

Fairfield Ranch

Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709

PAGE: DESCRIPTION:

2-4 WRITTEN CRITERIA
5-6 TENANT BUILDING SIGNAGE
7-8 TENANT MONUMENT SIGNAGE
9 SITE PLAN
10 ELEVATIONS

PROJECT:

Fairfield Ranch
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709

SIGN CONSULTANT AND PREFERRED SIGN VENDOR:

American Sign Industries, Inc
400 Kansas, Redlands, CA 92373
(909) 792-1539 Phone
(909) 307-3485 Fax

Representative:
Cheryl Loyd
(951)741-6098 Cell
Cheryl@asi-signs.com

APPROVED	
CHINO HILLS	
PLANNING	
105 DP07	
BY 	Page 1
DATE 07/20/11	

Fairfield Ranch

Sign Program 15390 Fairfield Ranch Road Chino Hills Hills, CA 91709

A. PURPOSE AND INTENT

The purpose of this sign criteria is to ensure that the signage at Fairfield Ranch reflects the integrity and overall aesthetic values of the Landlord and the City of Chino Hills.

Conformity with this criteria will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

All existing tenant signage that comply with the sign code of the City of Chino Hills as of 01/01/11 shall be permitted "As is" until a new tenant occupies the space.

It is the intent that any new signage within Fairfield Ranch that is not specifically addressed by this sign criteria shall require modification of this sign program to include such signage.

B. GENERAL LANDLORD / TENANT REQUIREMENTS

1. Submittal to City for Final Approval:
Landlord/tenant and sign contractor shall submit a sign application to the City for review and approval and shall be responsible for all applicable City applications and permit fees.

Landlord/tenant and/or sign contractor will not be permitted to commence installation of any signs prior to obtaining a stamped set of final drawings reflecting the landlord's and City's approval.

2. The tenant shall submit to the Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation (s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign(s) specifications including exact sign dimensions, are, material, and colors. A section detail must be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this Sign Program, the City of Chino Hills sign code, and the requirements of any other governmental agency having jurisdiction over the Plaza.
3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Chino Hills for the purpose of obtaining a sign permit.
4. Installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
5. A Tenant sign(s) shall be installed not later than thirty (60) days after Tenant's store opens for business, and only after City permits are secured.
6. Damaged portions of any sign(s) shall be repaired or replaced within fourteen (14) business days. In the event Tenant shall be unable to effect such repair or replacement within said time period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

Fairfield Ranch

**Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709**

C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right not to allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.

Fairfield Ranch

**Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709**

D. PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval and City approval prior to installation.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs constituting a traffic hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Off-site signs, signs within the public right-of-way, any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Vehicle signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
7. Light bulb strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
8. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.
9. Any additional signs strictly prohibited by the sign code of the City of Chino Hills.

Fairfield Ranch

**Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709**

SIGN TYPE:	TENANT BUILDING SIGNAGE
QUANTITY:	1 per business frontage as indicated on site plan.
CONTENT:	Tenant business name and Logos. (Taglines are prohibited.)
AREA:	1 square foot of wall signage per lineal feet of leasehold store frontage on which the sign is located, with a maximum of 100 square feet per elevation. Sign area calculation will be based on the overall sign height multiplied by the overall sign width to give total square foot area of sign.
HEIGHT:	Not to exceed 24" tall for single line copy. Not to exceed 36" tall for double line copy.
WIDTH:	Not to exceed 75% of leasehold store frontage.
CONSTRUCTION:	Internally illuminated standard channel letters and logo with maximum return depth of 5 inches. Logos shall be cabinet with dimensional acrylic letters.
ILLUMINATION:	Internal LED illumination system.

Fairfield Ranch

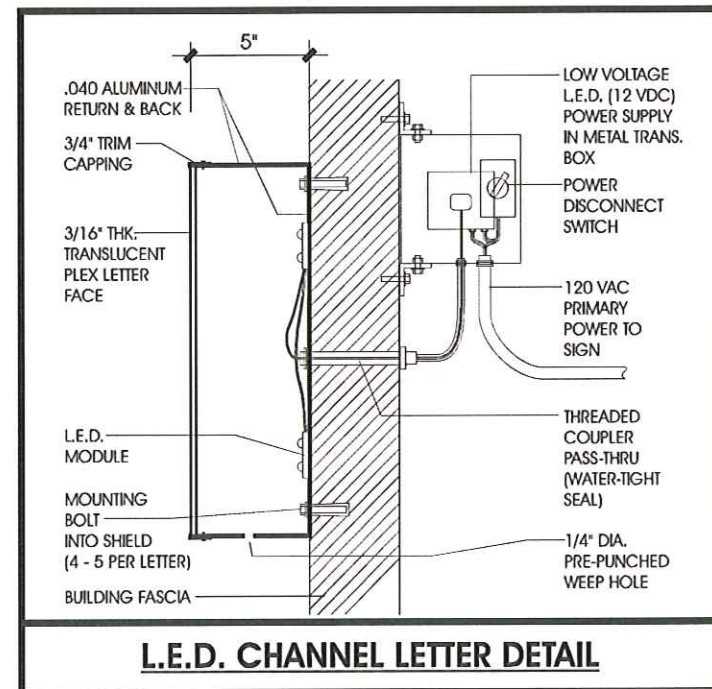
Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709



**INDIVIDUAL L.E.D. INTERNALLY ILLUMINATED CHANNEL LETTERS
(SINGLE LINE)**



**INDIVIDUAL L.E.D. INTERNALLY ILLUMINATED CHANNEL LETTERS
(DOUBLE LINE)**



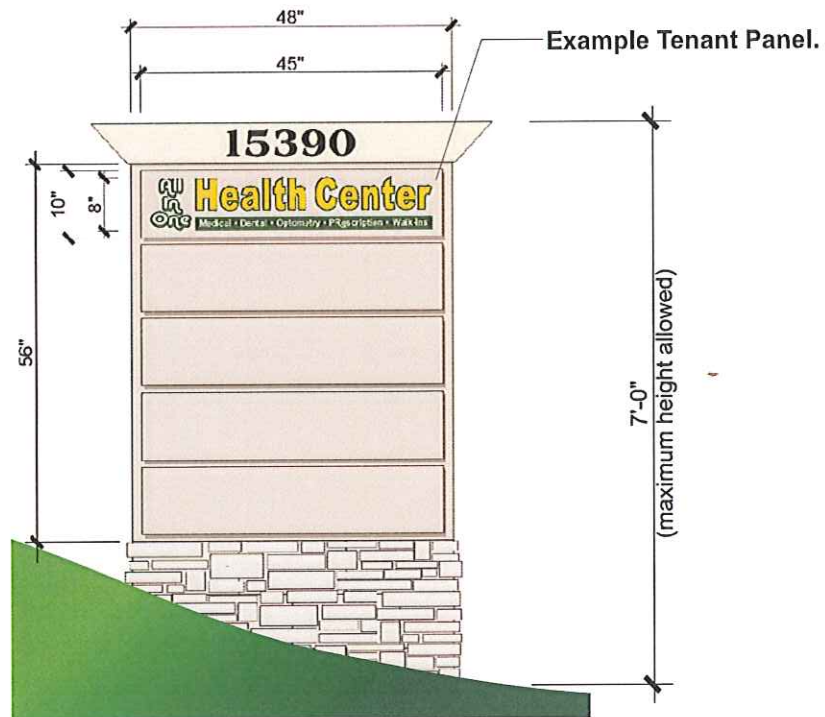
Fairfield Ranch

**Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709**

SIGN TYPE:	DOUBLE FACED ILLUMINATED MONUMENT SIGN
QUANTITY:	Each unit is allowed one double faced monument sign panel.
CONTENT:	Tenant business name and Logos.
AREA:	Sign area not to exceed 50 square feet per side.
HEIGHT:	Overall height not to exceed a maximum of 7 feet.
WIDTH:	Overall width not to exceed 4 feet.
CONSTRUCTION:	Exterior of monument to be stucco & painted finish to match building.
ILLUMINATION:	Internal illumination by 800 ma h.o. fluorescent lighting system, fully U.L. approved.

Fairfield Ranch

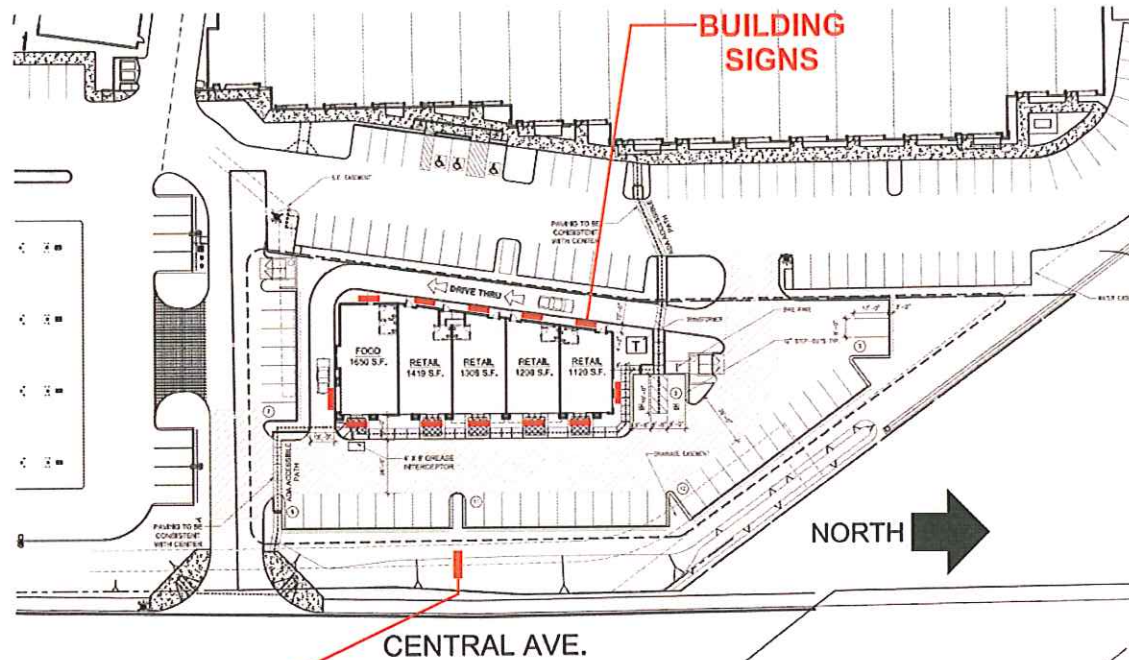
Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709



TYPICAL D/F INTERNALLY ILLUMINATED TENANT MONUMENT SIGN

Fairfield Ranch

Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709



PROJECT DATA

SITE AREA: 49,152 S.F. (1.105 ACRES)
 BUILDING AREA: 6,705 S.F.
 PARKING REQUIRED: 43 STALLS
 FOOD: 17 STALLS @ 10/1000
 RETAIL: 26 STALLS @ 5/1000
 PARKING PROVIDED: 44 STALLS

PREVIOUSLY APPROVED 10,500 S.F. BUILDING				
	OFFICE @ 30%	MANUFACT. @ 30%	WAREHOUSE @ 40%	TOTAL
S.F. BREAKDOWN	3150 S.F.	3150 S.F.	4200 S.F.	10,500 S.F.
PARKING REQUIRED	1/300 = 10.5	1/500 = 6.3	1/1000 = 4.2	21 SPACES
PARKING PROVIDED	1/300 = 10.5	1/500 = 6.3	1/1000 = 4.2	21 SPACES

* NOTE: 1 PARKING STALL IS PART OF SHARED PARKING AGREEMENT AREA 7, WHICH WAS NOT WITHIN LIMITS OF PARCEL 2 IN MASTER PLAN.
 CURRENT PARKING LAYOUT IS PROVIDED WITHIN THE LIMITS OF PARCEL 2

Fairfield Ranch

Sign Program
15390 Fairfield Ranch Road
Chino Hills Hills, CA 91709

