

Uniform Sign Program (USP)

Project: 603 Sutter Street, Folsom, CA

1.0 INTENT AND PURPOSE

This Uniform Sign Program is established for the purpose of assuring high quality tenant signage. All signage shall be designed and constructed to compliment the project architecture.

This document describes the acceptable types of signs, materials, localizations, and sizes. Signs are non-illuminated. Renderings, drawings, and shop drawings contained in these guidelines are included for illustrative purpose only and are intended to aid the Tenant in complying with the Design Criteria.

1.1 Interpretation and Compliance: As administrators of the tenant sign criteria, the Owner/Landlord is the final arbitrator of criteria compliance. These guidelines are to be approved by the City of Folsom and all signage must receive appropriate City issued signage permits before being fabricated or installed.

If ownership should change for all or part of the project and/or the retail tenant spaces, the guidelines herein established shall remain applicable and in force under new ownership. Should the new owner wish to amend these guidelines, it shall submit such proposal to the Planning Department of the City of Folsom for approval.

2.0 DEFINITION OF TERMS

2.1 Area or Sign Area: Sign area shall include the entire area with a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all signs elements, including, but not limited to, sign structures or borders, written copy, and color. Supporting structures such as sign brackets are not included in sign area provided that they contain no lettering or graphics.

2.2 Logo/Logotype: No logos are allowed per City of Folsom.

2.3 Tenant Identification: Shall consist of a Tenant's name. No telephone numbers or URLs are allowed.

2.4 Temporary Identification: A sign placed for a limited duration of time.

3.0 SUBMITTAL, REVIEW, AND APPROVAL PROCESS

Prior to construction of any sign or application for City sign permits, the tenant or tenant's representative must obtain the Owner/Landlord's written approval of the proposed sign design. The review and approval process shall be as follows:

3.1 Tenant to submit drawings showing sizes and location to Owner/Landlord.

3.2 Owner/Landlord shall review designs and either approve, approve with corrections, or deny application within 21 calendar days of receipt of application.

3.3 If application is denied, tenant shall review reasons for denial and then revise their application to address the Owner/Landlord's concerns and resubmit the application.

3.4 Once approval is granted by the Owner/Landlord, tenant may then proceed with their sign permit application to the City.

3.5 Signage installed without Owner/Landlord and City approval will result in the removal of signage at Tenant's sole expense.

4.0 GENERAL CRITERIA FOR ALL SIGNAGE

4.1 Code Compliance: All signage shall comply with local building codes and ordinances.

4.2 Maintenance: Maintenance of installed signs is the tenant's sole responsibility. It is expected that damaged or deteriorated signs or non-functioning signage lighting will be repaired promptly and restored to a like-new condition. Within ten days after receiving written notice from the Owner or the City, Tenant will complete all repairs requested. If repairs and remedies are not made within this time period, the Owner may undertake repairs at the Tenant's expense.

4.3 Allowable Messages: Sign messages shall be limited to the project/tenant name.

4.4 Allowable Sign Types: The sign types outlined in these guidelines are the only signs permitted on the building or property.

4.5 Preferred Materials: Sign design and construction should include the use of high quality materials such as architectural grade metals.

4.6 Sign Locations: Signs shall be permitted only within the sign areas shown.

4.7 License Required: Sign installers are to be State of California licensed contractors and are required to provide contractor's license number(s), classifications, and expiration date; proof of liability insurance and evidence of Worker's Compensation Insurance to the Owner prior to conducting any work. Tenants are advised to consult with the City of Sacramento for additional permit requirements.

4.8 Removal at Move-Out: When vacating a retail space, the tenant, at their expense, shall remove all signage, patch and repair all damage and leave the building surfaces in as-new condition.

CLIENT

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Folsom, CA 95630

PROJECT

603 Sutter Street

GRAPHIC CONSULTANT


AlphaArchitectural
Signs & Lighting
5410 Warehouse Way
Sacramento, CA 95826

DRAWING SUBMITTALS

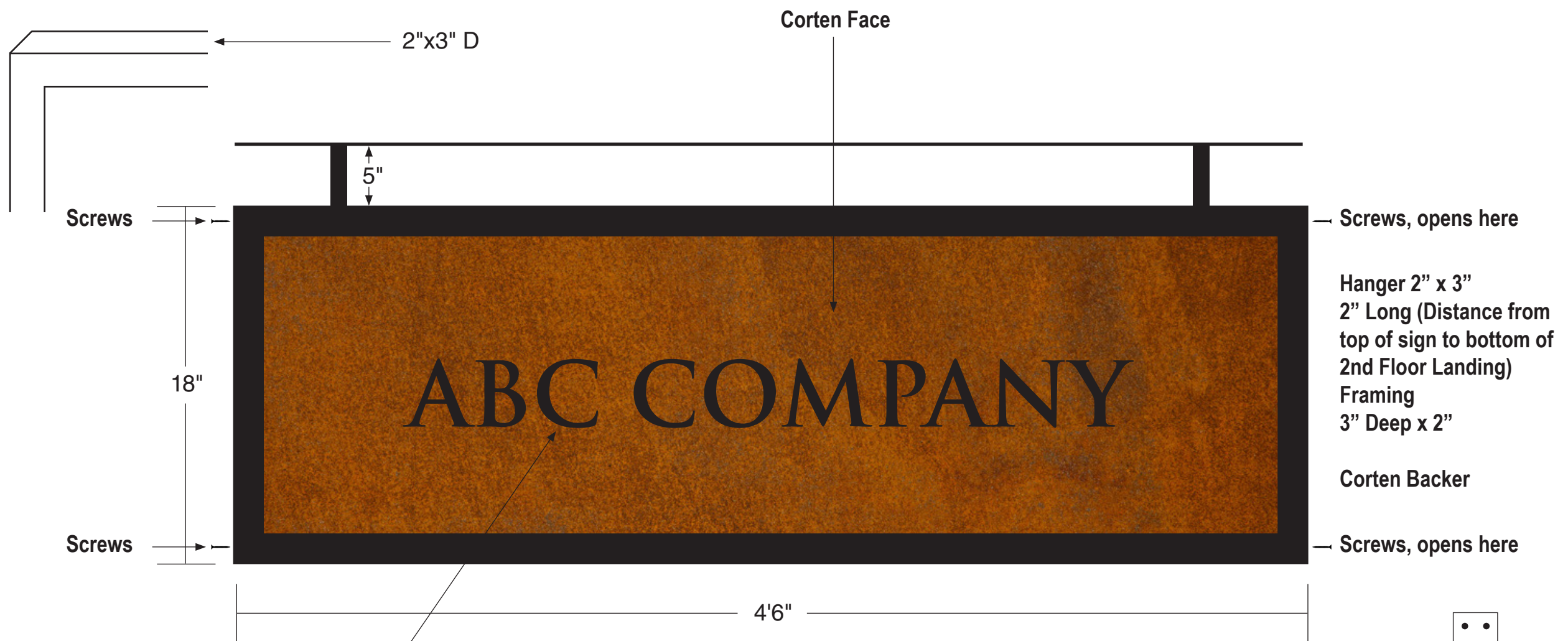
08/09/2022

DRAWING TITLE

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Letters would be 1" thick fabrication with stainless steel painted. Each tenant would have name.

D/F- Both faces will slide out

2" Outer

3" Depth typical aluminum tubing

This would have black, either all around as shown, or just a top bar. We would use bar for hanging, not chain.

Copy Color: Medium Bronze

Copy Type:

Option A: Trajan

OR

Option B: Benecarlo Medium

Case: Upper OR Upper & lower

Side view access to change Face

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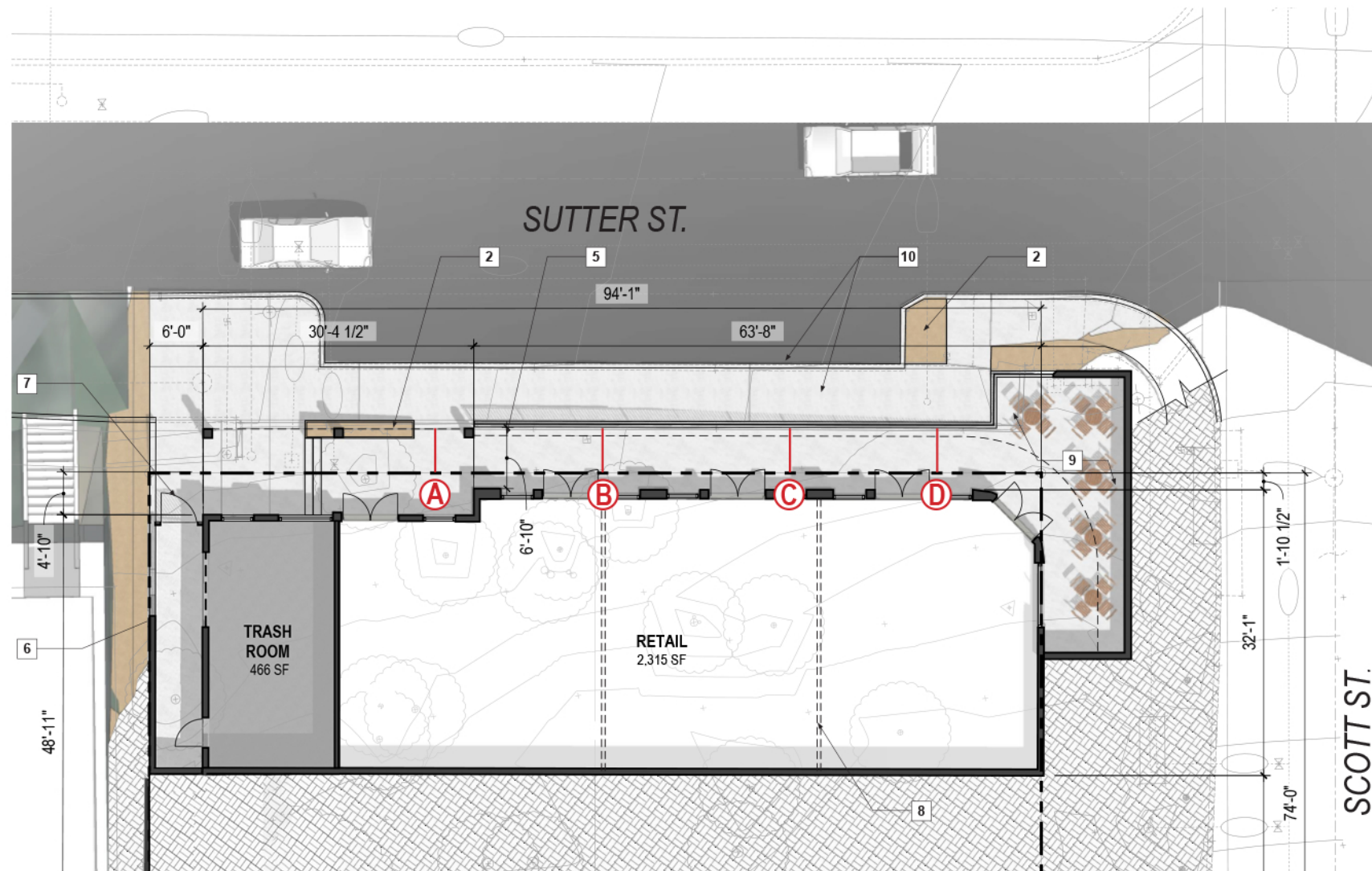
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Hanging Tenant
Sign Type A

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4 Tenant Blade Signs

ABCD Possible locations,
mounted to top of ceiling.

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**Hanging Tenant
Sign Locations**

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2" Thick stainless letters
painted - black

603 SUTTER



1 3D VIEW - AERIAL

2 3D VIEW - CORNER PERSPECTIVE

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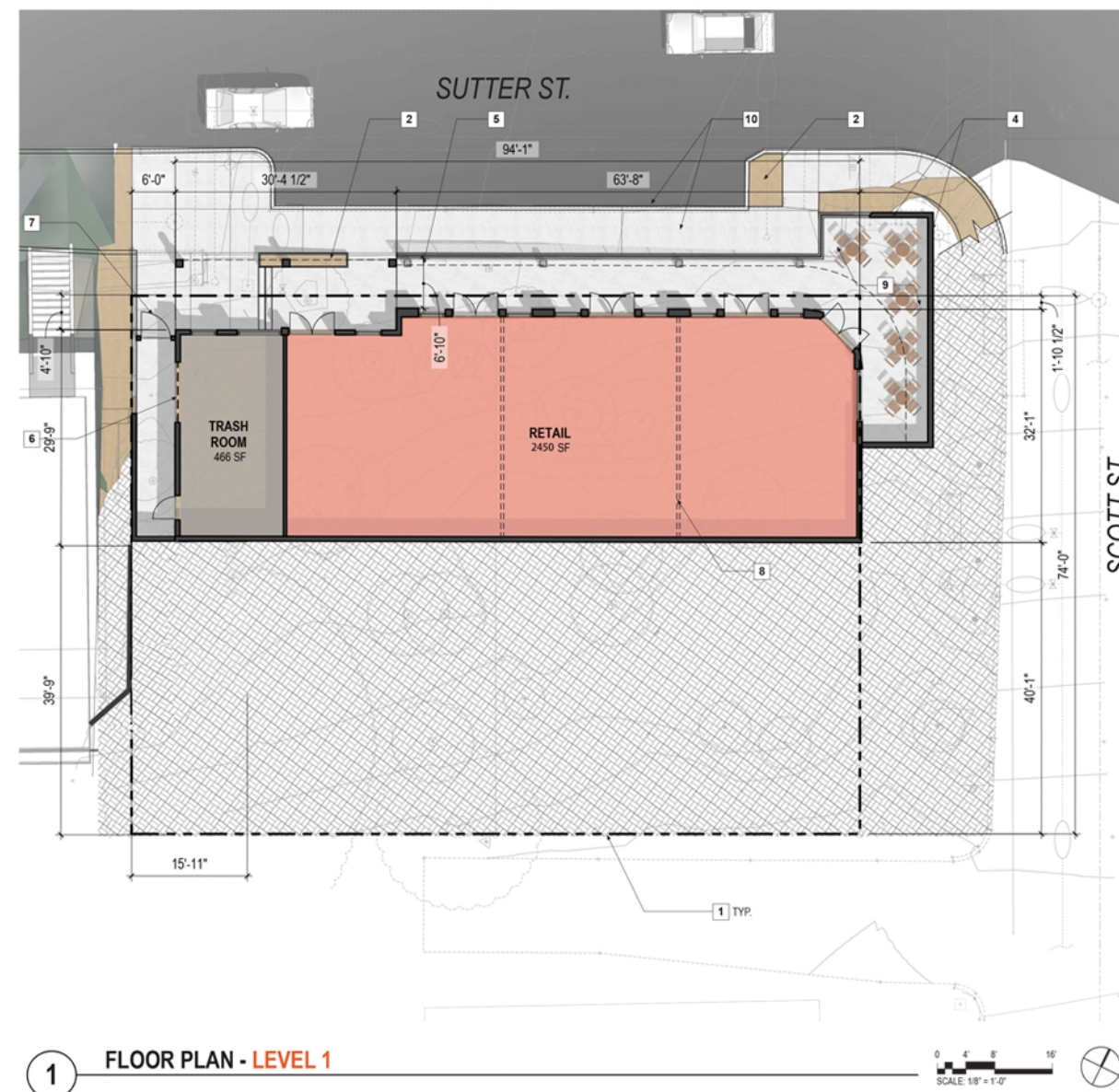
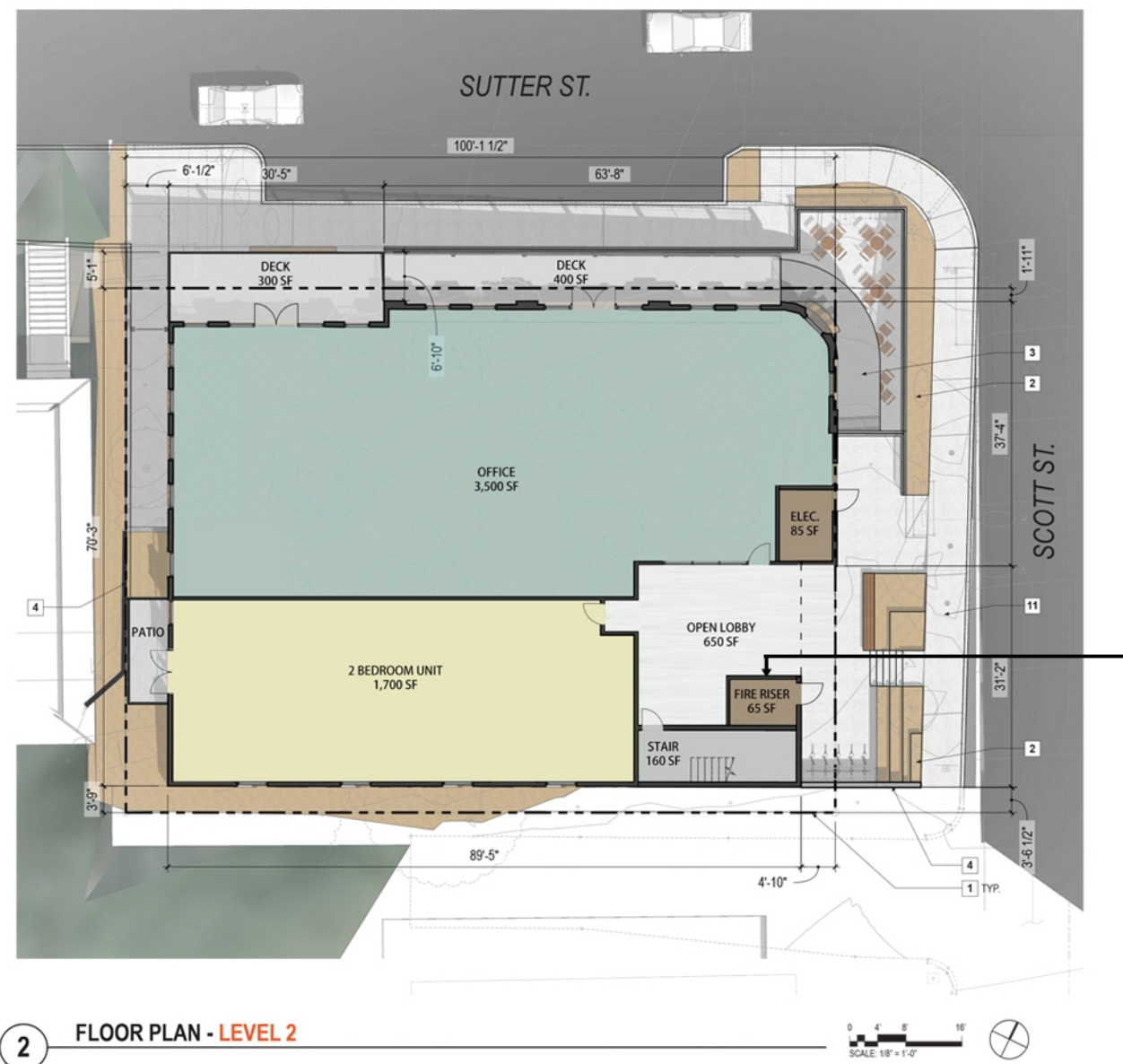
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Addressing

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SHEET NOTES A-111

- 1 PROPERTY LINE
- 2 LANDSCAPE PLANTER
- 3 CORRUGATED METAL ROOF
- 4 RETAINING WALL
- 5 LINE OF ROOF AND/OR DECK OVERHEAD
- 6 ROLL-UP DOOR ACCESS TO TRASH ROOM
- 7 4FT WIDE ORNAMENTAL IRON GATE
- 8 POTENTIAL DEMISING WALL LOCATION
- 9 POTENTIAL DINING PATIO
- 10 (E) SIDEWALK AND ON STREET PARKING TO REMAIN
- 11 (N) SIDEWALK IMPROVEMENTS

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**Sign Directory
Location**

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2 EAST ELEVATION

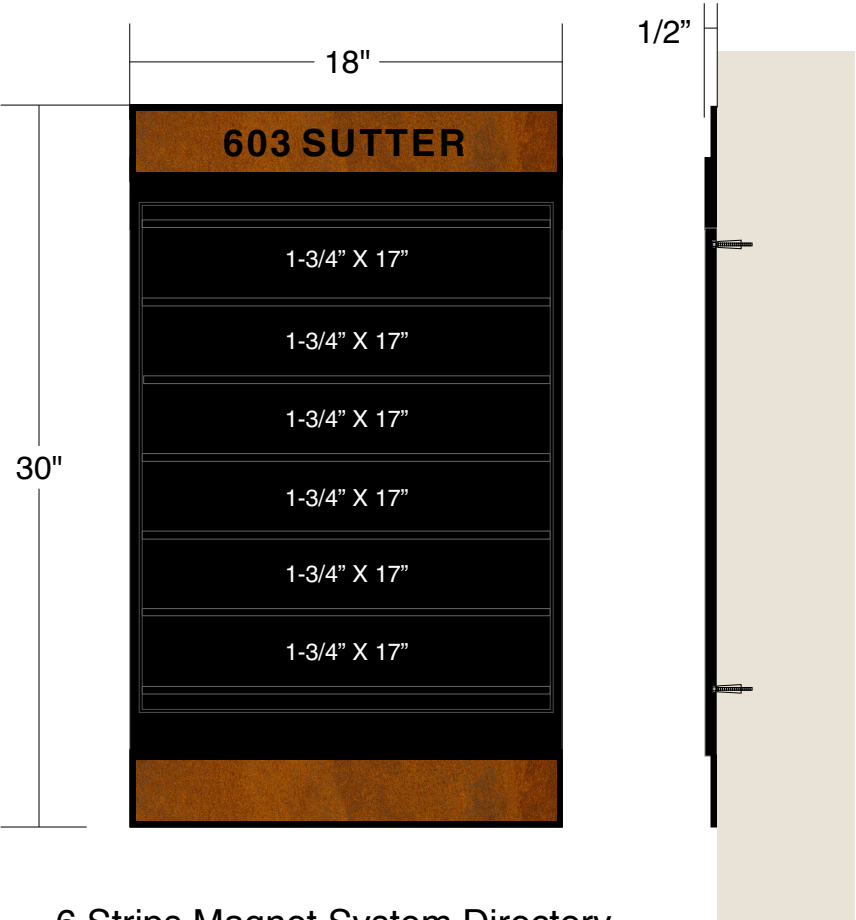
0 4' 8' 16'
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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6 Strips Magnet System Directory

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