the City of Cerritos.
8. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above the store frontage.
9. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the landlord and his agents from damages or liabilities resulting from his contractors work.
10. Tenant shall immediately remove all signs representing a discontinued service and/or project.
11. Upon removal of any sign by tenant any damage to the building fascia or sign area will be repaired by tenant, or by the landlord at tenant's expense. Repair work to be completed within a ten (10) day period.

## SECTION V CENTER I.D. SIGN, SECONDARY CENTER I.D. SIGN, TERTIARY CENTER I.D. SIGN, TENANT PLANTER SIGN (Sign Type #1 thru4)

1. Availability of the tenant identification area on the monument signs is based on the sole discretion of the landlord.
2. Refer to the design drawings contained within this sign program designated as ITEM #1 Primary Center I.D., ITEM #2 Secondary Center I.D., ITEM #3 Tertiary Center I.D. & ITEM #5 Tenant Planter Sign for fabrication standards, maximum area allowance, maximum letter height, letter style, and color.



ITEM

# 11-20

SIGN TYPE

Tenant Sign Program

OPTION

STATUS

Final Design

DATE 6-26-92

△ 1-19-94

△

△

QUANTITY

Criteria

SCALE

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

## SIGNAGE SOLUTIONS

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SECTION VI

TENANT STORE FRONT I.D.(Sign Type 11 thru 15)

ANCHOR TENANT I.D.(Sign Type # 11)

- 1. Signing for anchor tenants occupying forty thousand (40,000) square feet or more and having a chain store operating with more than five (5) locations will be considered on an individual basis at sole discretion of the landlord and the City of Cerritos. ( Refer to design drawing "Anchor Tenant I.D." sign type #10) #11
- 2. The maximum allowable letter height is not to exceed six feet (6') for a single line.
- 3. Anchor tenants may utilize their nationally or regionally recognized logo, logotype and colors upon approval of the landlord and City of Cerritos.
- 4. Tenant identification signs shall not exceed an area of one (1) square foot per linear foot of building frontage. However the height and length of the sign shall be considered in relation to the architecture of the buildings.
- 5. Tenant sign length must not exceed seventy percent (75%) of the tenant store frontage. on front
- 6. One (1) anchor tenant storefront identification sign is allowed per elevation facing street or parking lot. Secondary anchor tenant wall signs will be allowed on a case by case basis upon approval by the landlord and the City of Cerritos.

MAJOR TENANT I.D. (Sign Type # 12)

- 1. Signing for major tenants occupying 5,000 square feet to 39,999 square feet and having a chain store operation with more than five (5) locations will be considered on an individual basis at landlords sole discretion, of landlord and the City of Cerritos (Refer to design drawing "Major Tenant I.D". sign type #11). #12
- 2. Major tenant signs are to be individually mounted, internally illuminated, channel letters per design drawing ITEM # 12 "Major Tenant I.D."
- 3. Letter height for major tenants signs are not to exceed the height of the dashed area as indicated on the tenant storefront elevation as depicted within this tenant sign program.
- 4. Major tenants with nationally or regionally recognized logo graphics may use their business identity graphics and colors upon review and approval by the landlord and the City of Cerritos.
- 5. The maximum length of major tenant signs shall not exceed the length of the dashed area as indicated on the tenant storefront elevation depicted within this tenant sign program.
- 6. Tenants wishing to initiate logo graphics for their business, which are not concurrent with the typestyles or fabrication techniques stipulated within this sign program, must submit a professionally prepared design drawing (in scale and in color) of the proposed sign for review by the landlord. Upon the approval of the landlord (in writing), the tenant must submit the design to the City of Cerritos for approval, and permit. No more than 25% of the English copy area may be used for foreign language.
- 7. If a logo symbol is used on the major tenant sign, it must be confined within an area two times (2X) the capital letter height in width, and must not exceed 150% the height of the capital letter copy. A registered trademark / logo, without adjacent individual letters, may be included within the calculated sign area provided the allowable sign area for the trademark / logo letters is reduced to fifty percent (50%) of the allowable area and that the logo may not exceed twelve feet 12') in length. A "Logo sign" shall also be sized to be in proportion to the building face

PAD TENANT I.D. (Sign Type #13)

- 1. A pad tenant is defined as any tenant solely occupying a single freestanding pad building.
- 2. The maximum allowable letter height is not to exceed thirty six inches (36") for a single line. Sign length must not exceed seventy-five percent (75%) of the tenant store frontage.
- 3. Pad tenants with nationally or regionally recognized logo graphics may use their business identity graphics and colors upon review and approval by the landlord and the City of Cerritos.

- 4. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of frontage to a maximum of one hundred (100) square feet per elevation. The sign area will be calculated by creating a rectangle around the individual letters, then multiplying the length by the width.
- 5. One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot.
- 6. Pad tenant signs are to be individually mounted, internally illuminated channel letters..

(Refer to the section "TENANT STOREFRONT I.D. FABRICATION STANDARDS" for production standards)

SHOP TENANT I.D. (Sign Type #14)

- 1. Signing for shop tenants occupying five thousand (5,000) square feet or less and having a chain store operation with more than five (5) locations will be considered on an individual basis within the size constraints of this sign program at the discretion of the landlord and City of Cerritos. Shop tenants without an established graphics program shall select their typestyle and color from the palette as indicated within this sign program (Refer to design drawing "Shop Tenant I.D." sign type #14).
- 2. The maximum allowable letter height is not to exceed the height of the dashed area as indicated on the tenant storefront elevation as depicted within this tenant sign program (excluding ascenders, descenders, swashes, flourishes, etc.) at landlords discretion.
- 3. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of tenant building frontage. The area will be calculated by creating a rectangle around the individual letters and / or logo symbol, then multiplying the length by the width.
- 4. Tenant sign length must not exceed the length of the dashed area as indicated on the tenant store front elevation as depicted within this tenant sign program (excluding ascenders, descenders, swashes, flourishes, etc.) at landlords discretion.
- 5. Shop tenants with nationally or regionally recognized logo graphics may use their business identity graphics and colors upon review and approval by the landlord and the City of Cerritos.  
  
All shop tenants without established business graphics shall select their typestyle from the three (3) typestyles shown within this sign program. The layout shall be a one (1) line format for storefront identification. Colors shall be selected from the color palette within this tenant sign program.  
  
Tenants wishing to initiate logo graphics for their business, which are not concurrent with the typestyles stipulated within this sign program, must submit a professionally prepared design drawing (in scale and in color) of the proposed sign for review by the landlord. Upon approval by the landlord (in writing), the tenant shall submit the design to the City of Cerritos for approval, and permit.
- 6. One (1) shop tenant storefront sign is allowed per entry elevation and / or elevation facing street or parking lot. Subject to approval of landlord and City of Cerritos.

(Refer to the section "TENANT STOREFRONT I.D. FABRICATION STANDARDS" for production standards)

COURTYARD TENANT I.D. (Sign Type #15)

- 1. The Courtyard area, adjacent to the Edwards Cinema, is a distinctive tenant signage environment. Tenants are encouraged to employ exciting, creative and unique graphics, with regards to unusual shapes, materials, colors and illumination. (refer to page 37 location plan).
- 2. Courtyard tenant signs are to be dimensional, can be random in shape and may employ metal, high density foam, wood, glass or acrylics. Lighting may be exposed neon, internal, external or halo illumination.



ITEM

11-20

SIGN TYPE

Tenant Sign Program

OPTION

STATUS

Final Design

DATE 6-26-92

△ 1-19-94

△

△

QUANTITY

Criteria

SCALE

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

SIGNAGE SOLUTIONS

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
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3. Letter height not to exceed vertical height of dashed area on individual tenant storefront elevation.
4. The maximum length shall not exceed the dashed area indicated on the tenant storefront elevation.
5. Tenants with nationally or regionally recognized logo graphics may use their business identity graphics and colors upon approval by the landlord.
6. The sign layout may be arranged with one or two lines of copy, caps and/or lower case letters and may not exceed above and below the dashed area as indicated on the storefront elevation.
7. To ensure conformity to the intent of this criteria for "Courtyard Tenants", all tenants with signable elevations facing the courtyard area are to contract with landlords pre-approved sign designer, to develop designs for their store signage. The intent of this stipulation is to create more exciting tenant signage than commonly used channel letters. Only at the discretion and approval of tenants will the graphic or color intent of trademark identity graphics be altered, however, unique lighting and fabrication techniques are to be employed along with the possible addition of auxiliary graphic swashes, borders, shading treatments, accent lines, graphic symbols or designs, etc., which will augment the impact of tenant signage in the courtyard area.
8. All sign submittals are subject to review and approval by the landlord prior to review and approval by the City of Cerritos.
9. Sign area will be calculated per the standards as stipulated on page 40.
10. All "Courtyard Tenant I.D." signs are to be fabricated per the standards stipulated under section "TENANT STOREFRONT SIGNS FABRICATION STANDARDS". In the event that the electrical components specified for a courtyard tenant sign are not recognized by U/L (Underwriters Laboratory) the fabrication and installation specifications must be consistent with the approved standards of the City of Cerritos Building and Safety Department.

**TENANT BLADE SIGN (Sign Type #16)**

1. Tenant shall install, at sole cost of tenant, one (1) "Tenant Blade Sign" wall mounted at primary entry to act as a pedestrian oriented identification sign.
2. Refer to the design drawing contained within this sign program designated as ITEM #16 "Tenant Blade I.D." for the fabrication standards.
3. This sign must be installed at a consistent height from grade at a minimum height of eight (8) feet clearance. Along with the requirements of this section, the tenant must comply with all the requirements outlined in Section IV "General Sign Criteria."

**SECTION VII**

**TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #11 thru 14)**

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed area indicates the maximum area within which the tenant sign may be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

**GENERAL STANDARDS:**

1. All tenant signs are to be illuminated signs which are connected to an assigned J-box provided by the landlord which must be controlled by a dedicated time clock, and have a disconnect means (switch) within visual proximity to the sign.
2. All signs and installations of signs must conform to the appropriate building and electrical codes. The tenant and the sign contractor will obtain any and all permits required.
3. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the landlord.

4. Major tenant storefront signs may be fabricated as individually mounted closed pan, or reverse pan channel letters.
5. Channel letter, and logo forms, are to be fabricated from minimum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a five inch (5") return. Each letter must have a minimum of two (2) 1/4" dia. seep holes for drainage of water. The inside of the sheet metal letter, and logo form, are to be painted white. Returns to be painted black or match the window mullion color or to match acrylic face color. Trimcap color to match the acrylic face color or to match return color. Letter and logo faces are to be fabricated from 1/8" thick (minimum) acrylic and be attached to the metal return with 3/4" wide trimcap. Internal illumination to be 60 milli-amp neon tube lighting (30 milli-amp maximum for 'Courtyard' signs) manufactured, labeled, and installed in accordance with U/L(UnderwritersLaboratory) standards with 1/4" spacers between back of sign and building fascia.

6. Tenant and/or tenant's sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the landlord.

7. All penetrations of the exterior fascia are to be sealed watertight, then painted to match the existing fascia color.

**COLOR:**

**ANCHOR, MAJOR, PAD, SHOP, & TENANT BLADE SIGNS:**

1. Anchor, Major, Pad, Shop & Tenant Blade Signs with established logo graphics may utilize their custom colors upon approval by the landlord and the City of Cerritos. Acrylic face colors that are to be used are as follows: BLUE (Acrylite #606-0), YELLOW (Acrylite #406-1), RED (Acrylite #211-1) GREEN (Acrylite #506-0) ORANGE (Acrylite #303-0), VIOLET (Acrylite# 1-2287) BURGUNDY (Acrylite #2106-0) WHITE (Acrylite #015-1-2).

**SECTION X**

**TENANT STORE NUMBER (Sign Type #17)**

1. Landlord shall install a tenant store number at each tenant entry. These numbers must be vinyl machine-cut numbers, three inches (3") in height utilizing the project typestyle. The numbers are to be installed per the layout as stipulated in this sign program.
2. Refer to the design drawing contained within this sign program designated as ITEM #17 "Tenant Suite Number" for layout example.

**SECTION XI**

**TENANT ENTRY INFORMATION SIGN (Sign Type #18)**

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instruction.
2. This sign is to be white vinyl machine-cut copy in the project typestyle, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is 144 square inches and maximum letter height must not exceed two inch (2")
4. Refer to the design drawing contained within this sign program designated as ITEM #18 "Tenant Entry Information Sign".

**SECTION XII**

**DELIVERY ENTRY I.D. (Sign Type #19)**

1. Each tenant may place a sign at their delivery entry to identify their store number and business name.
2. Each sign is to be fabricated in the same manner and installed in the same relationship to the delivery door.
3. Refer to the design drawing contained within this sign program designated as ITEM #19 "Delivery Entry I.D.".

ITEM

**11-20**

SIGN TYPE

Tenant Sign Program

OPTION

STATUS

Final Design

DATE 6-26-92

△ 1-19-94

△

△

QUANTITY

Criteria

SCALE

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street,  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

DESCRIPTION

PROJECT TYPESTYLE  
Optima Semi Bold

**ABCDEFGHIJKLMNO  
PQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxy  
z  
1234567890**

ALTERNATE TENANT I.D. TYPESTYLE  
Helvetica Medium

**ABCDEFGHIJKLMNO  
PQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxy  
z  
1234567890**

ALTERNATE TENANT I.D. TYPESTYLE  
Friz Quadrata Bold.

**ABCDEFGHIJKLM  
NOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxy  
z  
0123456789**



ITEM

**14**

SIGN TYPE

Shop Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△  
△  
△

QUANTITY

As shown

SCALE

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



ITEM

**11,12**

SIGN TYPE

Anchor and Major  
Tenant I.D.

LOCATION  
PLAN

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

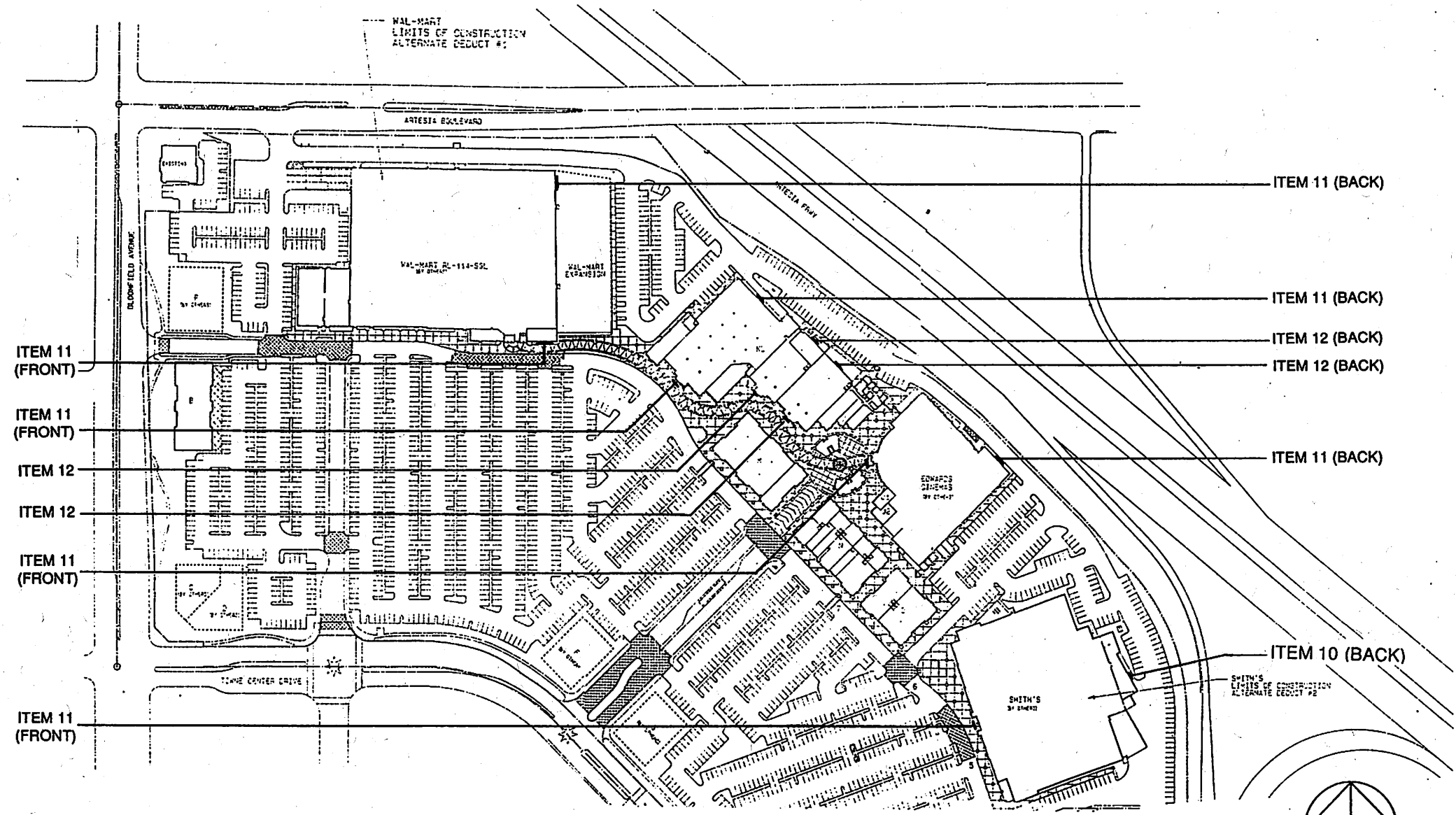
PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street,  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

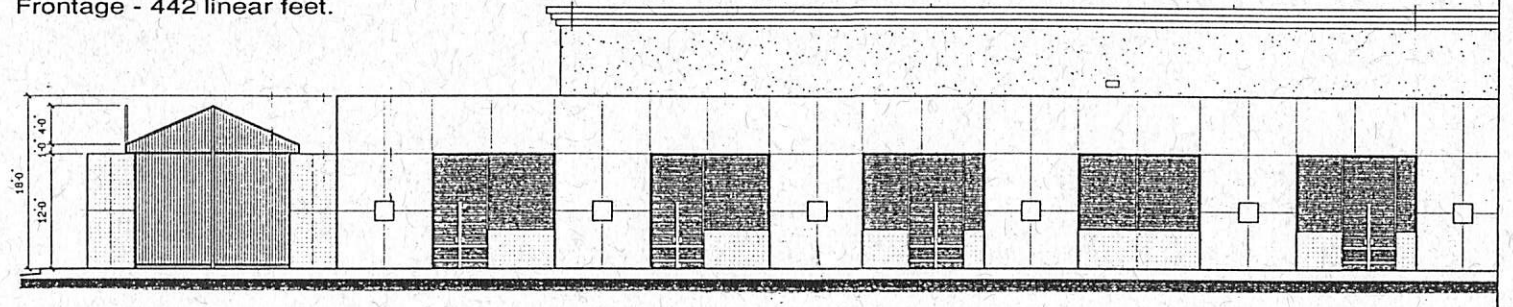




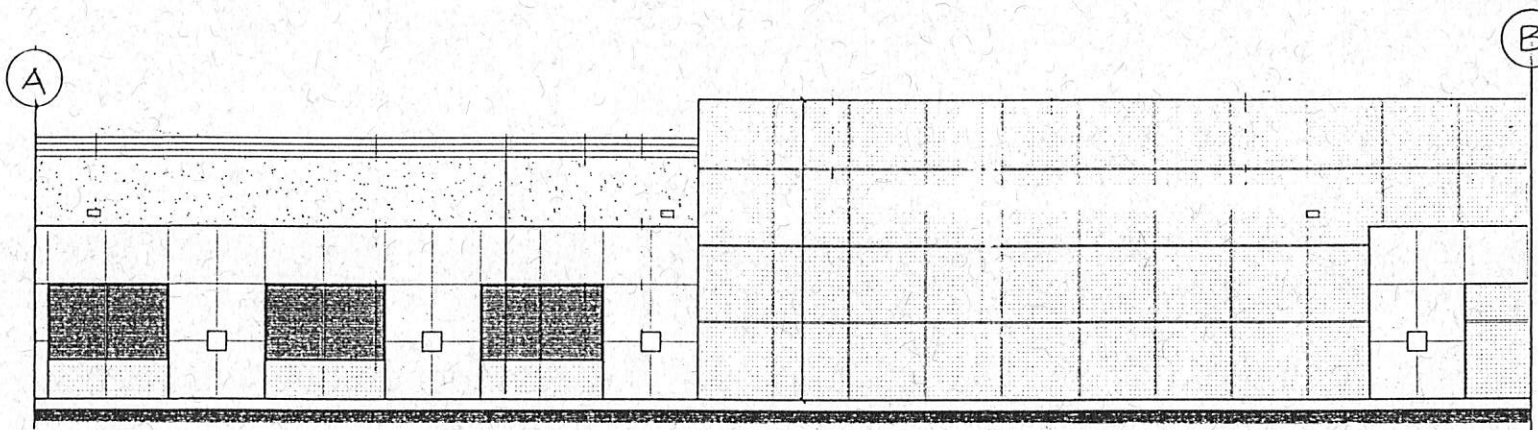
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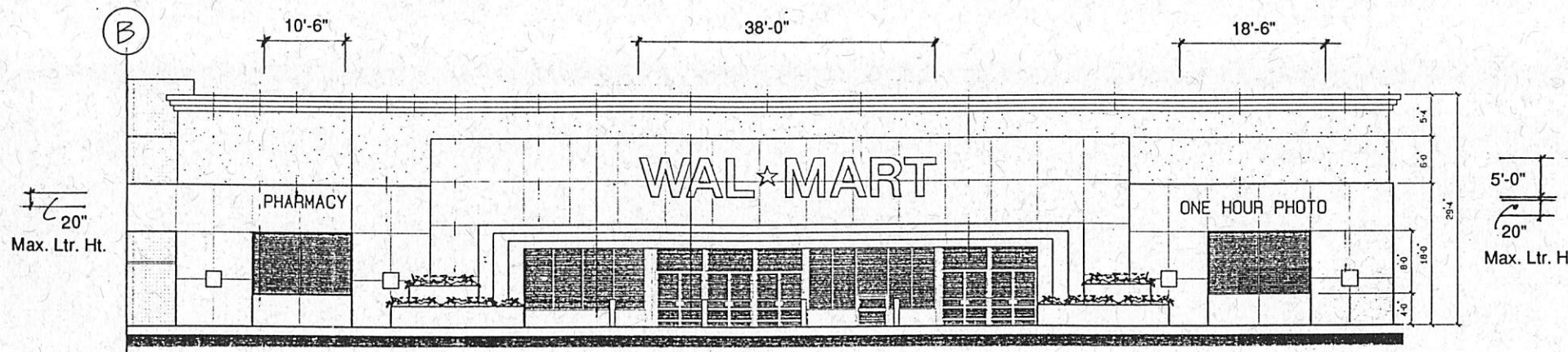
Frontage - 442 linear feet.



SOUTH ELEVATION (PARTIAL) Front Elevation



SOUTH ELEVATION (PARTIAL) Front Elevation



SOUTH ELEVATION (PARTIAL) Front Elevation



ITEM

11

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 7-16-92



QUANTITY

Criteria

SCALE

1/16"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
 Anaheim, Ca 92805  
 714 / 491 • 0299  
 FAX 491 • 0439

DESCRIPTION

Internally illuminated individually  
mounted channel letters.

Frontage - 322 linear feet.



ITEM

11

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 7-16-92



QUANTITY

Criteria

SCALE

1/16"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

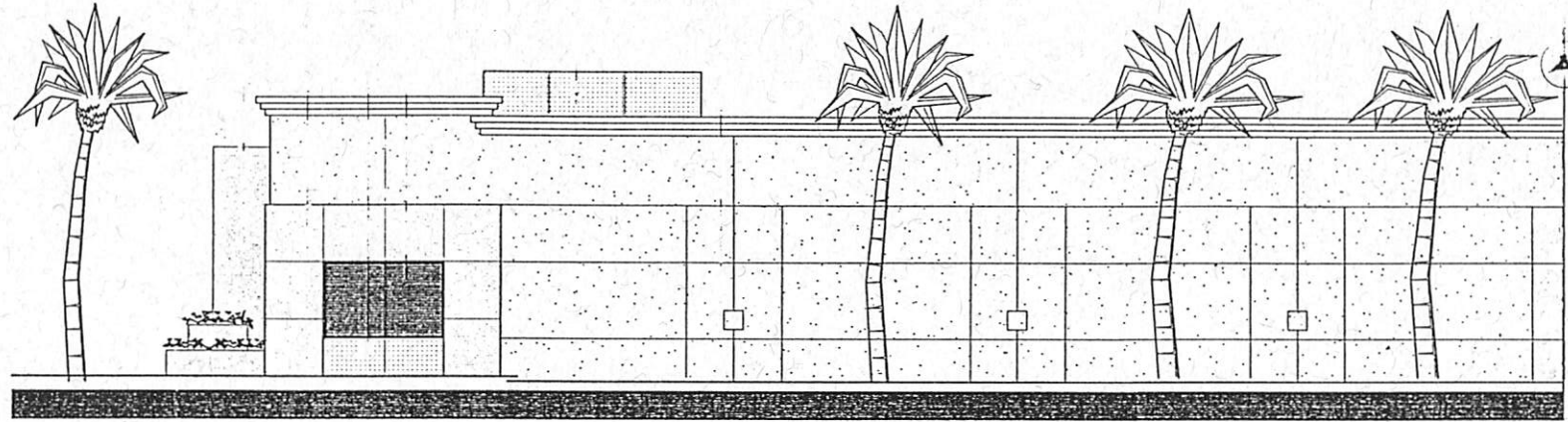
PROJECT

Cerritos Towne  
Center

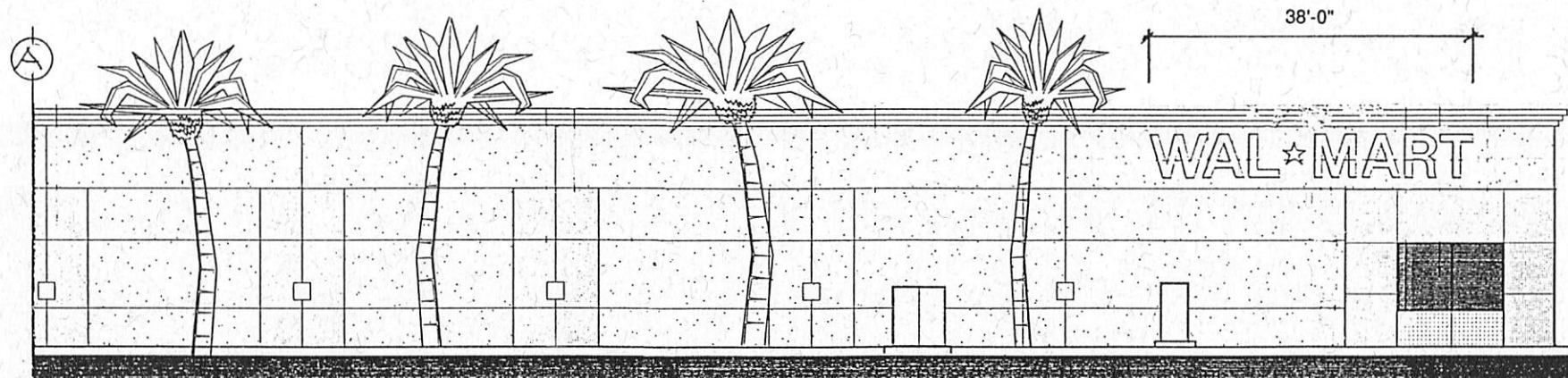
LOCATION

**SIGNAGE  
SOLUTIONS**

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Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



EAST ELEVATION (PARTIAL) Side Elevation



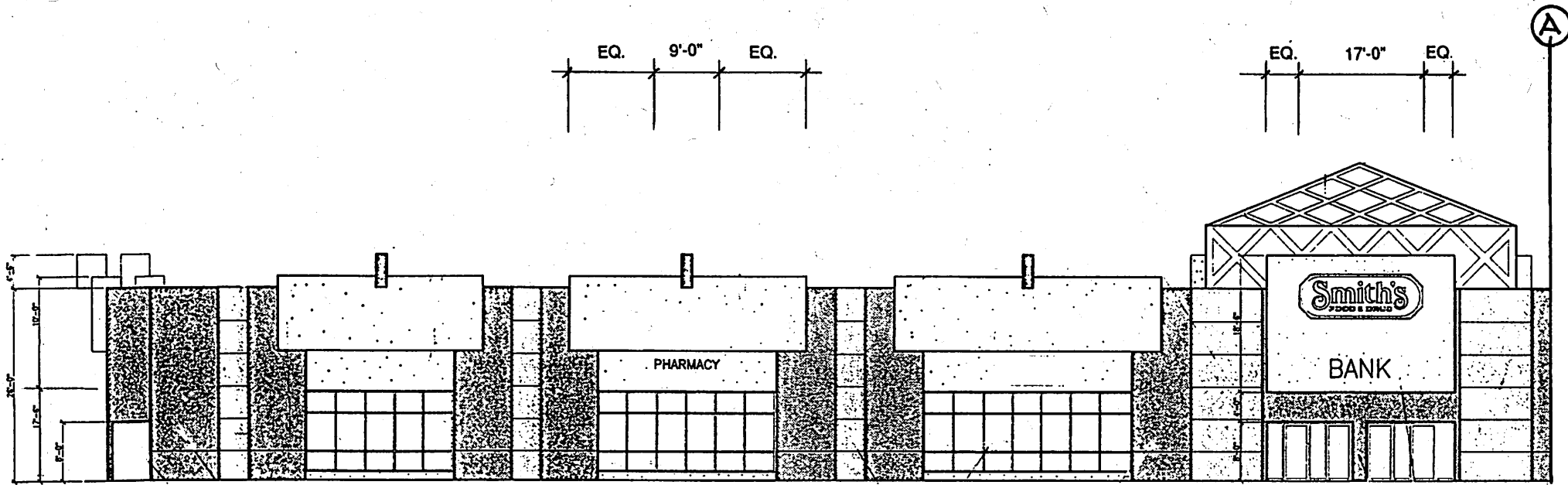
EAST ELEVATION (PARTIAL) Side Elevation



**DESCRIPTION**

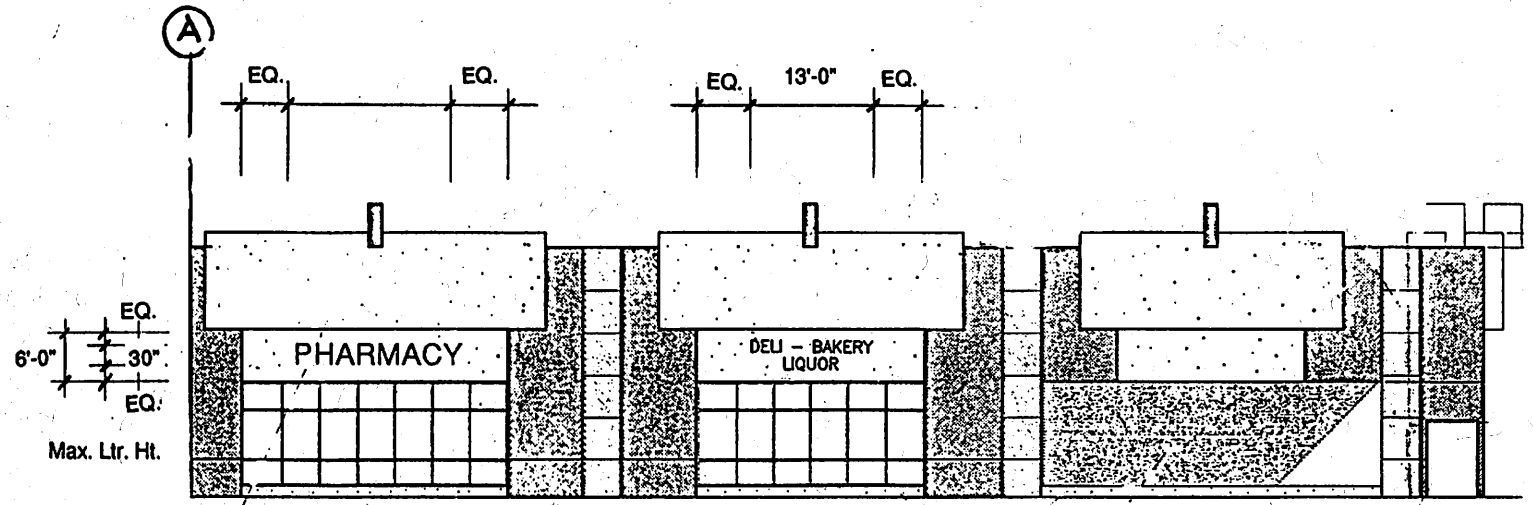
Internally illuminated individually mounted channel letters.

Frontage - 322 linear feet.



**WEST ELEVATION (PARTIAL) Front Elevation**

6'-0"  
2'-6"  
Max. Ltr. Ht.



**WEST ELEVATION (PARTIAL) Front Elevation**

EQ.  
16"  
LTR.  
EQ.  
6'-0"  
Max. Ltr. Ht.

ITEM

**11**

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

Δ 7-16-92

Δ

Δ

QUANTITY

Criteria

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Centros Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anahelm, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

DESCRIPTION

Internally illuminated cabinet sign.

Frontage - 320 linear feet



ITEM

11

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

△ 7-16-92

△

△

QUANTITY

Criteria

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

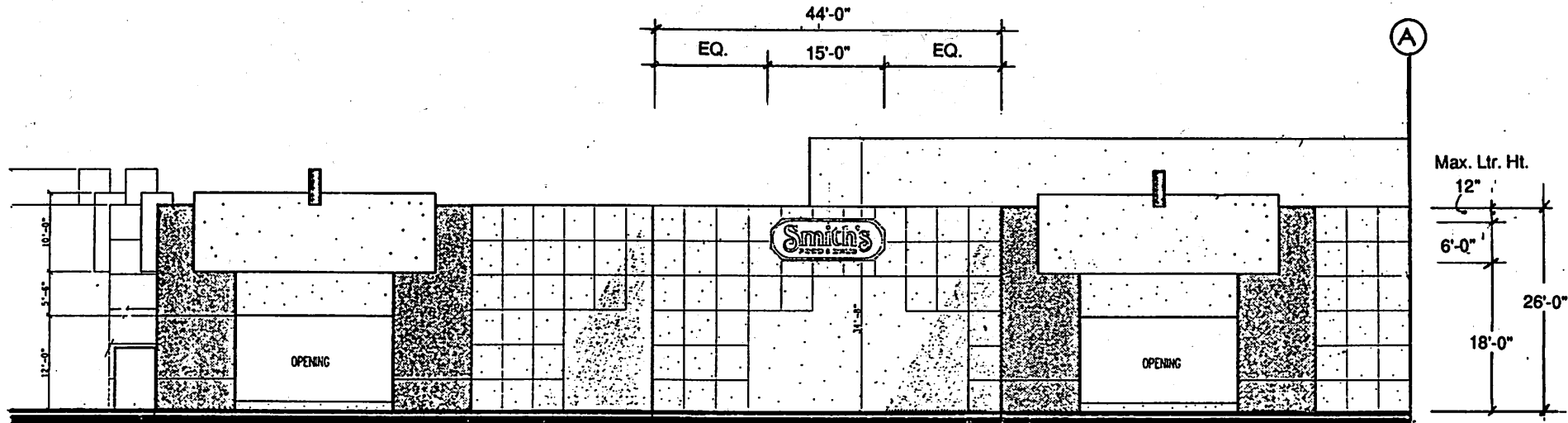
JOB NO.

D-1372-1

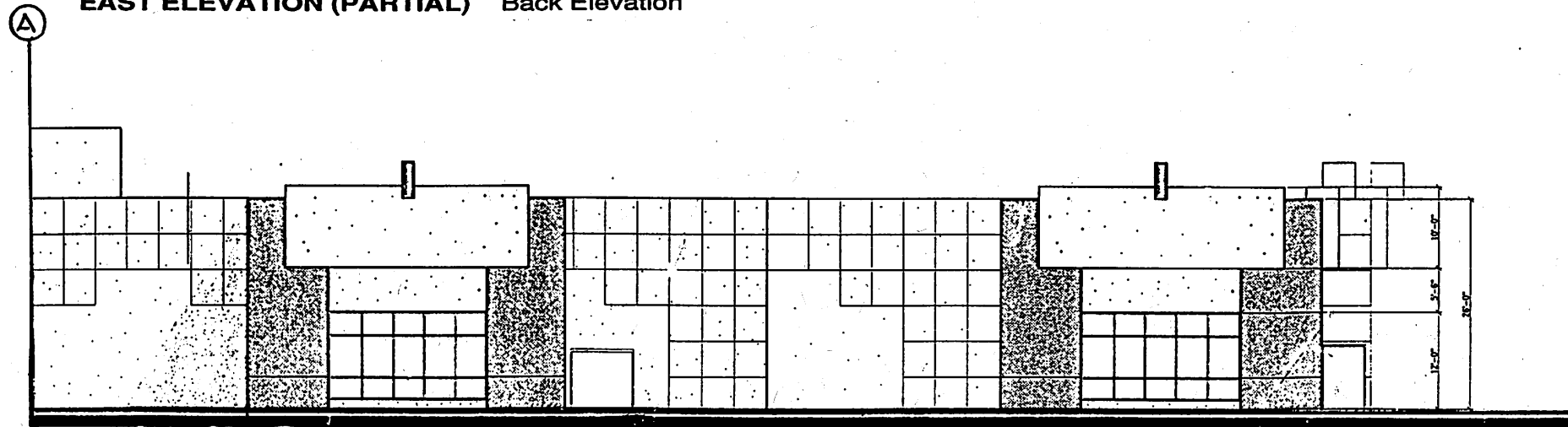
PROJECT

Cerritos Towne Center

LOCATION



EAST ELEVATION (PARTIAL) Back Elevation



EAST ELEVATION (PARTIAL) Back Elevation

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anahelm, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



**DESCRIPTION:**

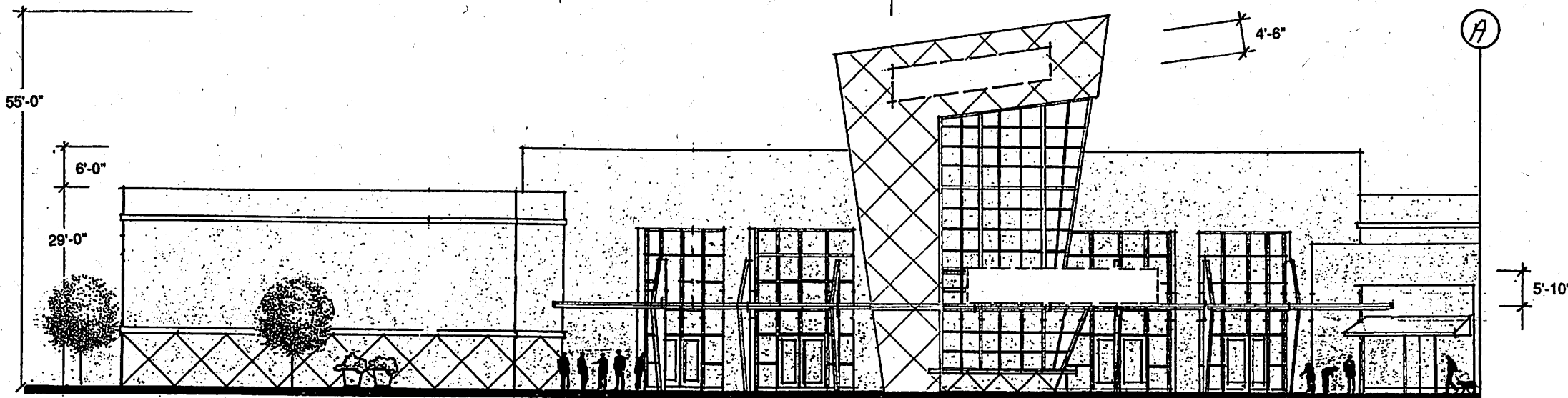
Internally illuminated individually mounted channel letters.

Frontage - 334 - linear feet.

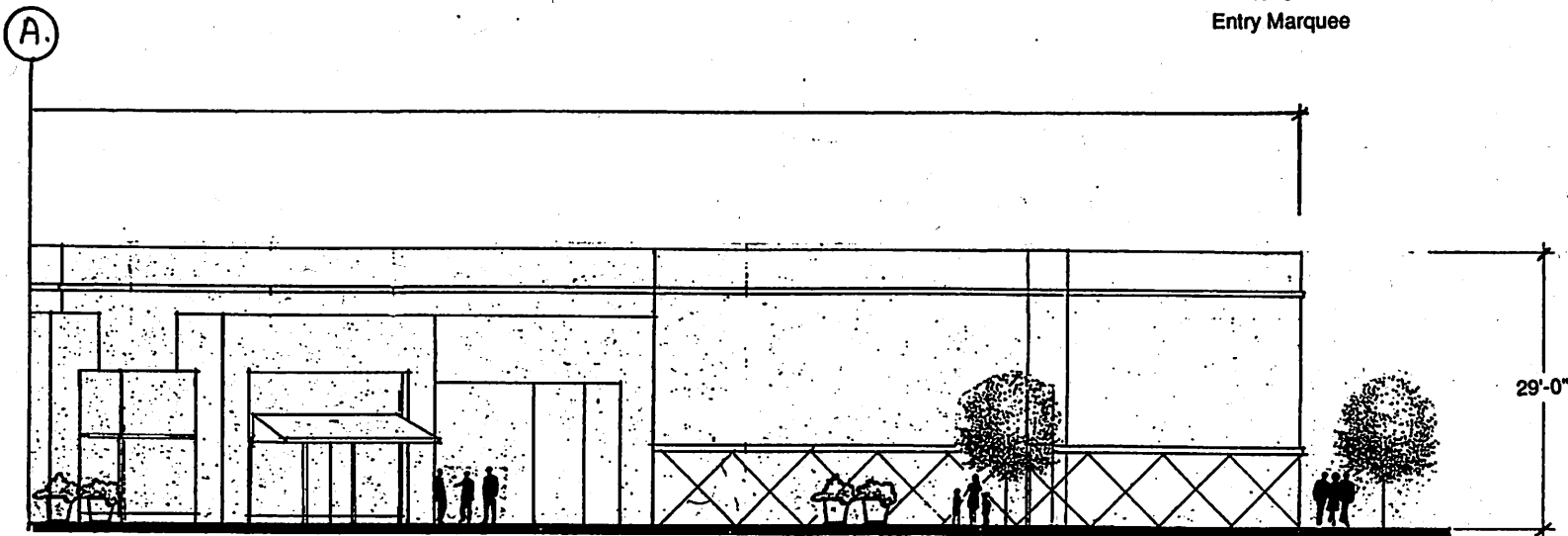
Theater Identification  
Building Channel Letters

23'-0"

**NOTE:**  
Typical for South, West  
and East Elevations.



**EDWARDS THEATER - WEST ELEVATION** Front Elevation



**EDWARDS THEATER - WEST ELEVATION** Front Elevation



ITEM

**11**

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

△ 7-16-92

△

△

QUANTITY

Criteria

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

**DESCRIPTION**

Internally illuminated channel letters

Frontage: 222 linear feet



ITEM

**11**

SIGN TYPE

Anchor Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

Δ 7-16-92

Δ

Δ

QUANTITY

Criteria

SCALE

1/16"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

222'-0"

(ITEM #10)

See page 25, Theater Identification Building Channel Letters.

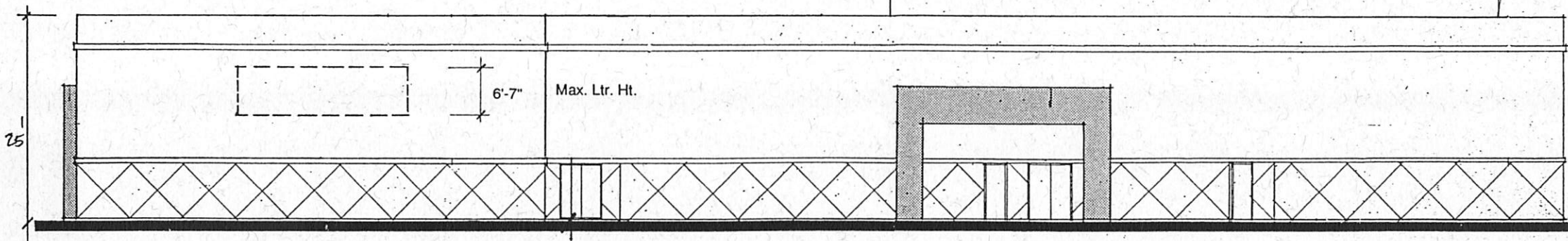
Rear Marquee

25'-0"

Max. Ltr. Ht.

6'-7"

**EDWARDS THEATER - NORTH ELEVATION** Back Elevation







ITEM

12

SIGN TYPE

Major Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

△ 1-19-94

△

△

QUANTITY

Criteria

SCALE

2/64"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

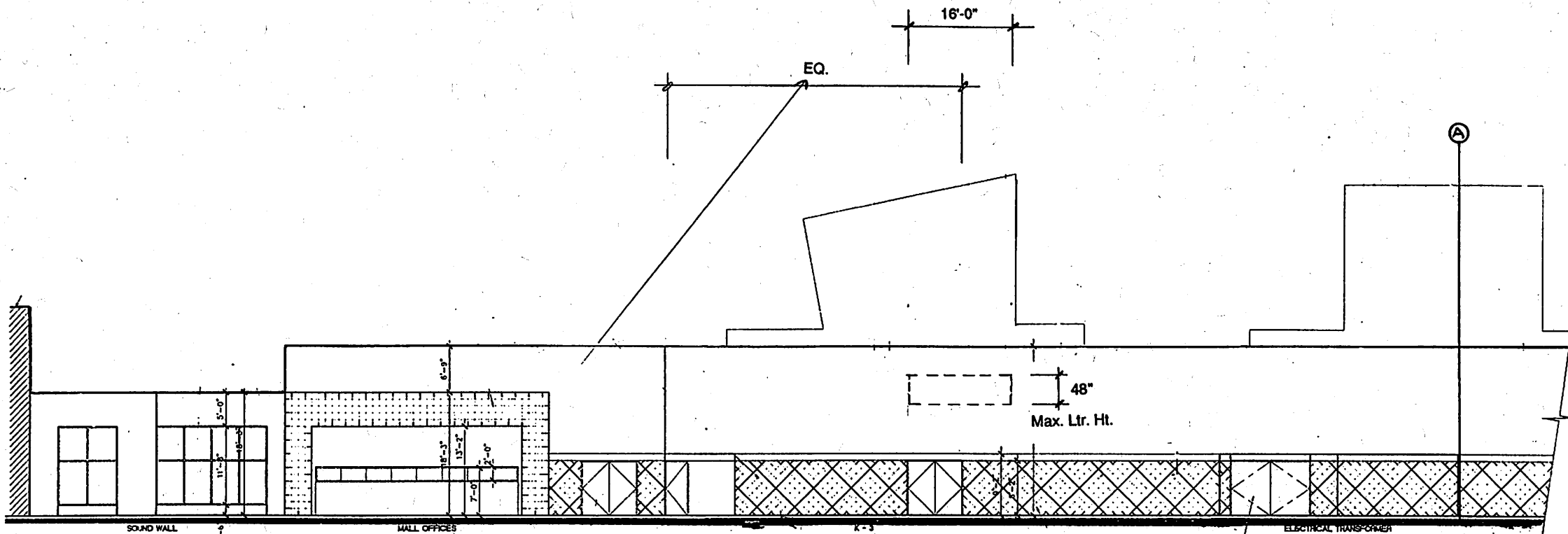
PROJECT

Cerritos Towne Center

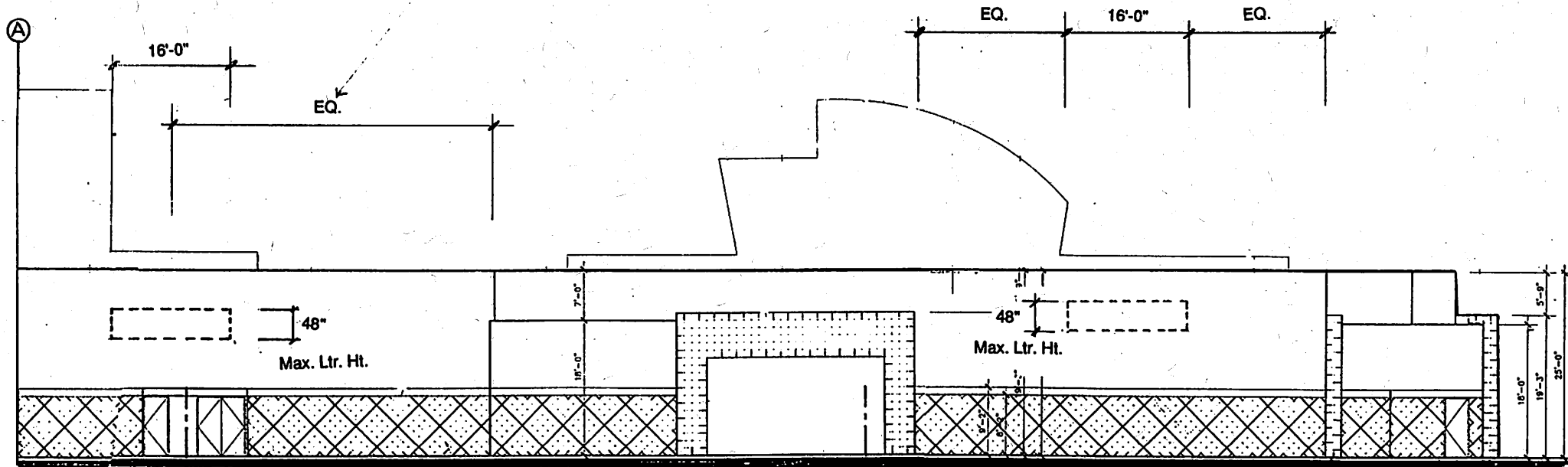
LOCATION

**SIGNAGE SOLUTIONS**

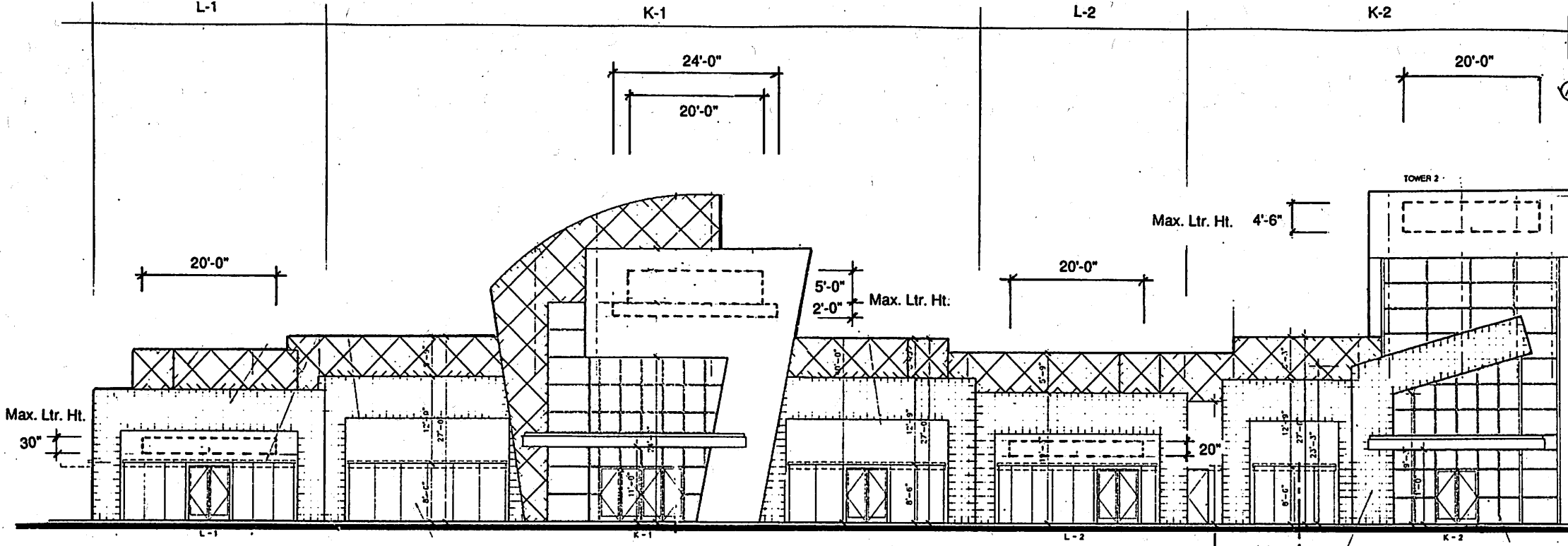
1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 - 0299  
FAX 491 - 0439



North Elevation Partial Bldg. K&L



North Elevation Partial Bldg. K&L



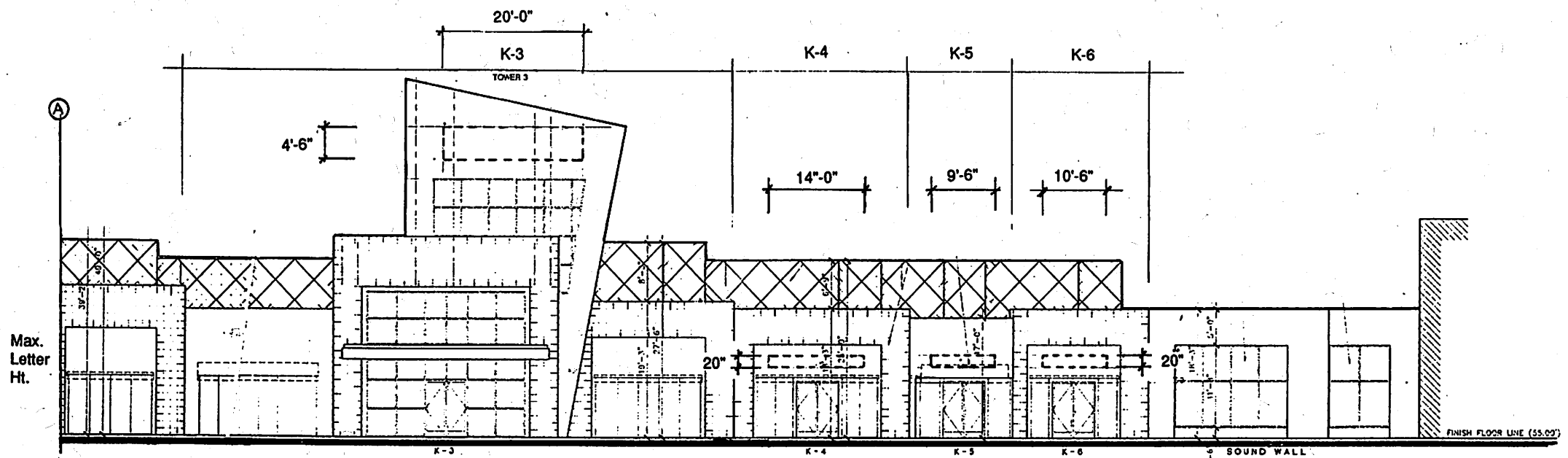
South Elevation Partial Bldg. K&L

SHOP TENANT I.D.

INTERMEDIATE TENANT I.D.

COURTYARD TENANT I.D.

INTERMEDIATE TENANT I.D.



South Elevation Partial Bldg. K&L

INTERMEDIATE & SHOP TENANT I.D.

COURTYARD TENANT I.D.



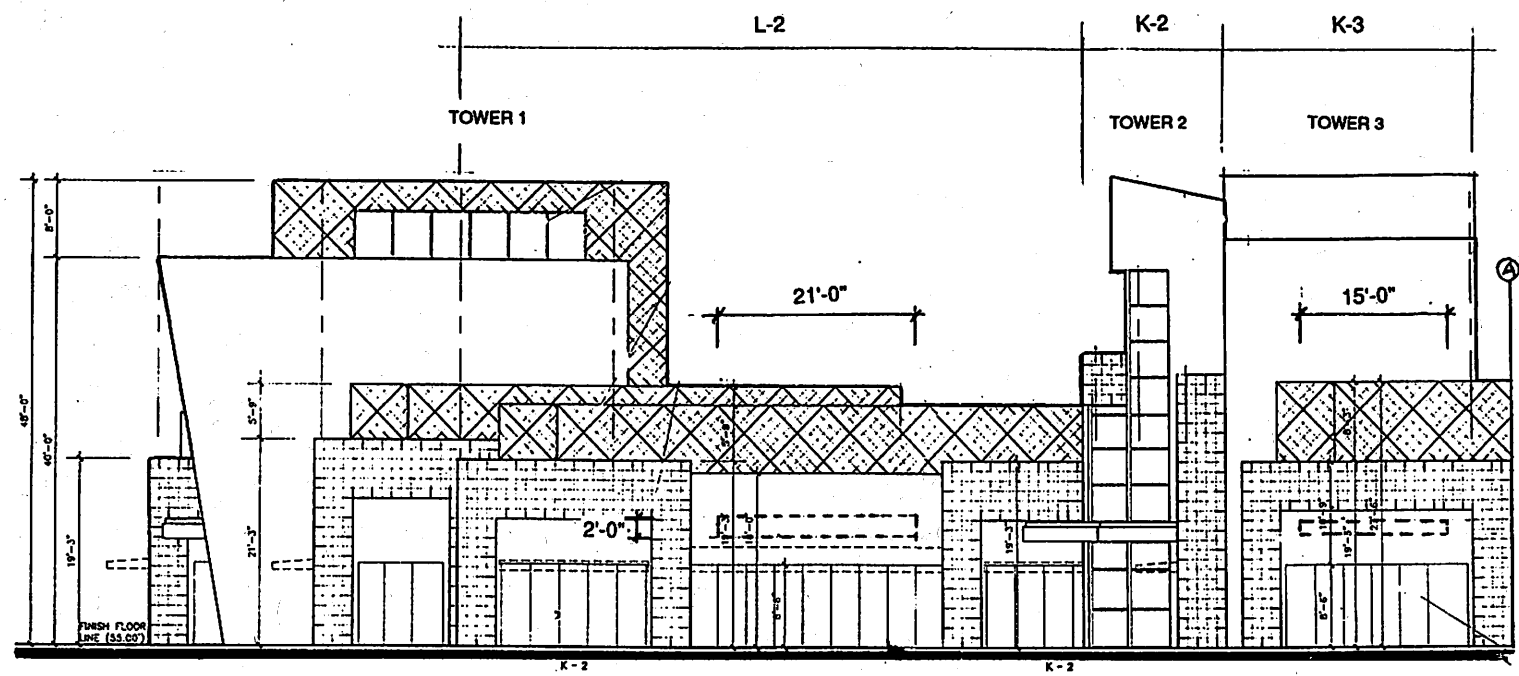
ITEM	<b>12</b>
SIGN TYPE	Major Tenant I.D.
OPTION	
STATUS	Final Design
DATE	6-26-92
	△ 7-16-92
	△
	△
QUANTITY	Criteria
SCALE	2/64"-1'-0"
DESIGNER / DRAWN BY	DH
SALES	DH
JOB NO.	D-1372-1
PROJECT	Cerritos Towne Center
LOCATION	

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
 Anaheim, Ca 92805  
 714 / 491 - 0299  
 FAX 491 - 0439

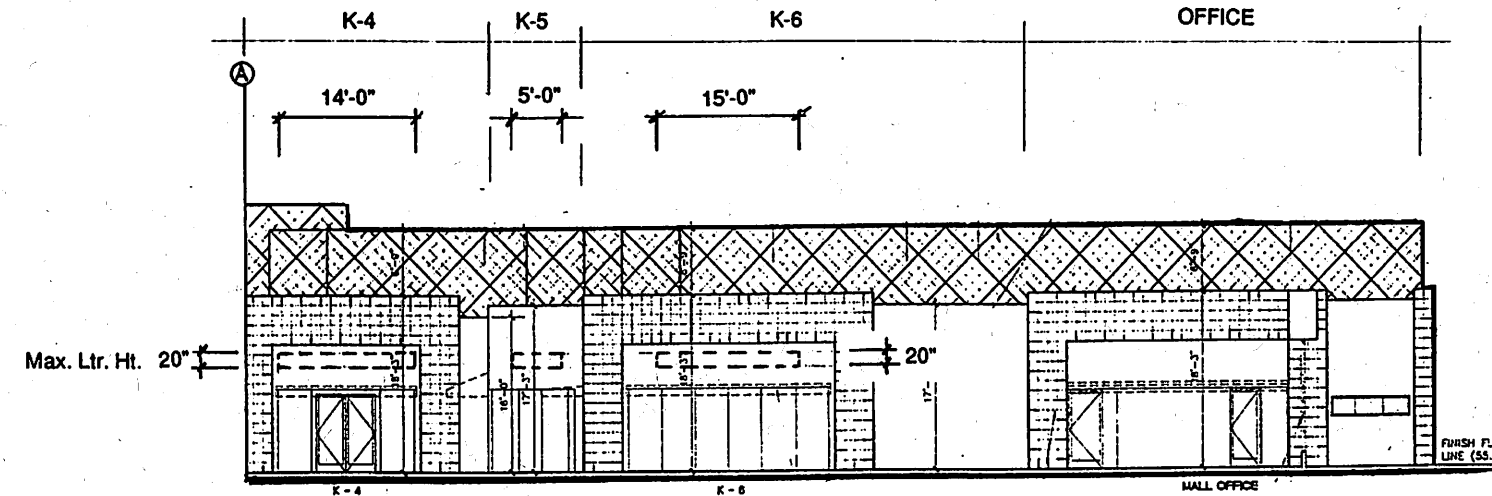






East Elevation Partial Bldg. K&L

COURTYARD TENANT I.D.



East Elevation Partial Bldg. K&L

COURTYARD TENANT I.D.

ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Alloc Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



ITEM

14,15

SIGN TYPE

Shop or Courtyard  
Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

△ 7-16-92

△

△

QUANTITY

Criteria

SCALE

2/64"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

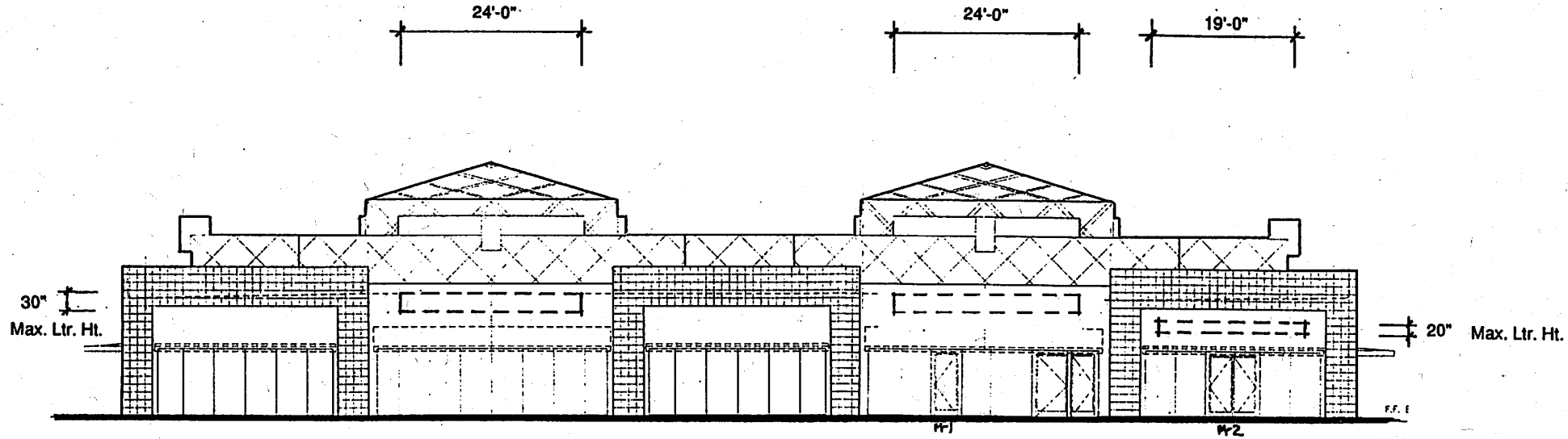
PROJECT

Cerritos Towne  
Center

LOCATION

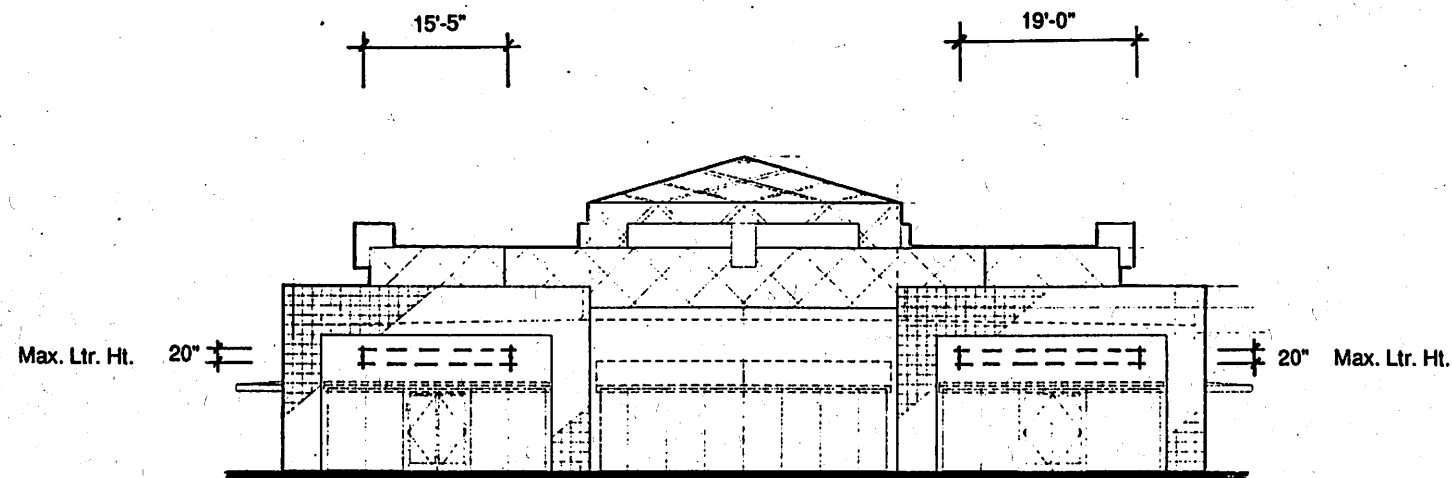
**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



South Elevation Bldg. "M"

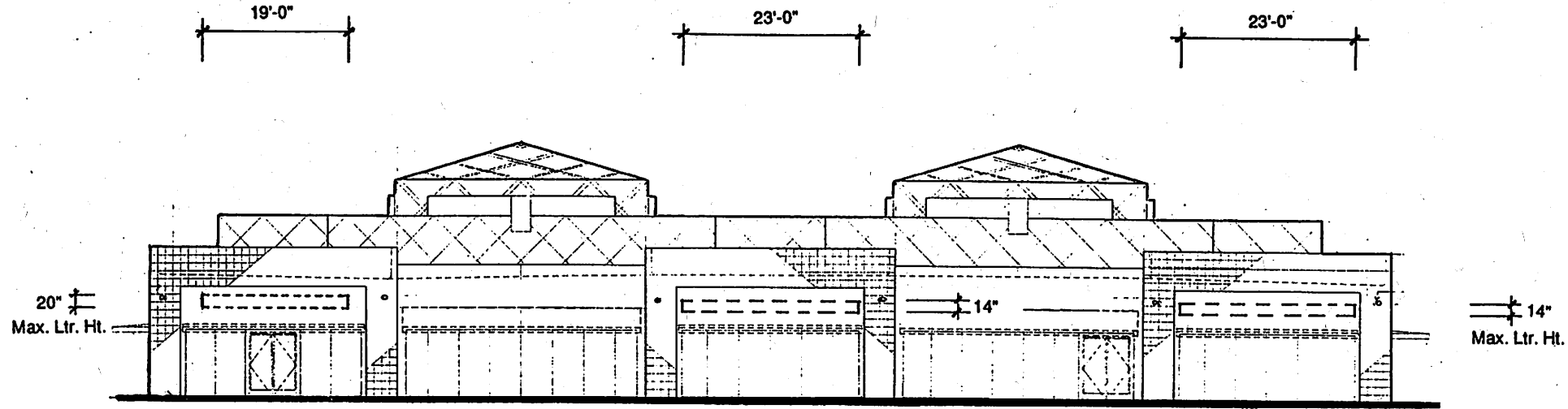
SHOP TENANT I.D.



East Elevation Bldg. "M"

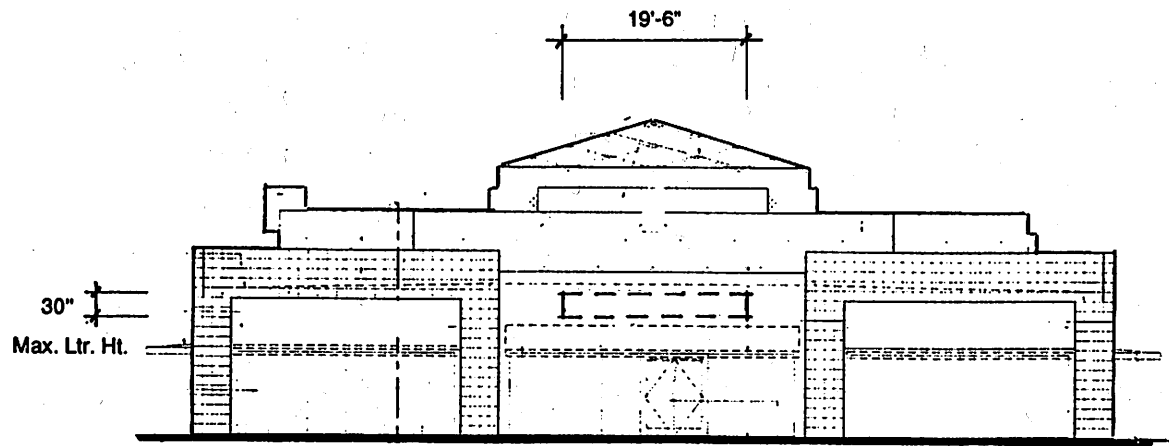
COURTYARD TENANT I.D.





North Elevation Bldg. "M"

COURTYARD TENANT I.D.



West Elevation Bldg. "M"

COURTYARD TENANT I.D.

ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

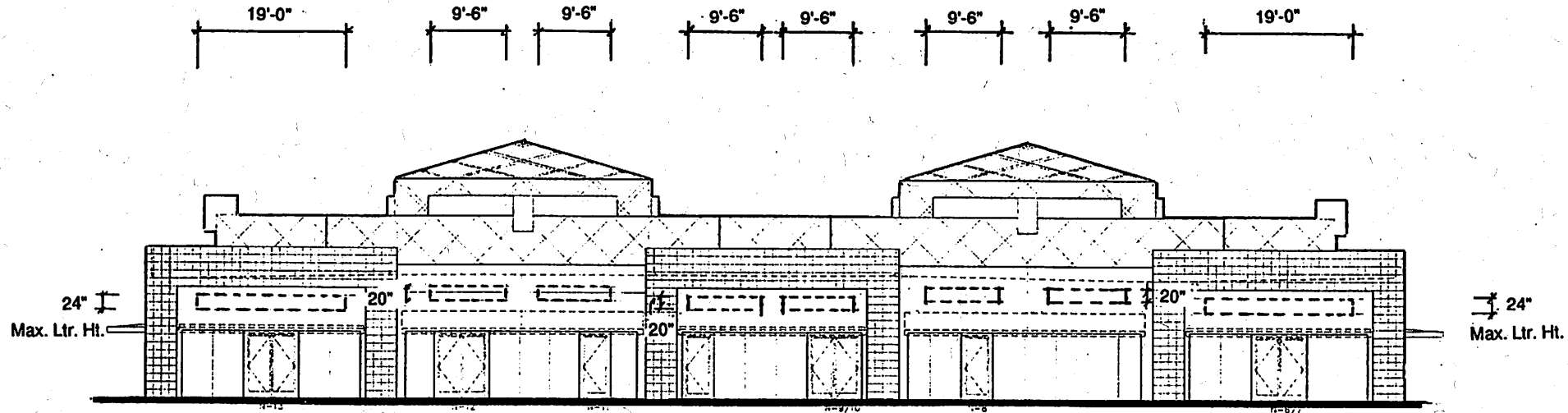
PROJECT

Cerritos Towne Center

LOCATION

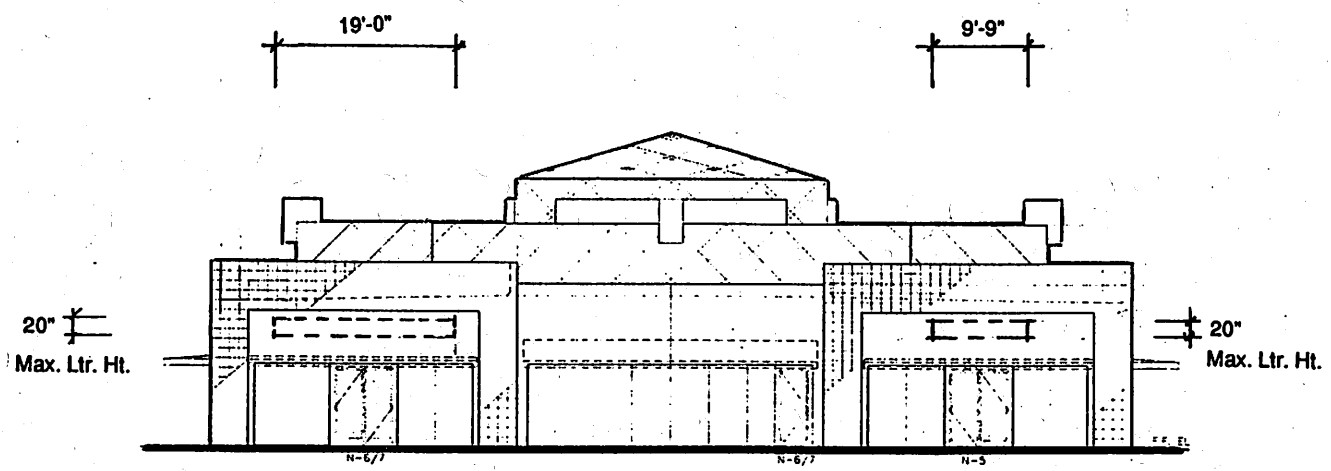
**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anahelm, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



South Elevation Bldg. "N"

SHOP TENANT I.D.



East Elevation Bldg. "N"

COURTYARD TENANT I.D.

ITEM

14,15

SIGN TYPE

Shop or Courtyard  
Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

Δ 7-16-92

Δ

Δ

QUANTITY

Criteria

SCALE

2/64"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

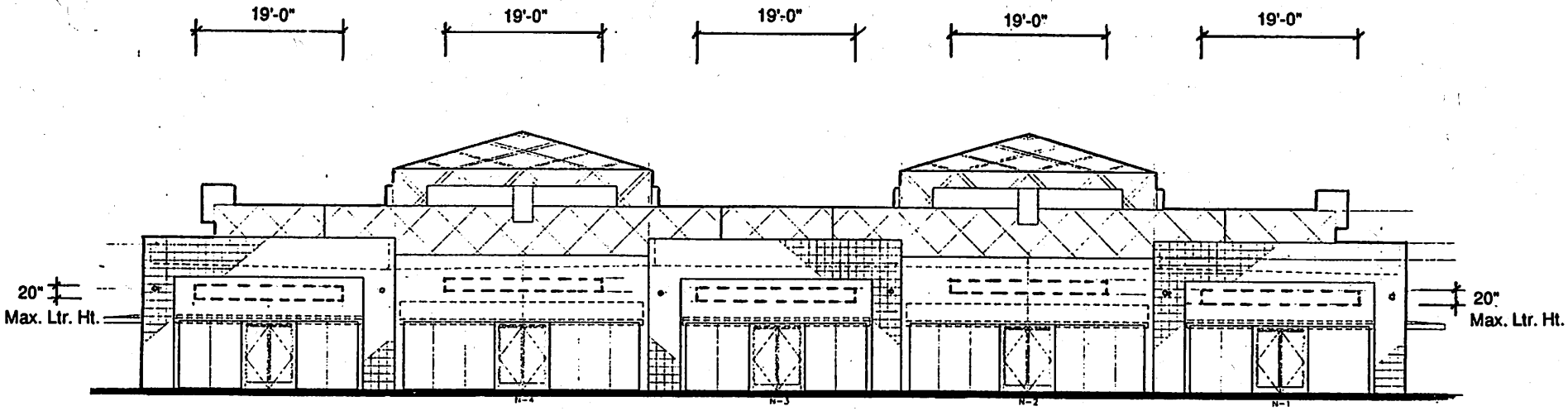
PROJECT

Cerritos Towne Center

LOCATION

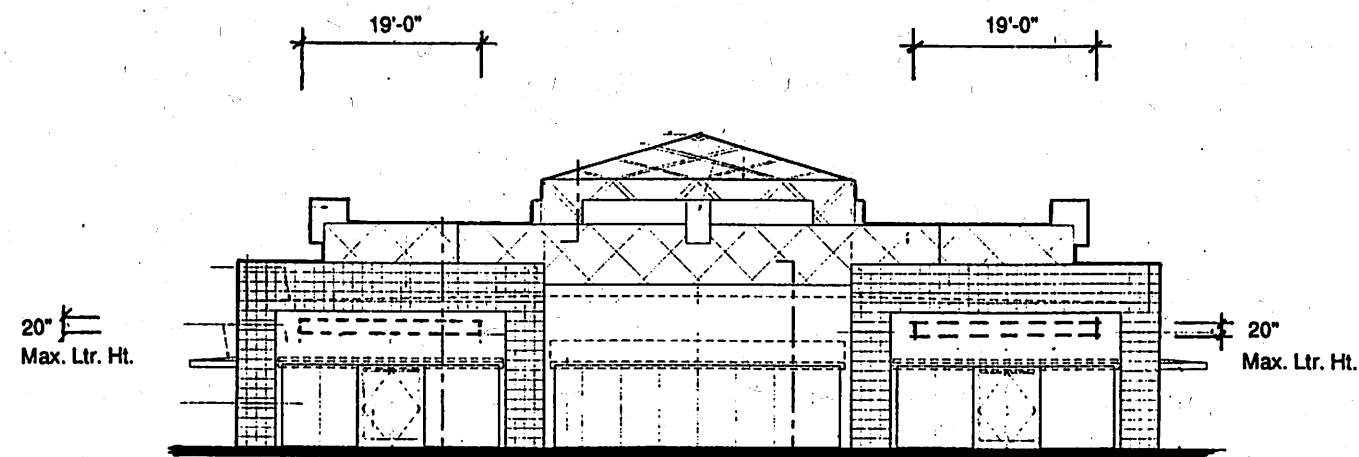
**SIGNAGE SOLUTIONS**

1336 Allec Street,  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



North Elevation Bldg. "N"

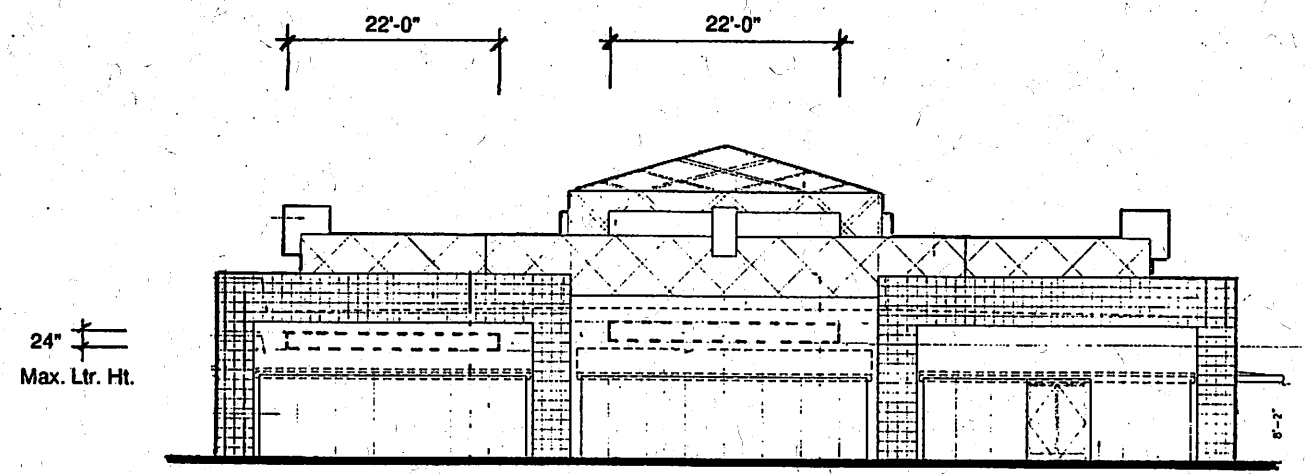
COURTYARD TENANT I.D.



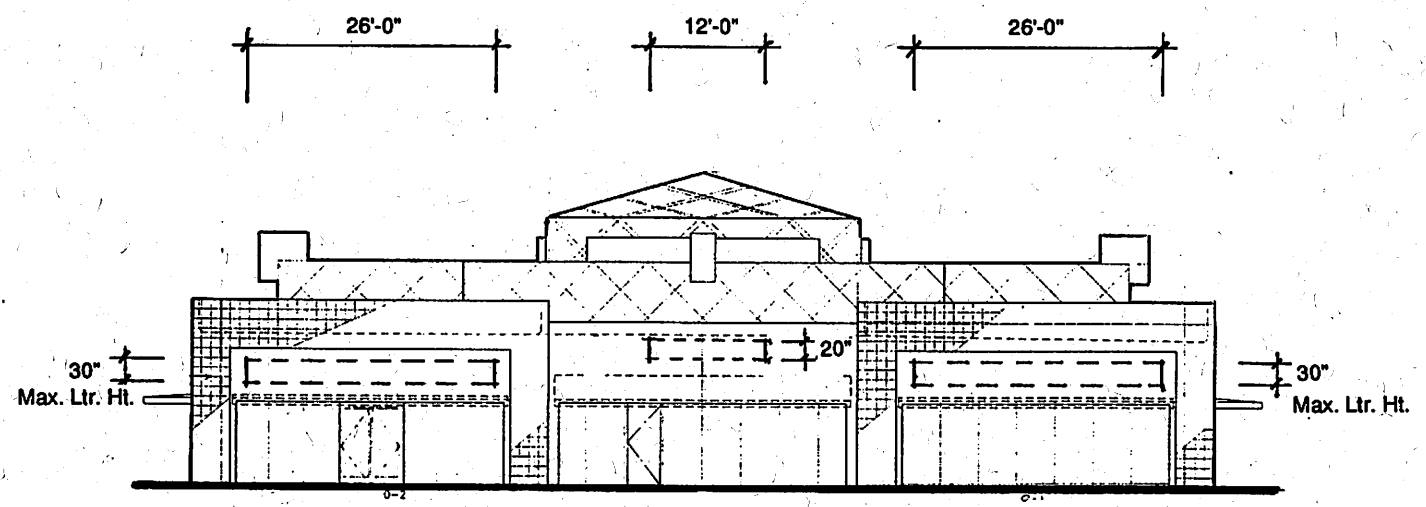
West Elevation Bldg. "N"

COURTYARD TENANT I.D.





North Elevation Bldg. "O"  
 COURTYARD TENANT I.D.



South Elevation Bldg. "O"  
 SHOP TENANT I.D.

ITEM

14,15

SIGN TYPE

Shop or Courtyard  
Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-26-92

Δ 7-16-92

Δ

Δ

QUANTITY

Criteria

SCALE

2/64"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

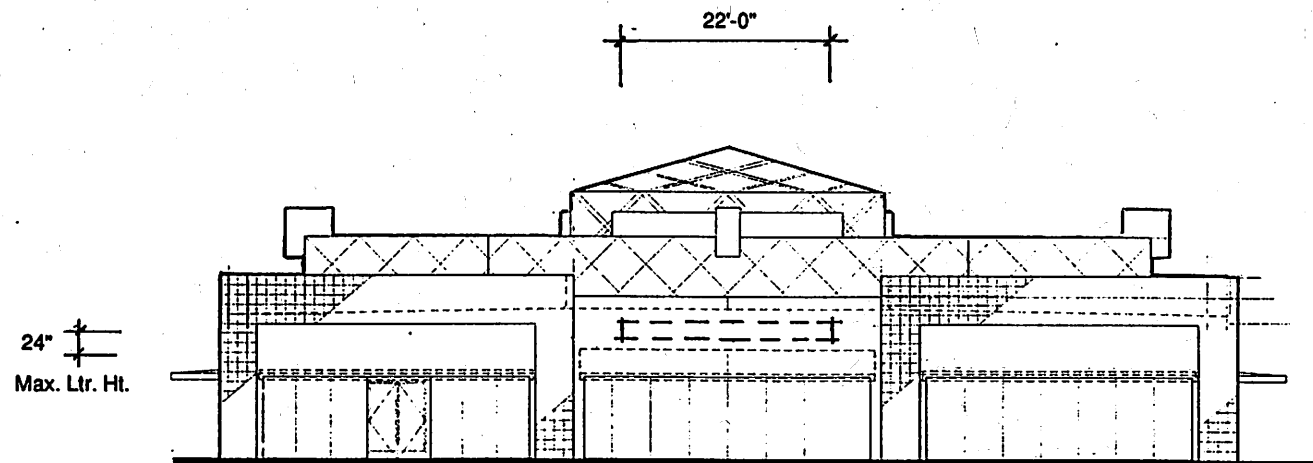
PROJECT

Cerritos Towne  
Center

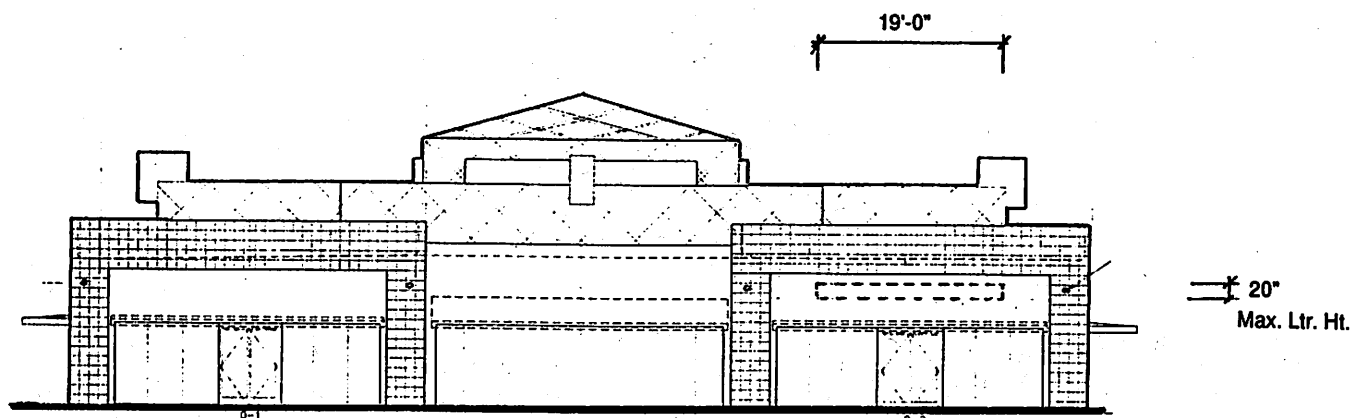
LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



East Elevation Bldg. "O"  
 COURTYARD TENANT I.D.



West Elevation Bldg. "O"  
 COURTYARD TENANT I.D.

ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

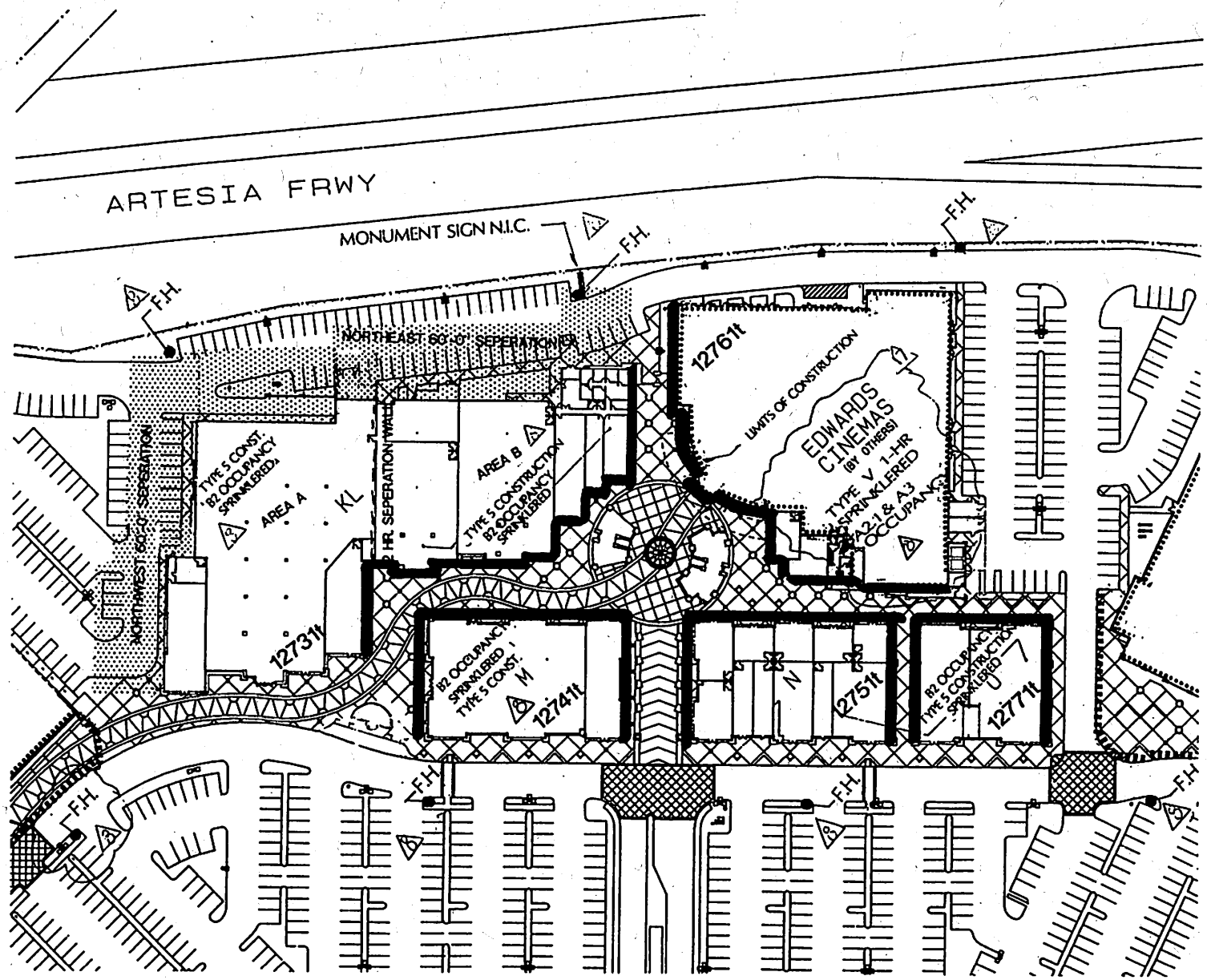
PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
 Anaheim, Ca 92805  
 714 / 491 • 0299  
 FAX 491 • 0439



NOTE:  
BOLD-LINE INDICATES  
COURTYARD TENANT I.D.



ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

LOCATION PLAN

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



ITEM \_\_\_\_\_  
**15**  
 SIGN TYPE \_\_\_\_\_  
 Courtyard Tenant I.D.  
 OPTION \_\_\_\_\_

STATUS \_\_\_\_\_  
 Final Design  
 DATE 6-29-92  
 Δ 2-3-94  
 Δ \_\_\_\_\_  
 Δ \_\_\_\_\_  
 QUANTITY \_\_\_\_\_  
 As shown  
 SCALE 1/16"=1'-0"

DESIGNER / DRAWN BY \_\_\_\_\_  
 DH  
 SALES \_\_\_\_\_  
 DH  
 JOB NO. \_\_\_\_\_  
 D-1372-1  
 PROJECT \_\_\_\_\_  
 Cerritos Towne Center  
 LOCATION \_\_\_\_\_

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
 Anaheim, Ca 92805  
 714 / 491 • 0299  
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15'-5"

20"

**EXAMPLE ONLY**

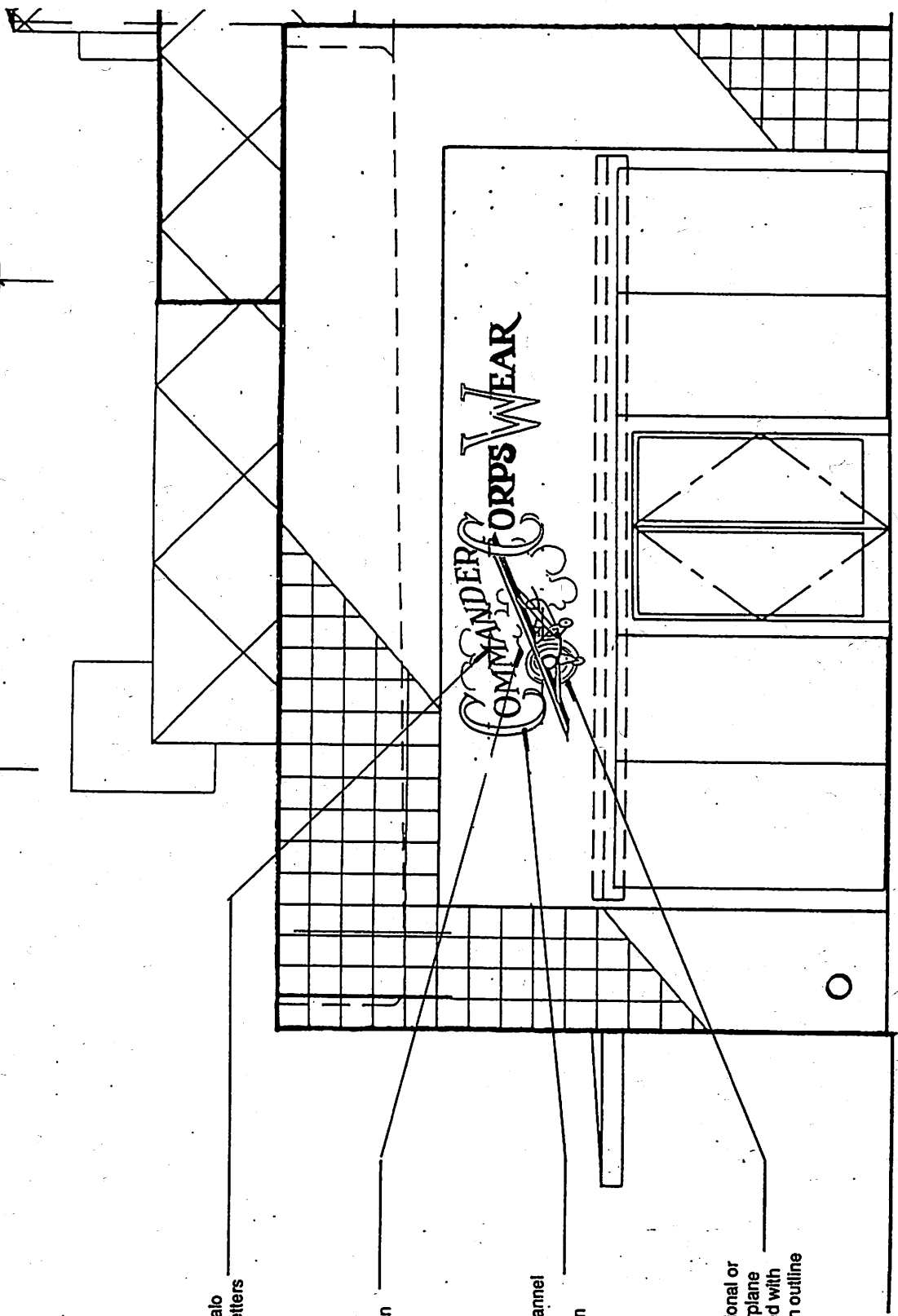
DESCRIPTION  
(Sample of fabrication intent)

Body copy halo illuminated letters

Cloud lines, exposed neon

Open pan channel letters with exposed neon

Logo dimensional or flat cut out airplane shape, painted with exposed neon outline



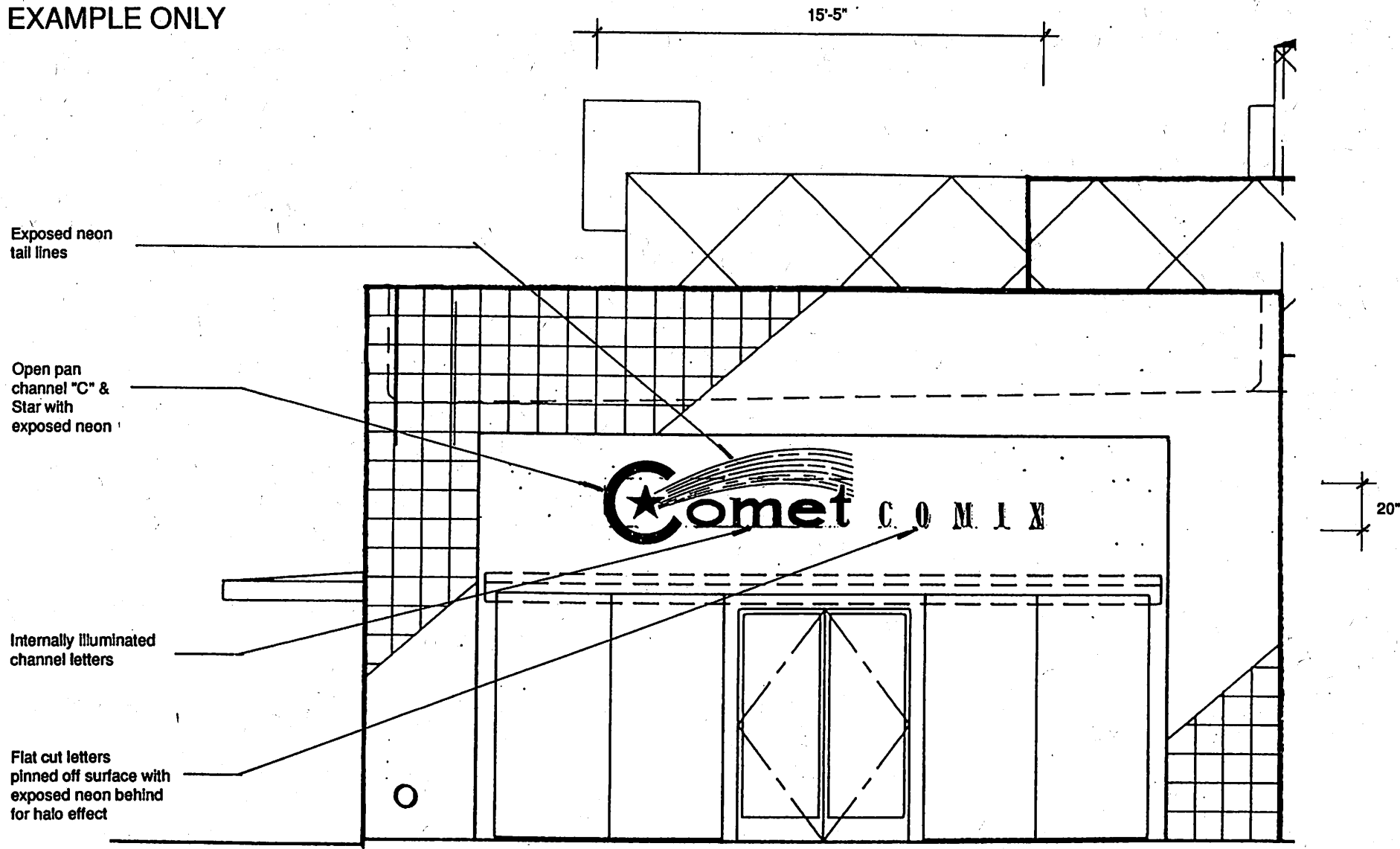
TYPICAL COURTYARD TENANT ELEVATION  
EXAMPLE #1



DESCRIPTION

(Sample of fabrication intent)

EXAMPLE ONLY



TYPICAL COURTYARD TENANT ELEVATION  
EXAMPLE #2



ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

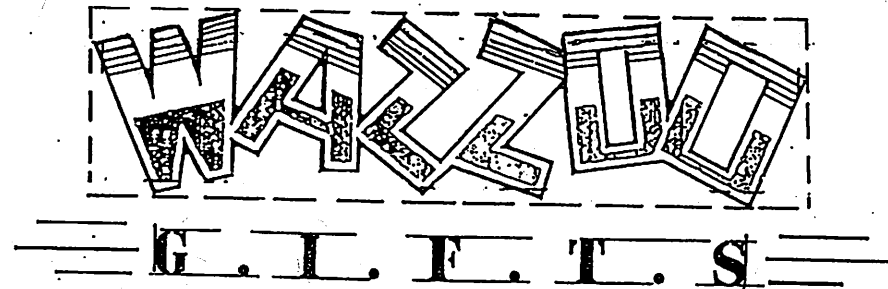
**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

**SIGN AREA:**

Courtyard tenant I.D. sign area will be calculated by creating a rectangle around the body of the tenant graphics (copy and/or logo). The total sign area will be calculated by multiplying the height by the length of each rectangle and adding together the square footage of each rectangle.

Maximum sign area must not exceed the square footage of the dashed area indicated on the sign band above the storefront.  
(e.g. 20" x 15'-6" = 25.73 sq. ft.)



ITEM

15

SIGN TYPE

Courtyard Tenant I.D.

OPTION

STATUS

Final Design

DATE 6-29-92

△ 2-3-94

△

△

QUANTITY

As shown

SCALE

1/16"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



ITEM **16**

SIGN TYPE  
Tenant Blade Sign

OPTION

STATUS

Final Design

DATE 6-29-92

Δ 7-16-92

Δ 1-19-94

Δ

QUANTITY

Criteria

SCALE

3/8"=1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

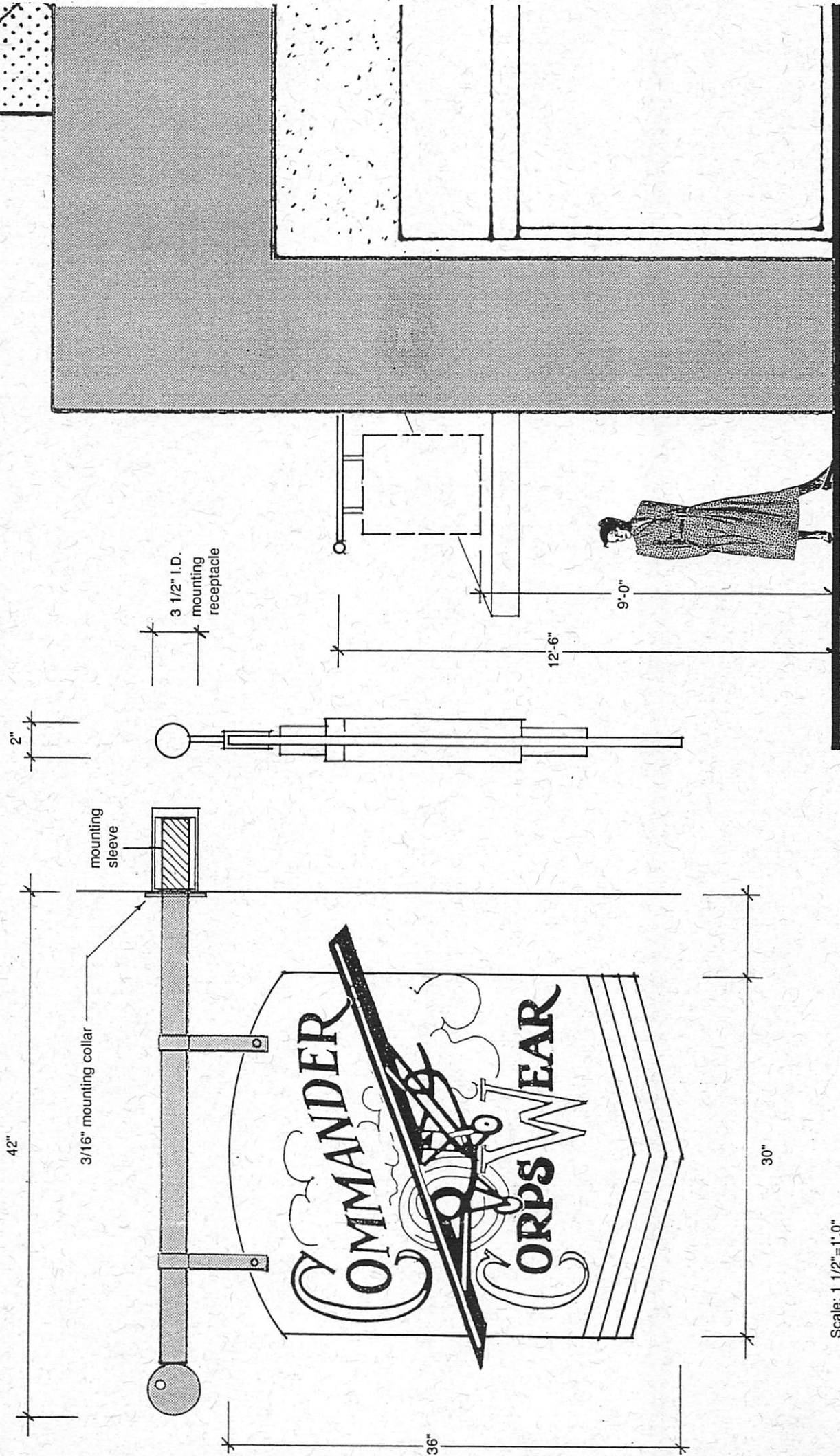
LOCATION

**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

**DESCRIPTION**

Double faced non-illuminated sign panel to be 3/16" aluminum with applied dimensional tenant graphics. Tenant graphics to be a minimum of 1/4" thick and may be fabricated from; aluminum, signfoam, acrylic or PVC. All finishes to be high grade automotive paint. Sign panel to be suspended from common 2" dia. metal pipe with antique gilded metal sphere. Mounting hardware painted to match DE 468 U1 'January' (Blue).



Scale: 1 1/2"=1'-0"



**DESCRIPTION**

Item 17: 3" white vinyl tenant suite numbers applied to glass adjacent to door.  
Typestyle: Optima Semi-Bold.

Item 18: White vinyl tenant copy applied to glass adjacent to door. 2" maximum letter height in a 12"x12" square sign area. Typestyle: Optima semi-bold, caps/lowercase.



ITEM

**17,18**

SIGN TYPE

Tenant Suite I.D. /  
Entry Information

OPTION

STATUS

Final Design

DATE 6-29-92



QUANTITY

Criteria

SCALE

1/2"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

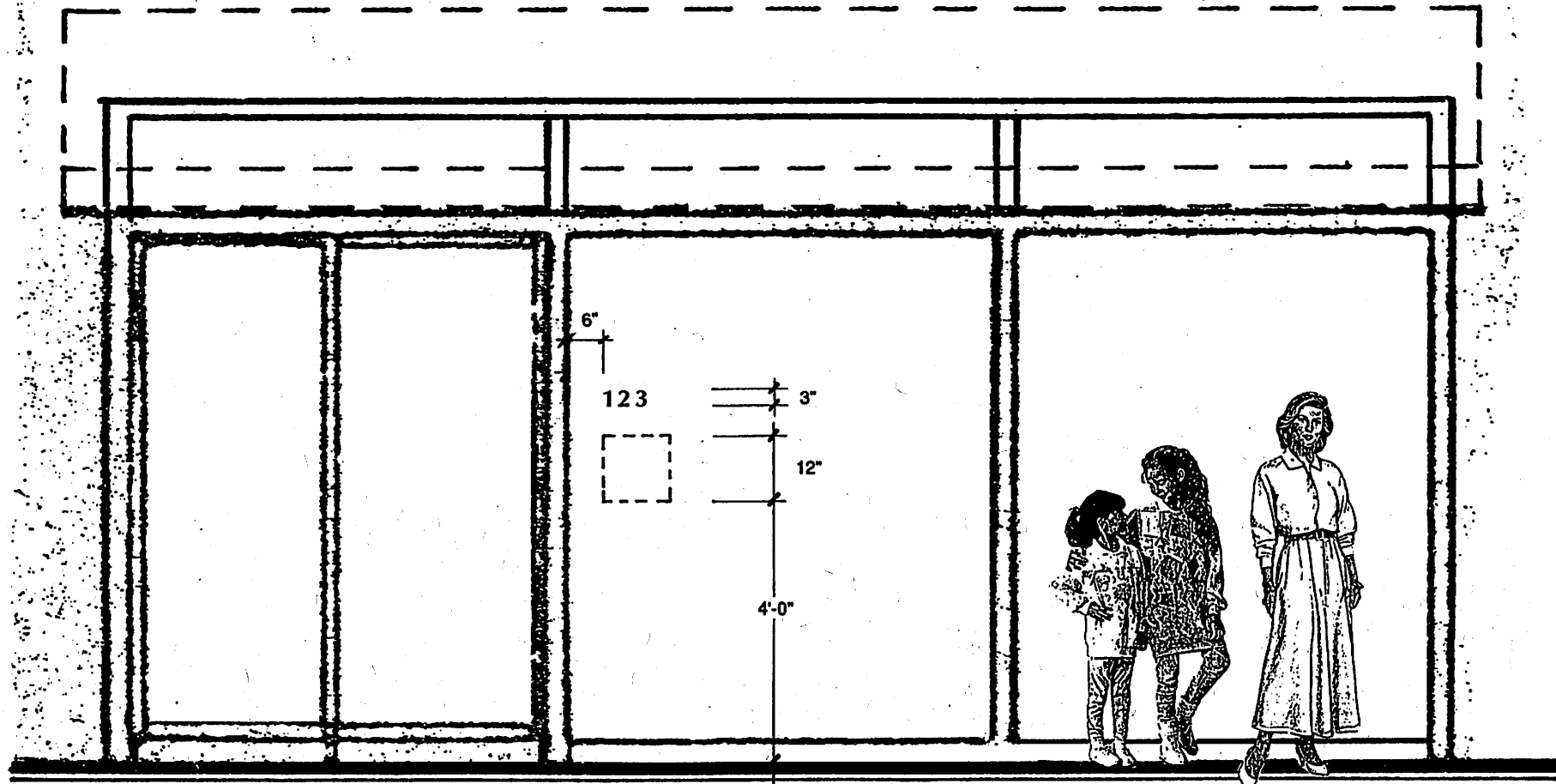
PROJECT

Cerritos Towne  
Center

LOCATION

**SIGNAGE  
SOLUTIONS**

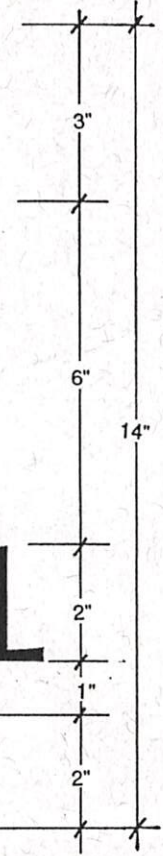
1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439





**DESCRIPTION**  
CLARET RED vinyl numbers and tenant name on door.

# 123 A



ITEM  
**19**

SIGN TYPE  
Delivery Entry I.D.

OPTION

STATUS  
Final Design

DATE 6-29-92  
Δ 2-3-94  
Δ  
Δ

QUANTITY  
Criteria

SCALE  
3/8"=1"

DESIGNER / DRAWN BY  
DH

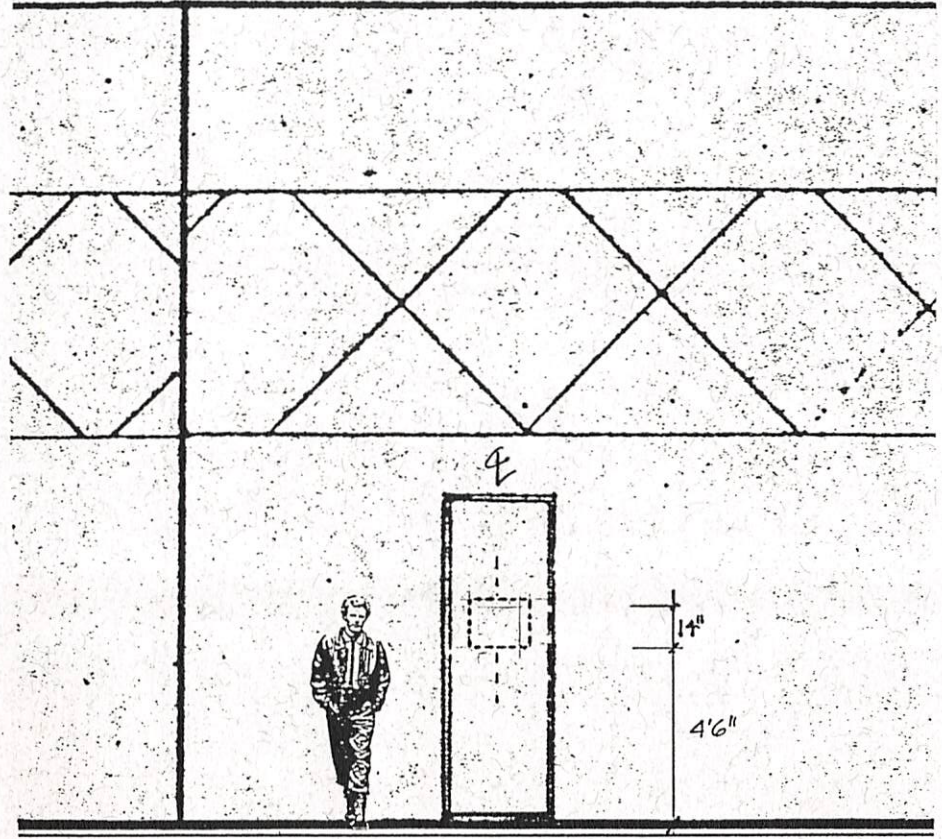
SALES  
DH

JOB NO.  
D-1372-1

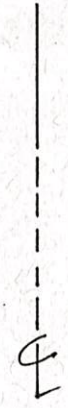
PROJECT  
Cerritos Towne Center

LOCATION

# ABCDEFGHIJKL MNOPQRSTU



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



**SIGNAGE SOLUTIONS**

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439



DESCRIPTION

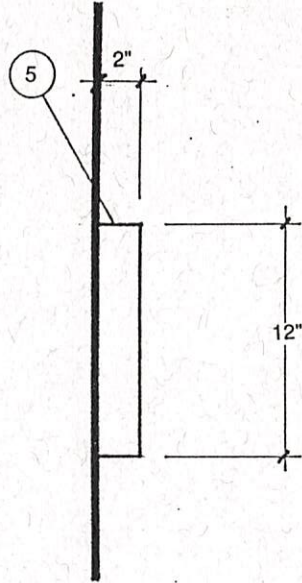
2" thick polystyrene letters with styrene faces. Mount to building face with silicone adhesive.

COLOR SCHEDULE

5 CLARET RED

# 9329

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



ITEM

## 20

SIGN TYPE

Building Address

OPTION

STATUS

Final Design

DATE 6-29-92

Δ 2-3-94

Δ

Δ

QUANTITY

Fourteen (14)

SCALE

1/4"-1'-0"

DESIGNER / DRAWN BY

DH

SALES

DH

JOB NO.

D-1372-1

PROJECT

Cerritos Towne Center

LOCATION

### SIGNAGE SOLUTIONS

1336 Allec Street.  
Anaheim, Ca 92805  
714 / 491 • 0299  
FAX 491 • 0439

