



THE COMMONS

AT CHINO HILLS

STATE HIGHWAY 71 / RAMONA AVENUE @ CHINO HILLS PARKWAY
CHINO HILLS, CA

S I G N P R O G R A M

SEPTEMBER 12, 2006

OPUS WEST CORPORATION
2020 MAIN STREET, SUITE 800
IRVINE, CALIFORNIA 92614



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

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

Signed CITY Council

Date 9/12/06



THE COMMONS AT CHINO HILLS

STATE HIGHWAY 71 / RAMONA AVENUE
CHINO HILLS, CA

PROJECT DIRECTORY

Owner: Opus West Corporation
2020 Main Street, Suite 800
Irvine, California 92614
(949) 622-1950

Project Architect: KKE Architects, Inc.
525 E. Colorado Blvd., 4th Floor
Pasadena, California 91101
(626) 796-8230
(fax) 796-8735

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

TABLE OF CONTENTS

Project Directory	1
Submittals & Approvals	2
Design Guidelines	3
Prohibited Signs	4
Fabrication Requirements	5

EXHIBITS

Site Plan / Ground Signs	A
Site Plan / Wall Signs	B



800-655-9972

JOB NO.
06-0000
9-12-06

SIGN TYPE SCHEDULE

ITEM	SIGN TYPE	PAGE
------	-----------	------

TENANT WALL SIGNS

WA	Anchor Tenant Signage	1.1
WM	Major Tenant Signage	1.2
WH	Major Tenant (Hotel) Signage	1.3
WS	Shop Tenant Signage	1.4
WP	Pad Tenant Signage	1.5
E.1	Tenant Entry Info ID	1.6
E.2	Rear Entry ID	1.6

GROUND MOUNTED SIGNS

P1	Freeway Pylon	2.1
P2	Street Pylon	2.2
M1	Pad Tenant Monument	2.3
M3	Two-Tenant Monument	2.4
M3	Multi-Tenant Monument	2.4
M4	Corner Monument	2.5
M5	Entrance Monuments	2.6
D	Vehicular Directional	2.7

PARKING / REGULATORY SIGNS

PC	Parking Code Entry	3.1
S	Stop Signs	3.2
H	Handicap Stall	3.2
BA	Building Address	3.3

THE COMMONS AT CHINO HILLS

SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at The Commons At Chino Hills. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), 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 The Commons At Chino Hills.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner 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 Chino Hills Community Development Department.

Submittals shall include the following:

1. TENANT ELEVATION(S):

Scaled elevation(s) of Tenant's storefront, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Tenant'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 sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Chino Hills for approval. City of Chino Hills has final approval of all signs. The Owner 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 Owner prior to submitting to the City. Tenant 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 Community Development Departments.

Tenant 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 Owner's and City's approval shall be on file in the Owner's office.

C. TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by Owner prior to

installation. Owner must receive the sign contractor's Certificate of Insurance naming Lennar Partners as additionally insured.

2. The Owner must be notified 48 hours in advance prior to sign installation.
3. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.
4. If the Tenant chooses to change its exterior sign at anytime during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.
5. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.
6. Tenant shall be responsible for all expenses relating to signage for his store without limitations:

-Sign design review fee of \$300.00, payable to Developer/Owner.

-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.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS:

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Painted, polished, etched or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens, grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic paint finish.
- Oxidized and patina finishes.

B. ILLUMINATION:

Tenant signage should incorporate one or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with exposed neon.
- Silhouette illumination.
- Rope light sculptures or rope lighting.

- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" 1/2" minimum thick letters.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront.

All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Owner 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.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

D. TYPE STYLES & LOGOS:

The use of logos and distinctive type styles are encouraged for all tenant signs. Tenants may adapt established type styles, logos

and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

E. SIZES AND QUANTITIES:

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.



The above photos are for illustration only.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

PROHIBITED SIGNS

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

- Outdoor advertising or advertising structures.
- Roof Signs.
- Exposed junction boxes, transformers, lamps, tubing, conduits, exposed raceways or neon crossovers of any type.
- Window signs except where specifically approved in writing by Owner. Window sign not to exceed 25% of window surface area.
- Temporary wall signs, pennants, flags, banners, inflatable displays or sandwich boards unless specifically approved in writing by Owner.
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
- Paper, cardboard, stickers or decals hung around, on or behind storefronts.
- Exposed fastenings, unless fastenings make an intentional statement.
- Freestanding signs, except as provided in this text.
- Signs consisting solely of a rectangular cabinet with an acrylic face (see "Mixed Media Forms and Embellishments).
- 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.
- Advertising of businesses and services not located within the Specific Plan area; and advertising products which are not currently a special or promotional sale by an on-site tenant.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

FABRICATION REQUIREMENTS

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

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if 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.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. 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.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Signs must be installed spaced min. 3/4 inch off wall using threaded rods or anchor bolts. 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.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. 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).
- L. Letter returns should be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.
- P. Owner reserves the right to approve fabricator.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

WA

ANCHOR TENANT WALL SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo, and secondary copy describing products or services.

SIGN AREA: The maximum allowable letter height is not to exceed ninety-six (96) inches for a single line.

The maximum allowable sign area is not to exceed one (1) s.f. per lineal foot of tenant store frontage up to a maximum of 500 sf per sign.

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

COLORS: Custom colors logotype/ or colors with Owner approval.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

ANCHOR TENANT SIGNAGE



MAJOR TENANT WALL SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: The maximum allowable letter height is not to exceed seventy-two (72) inches for a single line.

The maximum allowable sign area is not to exceed one (1) s.f. per lineal foot of tenant store frontage up to a maximum of 500 sf per sign.

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

COLORS: Custom colors logotype/ or colors with Owner approval.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

MAJOR TENANT SIGNAGE



STORE ELEVATION EXAMPLE
NTS



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

MAJOR TENANT SIGNAGE (HOTEL)

WH MAJOR TENANT SIGNAGE (HOTEL / OFFICE)

QUANTITY: One (1) sign on per elevation at the building parapet, with a total maximum of four (4) signs. Two eyebrow signs (between first & second elevations, with a total max of 8 signs.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

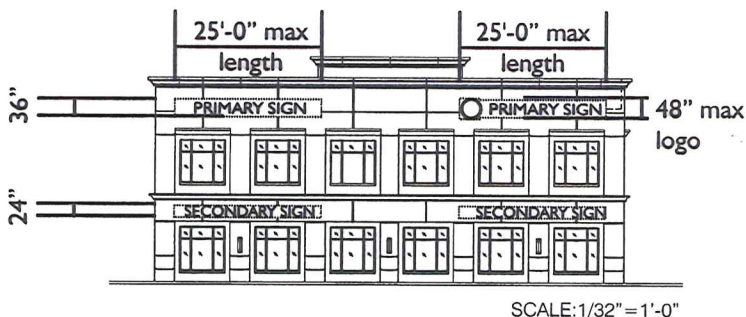
COPY: Tenant name/logo. Descriptors for secondary signage.

SIGN AREA: The maximum allowable letter height is not to exceed forty eight (48) inches for a single line for the parapet signs and 24" for the eyebrow signs
Maximum sign height not to exceed sixty (60) inches for two lines of copy.

The maximum allowable sign area is not to exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 300 sf per sign.
Sign length not to exceed seventy-five (75) percent of fascia width.

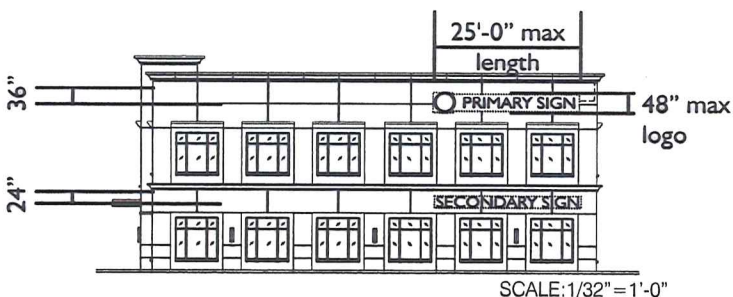
TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



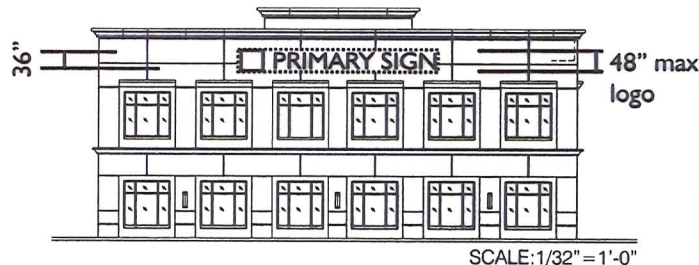
REAR ELEVATION

TWO STORY BUILDING ELEVATION - MULTIPLE USER



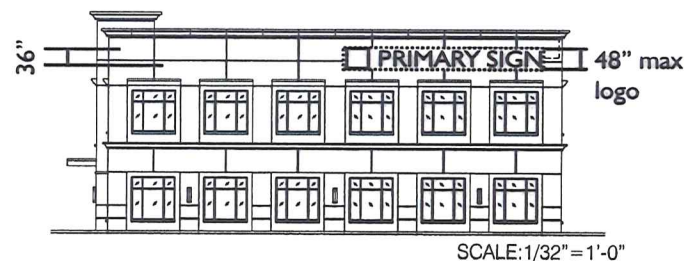
RIGHT ELEVATION (LEFT ELEVATION SIMILAR)

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

WS SHOP TENANT SIGNAGE (Tenant Occupying Portion Of Building)

QUANTITY: One (1) sign on the front elevation and one (1) sign on a side if located at the corner location (1) sign at rear elevation, for a total maximum of three (3) signs.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo. Descriptors for secondary signage.

SIGN AREA: The maximum allowable letter height is not to twenty-four (24) inches for a single line. Maximum sign height not to exceed forty-eight (48) inches for two lines of copy.

The maximum allowable sign area is not to exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 100 sf per sign. Sign length not to exceed seventy-five (75) percent of fascia width.

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

COLORS: Custom colors logotype/ or colors with Owner approval.



**STORE ELEVATION EXAMPLE
NTS**



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

SHOP TENANT SIGNAGE

WP

PAD TENANT SIGNAGE (Tenant Occupying Entire Stand-Alone Building)

QUANTITY: One (1) sign on per elevation, with a total maximum of four (4) signs.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo. Descriptors for secondary signage.

SIGN AREA: The maximum allowable letter height is not to thirty (30) inches for a single line.
Maximum sign height not to exceed fifty-four (54) inches for two lines of copy.

The maximum allowable sign area is not to exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 100 sf per sign.
Sign length not to exceed seventy-five (75) percent of fascia width.

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

COLORS: Custom colors logotype/ or colors with Owner approval.



STORE ELEVATION EXAMPLE
NTS



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

PAD TENANT SIGNAGE



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

TENANT ENTRY INFORMATION & REAR ENTRY

16

E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sf maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL FRONT ELEVATION

E2 REAR ENTRY ID

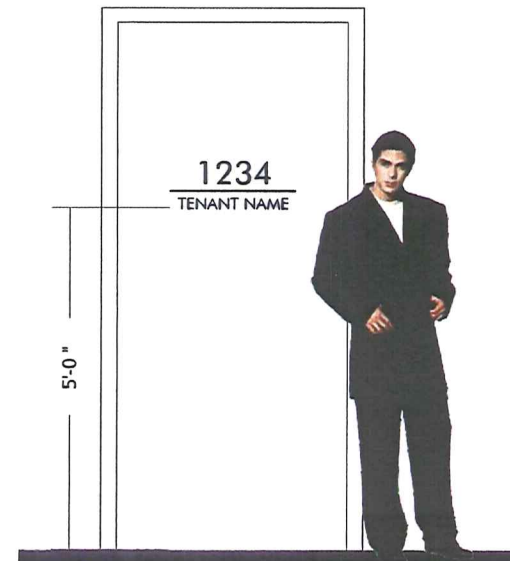
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGN AREA: 2.5 sf maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery door.



TYPICAL REAR ELEVATION

P-1

FREEWAY PYLON - OPT. A

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant faces to be channel letter type signage, with a variety of illumination and treatments encouraged. Center ID to be channel letters. Base to be stone veneer to match that used in Project.

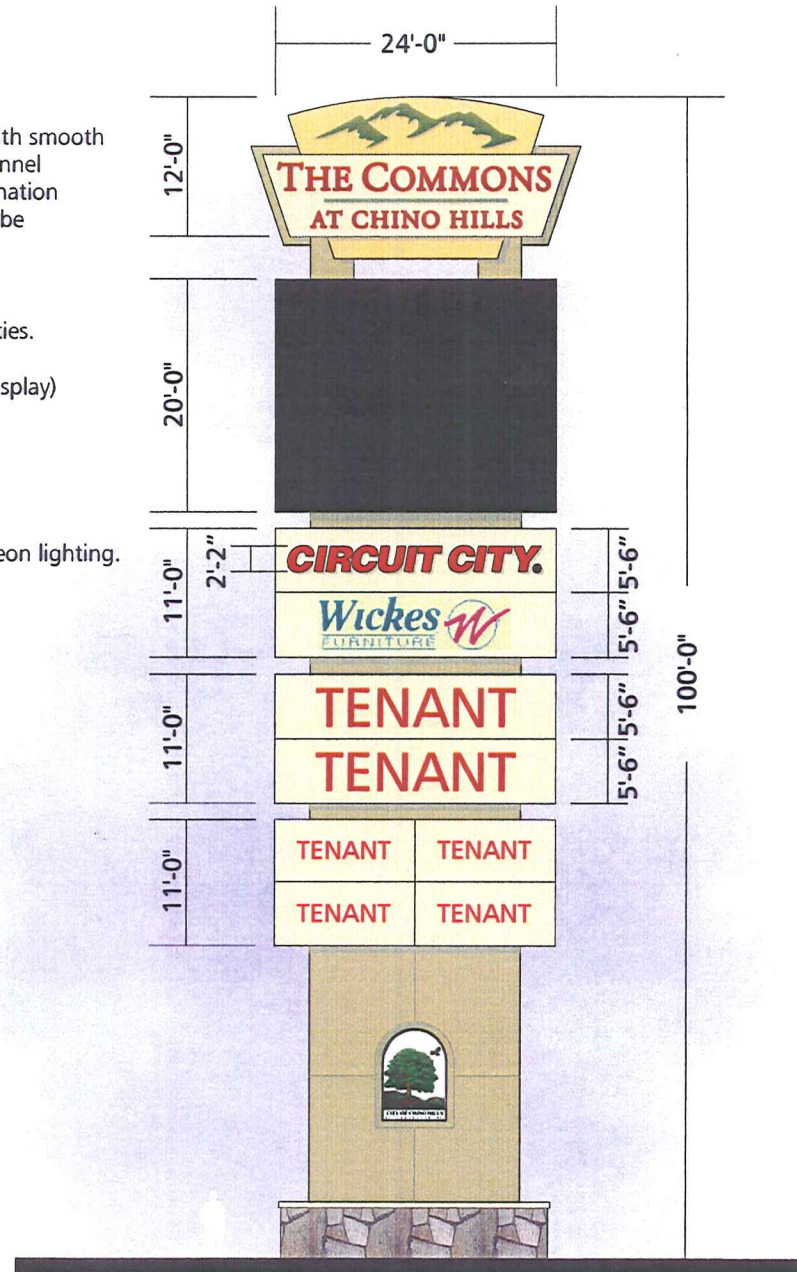
QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 1212 sf (area of cabinets, excluding LED display)

TYPE FACE: Custom project/tenant lettering or logo.

COLORS: To tie in with building colors - t.b.d.

ILLUM: Internally illuminated with flourescent & neon lighting.



P-1

FREEWAY PYLON SIGN CONCEPT - MULTIPLE TENANTS AND L.E.D.DISPLAY

Scale: 1/16"=1'-0"

Note: Tenant logo artwork to be finalized separately. Not for production.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

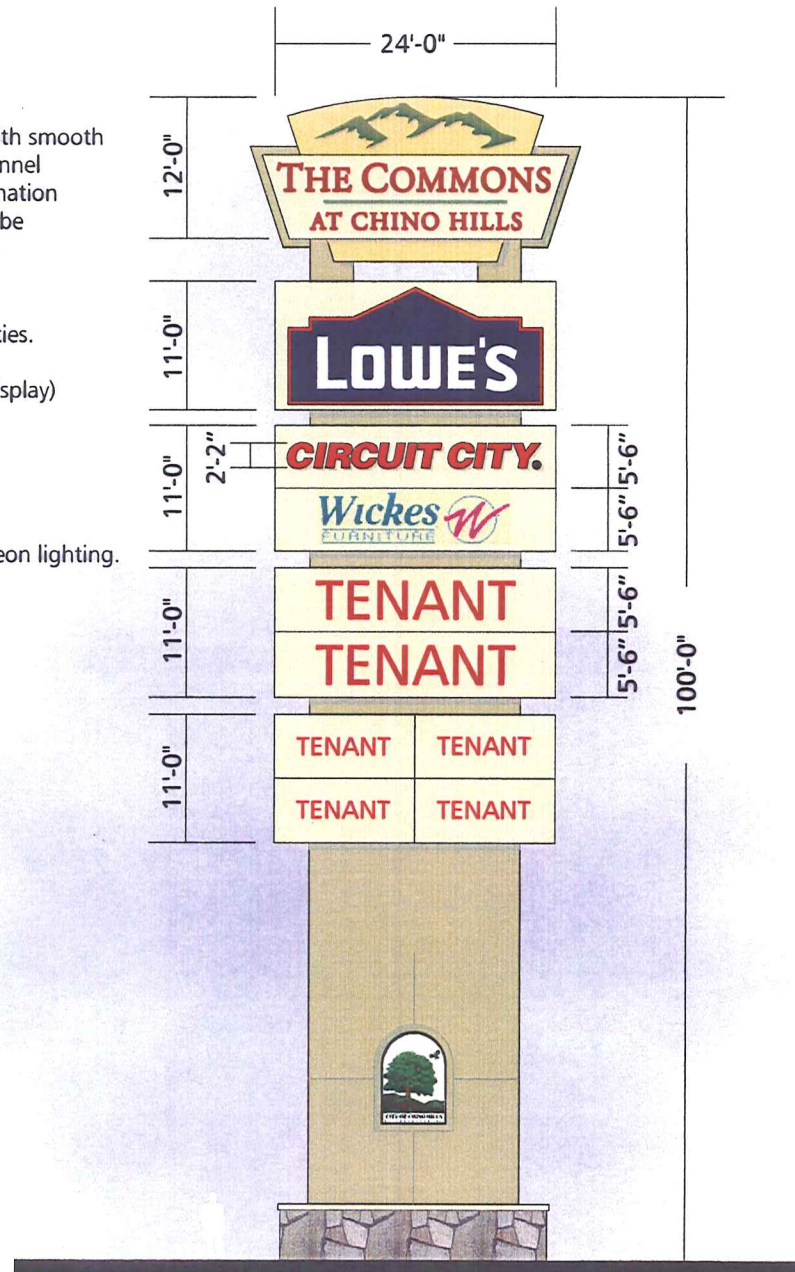
FREEWAY PYLON

1a

P-1

FREEWAY PYLON - OPT. B

- MATERIALS:** Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant faces to be channel letter type signage, with a variety of illumination and treatments encouraged. Center ID to be channel letters. Base to be stone veneer to match that used in Project.
- QUANTITY:** Refer to Exhibit A for locations and quantities.
- SIGN AREA:** 1212 sf (area of cabinets, excluding LED display)
- TYPE FACE:** Custom project/tenant lettering or logo.
- COLORS:** To tie in with building colors - t.b.d.
- ILLUM:** Internally illuminated with flourescent & neon lighting.



P-1

FREEWAY PYLON SIGN CONCEPT - MULTIPLE TENANTS

Scale: 1/16"=1'-0"

Note: Tenant logo artwork to be finalized separately. Not for production.



800-655-9972

JOB NO.
06-0000
8-22966

THE COMMONS AT CHINO HILLS

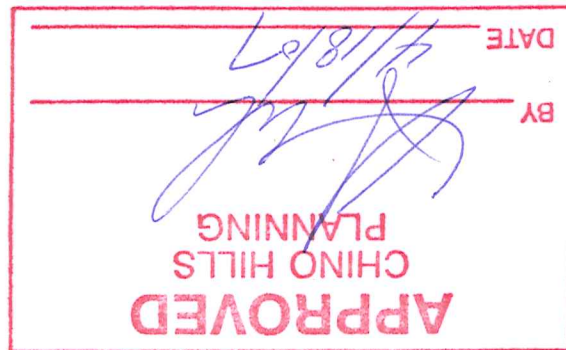
FREEWAY PYLON

16

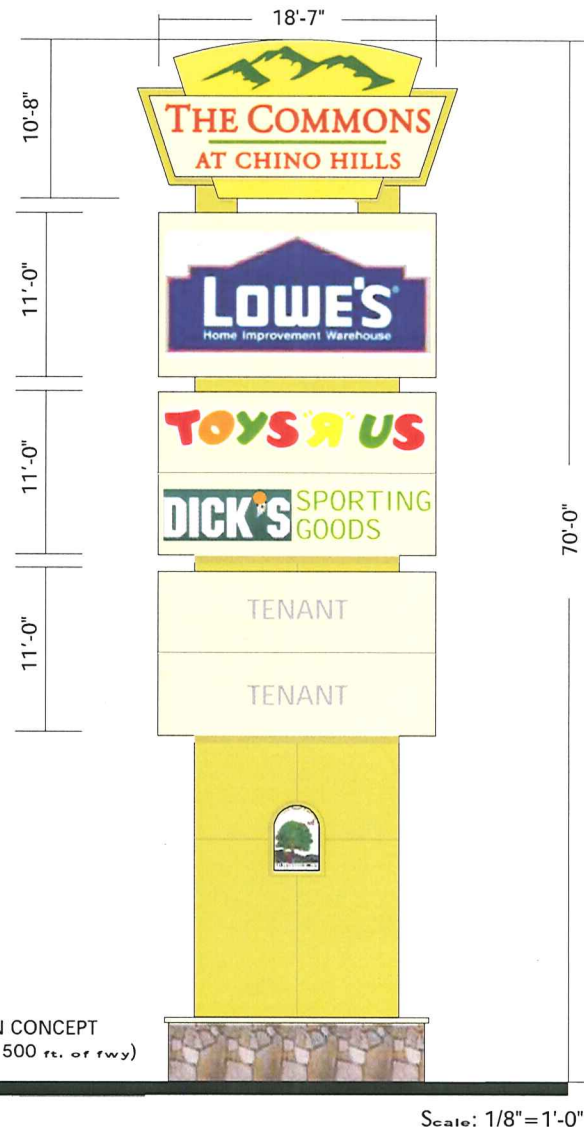
PS-LB-70

STREET PYLON

- MATERIALS:** Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant ID and Center ID to be channel letters. Base to be stone veneer to match that used in Project.
- QUANTITY:** Refer to Exhibit A for locations and quantities.
- SIGN AREA:** 489 sf (area of cabinets only).
- TYPE FACE:** Custom project/tenant lettering or logo.
- COLORS:** To tie in with building colors - t.b.d.
Tenant ID colors to be per tenant, with Owner approval.
- ILLUM:** Internally illuminated with fluorescent & neon lighting.



STREET PYLON SIGN CONCEPT
(Height allowed within 500 ft. of fwy)



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



ITEM PS-LB-70

SIGN TYPE
PYLON SIGN

QUANTITY SCALE
(1) ONE 1/8" = 1'-0"

PAGE DESCRIPTION
DETAILS

STATUS

REV.

DESIGNER SALES

JOB NO. DATE

PROJECT



THE COMMONS
at Chino Hills

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, written, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or organization for any purpose whatsoever without the written permission of Signage Solutions. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS
CLIENT DATE

LANDLORD DATE

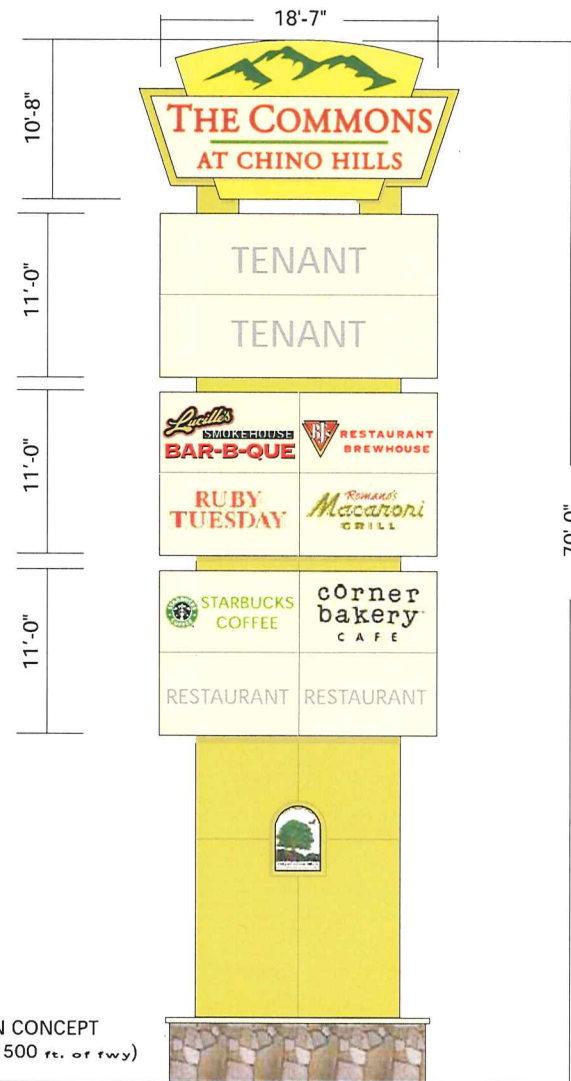
PS-LB-70

STREET PYLON

- MATERIALS:** Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant ID and Center ID to be channel letters. Base to be stone veneer to match that used in Project.
- QUANTITY:** Refer to Exhibit A for locations and quantities.
- SIGN AREA:** 489 sf (area of cabinets only).
- TYPE FACE:** Custom project/tenant lettering or logo.
- COLORS:** To tie in with building colors - t.b.d.
Tenant ID colors to be per tenant, with Owner approval.
- ILLUM:** Internally illuminated with fluorescent & neon lighting.



STREET PYLON SIGN CONCEPT
(Height allowed within 500 ft. of fwy)



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



ITEM PS-LB-70

SIGN TYPE
PYLON SIGN

QUANTITY SCALE
(1) ONE 1/8" = 1'-0"

PAGE DESCRIPTION
DETAILS

STATUS

REV.

DESIGNER SALES

JOB NO. DATE

PROJECT



THE COMMONS
at Chino Hills

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, revised, and developed for use on and in connection with the project. No part of such ideas, designs, arrangements, or plans shall be used by or disclosed to any party, firm or organization for any purpose whatsoever without the written permission of Signage Solutions. Written dimensions on these drawings shall have precedence over scale dimensions, and contractor shall verify and be responsible for all dimensions and materials shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS
CLIENT DATE

LANDLORD DATE

P-3

HOTEL ONLY FREEWAY PYLON SIGN CONCEPT

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant ID and Center ID to be channel letters. Base to be stone veneer to match that used in Project.

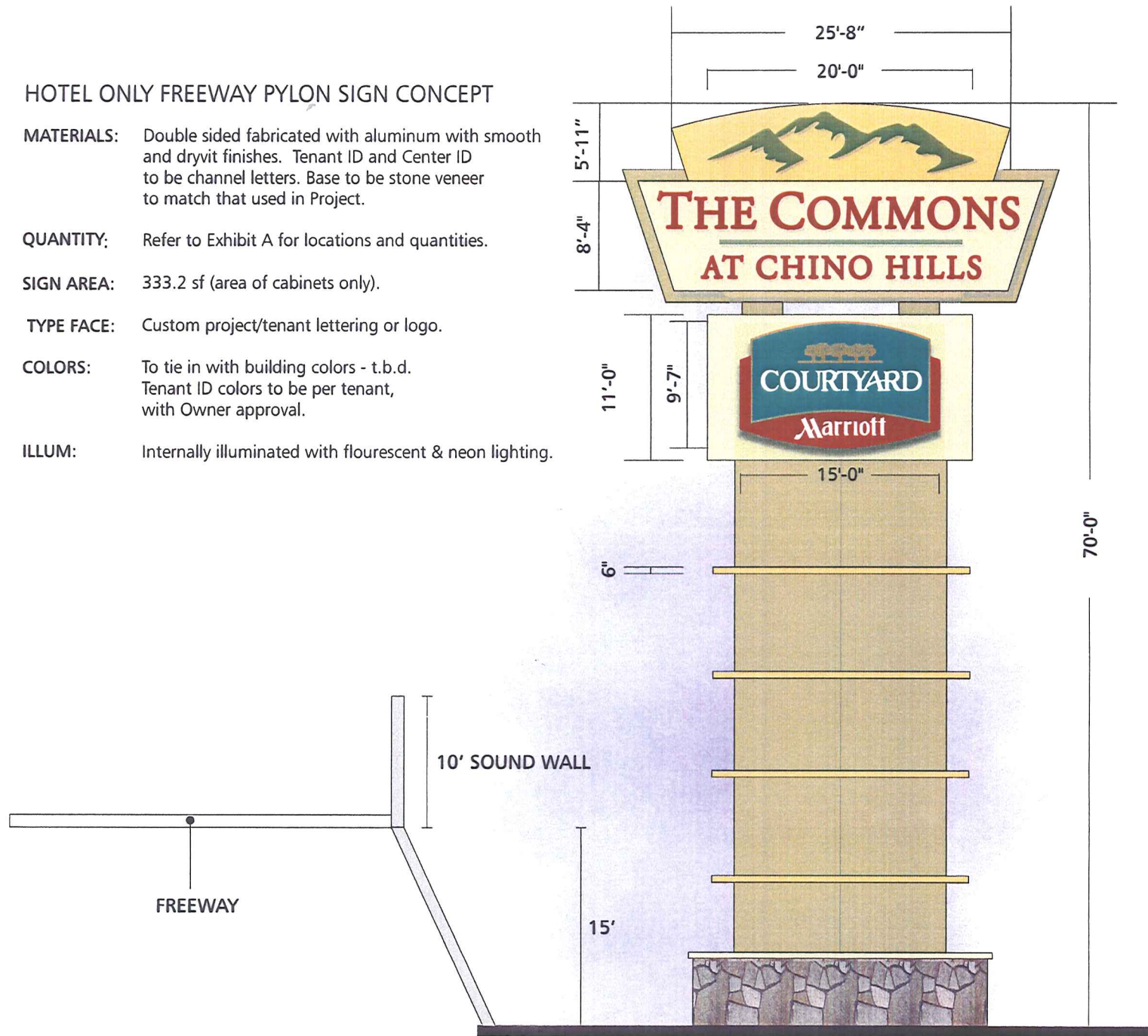
QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 333.2 sf (area of cabinets only).

TYPE FACE: Custom project/tenant lettering or logo.

COLORS: To tie in with building colors - t.b.d.
Tenant ID colors to be per tenant, with Owner approval.

ILLUM: Internally illuminated with flourescent & neon lighting.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

P-3

Scale: 3/32" = 1'-0"

FREEWAY PYLON SIGN CONCEPT
(Height allowed within 500 ft. of fwy)

26

M-1

PAD TENANT MONUMENT

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant ID may be routed with push-thru acrylic, formed polycarbonate face, or channel letter type signage installed to face.
Base to be stone veneer to match that used in Project.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 52 sf overall.

TYPE FACE: Custom tenant lettering or logo.

COLORS: To tie in with building colors - t.b.d.
Tenant ID colors per tenant, with Owner approval.

ILLUM: Internally illuminated with fluorescent & neon lighting.



MONUMENT SIGN CONCEPT - PAD TENANT

M-1

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



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

PAD TENANT MONUMENT

M-2 M-3 MULTI-TENANT MONUMENTS

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Base to be stone veneer to match that used in Project. Sign Panel shall be routed-out push thru acrylic letters.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 52 sf overall.

TYPE FACE: Custom tenant lettering or logo.

COLORS: Sign colors To tie in with building colors - t.b.d.
Tenant ID colors per tenant, with Owner approval.

ILLUM: Internally illuminated with flourescent ad neon lighting.

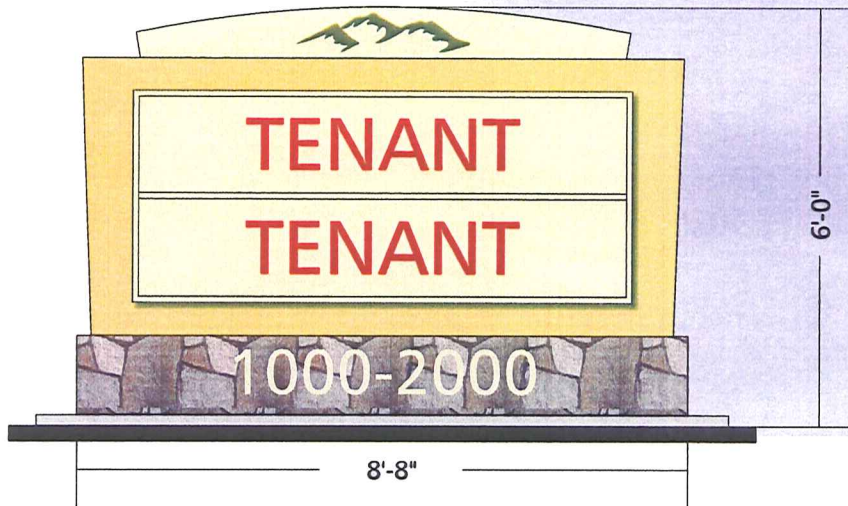


800-655-9972

JOB NO.
06-0000
9-12-06

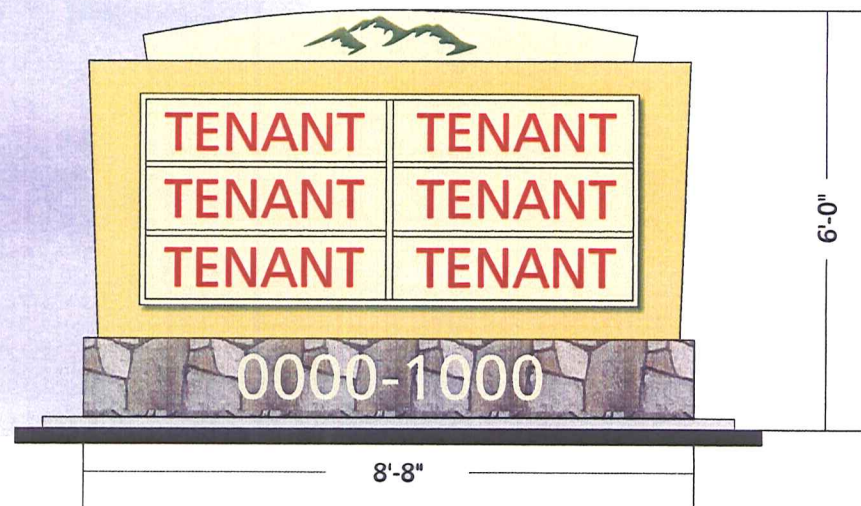
THE COMMONS AT CHINO HILLS

MULTI-TENANT MONUMENTS



MONUMENT SIGN CONCEPT - TWO TENANTS

M-2



MONUMENT SIGN CONCEPT - MULTIPLE TENANTS

M-3

M-4

V-SHAPED CORNER MONUMENT

MATERIALS: Single sided fabricated with aluminum with smooth and dryvit finishes. Tenant ID letters are flat-cut-out aluminum, 1/8" thick, pin-mounted 3/4" off stepped sign areas. Project ID to be channel letter type signage. Base to be stone veneer to match that used in Project.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 144 sf overall.

TYPE FACE: Custom project/tenant lettering or logo.

COLORS: Sign colors To tie in with building colors - t.b.d.
Tenant ID to be off-white.

ILLUM: Tenant copy to be flood lit. (By others).
Project ID to be internally lit.



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

CORNER MONUMENT



M-4

S/F V-SHAPED CORNER MONUMENT SIGN

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

35

M-5

ENTRANCE MONUMENTS

MATERIALS: Single sided fabricated with aluminum with smooth and dryvit finishes. Project ID to be channel letter type signage. Base to be stone veneer to match that used in Project.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 72 sf overall.

TYPE FACE: Custom project lettering or logo.

COLORS: Sign colors To tie in with building colors - t.b.d.

ILLUM: Non-Illuminated

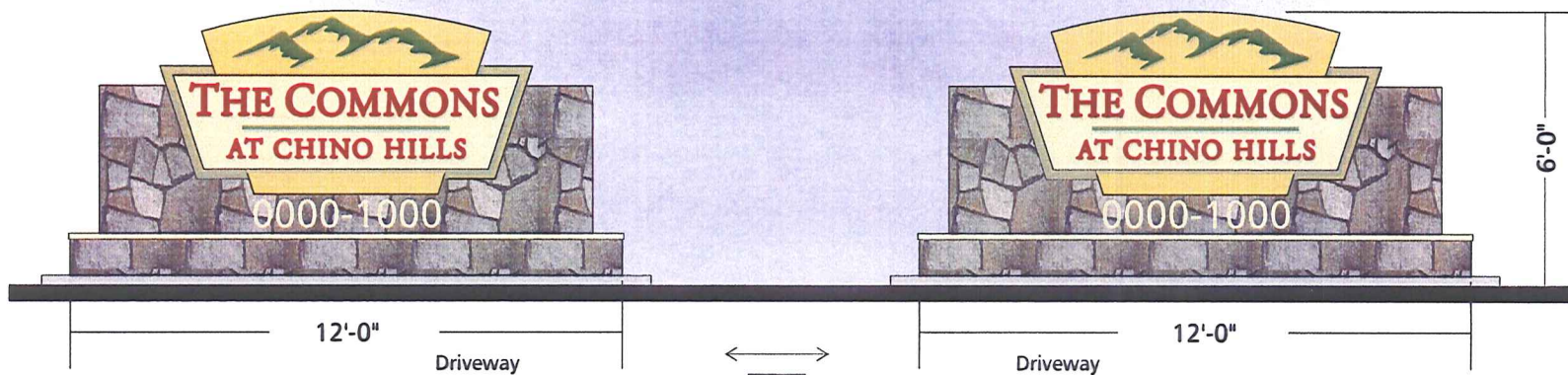


800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

ENTRANCE DRIVE MONUMENTS



S/F ENTRANCE DRIVE MONUMENT SIGNS

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

D

VEHICULAR DIRECTIONAL

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Project graphic to be routed aluminum. Arrows and lettering to be vinyl.

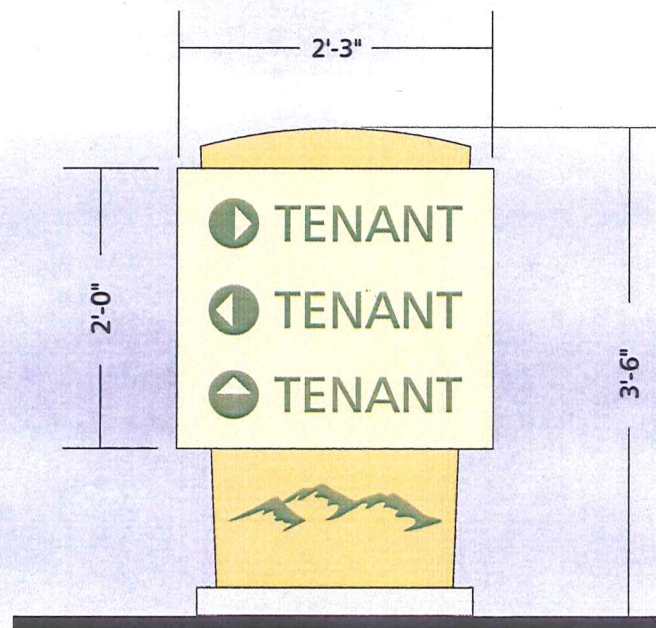
QUANTITY: Refer to Exhibit A for locations and quantities.

SIGN AREA: 7.9 sf overall.

TYPE FACE: Humanist 777.

COLORS: Sign colors To tie in with building colors - t.b.d.

ILLUM: Sign is non-illuminated.



D

VEHICULAR DIRECTIONAL SIGN

Scale: 3/4" = 1'-0"



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 2 1/2" square aluminum post.

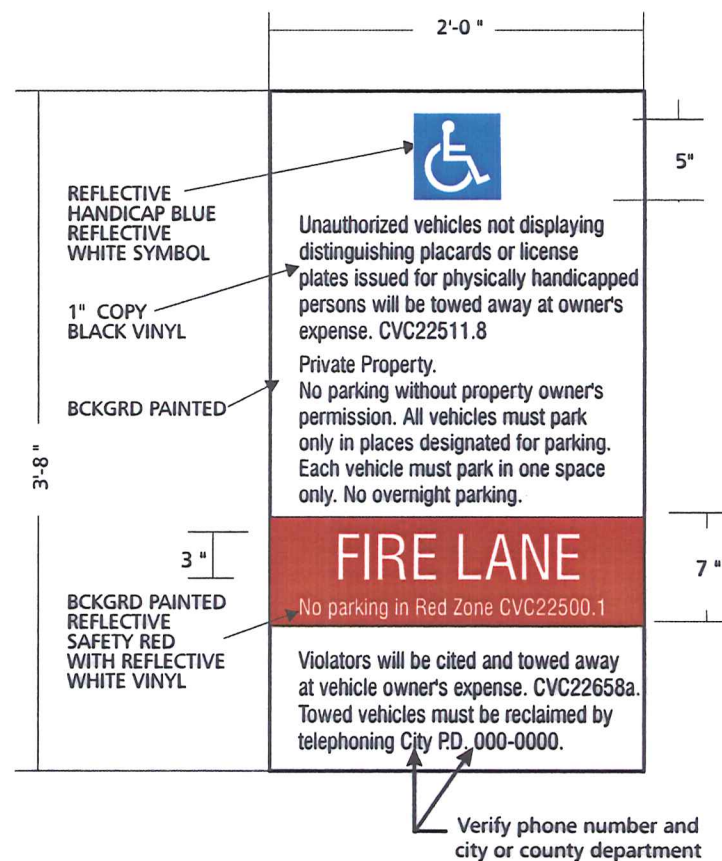
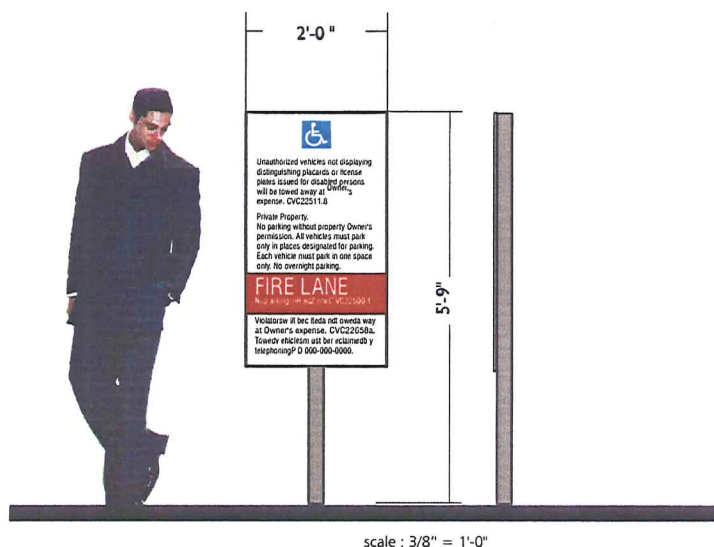
QUANTITY: Two (2).

SIGN AREA: 5'-9" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Paint Schedule

LIGHTING: Non-illumination.



Scale: 1" = 1'-0"



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

PARKING CODE ENTRY



STOP & HANDICAP SIGNS

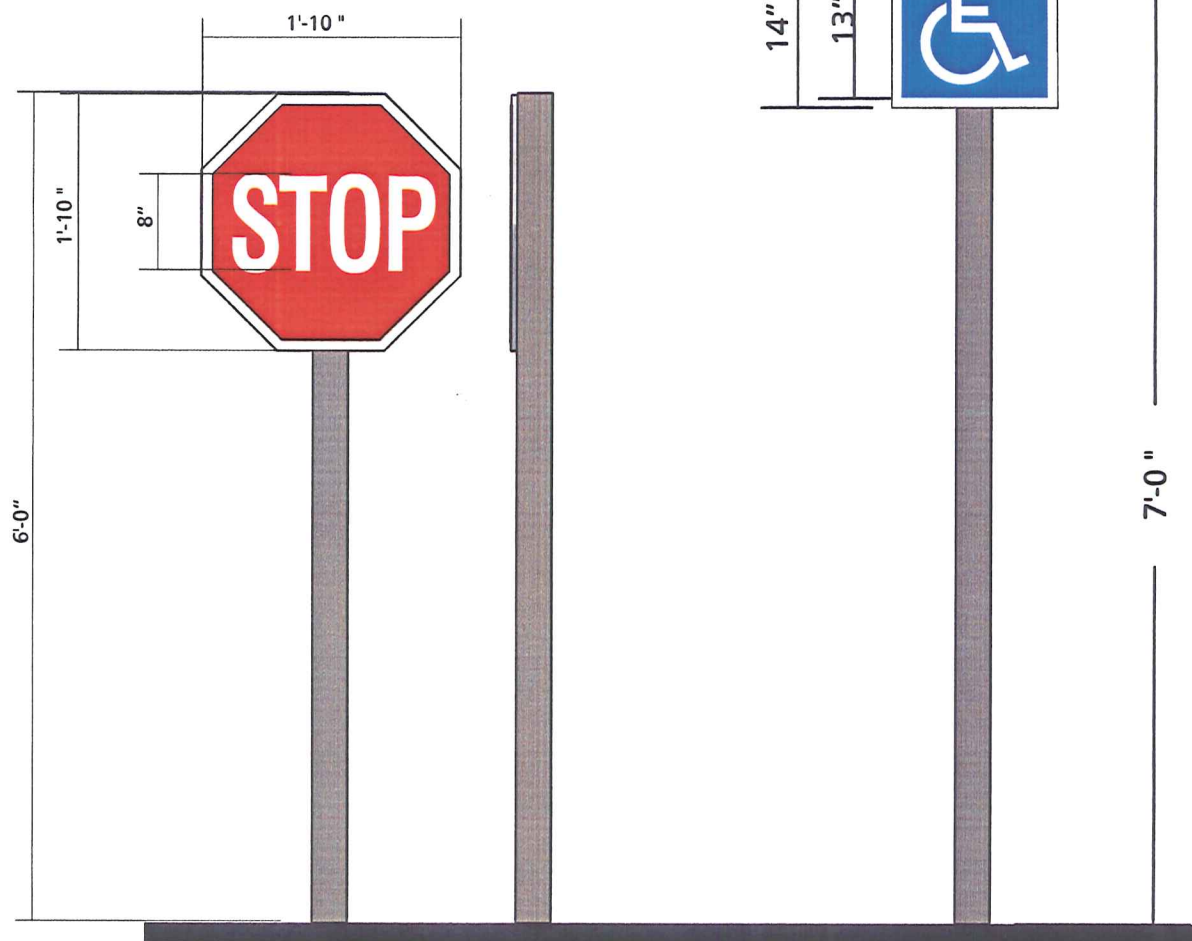
MATERIALS: Single faced aluminum sign.
Mounted to 2½" square aluminum post.

SIGN AREA: 7'-0" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Paint Schedule.

LIGHTING: Non-illumination.



Scale: 3/4" = 1'-0"



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

STOP & HANDICAP SIGNS

BA

BUILDING ADDRESS

MATERIALS: 12" high, 1/2" thick sintra
address numbers.

QUANTITY: TBD.

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

2'-0" | 1 2 3 4

24" AT FREEWAY BUILDING
12" AT CHINO HILLS PARKWAY SHOPS



800-655-9972 •

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

BUILDING ADDRESS

3



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

SITE PLAN - GROUND SIGN LOCATIONS

Exhibit

A



GROUND SIGN LEGEND

- P-1 FREEWAY PYLON
- P-2 STREET PYLON
- P-3 HOTEL ONLY PYLON SIGN
- M-1 D/F PAD TENANT MONUMENT
- M-2 D/F TWO-TENANT MONUMENT
- M-3 D/F MULTI-TENANT MONUMENT
- M-4 S/F V-SHAPED CORNER MONUMENT SIGN
- M-5 S/F ENTRANCE DRIVE MONUMENT SIGN
- D VEHICULAR DIRECTIONAL

NORTH

1"=300'



800-655-9972

JOB NO.
06-0000
9-12-06

THE COMMONS AT CHINO HILLS

SITE PLAN- WALL SIGN LOCATIONS

Exhibit
B

