



SIGN CRITERIA

CHINO HILLS PROMENADE
MASTER SIGN PROGRAM

GENERAL REQUIREMENTS:

This sign criteria has been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced, any installed, non-conforming, or un-approved signs must be brought into compliance at the sole expense of the tenant. Signing shall not exceed the following dimensions set in the master sign criteria.

All tenants storefront identification signs shall be subject to approval, in writing, from landlord at time of store design final review. The drawings shall then be submitted to the County for approval to obtain a sign permit from the Community Development Department.

Sign will be limited to tenant's name, logo and/or logo type. The use of brand names or brand name logos will not be allowed on the sign unless it is specifically included in the tenants DBA. The logo area shall be included within the sign are limitation. The logo shall be defined as a graphic symbol commonly used by the tenant for identification. The logo shall have a metal channel outline of the symbol with construction as required for tenants channel letters.

All sign colors shall be designated by the colors set forth in this criteria unless it is a color specifically included in the tenants DBA or trademark.

All signs and sign structures as well as the immediate premises surrounding them, shall be well maintained by the tenant. Illumination must be of uniform intensity and well maintained for all letters and/or symbols.

Upon notice by either the Building and Safety or Community Development Department or the landlord, a tenant shall be required to refurbish their sign structure, acrylic plastic face and/or sign illumination within twenty (20) days.

In the event of a tenant vacancy, should a wall sign be removed, all holes shall be repaired and repainted to match exterior building color.

Only channel letters with UL approved installation will be allowed. All sign and installation of signs shall conform to the appropriate Building and Electrical codes. Letters shall have disconnecting switches and bear the U.L. label. The tenant and the tenant's contractor shall obtain any and all permits required. Each tenant shall be fully responsible for the operation of their sign contractor.

All exterior letters exposed to the weather shall be mounted flush to the building and shall be neatly sealed in a watertight condition and all bolts, fastening, and clips shall be of hot dipped galvanized iron, stainless steel, or other non-corrosive materials.

Every sign erected shall have its sign permit number, name of erector, installation year, when illuminated and the voltage, in a readily visible location.

Electrical service to tenant signs shall extend to the house panel of each shop building.

Tenants signs shall be installed only after obtaining all appropriate permits and approvals as required by law.

DEFINITIONS AND EXCLUSIONS

SIGN -- A communication device using words, symbols, banners or pennants designed to advertise, identify, or convey information.

SIGN STRUCTURE -- Any device used for the purpose of displaying or supporting signs.

SIGN AREA -- The area of a sign enclosed by a frame, trim or outline or the area within a single continuous perimeter enclosing the extreme limits of writing or any representation, emblem, or figure. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than three (3) feet from one another, the area of the sign shall be taken as one (1) face.

EXCLUSION -- The following signs are excluded from the provisions of this code:

- *Governmental and public utility signs as required or unauthorized by law.

- *Name plates, memorial tablets not exceeding two (2) square feet in area.

- *Signs not visible beyond the boundaries of the property of building upon which they are located.

- *Signs less than twelve (12) square feet in area advertising the sale or lease of property.

- *Construction signs not exceeding thirty-two (32) square feet in area relating to or identifying construction projects and displayed only during the construction period.

- *Traffic directional signs not exceeding eight (8) square feet in area.

- *Bulletin boards or identification signs not exceeding thirty-two (32) square feet in area on the premises of public, charitable or religious institutions.

SIGNS PROHIBITED

Signs confusing traffic such as one that uses the words "STOP" or "DANGER" or impair the vision of the operator of a motor vehicle.

Any off-site advertising except for sub-division directional signs.

Portable or trailer mounted signs.

Signs which flash, scintillated, make sound, move or rotate except for clocks and time and temperature signs with a maximum area of thirty-two (32) square feet.

Signs attached to a building where the sign extends above the roof line or parapet of the building.

Signs on public property other than government or public utility signs and signs advertising the sale or lease of government, public utility, or railroad property.

Signs on benches.

Billboards.

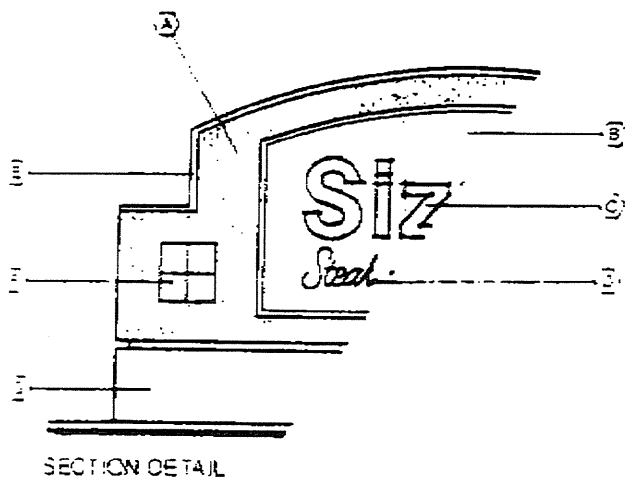
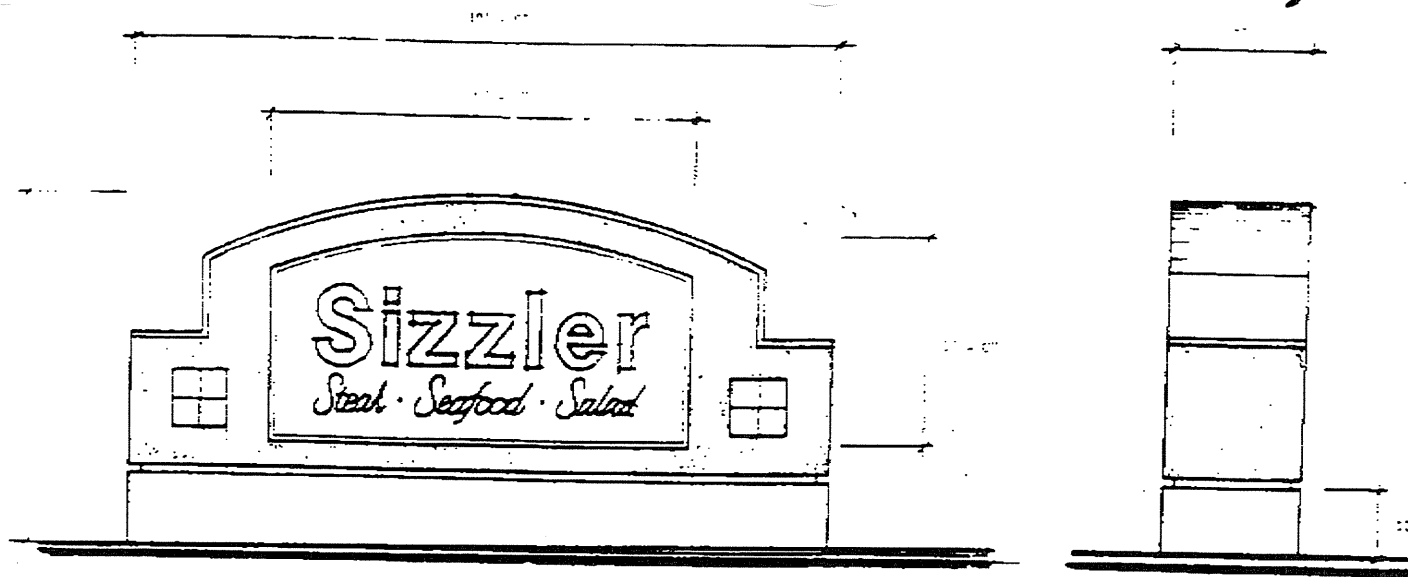
MONUMENT SIGNS

Three (3) Monument signs shall be allowed. Locations are noted on the site plan.

Monument signs shall be double-faced, 5'-0" high by 10'-0" wide, externally illuminated. See Monument sign exhibit on the following page.

Gas price sign dimensions may vary from above call outs.

SIGN CRITERIA MONUMENT SIGN



DESCRIPTION

	SHEET METAL CABINET
A	TEXCOAT FRAZEE NO. 4331-W CLAYPOT
B	SHT MTL INSET GRAPHICS CONT PTD FRAZEE 4332 TERRA COTTA
B	CLR LXN FACE W/ SHT MTL RTRN PTD.FRAZEE #4934D BLUE GRASS
C	INT. ILLUM. CHNL LTTRS W/ EXPOSED NEON(NO FACES) 3" RTRN PTD TO MCH. FRAZEE 4955A TIDEWATER/6500 V. WHITE NEON
D	EXPOSED NEON LETTERING / 6500 V. WHITE NEON
E	CLR LXN FACE W/ SHT MTL RTRN PTD.FRAZEE #4934D BLUE GRASS
F	SCORED ALUMINUM TO MATCH TILES (TEAL)
G	CONCRETE BASE/ LIGHT TEXCOAT FRAZEE 4331W CLAYPOT

SPECIALIZED RESTAURANT SIGNAGE

(Fast Food Drive Thrus)

DIRECTIONAL SERVICE TYPE SIGNS AND DRIVE THRU MENU BOARDS

Each fast food restaurant will be allowed illuminated traffic flow signs to facilitate safety and enhanced traffic flow, i.e., "One Way Drive Thru", etc.

The fast food tenant will also be allowed an illuminated MENU BOARD, to be placed in a position deemed acceptable by tenant, landlord and County Planner. The MENU BOARD must meet all typical codes.

The total sign area will conform with the sign standards for a commercial center within the standards of the C.C. Land Use Section CH5.0807 of the Specific Plan.

Menu signs shall be limited to "name of business, menu, logo, and shall be included in allowable square footage for permanent sign allowance where necessary.

All signs and placement must be approved by the landlord before obtaining City and County Permits.

SIGN TYPE		SIGN STANDARDS														CH/CS	
		SIGN CONFIGURATION															
		DISPLAY		WALL		ROOF		MONUMENT		FREE-STANDING		PROJECTING					
AGRICULTURAL		N/P	—	N/P	—	N/P	H	—	N/P	H	—	N/P	H	—	N/P		
BUSINESS		P	3:1 200 SQ. FT MAX.	D	3:1 200 SQ. FT MAX.	D	H	5 FT.	D	H	—	N/P	H	—	N/P		
							A	100 SQ. FT		A	—		A	—			
SHOPPING CENTER							H	5 FT.	D	H	35 FT	D	H	—	N/P		
							A	100 SQ. FT		A	200 SQ. FT		A	—			
SHOPPING CENTER OCCUPANT		P	2:1 100 SQ. FT MAX.	D	2:1 100 SQ. FT MAX.	D											

TOTAL AREA	300 SQ. FT.
TOTAL NUMBER	AT - 2
TOTAL AREA SHOPPING CENTER	200 SQ. FT.
TOTAL NUMBER SHOPPING CENTER	ONE PER FRONTAGE
TOTAL AREA SHOPPING CENTER OCCUPANT	100 SQ. FT.
TOTAL NUMBER SHOPPING CENTER OCCUPANT	1

P = PERMITTED
N/P = NOT PERMITTED
N/S = CONDITIONAL USE PERMIT
P/S = CONDITIONAL USE PERMIT
D = DEPARTMENTAL REVIEW
F/S = FREE-STANDING
AT = ATTACHED
H = HEIGHT
A = AREA

DEVELOPMENT STANDARDS	
CH5.0809	
SEE PAGES D5-45 - D5-47	

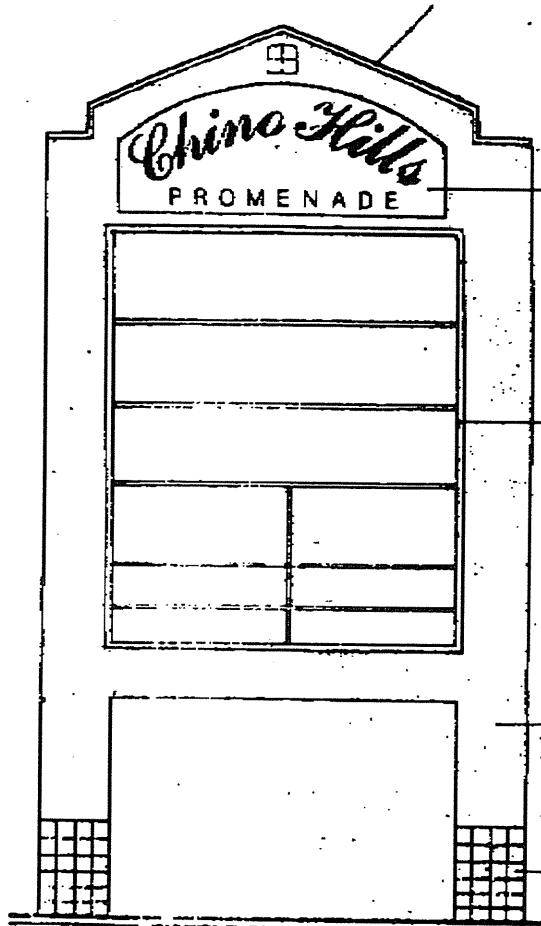
COMMUNITY DEVELOPMENT
CITY OF CHINO HILLS

2006 AUG -9 PM 2:57

RECEIVED

PYLON SIGN ON PIPELINE AVENUE

One (1) Shopping Center Identification Sign shall be allowed. Note location on the site plan. The double-face Pylon Sign shall be 25'-0" high by 14'-0" wide. See Pylon sign exhibit on following page.



SIGN CRITERIA

PYLON SIGN

ALUMINUM BORDER SECTION PRINTED TO MATCH 3M SCOTCHCAL FILM #7725-96 'TEAL'

ALUMINUM GRAPHICS SECTION-(SEE DETAIL)

INTERNALLY- ILLUM. ALUMINUM CABINET AND RETAINERS PRINTED TO MATCH 3M SCOTCHCAL FILM #7725-96 'TEAL' WHITE PLEX TENANT PANELS W/APPLIED VINYL GRAPHICS.

ALUMINUM STRUCTURE W/ TEXCOAT FINISH TO MATCH PROJECT BUILDINGS - FRAZEE #4331W CLAYPOT

APPLIED CERAMIC TILES TO MATCH PROJECT STANDARD.

ALUMINUM GRAPHICS SECTION PTD TO MATCH FRAZEE #4331W CLAYPOT - GLOSS FINISH.

APPLIED VINYL GRAPHICS- 3M SCOTCHCAL #7725-96 TEAL WITH EXPOSED NEON - TURQUOISE

TENANT WALL SIGNS

Each in line tenant will be allowed one (1) primary fascia sign only, unless otherwise approved by landlord or architects.

Maximum height of letters and length of signs shall be in conformance with the table below:

24" maximum height for one (1) row of copy.

Total of 30" combined with two (2) rows of copy.

Maximum width, one (1) square foot of copy per one (1) lineal foot of leasehold width.

Total maximum square footage shall be fifty (50) square feet.

Installation shall be U.L. approved only with a label on return.

Construction of the letters shall be 22 GA sheet metal or .063 aluminum with 5" deep returns. Interior to be primed and painted a reflective White. Neon gas tube illumination to be 60 M.A.

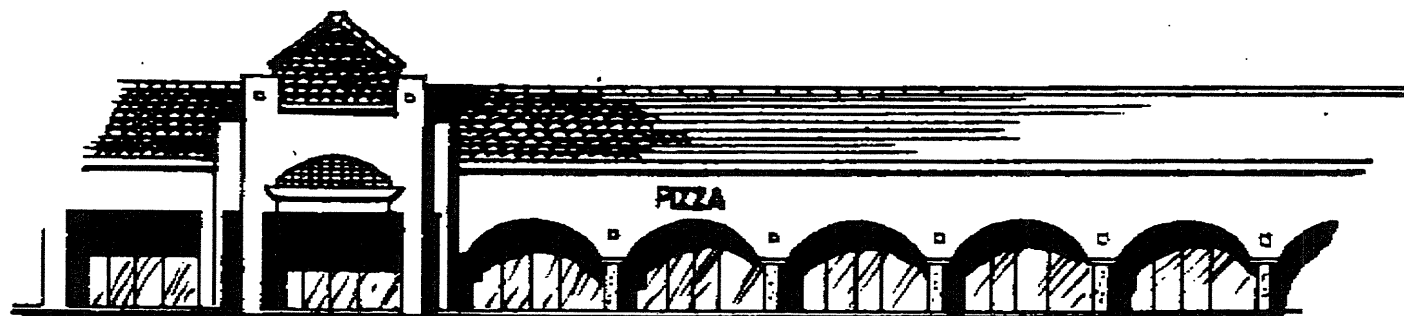
Returns to be primed and painted a dark Bronze with a 3/4" dark Bronze trim cap.

Acrylic plastic face with one (1) of the approved colors.

Window signs shall be limited to "name of business, hours" and shall be included in allowable square footage for permanent sign allowance.

All signs and placement on building fascia must be approved by the landlord before obtaining City and County Permits.

Logo Can Sign can be up to 24" tall



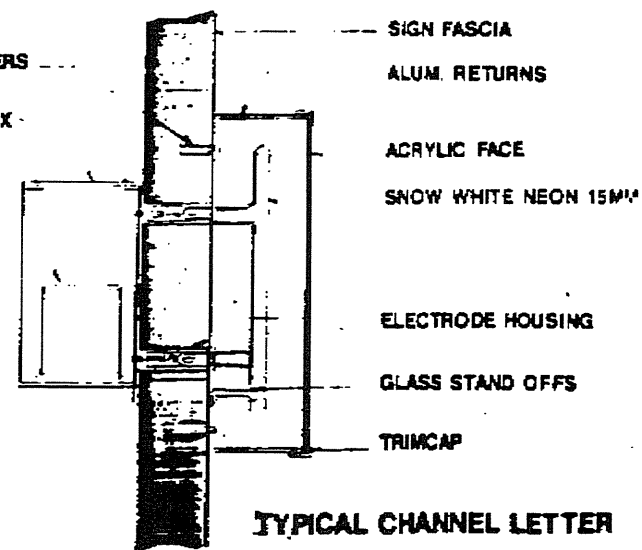
BUILDING ELEVATION

METHOD OF ATTACHMENT

- LIST OF MATRLS.
- 1> 22 GAUGE SHT STL. OR .063 ALUMINUM
 - 2> 15 MM NEON TUBE
 - 3> 3/16" PLEX FACES

1/2"X2" BOLTS
W/ NUTS & WASHERS

TRANSFORMER BOX
TRANSFORMER



TYPICAL CHANNEL LETTER

SIGN FASCIA
ALUM. RETURNS
ACRYLIC FACE
SNOW WHITE NEON 15MM
ELECTRODE HOUSING
GLASS STAND OFFS
TRIMCAP

TENANT LETTER STYLES

Signs will be limited to tenants name, logo, and/or logo-type. The use of brand names or brand name logos will not be allowed on the sign unless it is specifically included in the tenant's DBA. Tenants without a registered trademark or logo style may select any one (1) of the letter styles/layouts listed below.

AVANTE GARDE

COMMERCIAL SCRIPT

EUROSTYLE

GOUDY

HELVETICA MEDIUM

OPTIMA

Copy of letter styles is enclosed.

Colors to be allowed shall include:

BLUE #607 Acrylite

RED #2793 Rohm & Haas

TURQUOISE #614 Acrylite

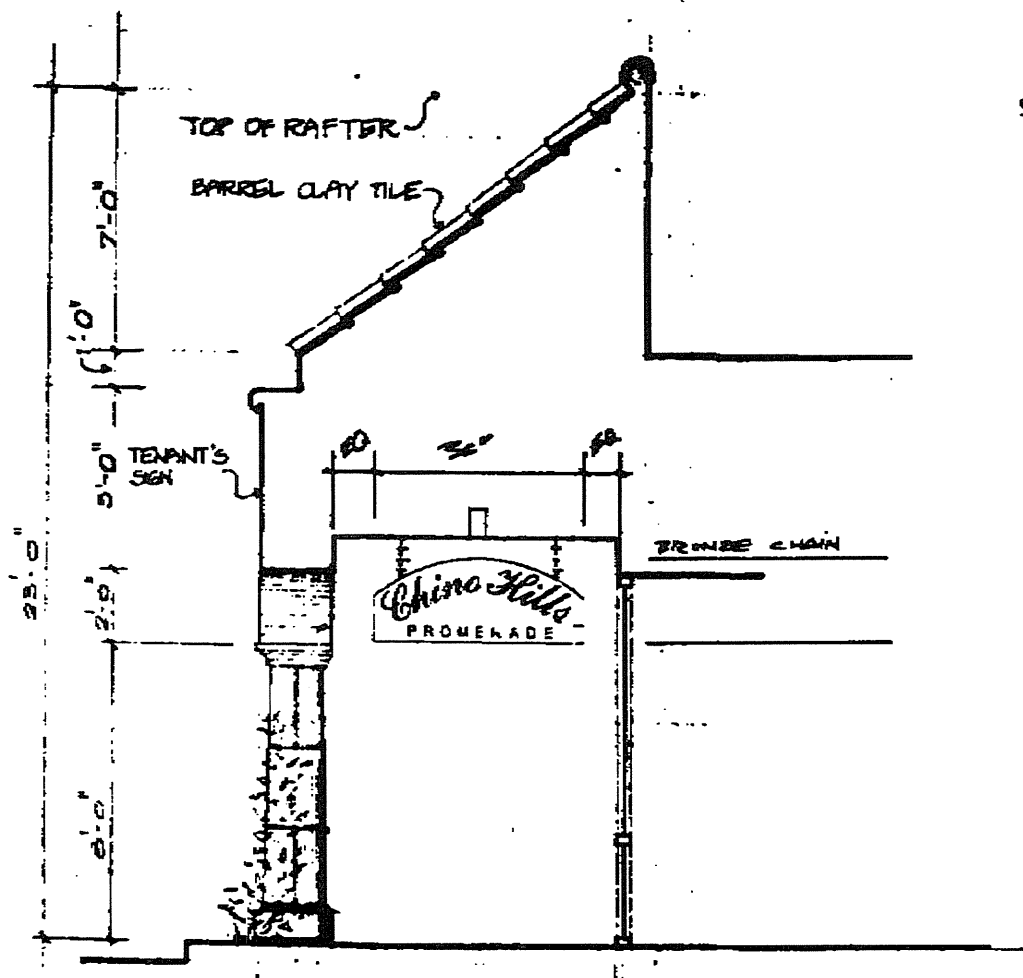
VIOLET #2287 Rohm & Haas

YELLOW #2465 Rohm & Haas

MULTI-TENANT UNDER CANOPY SIGNS

In line tenant is to also provide an under canopy sign designed in conformance with the attached under canopy construction drawing. The sign shall bear only the name of the tenants business. Style of lettering is to match style of wall sign or any one (1) of the pre-approved enclosed copy styles. The under canopy sign shall be centered on tenants entrance.

BUILDING ELEVATION



SIGN CRITERIA (UNDER CANOPIES)
MULTI-TENANT RETAILERS

SIGN CRITERIA (UNDER CANOPIES)
MULTI-TENANT RETAILERS

TYPE STYLE (BLADE SIGNS)

1) PRE-APPROVED SELECTION:

- A) AVANTE GARDE.
- B) BRUSH SCRIPT
- C) EUROSTYLE
- D) BOLDY

AAABBCDEFGHIJKLM
MNOPQRSTUVWXYZ
WXYZCACEAFRGAH
KALNTRR4SSSTHUT a
bccdeefghijklmnop
qrstuvvwxyz12
34567890&?!B£\$@)

A)

ABCDEFGHIJ
KLMNOPQRS
TUVWXYZ a
bcdefghijklmn
opqrstuvwxyz
1234567890&?!
B£\$@)

D)

ABCDE79777
KLMNOP2R
STUVWXYZ a
bcdefghijklmnop
qrstuvwxyz12345
67890&B£\$?!)

B)

ABCDEFGH
IJKLMNOP
PQRSTUV
WXYZ 123
4567890&
?!E\$@;~!~!~

C)

MAJOR TENANTS

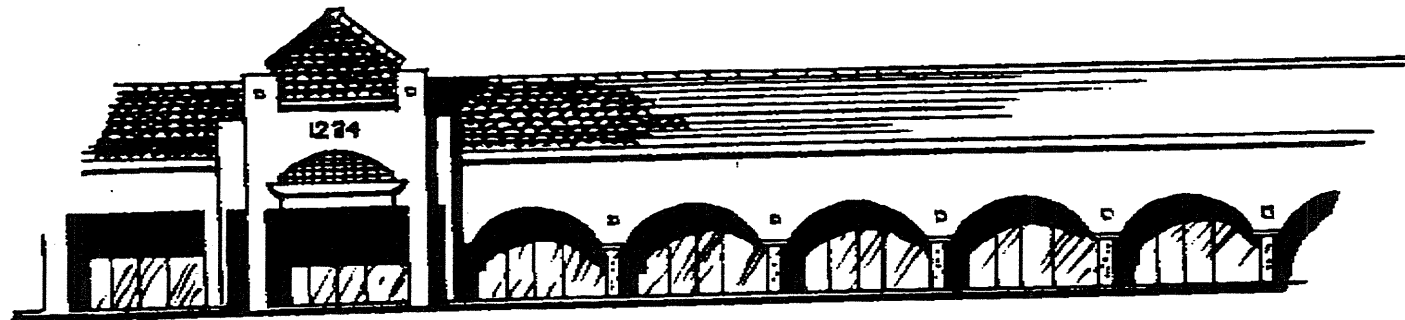
The provisions of this sign criteria shall not be applicable to identification signs of occupancies designated by the landlord as Major tenants. These tenants may install their standard signage which has been pre-approved by the Architects and landlords of the Chino Hills Promenade Partnership and the local governing agency.

BUILDING ADDRESS IDENTIFICATION SIGN

One (1) building address identification sign shall be permitted on the building main door entrance.

Address numbers shall be 12" high and constructed of 1 1/2" gator-foam.

Type style shall be Helvetica Medium only.



BUILDING ELEVATION

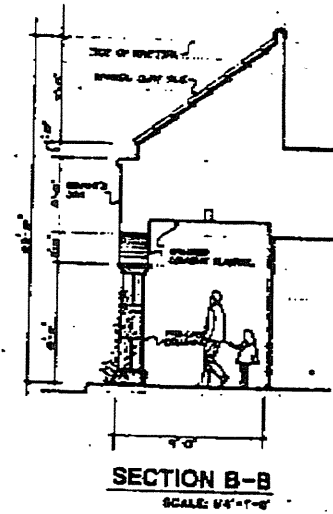
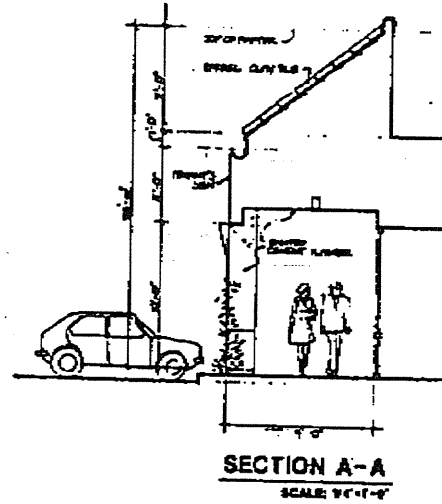
FOAM BUILDING 0'S <12" HELV. RED.>

LIST OF MATLS.

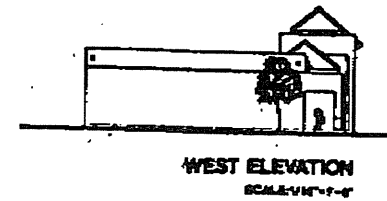
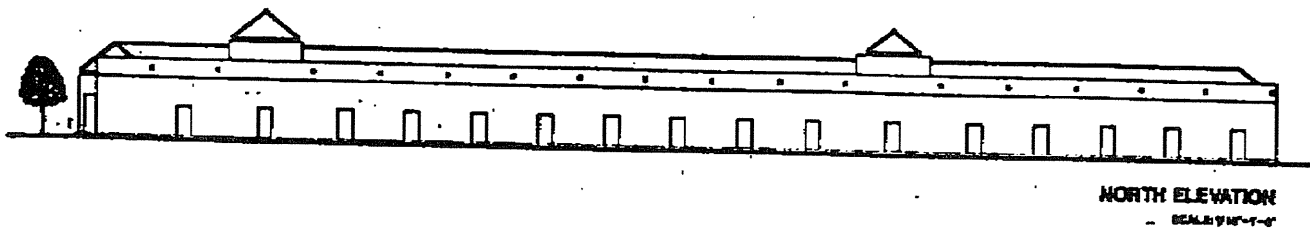
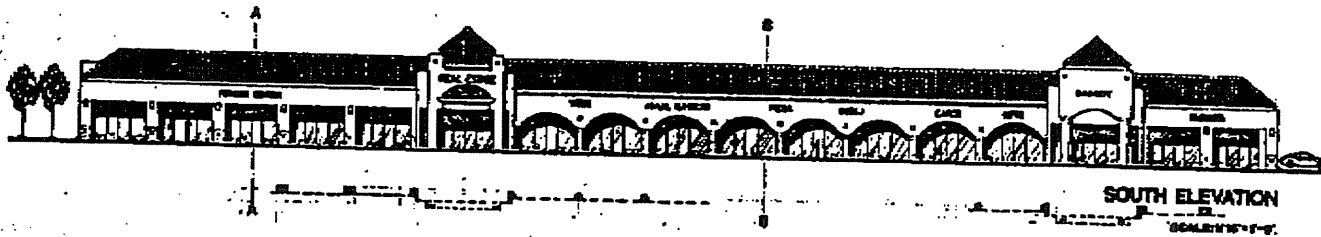
- 1> 1.5" GATOR FOAM
- 2> TEAL BLUE MATTE FINISH
- 3> AFFIXED VIA SILICONE

1234

CAR WASH BLDG.



MULTI TENANT BLDG.



Nadel

CHINO HILLS PROMENADE ASSOCIATES
C/O CALIFORNIA MUTUAL
141-1-58 (141)

CHINO HILLS PROMENADE

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

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

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

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

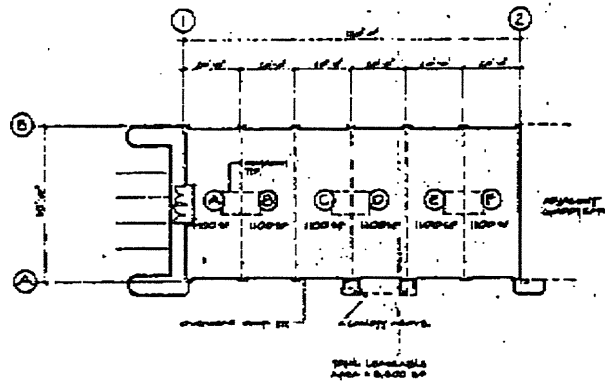
The architectural drawings show a long, single-story commercial building with a complex roofline featuring multiple gables and dormers. The East Elevation (top left) shows a series of large display windows and entrances, with signage for 'STUDIO', 'BROWN AID', 'GALLERY', and 'Home and More Services'. The North Elevation (top right) shows a side profile with a smaller entrance and a tree. The West Elevation (bottom left) shows a long facade with a series of vertical windows and a large entrance on the left. The South Elevation (bottom right) shows a side profile with a large tree and a car parked nearby.

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

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

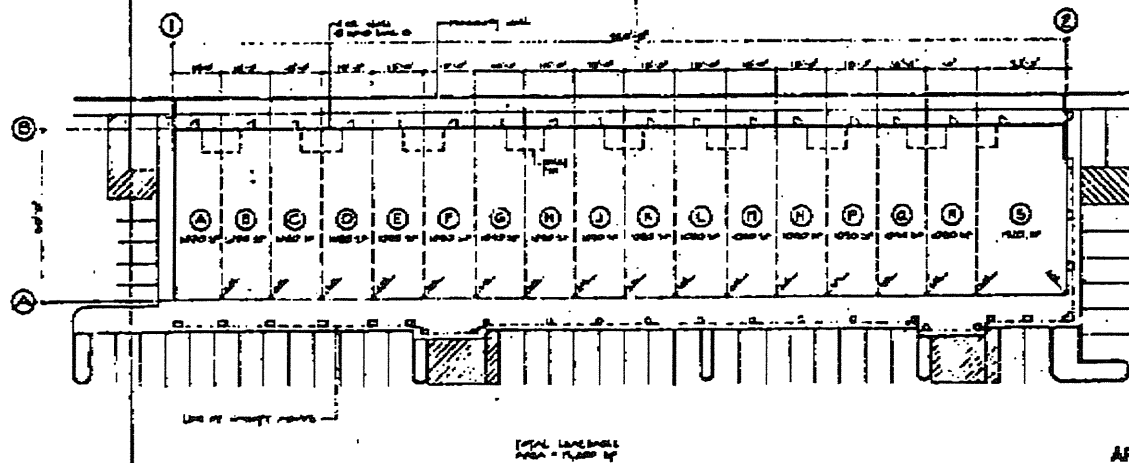
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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



APPROVED BY:

DATE _____



APPROVED BY:

DATE: _____

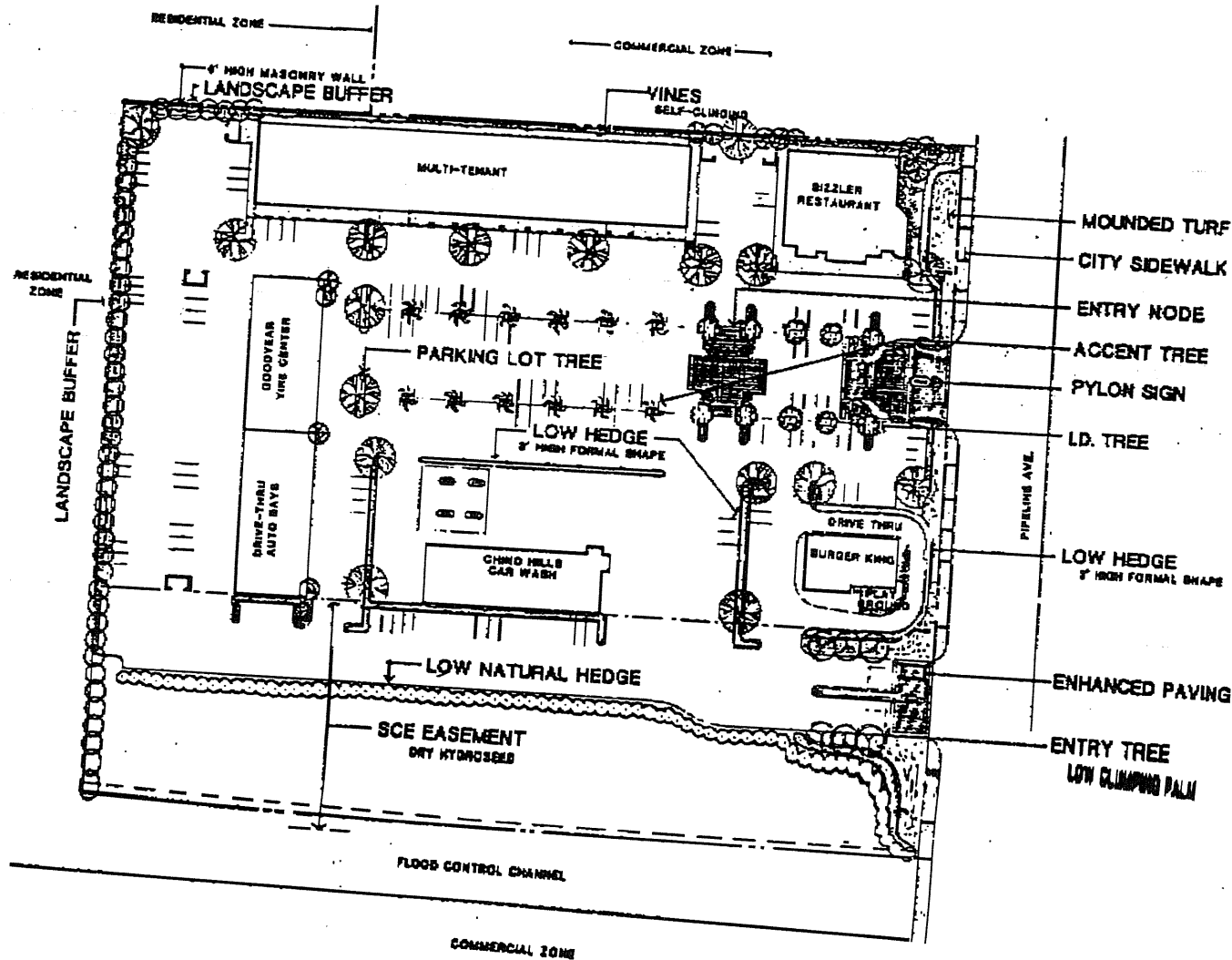


MULTI-TENANT

Wadel

CHINA MILLS CORPORATION

CHINO HILLS PROCEHARE
LEADING PLAN



RHODES ASSOCIATES

07/15/1999 00:44 9495532436

Nadel

CHINO HILLS PROMENADE

SIGN ADVANTAGE

PRELIMINARY LANDSCAPE PLAN

PAGE 1