

Gateway Village



Preliminary Sign Program

SIG # 341

October 29th 2002

APPROVED BY:
CITY OF CHINO HILLS
PLANNING COMMISSION

Signed

Date

November 19, 2002

Resolution No. PC 2002-20

PREPARED BY



ARCHITECTURAL
DESIGN & SIGNS

AD/S 2950 Palisades Drive • Corona, CA 92880 • Tel 909 278 0680 • Fax 909 278 0681



EXHIBIT "B"

Gateway Village



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OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size variety and placement for Tenant signs throughout this project. These criteria are also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. **Signing Gateway Village, Chino Hills, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural façade on which they are placed.** Care in the design and installation of store signs will enhance customer's appreciation of individual tenants and contribute to the projects overall success.



OVERVIEW

The Landlord is responsible to:

Provide base building design and construction information requested by tenant's sign design consultant.

Expedite the review, revision and approval of tenant sign submissions.

The Tenant will be responsible for the:

Design fabrication, permitting and installation of signs, including any structural support and electric service and any special installation requiring addition or modification to the shell building approved by the Landlord.

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SIGN MAINTENANCE

The Tenant shall employ sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept.

The Tenant will abide by all provisions, guidelines and criteria contained within Gateway Village, Chino Hills, California Sign Program and these sign criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed.

The Landlord may, at his discretion and at the Tenant's expense, correct, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission.

Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation.

DESIGN.

Gateway Village, Chino Hills, California – Sign Program supercedes all less restrictive sign codes by the City of Chino Hills, California. If the Tenant can show good cause for a deviation from size limitations outlined below, which does not violate any City of Chino Hills written sign code or regulation regarding the size and placement or storefront signs, the Landlord will consider such requests.

INLINE TENANTS

1. Tenant is allowed one primary identification sign located in the designated sign zone just above the store entrance.
2. Specific suites with building elevations facing multiple exposures may incorporate one additional primary identification sign per exposure, subject to Landlord's approval.
3. Unless treated as the primary identification sign, blade signs, flags, banners and window text sign, where permitted, shall not count against the Tenant's overall sign square footage allowance.
4. Sign size is based upon the Tenant's leased frontage, as measured in a straight line from lease line to lease line for each elevation.
5. Tenant's are allowed **one square foot of primary sign area per lineal foot of store frontage.**
6. The overall **width of any sign shall not exceed 70%** of any uninterrupted architectural treatment.

PAD TENANTS

1. Tenant is allowed one primary I.D. Sign on each elevation subject to Landlord approval. *Max. 3 signs (gr)*
2. Unless treated as the primary identification sign, blade signs, flags, banners and window text sign, where permitted, shall not count against the Tenant's overall sign square footage allowance.
3. Sign size is based upon the Tenant's leased frontage, as measured in a straight line from lease line to lease line for each elevation.
4. Tenant's are allowed **one square foot of primary sign area per lineal foot of store frontage.**
5. The overall **width of any sign shall not exceed 70%** of any uninterrupted architectural treatment.



SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals.

There are many acceptable sign treatments, however a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their façade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles include:

1. Front and halo ^{minimum} 5" illuminated channel letters.
2. Note: acrylic face, internally illuminated channel letters will not be permitted unless successfully used as a part of an approved mixed media three-dimensional sign.
3. 3" deep halo illuminated letters.
4. Channel letter 2-1/2" deep open channel letters with exposed neon (at Landlord's discretion).
5. Mixed media/3-dimensional signs using images, icons, logos, etc.
6. Signs painted gold, silver or copper leaf.
7. Neon accents will be approved at the sole discretion of the landlord and should be proposed only if a part of the overall tenant design concept; Dimensional geometric shapes.
8. Sand blasted, textured, and/or burnished metal-leaf faced dimensional letters, pin mounted from façade.
9. Signs mounted to hard canopies, eyebrows or other projecting architectural elements.
10. Screens, grids, or mesh; Etched, polished, patina or abraded materials.

For Example: Prismatic face letter forms with full facet strokes:

Rounded face letter forms with radius faces and eased edges.

Layered letter forms with face and liner. Letter face must be at least one (1) inch thick and the liner must be a minimum of 1/2" inch thick

Notes:

Mixed media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters exposed neon accents).

Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet.

However, the cabinet portion of the sign should not exceed 50% of the total sign area proposed.

With the Landlord's approval, complex shaped (i.e. polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as push-thru letters, exposed neon.

TYPE STYLES AND LOGOS

The use of logos and distinctive type styles is encouraged for all tenants signs. Sign lettering should be combined with other graphic and or dimensional elements denoting the type of business. The tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one or two lines of copy and may consist of upper and/or lower case letters. The tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

THE FOLLOWING SIGN STYLES AND ELEMENTS ARE PROHIBITED.

1. Unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
3. Window signs unless approved by the Landlord (Note: box signs hanging in display windows are not allowed).
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlords written approval. Note: Approval is at Landlords sole discretion.
5. Off-the shelf signs are discouraged.
6. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
7. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are not permitted).
8. Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria.
9. Paper, cardboard or Styrofoam signs, stickers, or decals hung around or behind storefronts.
10. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
11. Flashing, oscillating, animated lights or other moving sign components, except as specifically approved by the Landlord.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Advertising or promotional signs on parked vehicles.
14. Exposed raceway, unless it forms a creative design element of the sign.
15. Sign company decals in full view (limit to one placement only).

COLORS

The following guidelines are for selecting colors for Tenant signing. The project and the individual building façade will consist of a variety of colors and materials. The Landlord encourages the Tenant to consider these colors when choosing his sign colors, and where feasible the Landlord will consider the Tenants color scheme when making final building color and material choices. Tenants are requested to make early color submission for review by the Landlord, although, final determination of building colors will follow from on site mock-ups and draw downs reviewed and approved during construction of the base building shell.

Signs may incorporate regionally recognized logo colors.

Sign colors should be selected to provide sufficient contrast against building background colors.

Sign colors should provide variety, sophistication and excitement.

Color of letter returns shall match the face of the letter or match the wall surface color.

Interior of open channel letters should be painted dark when placed against light backgrounds.

Accent neon colors should complement related signing elements.



GATEWAY VILLAGE

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques.

One or more of the following are allowed:

Front and halo illuminated channel letters

Halo illuminated pin-mounted reverse channel letters;

Reverse channel neon with silhouette illumination

Open channel with exposed neon

Fiber optics;

Incandescent light bulbs;

Internally illuminated signs with seamless opaque cabinets and pushed-thru lettering and/or neon.

Cove lighting.

Note: Exposed neon tube may not be less than 13mm

All front lighting must be baffled and obscured from direct visibility with recessed channels, which are fully integrated into the building façade elements. Decorative shrouds or housings custom designed and fabricated to maintain or enhance the architectural integrity of the building may be used to conceal "off the shelf" standard fixtures subject to Landlord's approval. Visible standard (non-custom) "gooseneck" lamps and similar fixtures will not be approved. All housings and posts for exposed neon signs must be painted to match or complement the building façade color immediately behind and adjacent to the sign.

All sign letters to be pegged a minimum 2" from wall.



APPROVAL

The landlord has engaged the services of a sign consultant for the entire project who will assist in the review and approval of tenant sign submissions and insure their conformance to the project's overall Sign Criteria.

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, tenant shall provide the following information to the Landlord for review.

Note:

This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store name;
Store logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval three (3) sets of complete and fully dimensioned shop drawings of the tenant's sign to the Landlord's tenant coordinator

Shop drawings shall include at least the following:

Tenant's entire building façade elevation, showing the proposed sign, in color drawn to scale of 1/4" = 1'-0".

Storefront (partial building) elevation showing the location. Size, color, construction and installation details of the tenants proposed sign.
Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within seven (7) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen (14) calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, tenant may submit the proposed sign to the City of Chino Hills for review for consistency with sign program and the required fabrication and installation permits. Tenants are required to provide three (3) sets of Landlord approved colored drawings to the City of Chino Hills when submitting for building permits.



FABRICATION

The tenant must insure that his sign fabricator and installer understand their responsibilities before they begin sign fabrication.

The tenant's sign contractor(s) are responsible for the following:

- Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials;
- Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis;
- Additionally, stainless steel fasteners shall be used to attach dissimilar metals;
- Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel;
- Angle clips attached to letter sides will not be permitted;
- Colors, materials and finishes shall exactly match those submitted to and approved by the Landlord;
- Visible welds and seams shall be ground smooth and filled with auto body compound before painting;
- No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point;
- Finished metal surfaces shall be free from canning and warping;
- All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards;
- Reverse channel letters shall be pinned 2" off the wall;
- The letter return depth shall be minimum 3", and letters shall have a clear Lexan backing;
- Double neon tube shall be used where the width of the letter stroke exceed 2 1/2 " inches

INSTALLATION

The Tenant's sign installer will:

Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of

One Million Dollars (\$1,000,000) prior to beginning fabrication;

Obtain all required sign permits from the City of Chino Hills and deliver copies to the Landlord before installing the sign/s;

Keep a Landlord approved set of sign drawings on site when installing the sign;

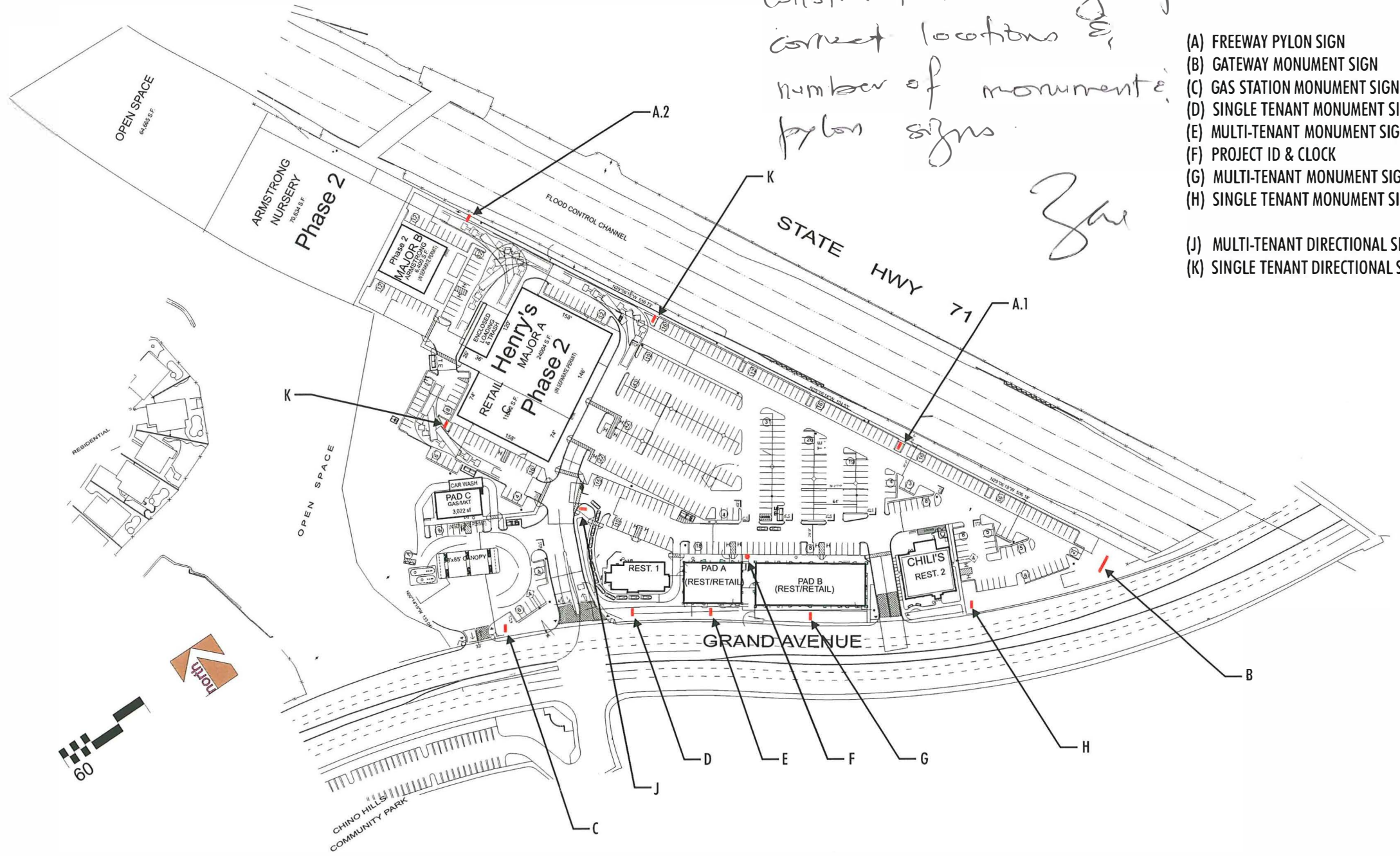
Warrant the sign against latent defects in materials and workmanship for a minimum of one year.



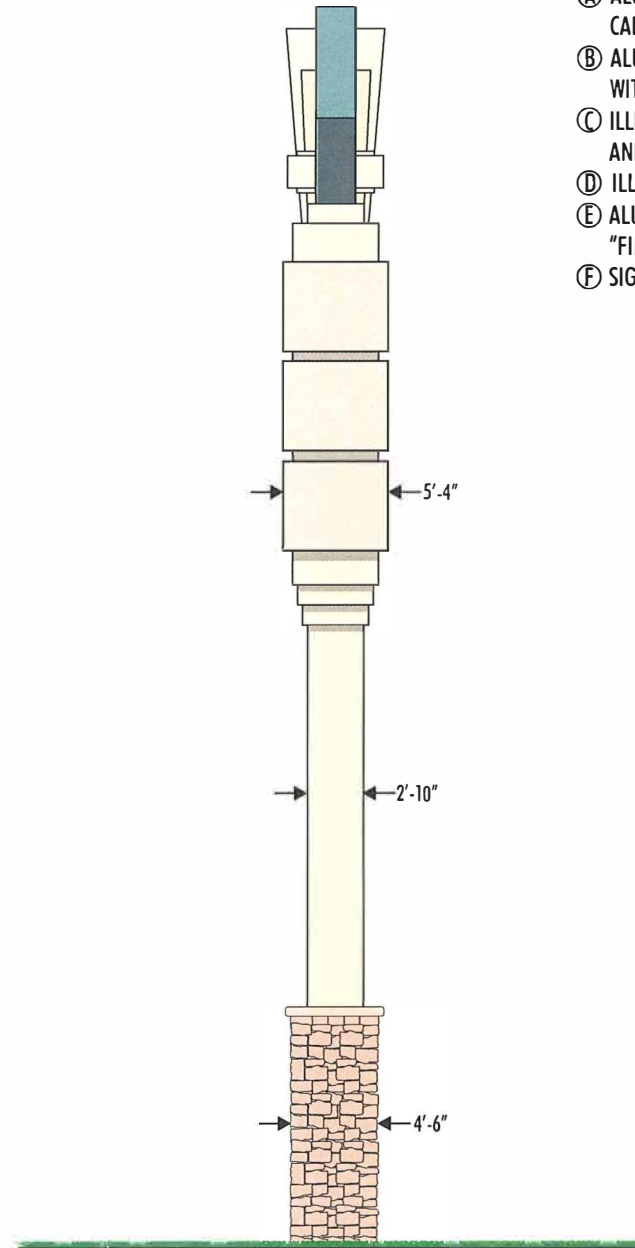
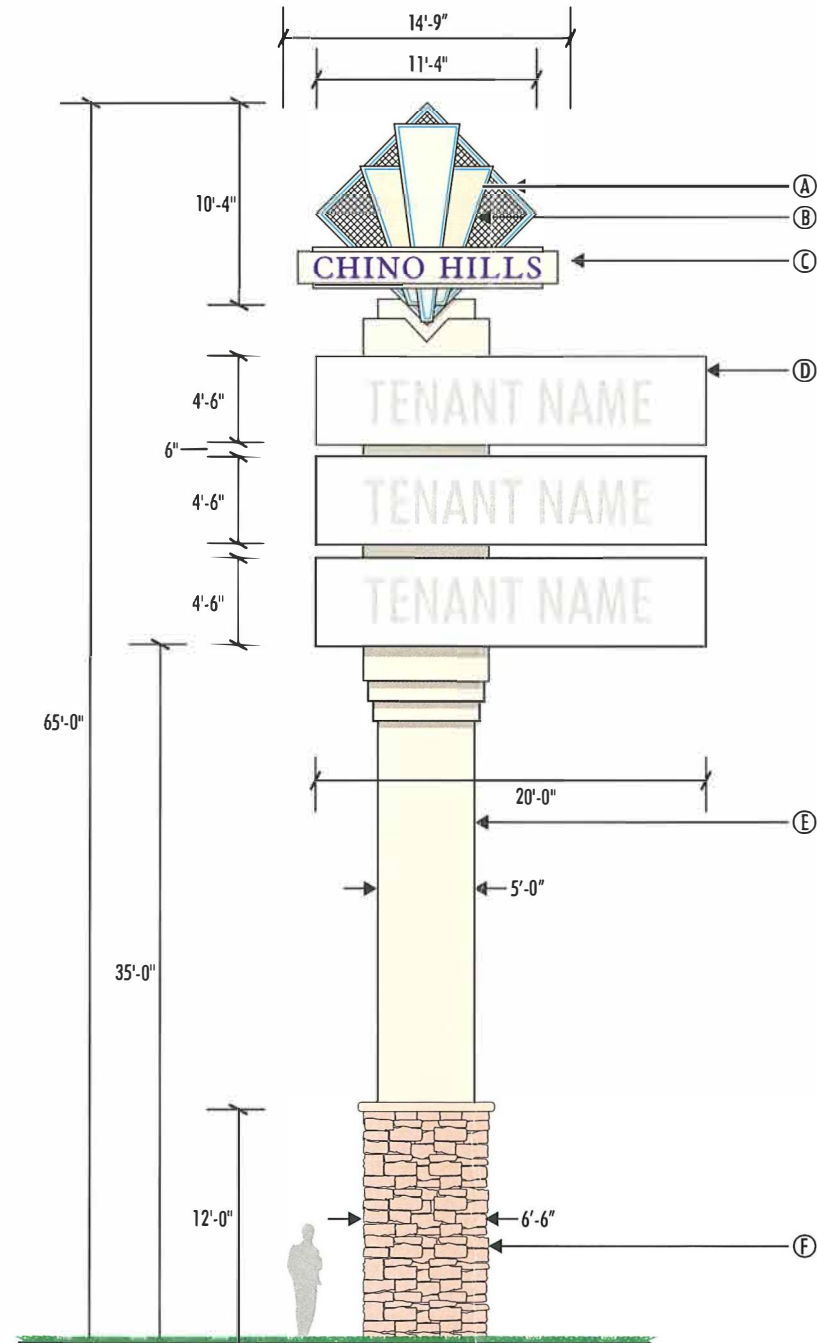
6/18/03 Pls. see the approved construction drawings for correct locations & number of monuments, pylon signs.

SITE PLAN

- (A) FREEWAY PYLON SIGN
- (B) GATEWAY MONUMENT SIGN
- (C) GAS STATION MONUMENT SIGN
- (D) SINGLE TENANT MONUMENT SIGN
- (E) MULTI-TENANT MONUMENT SIGN
- (F) PROJECT ID & CLOCK
- (G) MULTI-TENANT MONUMENT SIGN
- (H) SINGLE TENANT MONUMENT SIGN
- (J) MULTI-TENANT DIRECTIONAL SIGN
- (K) SINGLE TENANT DIRECTIONAL SIGN



SIGN A - FREEWAY PYLON SIGN

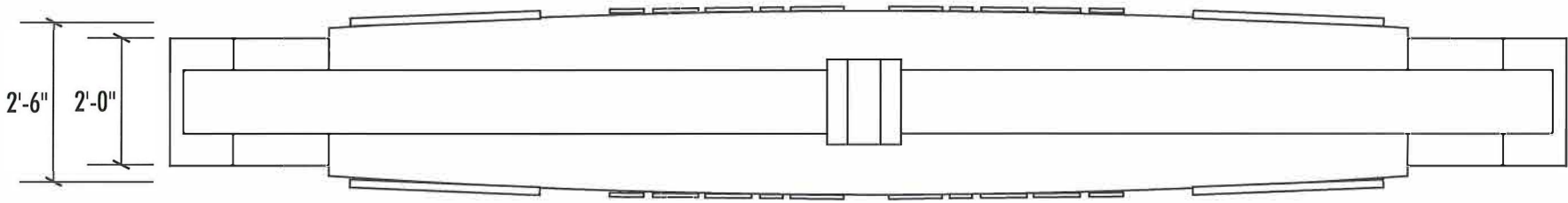


SPECIFICATIONS:

- Ⓐ ALUMINUM CABINET PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60.
CABINET TO HAVE EXPANDED METAL INSIDE AND EXPOSED BROMO BLUE NEON AROUND FRAME.
- Ⓑ ALUMINUM FINS PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60
WITH EXPOSED SINGLE TUBE BROMO BLUE NEON.
- Ⓒ ILLUMINATED ALUMINUM CABINET PAINTED "FILTERED SUNLIGHT" #2154-60 WITH ROUTED OUT
AND PUSHED THRU COPY WITH DARK BLUE (230-36) VINYL OVERLAY.
- Ⓓ ILLUMINATED ALUMINUM CABINET WITH FLEX FACES AND VINYL COPY. (COLORS TO BE DETERMINED)
- Ⓔ ALUMINUM POLE COVER AND REVEALS BETWEEN TENANT CABINETS PAINTED BENJAMIN MOORE
"FILTERED SUNLIGHT" #2154-60.
- Ⓕ SIGN BASE TO HAVE STONE FINISH TO MATCH PROJECT STONE.

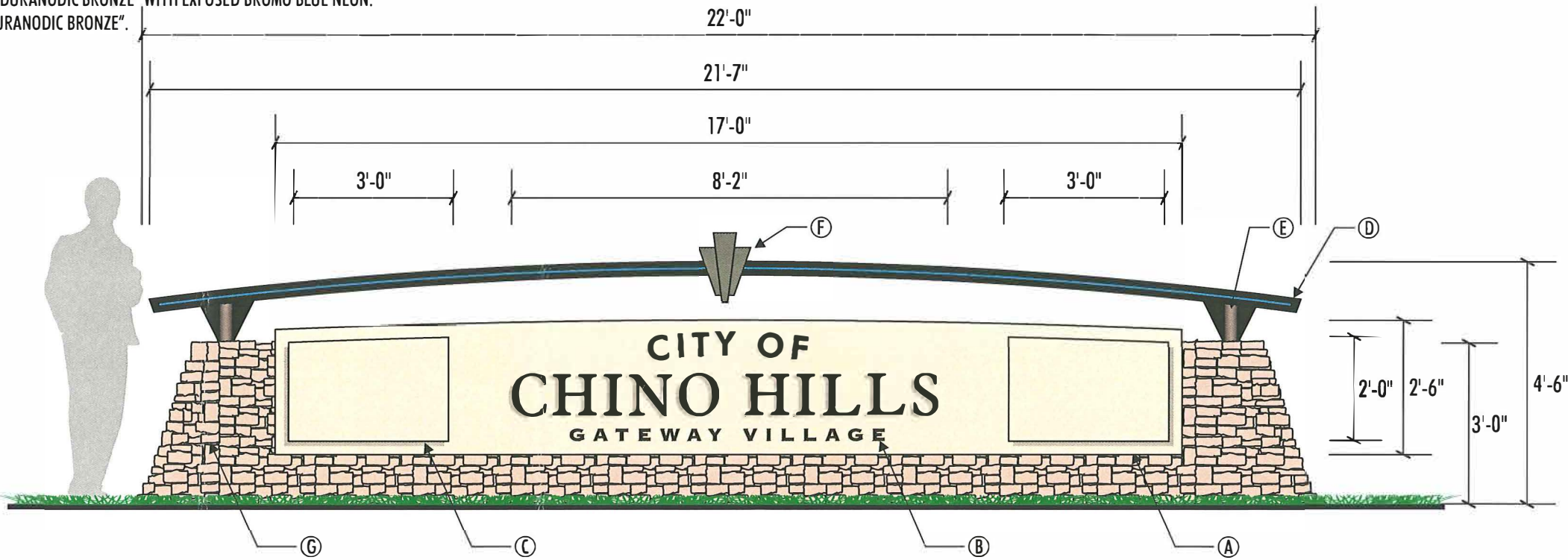
A DOUBLE FACED POLE SIGN
SCALE: 1/8" = 1'-0"

QTY: TWO (2)
SIGN A



SPECIFICATIONS:

- (A) ILLUMINATED ALUMINUM CABINET TO BE PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60.
- (B) ROUTED OUT COPY WITH 3/4" ACRYLIC PUSH THRU AND WITH DURANODIC BRONZE (230-69) VINYL OVERLAY.
- (C) 1 1/2" DEEP ILLUMINATED ALUMINUM TENANT PANEL PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60 WITH ROUTED OUT COPY.
- (D) ALUMINUM OPEN PAN CHANNEL PAINTED "DURANODIC BRONZE" WITH EXPOSED BROMO BLUE NEON.
- (E) 3" DIA. POLE AND FINS TO BE PAINTED "DURANODIC BRONZE".
- (F) ALUMINUM FINS PAINTED LIGHT BRONZE.
- (G) RUSTIC LEDGE "SEQUOIA" STONE BASE.



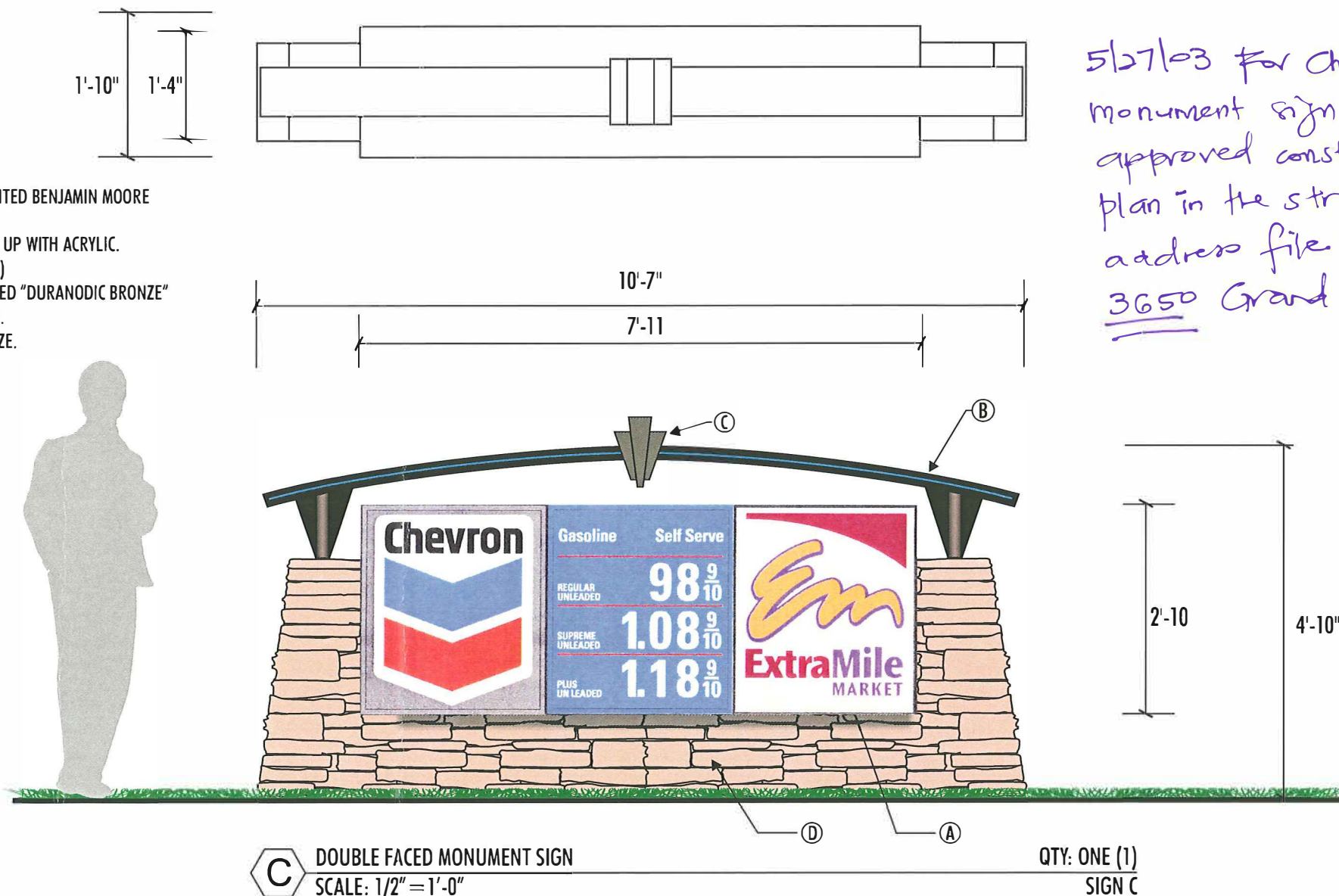
B DOUBLE FACED MONUMENT SIGN
SCALE: 3/8" = 1'-0"

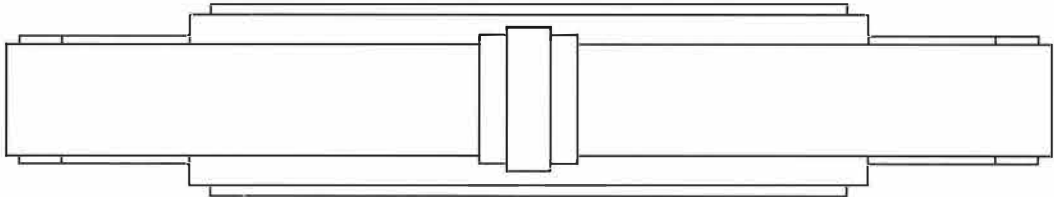
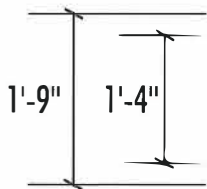
QTY: ONE (1)
SIGN B

SIGN C - GAS STATION MONUMENT SIGN

SPECIFICATIONS:

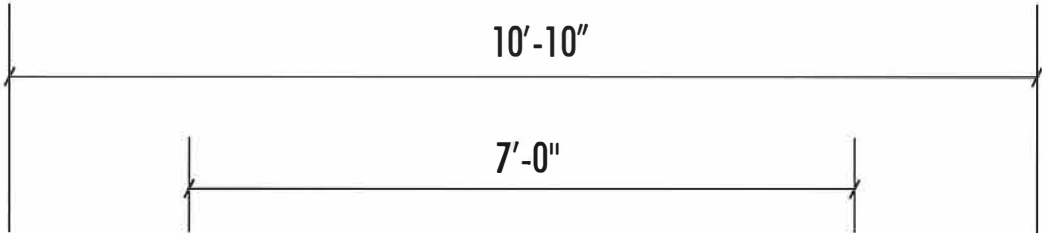
- Ⓐ ILLUMINATED ALUMINUM CABINET PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60
ROUTED OUT COPY AND VINYL BACKED UP WITH ACRYLIC.
(COPY AND COLORS TO BE DETERMINED)
- Ⓑ ALUMINUM OPEN PAN CHANNEL PAINTED "DURANODIC BRONZE" WITH SINGLE TUBE BROMO BLUE NEON.
- Ⓒ ALUMINUM FINS PAINTED LIGHT BRONZE.
- Ⓓ STONE BASE TO MATCH PROJECT.





SPECIFICATIONS:

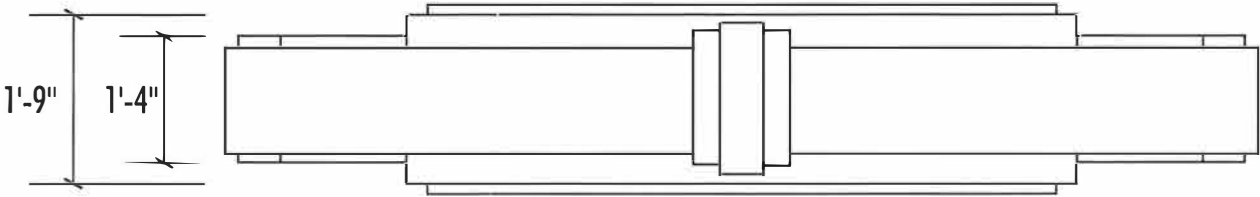
- Ⓐ ILLUMINATED ALUMINUM CABINET PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60
ROUTED OUT COPY AND VINYL BACKED UP WITH ACRYLIC.
(COPY AND COLORS TO BE DETERMINED)
- Ⓑ ALUMINUM OPEN PAN CHANNEL PAINTED "DURANODIC BRONZE"
WITH SINGLE TUBE BROMO BLUE NEON.
- Ⓒ ALUMINUM FINS PAINTED LIGHT BRONZE.
- Ⓓ STONE BASE TO MATCH PROJECT.



DOUBLE FACED MONUMENT SIGN
SCALE: 1/2" = 1'-0"

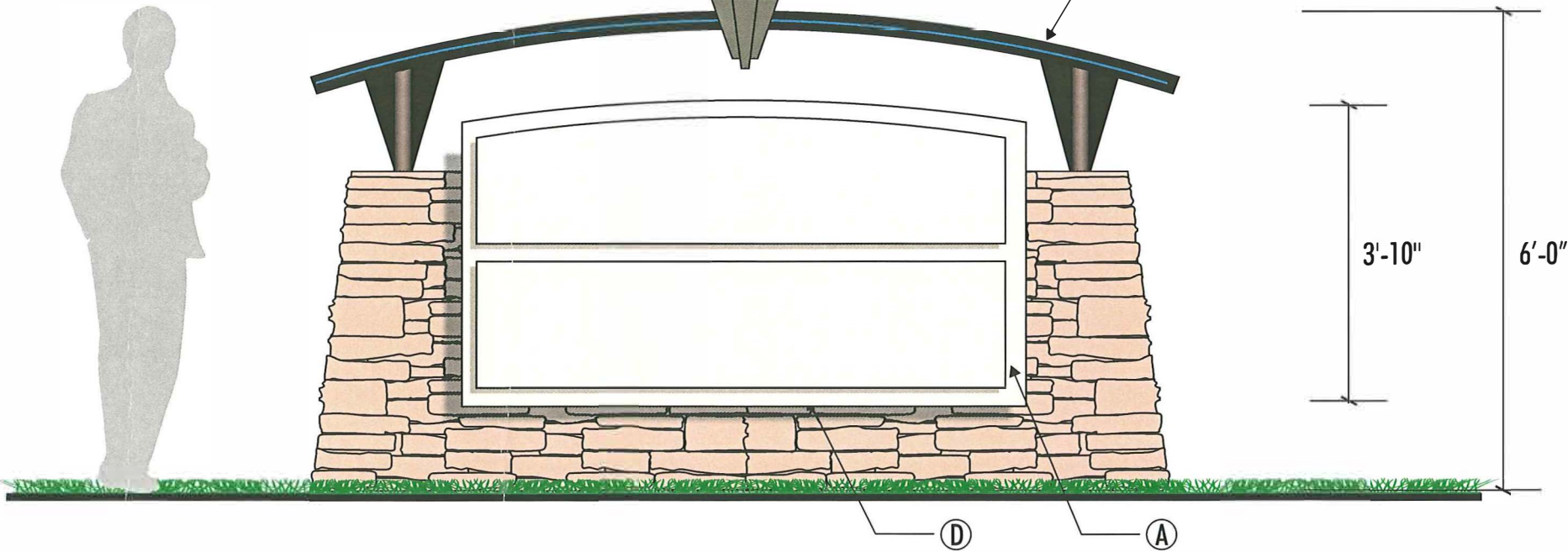
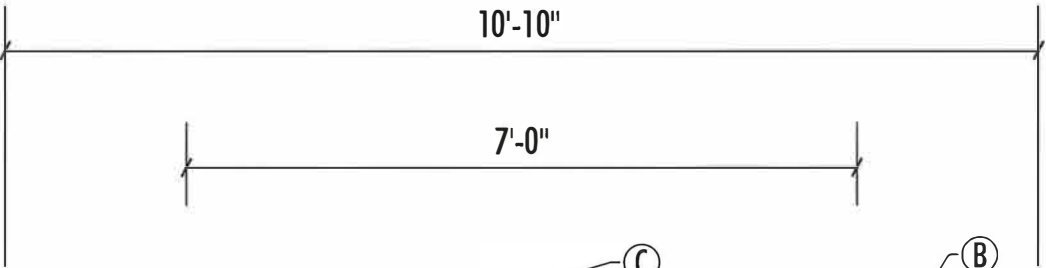
QTY: ONE (1) EACH
SIGNS D & H

SIGN E & G - MULTI-TENANT MONUMENT SIGN



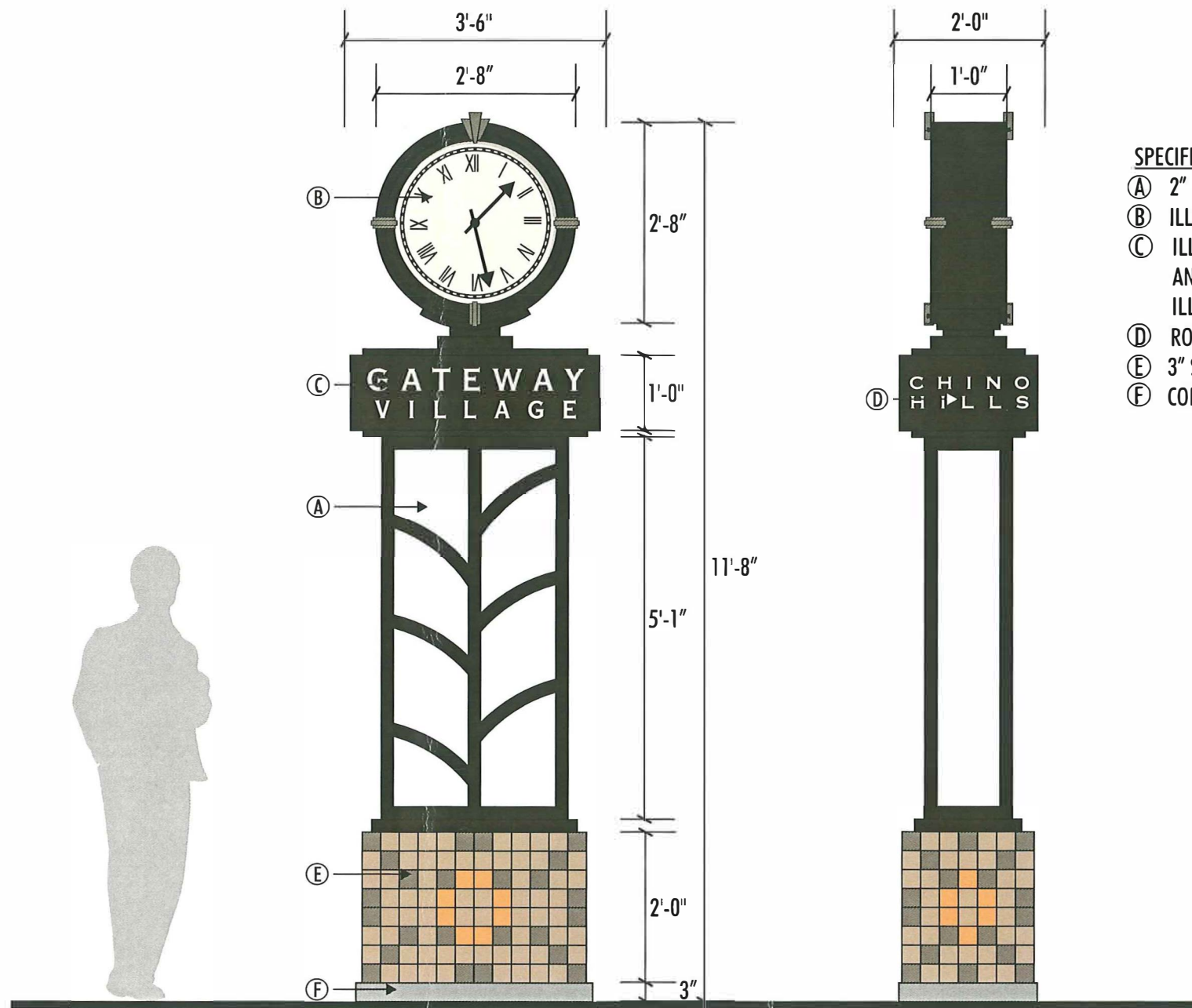
SPECIFICATIONS:

- Ⓐ ILLUMINATED ALUMINUM CABINET PAINTED BENJAMIN MOORE "FILTERED SUNLIGHT" #2154-60
ROUTED OUT COPY AND VINYL BACKED UP WITH ACRYLIC.
(COPY AND COLORS TO BE DETERMINED)
- Ⓑ ALUMINUM OPEN PAN CHANNEL PAINTED "DURANODIC BRONZE" WITH SINGLE TUBE BROMO BLUE NEON.
- Ⓒ ALUMINUM FINS PAINTED LIGHT BRONZE.
- Ⓓ STONE BASE TO MATCH PROJECT.



DOUBLE FACED MONUMENT SIGN
SCALE: 1/2" = 1'-0"

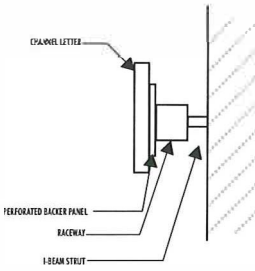
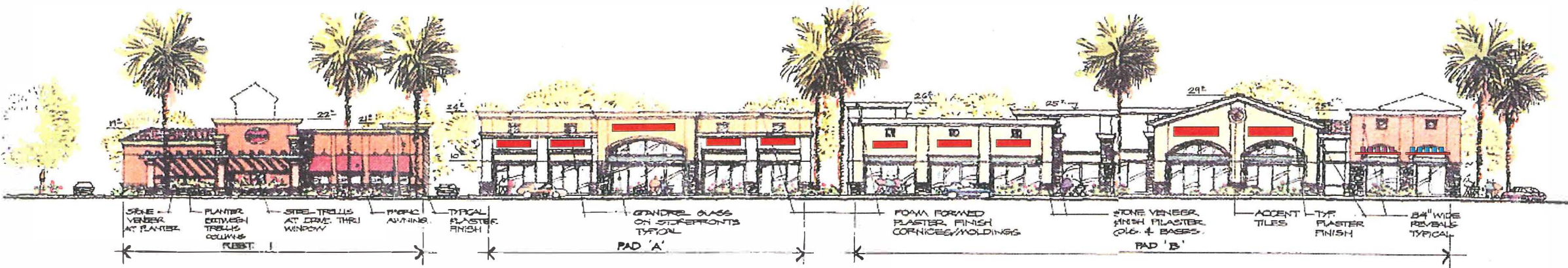
QTY: ONE (1) EACH
SIGNS E & G



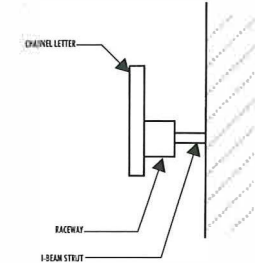
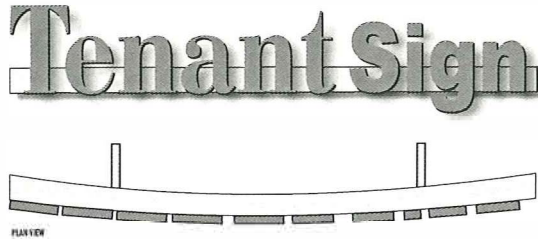
F DOUBLE FACED CLOCK
SCALE: 1/2" = 1'-0"

QTY: ONE (1) EACH
SIGN F

Tenant Sign Options



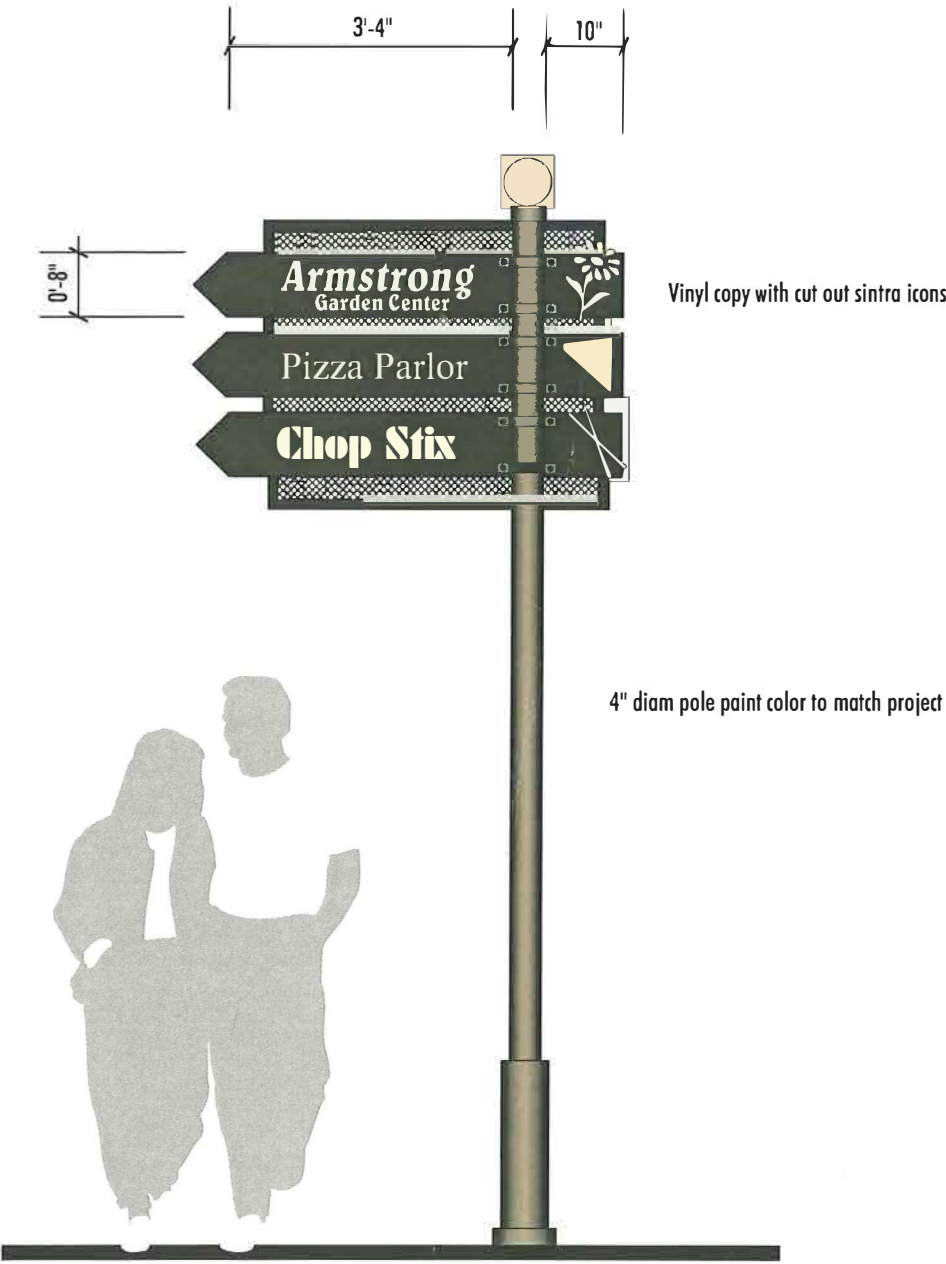
NOTE: AREA OF EACH TENANT SIGN MAY NOT EXCEED TWO (2) SQ. FT. PER LINEAR FT. OF STORE FRONT WITH A MAXIMUM OF 50 SQ. FT.



SIGNS J & K - VEHICULAR DIRECTIONALS



Sign K



Sign J