

045PR11

**APPROVED BY:
CITY OF CHINO HILLS
PLANNING COMMISSION**

Signed

Date

[Handwritten signature]
3/15/05



800-655-9972

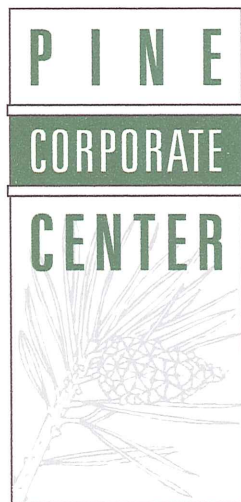
JOB NO.
04-5477
3-2-2005

PINE CORPORATE CENTER

O F F I C E S I G N P R O G R A M

MARCH 2, 2005

OPUS WEST CORPORATION
2020 MAIN STREET
IRVINE, CA



PROJECT DIRECTORY

Association: Opus West Corporation
2020 Main Street
Irvine, CA
Contact: Matt Landers
(949) 622-2176
(fax) 622-1148

Project Architect: Lee & Sakahara Architects AIA
16842 Von Karman Avenue, Suite 300
Irvine, CA 92606-4927
Contact: Ron Sakahara
(949) 261-1100
(fax) 261-1144

Signage Consultant: Signage Solutions
1336 Allec Street
Anaheim, CA 92805
(714) 491-0299
(fax) 491-0439

City Planning: City of Chino Hills
Community Development
2001 Grand Avenue
Chino Hills, CA 91709
Contact: Jeffery S. Adams
(909) 364-2742
(fax) 364-2795

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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of each Building Owner's signs (herein after referred to as "Owner") at Pine Corporate Center. All Owner's signage is subject to the Association of Pine Corporate Center, or it's managing agent (hereinafter referred to as "Association"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Pine Corporate Center.

A. SUBMITTAL TO ASSOCIATION:

Owner shall submit three (3) copies of detailed shop drawings to Association for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of the City of Chino Hills.

Submittals shall include the following:

1. OWNER ELEVATION(S):

Scaled elevation(s) of Owner's front, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Owner's elevation(s).

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or logo showing the dimensioned projection of the face of the letter or logo and the illumination.

If shop drawings are denied, Owner must resubmit revised plans until Association's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Association for approval and then submitted to the City of Chino Hills for approval. City of Chino Hills has final approval of all signs. The Association may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Accommodate design issues with building design in the application of this sign program.

B. SUBMITTAL TO CITY FOR FINAL APPROVAL:

A full set of plans must be approved by the Association prior to submitting to the City. Owner or his sign contractor must submit to the City of Chino Hills and will be responsible for all applicable applications and permit fees for the City.

Owner and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Association's and City's approval shall be on file in the Association's office.

C. OWNER'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by Association prior to installation. Association must receive the sign contractor's Certificate of Insurance naming Opus West Corporation and The Association of Pine Corporate Center, as additionally insured.

2. The Association must be notified 48 hours in advance prior to sign installation.
3. The Association may, at his sole discretion and at the Owner's expense, correct, replace, or remove any sign that is installed without written approval.
4. If the Owner chooses to change its exterior sign at anytime, the Owner must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.
5. Owner shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Association, City, UL and the Uniform Electrical Code.
6. Owner shall be responsible for all expenses relating to signage for his store without limitations:
 - 100% of permit processing cost and application fees.
 - 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
 - All costs relating to sign removal, including repair of any damage to the building. This work must be completed within thirty (30) days of vacancy.

DESIGN GUIDELINES FOR OFFICE OWNER SIGNS

The purpose of establishing these design guidelines is to ensure that each exterior sign will contribute to the success of Pine Corporate Center. High quality face and halo illuminated channel letter signage, which reflects the integrity of the architecture, will be required.

A. ILLUMINATION:

- Halo illumination.

B. SIGN COLORS AND FINISHES:

All owners' colors must be approved by the Association prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Two story building Owners are allowed to use standard branded colors.
- One story building Owners will use default return and face color, Dark Bronze Matthews Paint #26077. Exception may be made by the Association for Owners with sign standards that deviate from this specification.

C. TYPE STYLES AND LOGOS:.

The use of logos and distinctive type styles is encouraged for all Owner's signs. Owners may utilize their logo graphics and type style, provided that they are compatible with the architecture and approved by the Association. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

D. SIZES AND QUANTITIES:

1. Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.



PROHIBITED EXTERIOR OWNER SIGNS

Only those signs types provided herein and specifically approved in writing by the Association will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon City and Association approval.

FABRICATION REQUIREMENTS FOR EXTERIOR OWNER SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

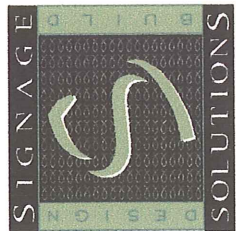
- A. All signs to consist of individual halo illuminated channel letters fabricated from minimum 0.063 aluminum. Letter return depth to be 3½ inches deep. All letters to have 3/16-inch thick clear Lexan back lenses and minimum two (2) 1/4-inch diameter weep holes drilled in bottom of each. Letters to be installed pin-mounted 1-1/2 inches off building fascia. Logo fabrication and illumination to match that of letters.
- B. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- C. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- D. Sign permit stickers shall be affixed to the top edge of signs.
- E. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- F. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- G. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- H. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- I. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- J. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- K. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. All lighting must match the exact specifications of the approved shop drawings.
- L. Surface brightness and halo illumination of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks between face and return of channel will not be permitted.



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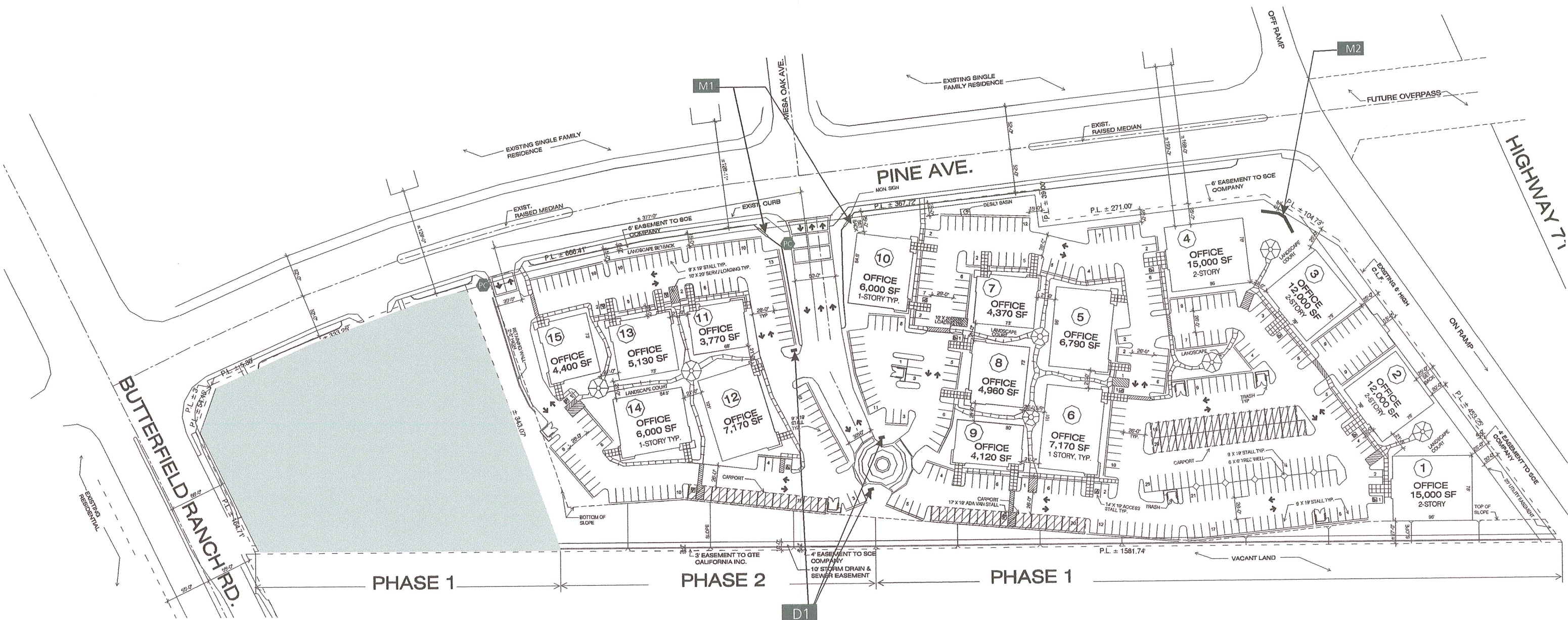
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PINE CORPORATE CENTER

SITE PLAN GROUND MOUNTED SIGN

Exhibit

A



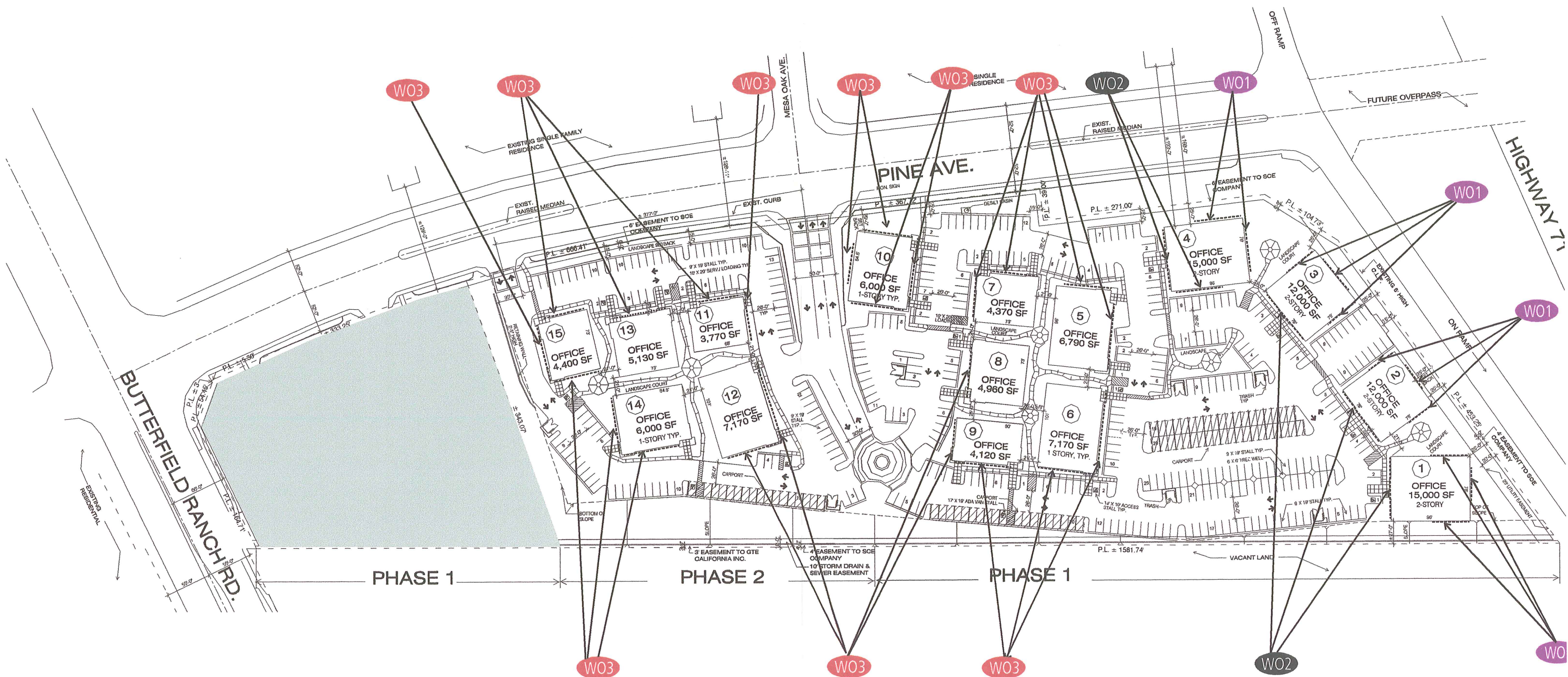
GROUND MOUNTED SIGNS

- M1 Project ID Monument
- M2 Multi-Tenant Monument
- D1 Vehicular Directional

PARKING / REGULATORY SIGNS

- PC Parking Code Entry
- H Handicap Stall
- S Stop Signs

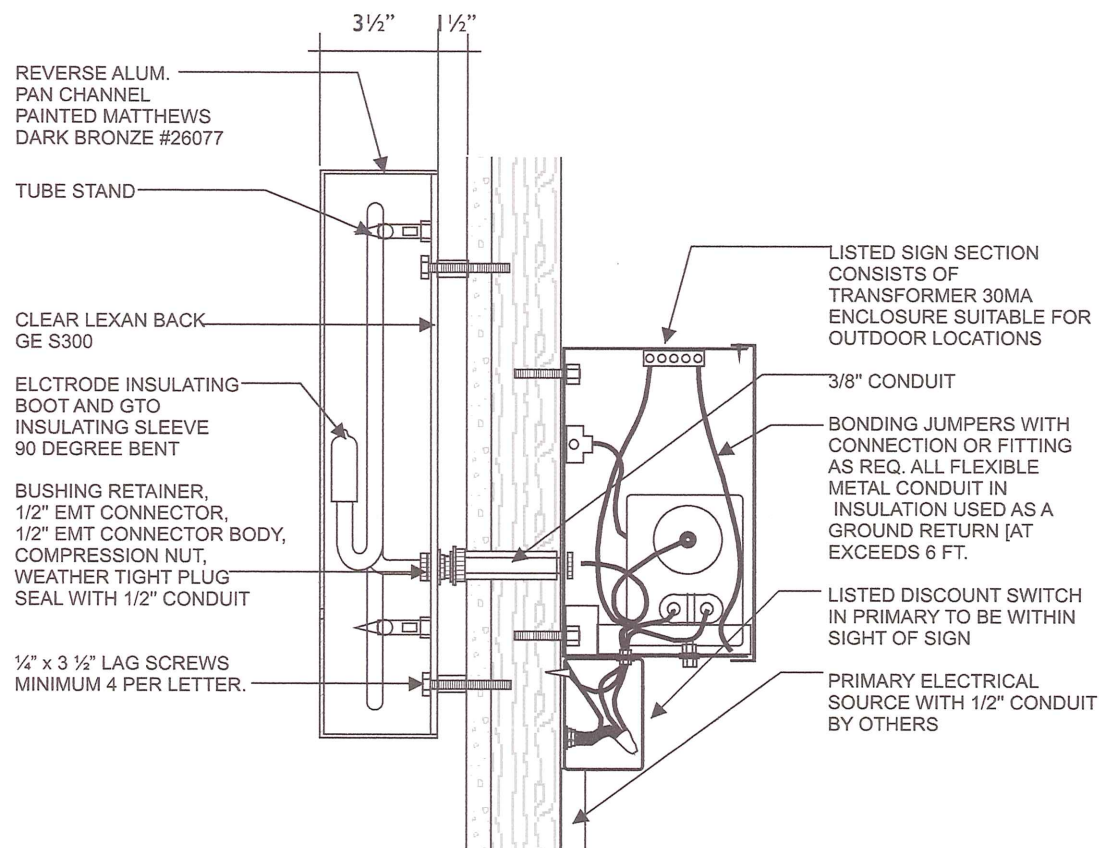




SIGN TYPE SCHEDULE

WALL SIGNS

- WO1 Office Freeway- Two Story
- WO2 Office - Two Story
- WO3 Office - Single Story



- WO1 OFFICE WALL SIGN - OWNERS MAY USE STANDARD BRANDED COLORS
- WO2 TYPICAL SECTION DETAIL
- WO3 ILLUMINATED OPTION

W01

OFFICE FREEWAY SIGNAGE - TWO STORY BUILDINGS 1- 4

MATERIALS: 3 1/2" reverse halo illuminated letters and logo. Fabricated from aluminum (see Exhibit C).

COPY: Owner name/ logo.

SIGN AREA: Primary Signage:
The maximum allowable letter height shall not exceed thirty-six (36") inches on elevations facing freeway frontage.
Maximum allowable logo height shall not exceed forty-two (42") inches.
Maximum allowable sign area shall not exceed one hundred (100) sf.

Secondary Signage:
The maximum allowable letter height shall not exceed twenty-four (24") inches for a single line.
Two lines of copy or overall logo height shall not exceed thirty-six (36") in height.
The maximum allowable sign area shall not exceed one hundred (100) sf.

QUANTITY: Multi-user building: Two (2) Primary signs and two (2) secondary signs. Maximum of four (4) signs per elevation.
Each condominium unit is allowed one (1) sign oriented towards freeway (i.e. either Rear, Right or Left Elevation).
Single-user building: One (1) Primary sign.

TYPE FACE: Custom tenant logotype/ name with Association approval.

COLORS: Two story building Owners are allowed to use standard branded colors.
One story building Owners will use Matthews Dark Bronze #26077 .
Registered trademarks and colors will be allowed subject to Association approval.

LOCATIONS: All final sign location to be determined and need approval from Association.



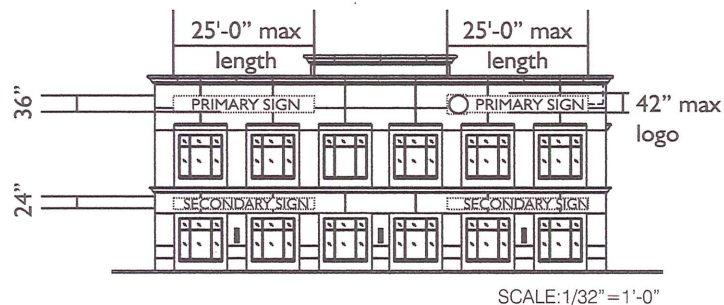
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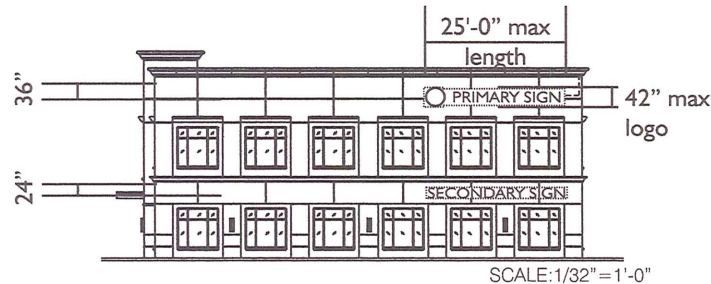
OFFICE WALL SIGNAGE - TWO STORY

1.1



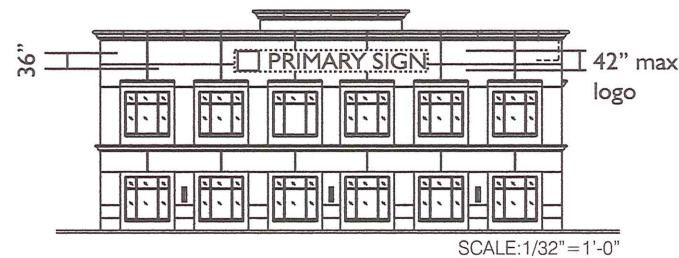
REAR ELEVATION

TWO STORY BUILDING ELEVATION - MULTIPLE USER



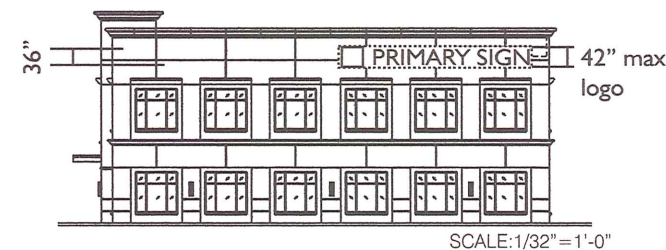
RIGHT ELEVATION (LEFT ELEVATION SIMILAR)

TWO STORY BUILDING ELEVATION - MULTIPLE USER



REAR ELEVATION

TWO STORY BUILDING ELEVATION - SINGLE USER



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)

TWO STORY BUILDING ELEVATION - SINGLE USER

WO2

OFFICE SIGNAGE - TWO STORY BUILDINGS 1- 4

MATERIALS: 3 1/2" reverse halo illuminated letters and logo. Fabricated from aluminum (see Exhibit C).

COPY: Owner name/ logo.

SIGN AREA: Elevations not facing freeway:
Primary Signage:
 The maximum allowable letter height shall not exceed thirty (30") inches.
 Maximum logo height shall not exceed thirty-six (36") inches.
 Maximum allowable sign area shall not exceed one hundred (100) sf.

Secondary Signage:
 The maximum allowable letter height shall not exceed eighteen (18") inches for a single line.
 Two lines of copy or overall sign height shall not exceed twenty-four (24") inches in height.
 The maximum allowable sign area shall not exceed one hundred (100) sf.

QUANTITY: Multi-user building: Two (2) Primary signs and two (2) secondary signs. Maximum of four (4) signs per elevation.
 Each condominium unit is allowed one (1) sign on Front Elevation.
 Single-user building: One (1) Primary sign.

TYPE FACE: Custom tenant logotype/ name with Association approval.

COLORS: Two story building Owners are allowed to use standard branded colors.
 One story building Owners will use Matthews Dark Bronze #26077 .
 Registered trademarks and colors will be allowed subject to Association approval.

LOCATIONS: All final sign location to be determined and need approval from Association.

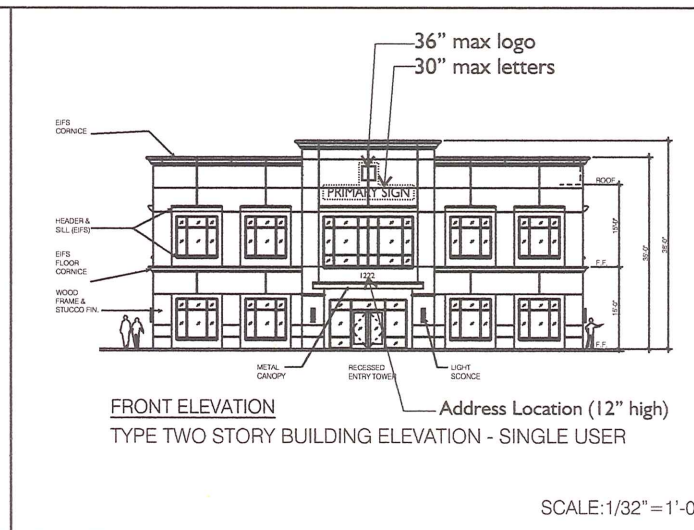
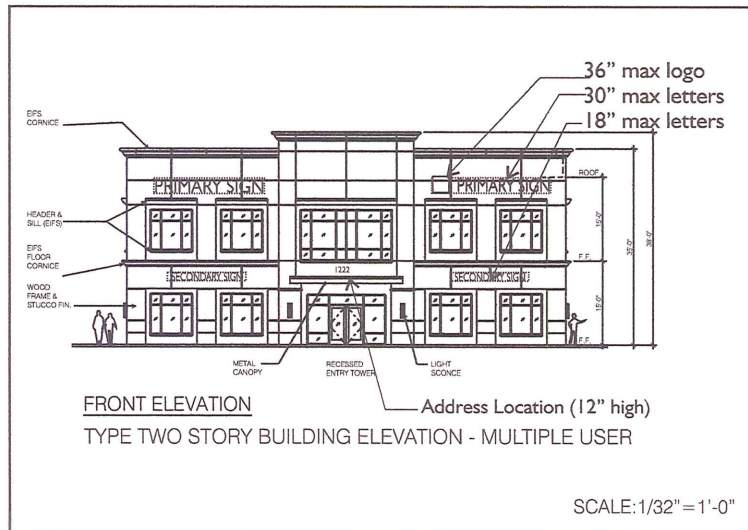


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OFFICE WALL SIGNAGE - TWO STORY



W03

OFFICE - SINGLE STORY BUILDINGS 5-15

MATERIALS: 3½" reverse halo illuminated letters and logo. Fabricated from aluminum (see Exhibit C).

COPY: Owner name/ logo.

SIGN AREA: Elevations facing Pine Street:
The maximum allowable letter height shall not exceed eighteen (18") inches.
The maximum allowable logo height shall not exceed twenty-four (24") inches.
Maximum allowable sign area shall not exceed one hundred (100) sf.

QUANTITY: Multi-user building: A maximum of two (2) Primary signs per elevation.
Single-user building: A maximum of one (1) Primary sign per elevation.

TYPE FACE: Custom tenant logotype/ name with Association approval.

COLORS: Painted Matthews Dark Bronze #26077. Registered trademarks and colors will be allowed subject to Association approval.

LOCATIONS: All final sign location to be determined and need approval from Association.



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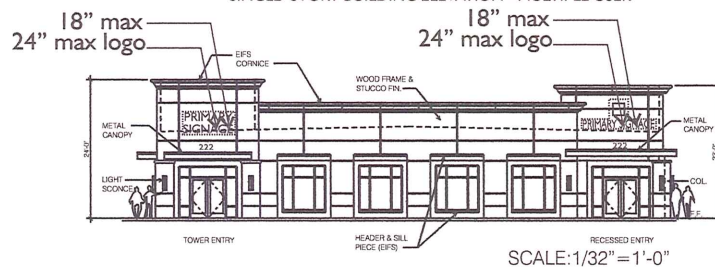
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OFFICE WALL SIGNAGE - SINGLE STORY



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)
SINGLE STORY BUILDING ELEVATION - MULTIPLE USER



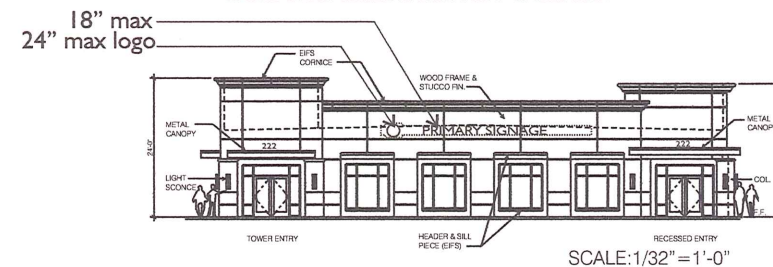
FRONT ELEVATION
SINGLE STORY BUILDING ELEVATION - MULTIPLE USER



REAR ELEVATION
SINGLE STORY BUILDING ELEVATION - MULTIPLE USER



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)
SINGLE STORY BUILDING ELEVATION - SINGLE USER



FRONT ELEVATION
SINGLE STORY BUILDING ELEVATION - SINGLE USER



REAR ELEVATION
SINGLE STORY BUILDING ELEVATION - SINGLE USER

M1

MATERIALS: Double-faced aluminum sign structure with smooth finish.
Stone veneer base Emblem to be painted.

ILLUMINATION: To be flood lit.

QUANTITY: One (1) double faced monument and one (1) single faced monument.

SIGN AREA: 28 square feet.

COLORS: Sign structure painted to match project palette. Project ID painted Matthews Brushed Aluminum. Copy to be 1/2" FCO painted project green pinned off panel.

P1
P2
P3
P4
P5
M1

FRAZEE 8713W KINDLING WOOD

FRAZEE 8735D WILD COUNTRY

MATTHEWS BRUSHED ALUMINUM

CULTURED STONE CSV-20007 CARMEL

COUNTRY LEDGESTONE

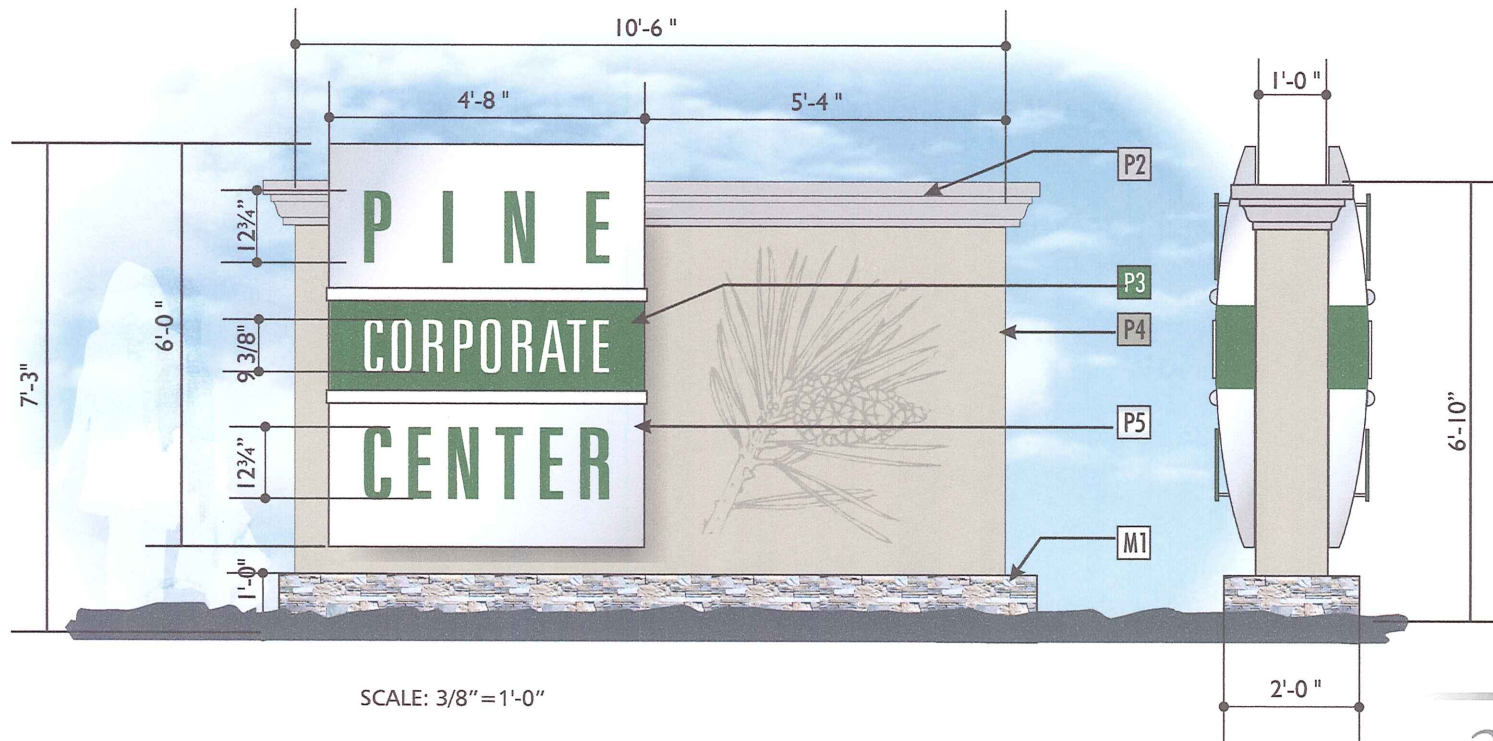


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PINE CORPORATE CENTER

PROJECT ID MONUMENT



2.1

M2 MONUMENT (MULTI-TENANT)

MATERIALS: Single-faced aluminum sign structure with smooth finish. 2" aluminum square tube decorative bars with brushed aluminum appearance finish. Tenant copy to be 1/2" white pushed thru acrylic. Stone veneer base.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: One (1).

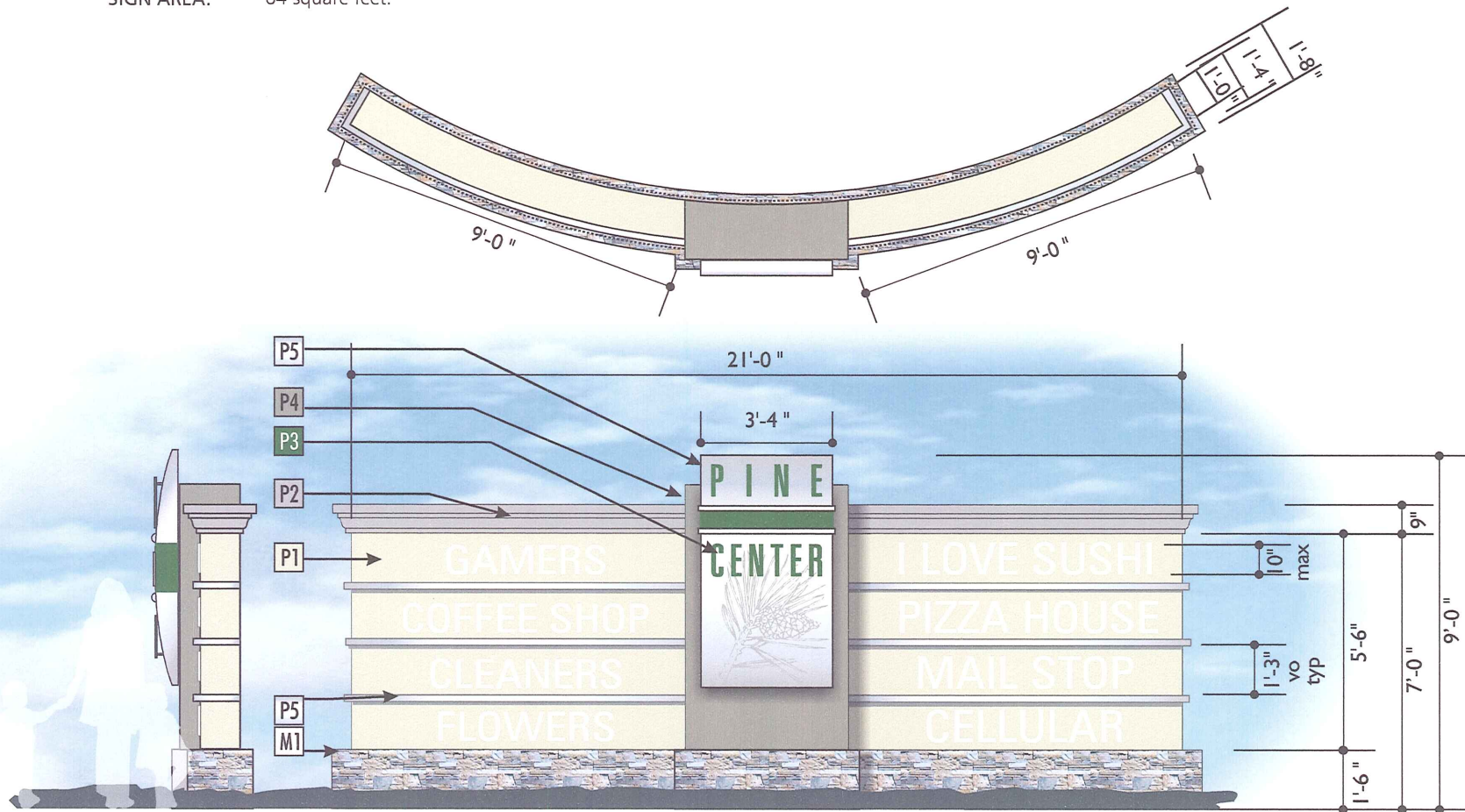
SIGN AREA: 64 square feet.

P1	FRAZEE 8232W LULLED BEIGE
P2	FRAZEE 8713W KINDLING WOOD
P3	FRAZEE AC093N ALLIGATOR
P4	FRAZEE 8735D WILD COUNTRY
P5	MATTHEWS BRUSHED ALUMINUM 30136
M1	CULTURED STONE CSV-20007 CARMEL COUNTRY LEDGESTONE



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MONUMENT (MULTI-TENANT)

D1 VEHICULAR DIRECTIONAL

MATERIALS: Single-faced aluminum sign structure with smooth finish. Directional copy and arrow to be flat-cut-out aluminum, 1/8" thick. Copy to be painted White, arrow to have brushed aluminum appearance finish.

ILLUMINATION: Flood lit by others.

QUANTITY: Three (3).

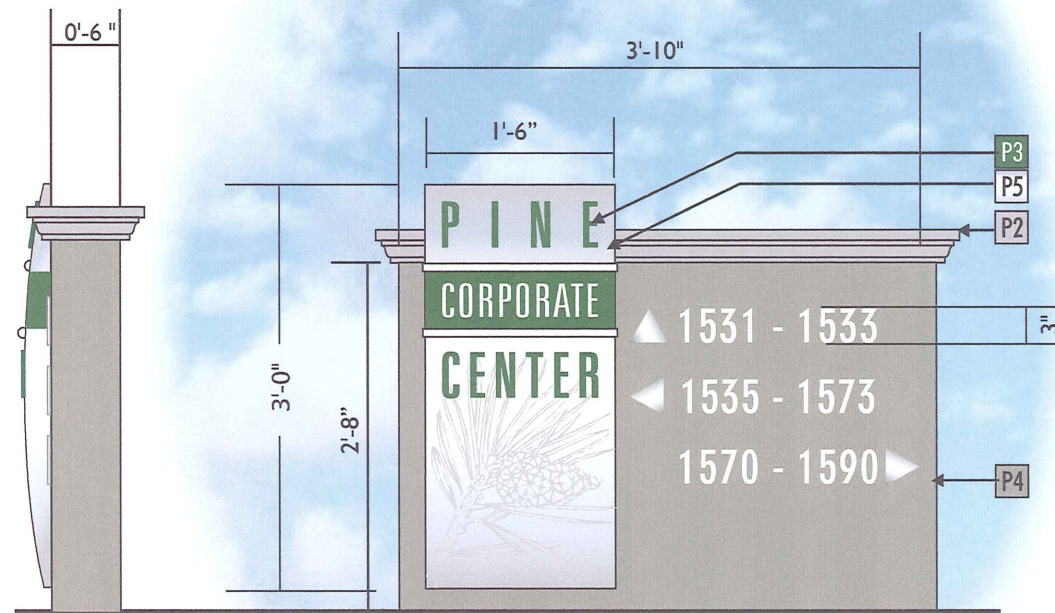
SIGN AREA: 7.5 square feet.

P1	FRAZEE 8232W LULLED BEIGE
P2	FRAZEE 8713W KINDLING WOOD
P3	FRAZEE AC093N ALLIGATOR
P4	FRAZEE 8735D WILD COUNTRY
P5	MATTHEWS BRUSHED ALUMINUM 30136
M1	CULTURED STONE CSV-20007 CARMEL COUNTRY LEDGESTONE



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ELEVATION
SCALE: 3/4" = 1'-0"

PINE CORPORATE CENTER

VEHICULAR DIRECTIONAL



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with graphics.
Mounted to 2" alum. square post painted.

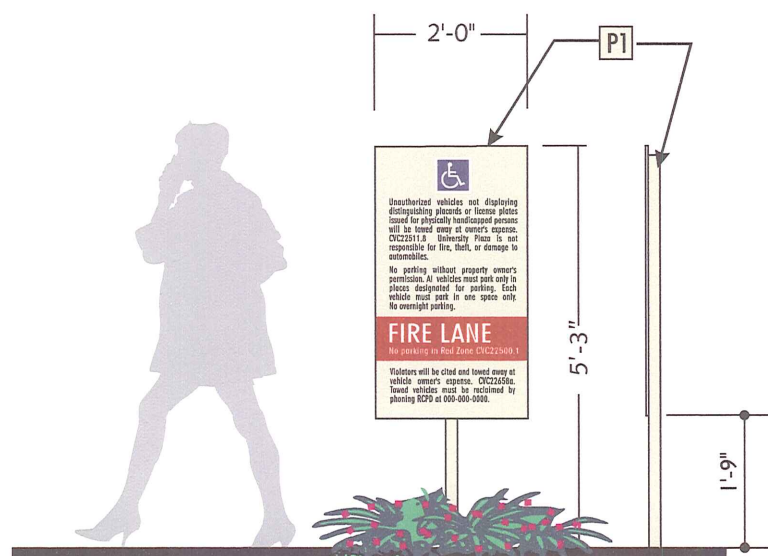
QUANTITY: (2) Two.

HEIGHT: 5'-3"

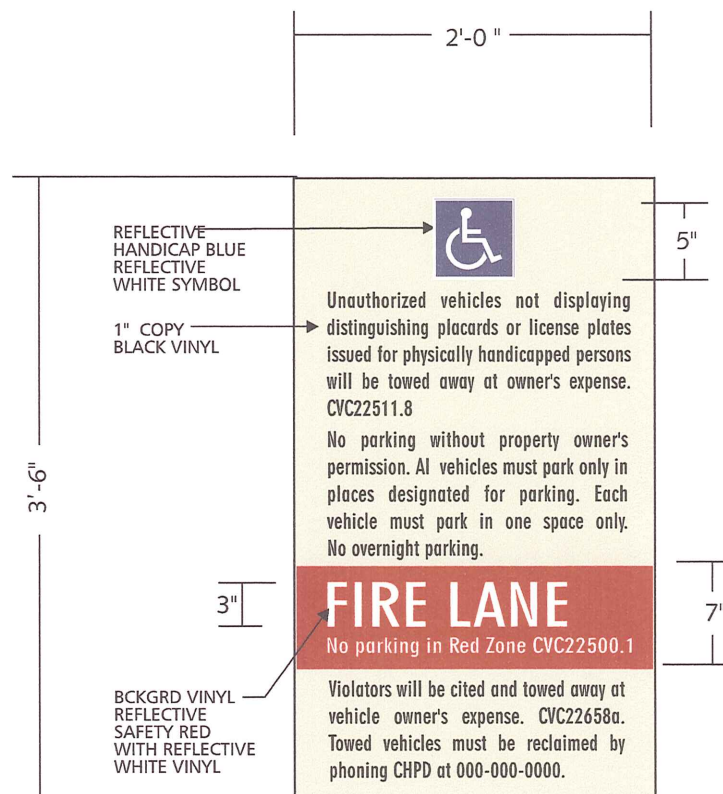
TYPE FACE: Geometry 706 Bold Condensed.

COLORS: As noted.

LIGHTING: Sign does not illuminate.



Scale: 3/8" = 1'-0"



H

HANDICAP PARKING STALL SIGNS

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

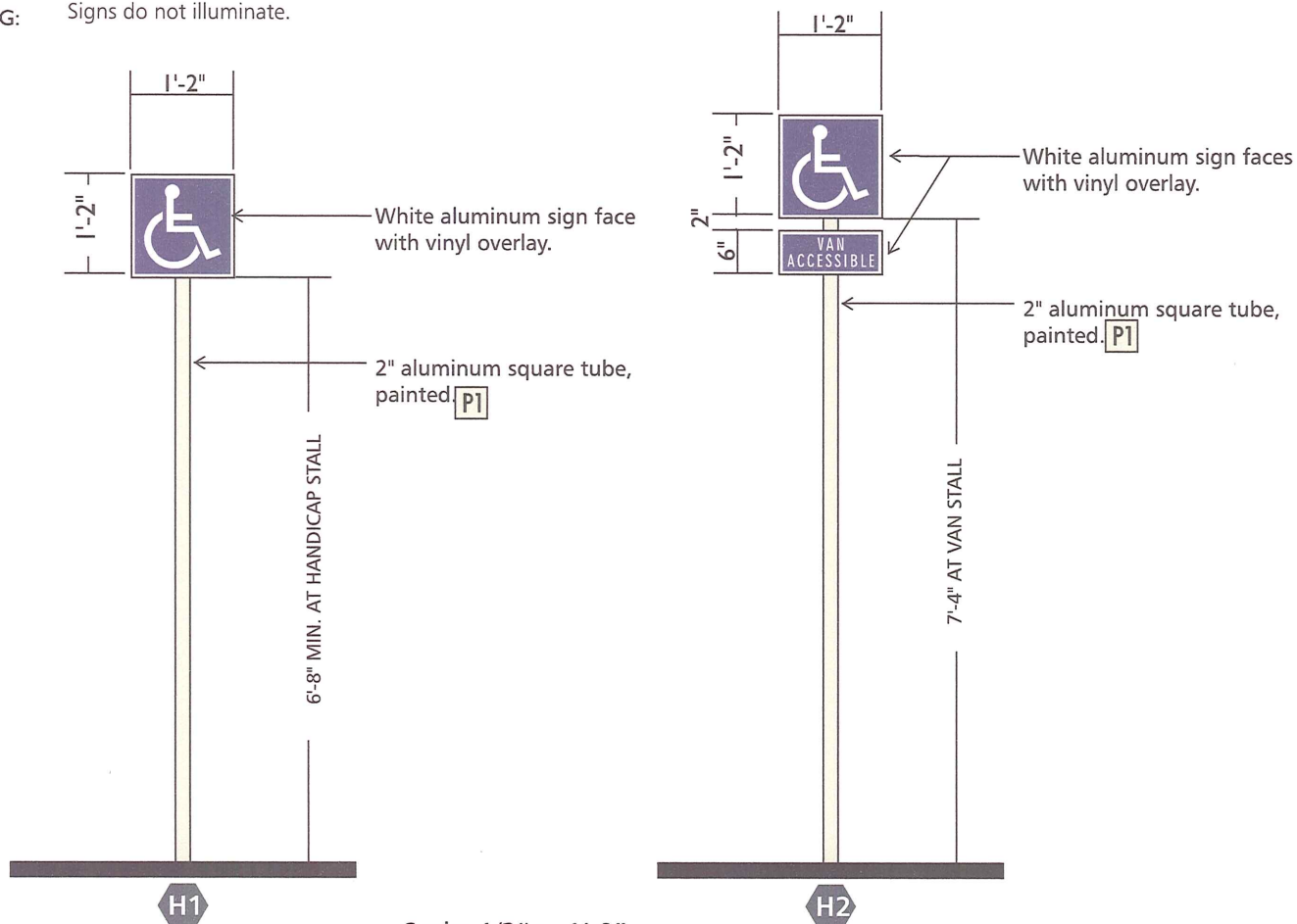
QUANTITY: TBD

HEIGHT: As noted.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Reflective 3M #480-10 White vinyl overlay.
Background is Blue 3M #480-76

LIGHTING: Signs do not illuminate.



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STOP & HANDICAP SIGNS



STOP SIGN

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

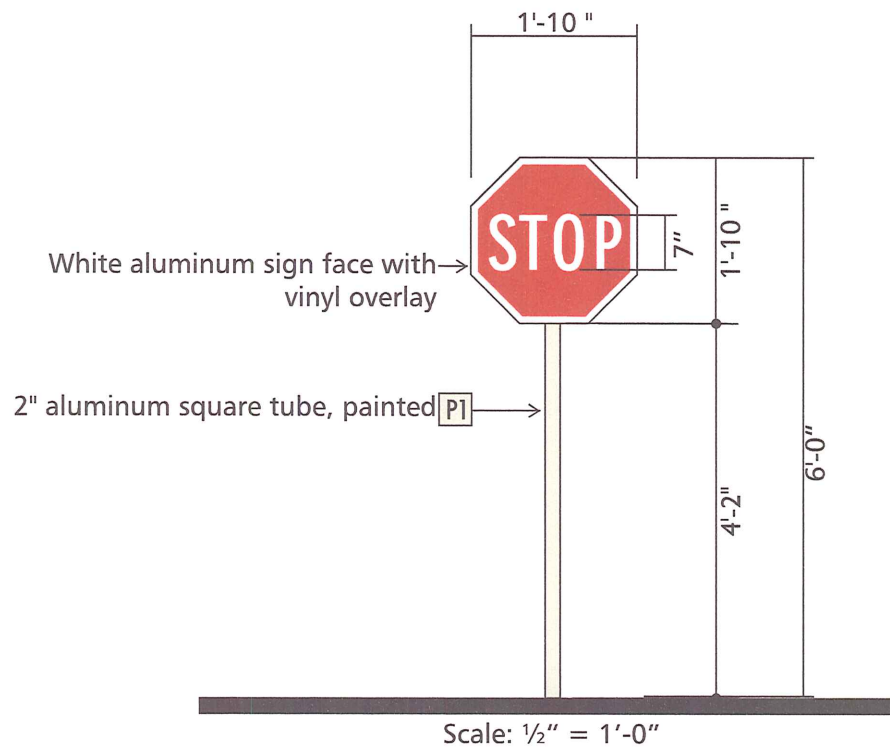
QUANTITY: TBD

HEIGHT: 6'-0" maximum height.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Standard reflective 3-M vinyl Red & white

LIGHTING: Sign does not illuminate.



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STOP & HANDICAP SIGNS



BUILDING ADDRESS

MATERIALS: 1 1/2" deep gator foam numbers mounted to wall.

QUANTITY: TBD

HEIGHT: 12" height.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Matthews Dark Bronze #26077 returns and trim cap. White plex faces.

LIGHTING: Externally illuminated with flood lights.



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BUILDING ADDRESS

