

DEC 15 2009



CITY OF CHINO HILLS

UNIFIED SIGN PROGRAM FOR 15944 Los Serranos Country Club Dr.

THE PURPOSE OF THIS CRITERIA IS TO ESTABLISH THE SIGN STANDARD NECESSARY TO ENSURE COORDINATED EXPOSURE FOR INDIVIDUAL OWNER/OCCUPANTS (Heretofore known as Owner). IN THE BEST INTEREST OF ALL, COUNTRY CLUB MEDICAL AND DENTAL PLAZA, c/o VISTA SAN JUAN, L.P.. (Heretofore known as Developer) HAS DEVELOPED THE FOLLOWING SIGN CRITERIA, WHICH ALLOWS SELECT OWNERS SIGNAGE AS PROVIDED IN THIS SIGN PROGRAM.

OWNER SHALL BE RESPONSIBLE FOR THE DESIGN, PERMITTING, FABRICATION AND INSTALLATION OF THEIR INDIVIDUAL BUSINESS SIGNS WITHIN THE LIMITS OF THIS SIGN PROGRAM. CONFORMANCE SHALL BE STRICTLY ENFORCED; ANY NON-CONFORMING SIGNS SHALL BE REMOVED BY COUNTRY CLUB MEDICAL AND DENTAL PLAZA ASSOCIATION AT OWNER'S EXPENSE.

PROVISIONS HAVE BEEN MADE IN THIS PLAN FOR THE COUNTRY CLUB MEDICAL AND DENTAL PLAZA TO BE DESIGNATED BY A MAIN IDENTIFIER LOCATED AT THE ENTRANCE.

A. GENERAL REQUIREMENTS

1. All signs and their installation must comply with all local building and electrical codes.
2. No animated, flashing or audible signs will be permitted.
3. No posted bills, posters, flyers or banners will be permitted.
4. Select Owners may maintain the following signs:
 - a. Business Identification via Directory Monument Sign
 - b. Business Identification via Wall Mounted Signs
5. Upon removal of, or changes to any identification sign by a Owner, any damage to the building surface will be repaired by the Owner, or by the Developer at Owner's expense.
6. All signs shall be kept in a "like new" condition. Upon notice by Developer, a Owner will be required to refurbish any sign which does not qualify as being of an accepted standard.
7. Signs will be free of all labels and stickers with the exception of code requirements and manufacturers name labels, where applicable.
8. All signs and installation of signs will conform to the appropriate building and electrical codes. The Owner or Owner's sign contractor shall obtain all permits required, prior to any fabrication or installation of any sign. All electrical signs shall be on Owner electrical service.

B. APPROVALS:

1. The design and construction of Owner exterior signs must receive written approval by Developer and a Sign Permit from the City of Chino Hills before fabrication or installation of any sign. The Developer approval shall be based on:
 - a. Conformity to the sign criteria established for the complex, including fabrication and method of installation.
 - b. Compliance of the proposed sign with the design standards of the complex.
 - c. Compliance with all provisions of the City of Chino Hills Code.

2. The Developer has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein or any design not in compliance with design standards of the complex. To secure the Developer approval, two (2) copies of the design drawings of the sign shall be submitted to Developer or its agent. The sign drawings must provide the following information:

- a. The type, style, color & size of all lettering.

3. Submit (2) copies of the design drawings to:

Country Club Medical and Dental Plaza
C/O Vista San Juan, L.P.
1044 Calle Recodo, STE.A
San Clemente, CA 92673

4. All signs shall have the proper permitting from the City of Chino Hills prior to fabrication & installation.

C. SPECIFICATIONS FOR BUILDING AND ADDRESS SIGN:

1. Project /Building Identification Sign (Located on Front Porte Cochere):

- a. Structure:
Non-Illuminated Aluminum Letters
Maximum Size 12" x 1" Clear Anodized Aluminum Letters
 - b. Color specifications are as follows:
Clear Anodized Aluminum Letters
 - c. Letter Styles (fonts):
Primary Font. "Building and Address" Flareserif
 - d. Installation – 2" x 3/16" studs and 1" stand-offs. Secured with construction glue.

2. Maximum size of the Building and Address Sign 12" (inches) by 20' (feet)

3. Wording of sign to be "COUNTRY CLUB MEDICAL AND DENTAL PLAZA".

2 LINES OF COPY
APPROVED
[Signature] 2/10/2011

D. SPECIFICATIONS FOR DIRECTORY MONUMENT SIGN:

1. Signs for Buildings Directory Monument (Located at main project driveway):

- a. Structure:
Painted aluminum sign cabinet with extruded interior support frame,
Mounted at center with metal pole.
 - b. Illumination:
Internal-fluorescent lamps mounted within sign cabinet are to be accessible.
Owner to provide electrical feed to the sign location. The default for all
Illuminated signs are 120 volt. Final electrical connection by electrical contractor.
 - c. Color specifications are as follows:
Primary color Biscotti CL2741W (to match building trim color)
Secondary color Poco CL 2743M (to match interior wall color)
Graphic, lettering translucent acrylic # 2423 red

- d. Letter Styles (fonts):
Primary font, business Name Flareserif 821 BT. and Flareserif 821 LT. BT.
Not to exceed 5" in height.
2. Maximum size of each Business Placard to be 11" (inches) by 5' (feet).
Letter Height not to exceed 5"
3. Wording of signs shall include Business Owners name or Principal product on Single line of Copy.

E. SPECIFICATIONS FOR FRONT SOFFIT SIGNS:

1. Wall Mounted Front Soffit Signs (2 potential locations on building, Front elevation to right and left of entrance):
 - a. Structure:
Non Illuminated Aluminum Letters
 - b. Color specifications are as follows:
16" x 1" ~~Medium Bronze~~ Anodized Aluminum
11.5" CLEAR
 - c. Letter Styles (fonts):
Primary Font. "FRONT SOFFIT SIGN" Flareserif 821 BT.
 - d. Installation – 2" x 3/16" studs and 1" stand-offs. Secured with construction glue.
2. Maximum size of the FRONT SOFFIT SIGNS *11.5"* (inches) by 1" (inches)
Maximum Width not to exceed 70% of the width of the SOFFIT
3. Wording of signs shall include Business Owners name or Principal product on ~~Single line~~ *UP TO TWO (2) LINES* of Copy.



NOTE:

NO Registered and nationally recognized letter styles or logos may be used.

F. SPECIFICATIONS FOR DIRECTORY MONUMENT SIGN:

1. Signs for Buildings Directory Monument (Located Offsite near Los Serranos Country Club Drive):
 - a. Structure:
Painted aluminum sign cabinet with extruded interior support frame,
Mounted at center with metal pole.
 - b. Illumination:
Internal-fluorescent lamps mounted within sign cabinet are to be accessible.
Owner to provide electrical feed to the sign location. The default for all
Illuminated signs are 120 volt. Final electrical connection by electrical contractor.
 - c. Color specifications are as follows:
Transparent Acrylic #2423 red
Primary Color medium beige
Secondary color light beige
8"x8" post stained to match architectural Sample
Brick to match building
 - d. Letter Styles (fonts):
Primary font, DIRECTORY MONUMENT Flareserif 821 LT. BT.

G. PROHIBITED SIGNS:

1. Signs prohibited in the Park are as follows:

- a. Signs constituting a traffic hazard.
- b. Immoral or unlawful advertising.
- c. Animated, audible, or moving signs.
- d. Off premise signs.
- e. Painted wall signs.
- f. Balloons, pennants, and flags.
- g. Signs affixed to vehicles for the purpose of stationary advertisement.

H. ACKNOWLEDGEMENTS

The following parties have reviewed the information above and hereby certify to comply with its provisions.

Developer Acknowledgment -Vista San Juan, L.P.

Representative

Date _____

Owner Acknowledgment

Representative

Date _____



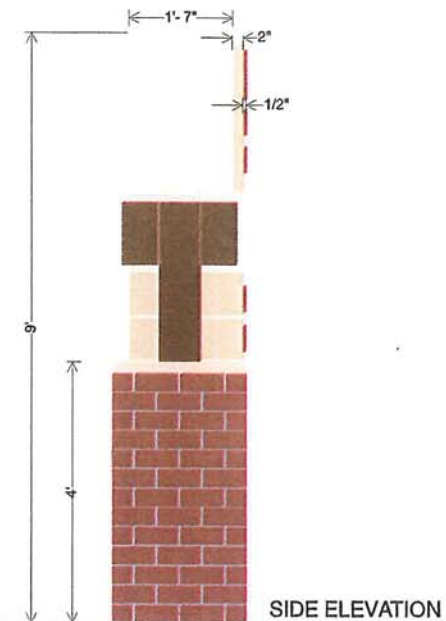
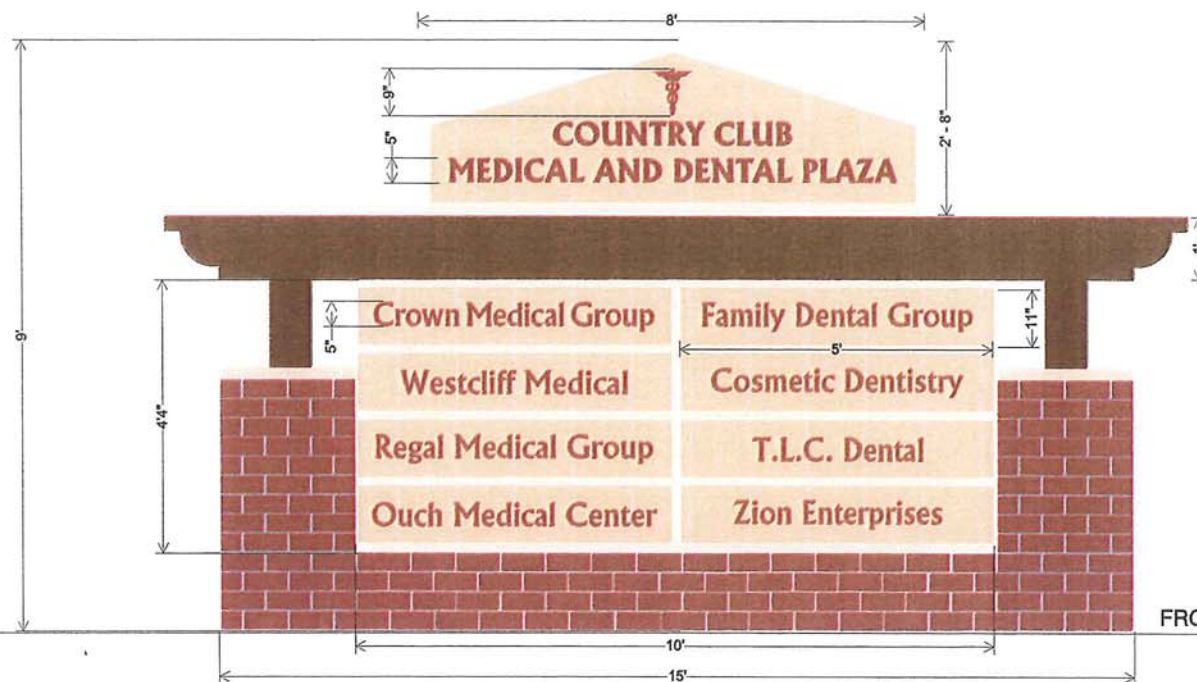
COUNTRY CLUB MEDICAL AND DENTAL PLAZA



A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza	OWNER: Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SHEET TITLE: COVER PAGE	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.		SPECIFICATIONS:	SCALE:
			DATE: 12/1/09
			DRAWN BY: TS



STRUCTURE

Painted aluminum sign cabinet with extruded interior support frame, mounted to center metal pole.

ILLUMINATION

Internal - Fluorescent lamps mounted within sign cabinet are to be accessible. Owner to provide electrical feed to sign location. The default for all illuminated signs is 120 volt. Final electrical connection by electrical contractor.

GRAPHICS

Translucent acrylic, stencil cut with push through at least 1/2" beyond the sign face.

LETTER STYLES

Fla serif 821 LT. BT.
Fla serif 821 BT.

COLOR SPECIFICATION

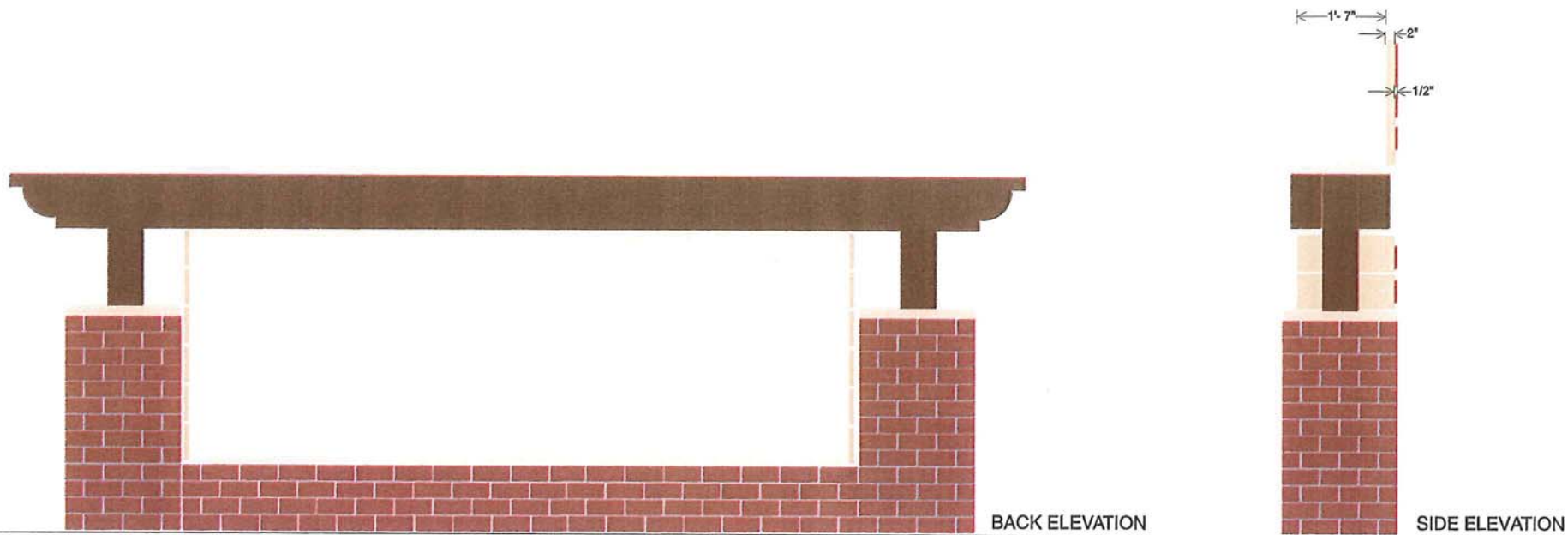
Transparent Acrylic #2423 red
Primary color light beige
Secondary color med. beige
8' x 8' wood post stained to match
Architectural sample
Brick to match building



A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza	OWNER: Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SHEET TITLE: DIRECTORY MONUMENT SIGN	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.		SPECIFICATIONS:	SCALE: DATE: 12/1/09 DRAWN BY: TS



PROJECT: Country Club Medical & Dental Plaza

ADDRESS: 15944 Los Serranos Country Club Dr.
Chino Hills, Ca.

OWNER:

Vista San Juan, L.P.
1044 Calle Recodo, STE. A
San Clemente, Ca.

SHEET TITLE: DIRECTORY MONUMENT SIGN

SPECIFICATIONS:

JOB NUMBER:

SCALE:

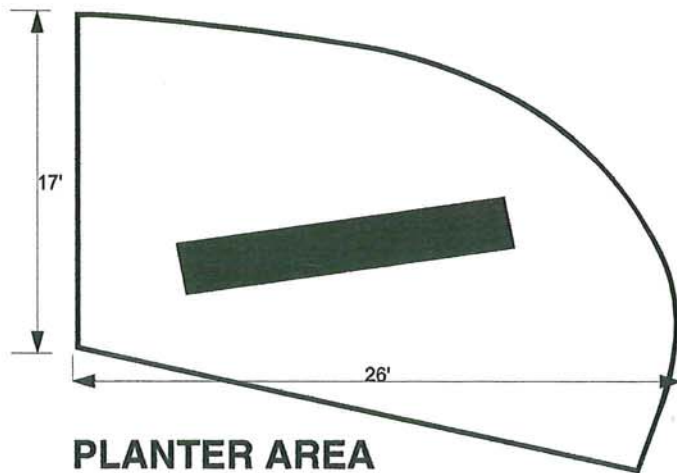
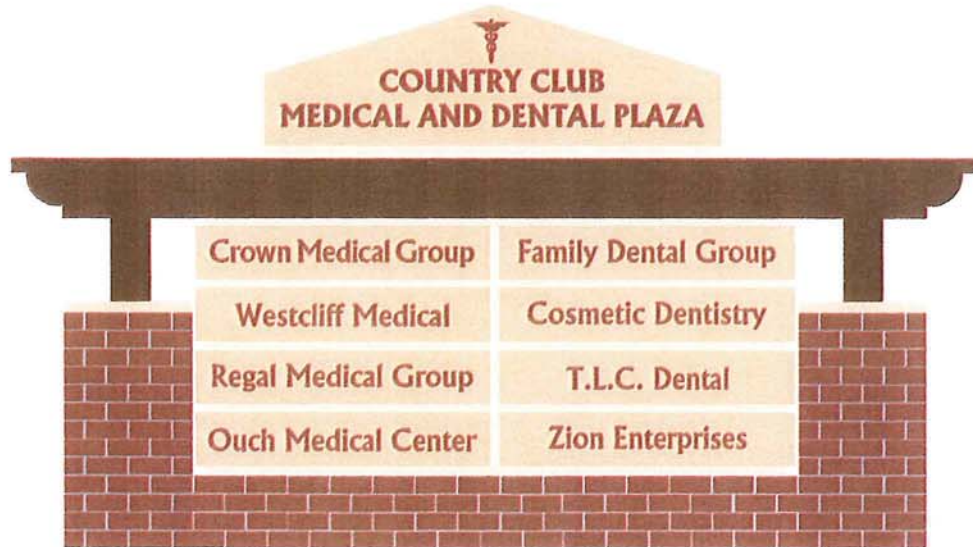
DATE: 12/1/09

DRAWN BY: TS

Seaborn
SIGNS

A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673



PROJECT: Country Club Medical & Dental Plaza

ADDRESS: 15944 Los Serranos Country Club Dr.
Chino Hills, Ca.

OWNER:

Vista San Juan, L.P.
1044 Calle Recodo, STE. A
San Clemente, Ca.

SHEET TITLE: MONUMENT SIGN

SPECIFICATIONS:
SINGLE FACE MONUMENT SIGN

JOB NUMBER:

SCALE:

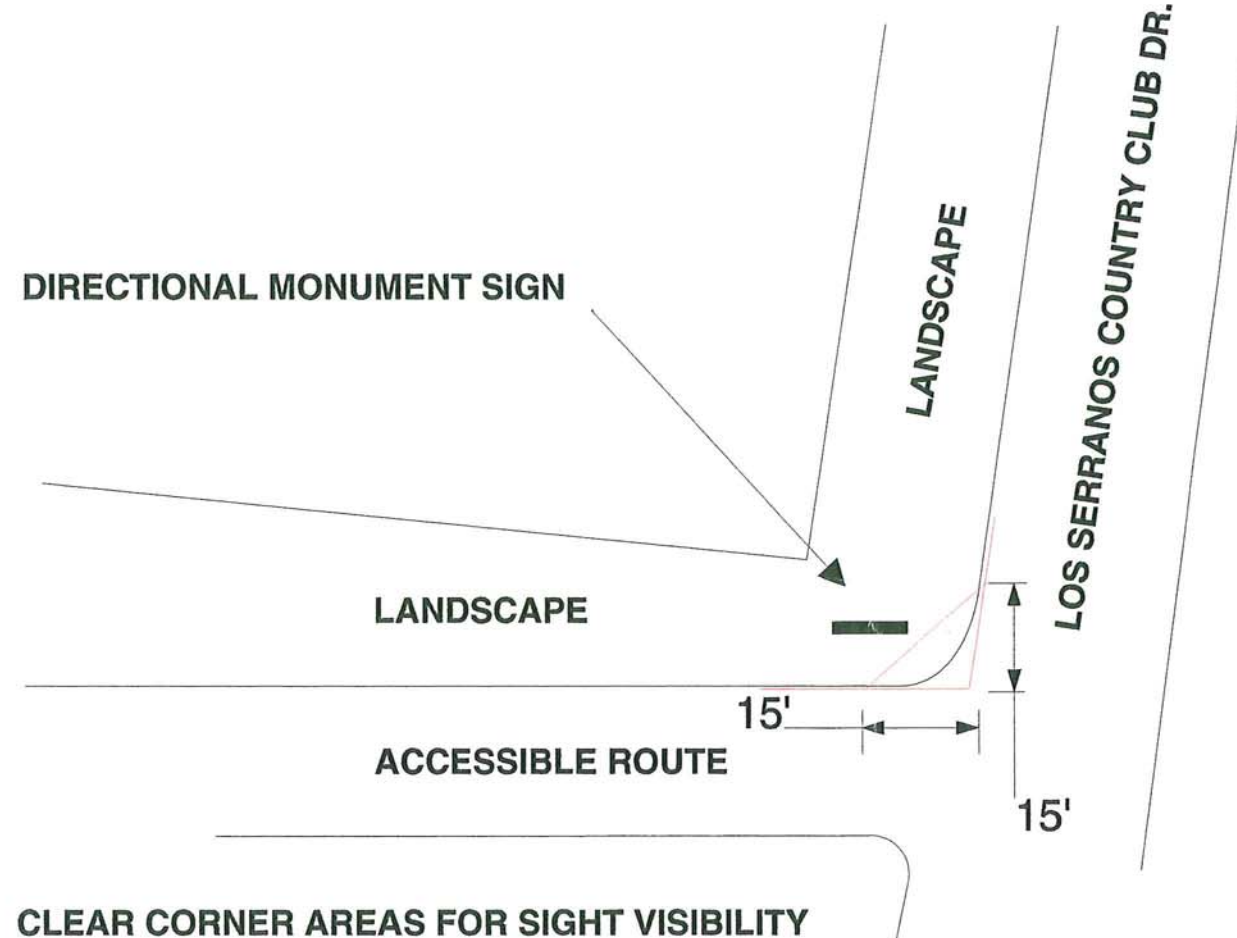
DATE: 12/1/09

DRAWN BY: TS

**Seabourne
SIGNS**

A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

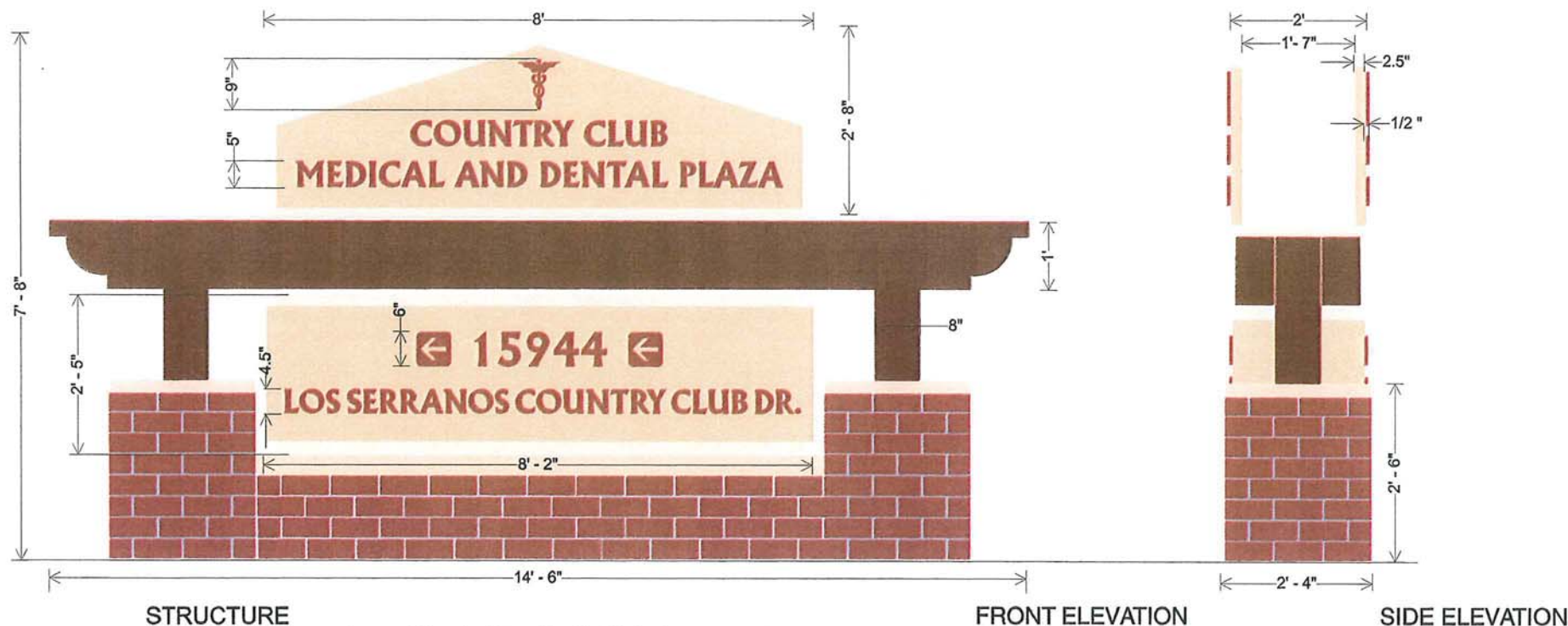


CLEAR CORNER AREAS FOR SIGHT VISIBILITY

PROJECT: Country Club Medical & Dental Plaza	OWNER: Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SHEET TITLE: DIRECTIONAL MONUMENT SIGN	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.		SPECIFICATIONS: DOUBLE SIDED DIRECTIONAL MONUMENT SIGN	SCALE: DATE: 10/9/09 DRAWN BY: TS



A DIVISION OF SEABOURNE SIGNS INC.
919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673



GRAPHICS:
Clear acrylic, stencil cut and push through
at least 1/2" beyond the sign face

LETTER STYLES:
Fla serif 821 LT. BT.

COLOR SPECIFICATION:
Transparent Acrylic #2423 red
Primary color medium beige
Secondary color light beige
8' x 8' wood post stained to match
Architectural sample
Brick to match building

STRUCTURE

Painted aluminum sign cabinet with extruded interior support frame, mounted to center with metal pole.

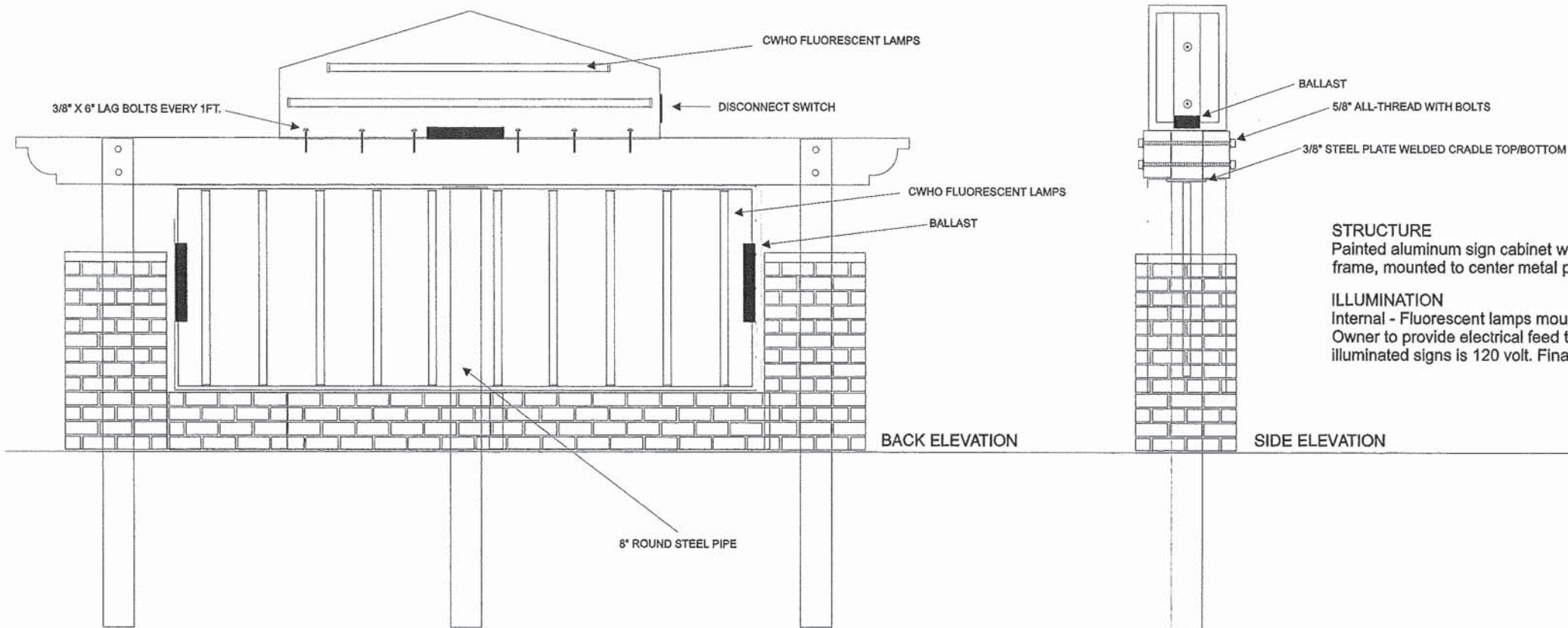
ILLUMINATION

Internal - Fluorescent lamps mounted within sign cabinet are to be accessible.
Owner to provide electrical feed to sign location. The default for all illuminated signs is 120 volt. Final electrical connection by electrical contractor.

PROJECT: Country Club Medical & Dental Plaza	OWNER: Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SHEET TITLE: DIRECTIONAL MONUMENT SIGN	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.		SPECIFICATIONS:	SCALE:
			DATE: 12/1/09
			DRAWN BY: TS

**Seaborn
SIGNS**
A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673



STRUCTURE

Painted aluminum sign cabinet with extruded interior support frame, mounted to center metal pole.

ILLUMINATION

Internal - Fluorescent lamps mounted within sign cabinet are to be accessible. Owner to provide electrical feed to sign location. The default for all illuminated signs is 120 volt. Final electrical connection by electrical contractor.

Seabourne
SIGNS

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919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza

ADDRESS:

15944 Los Serranos Country Club Dr.
Chino Hills, Ca.

OWNER:

Vista San Juan, L.P.
1044 Calle Recodo, STE. A
San Clemente, Ca.

SHEET TITLE: DIRECTORY MONUMENT SIGN

SPECIFICATIONS:

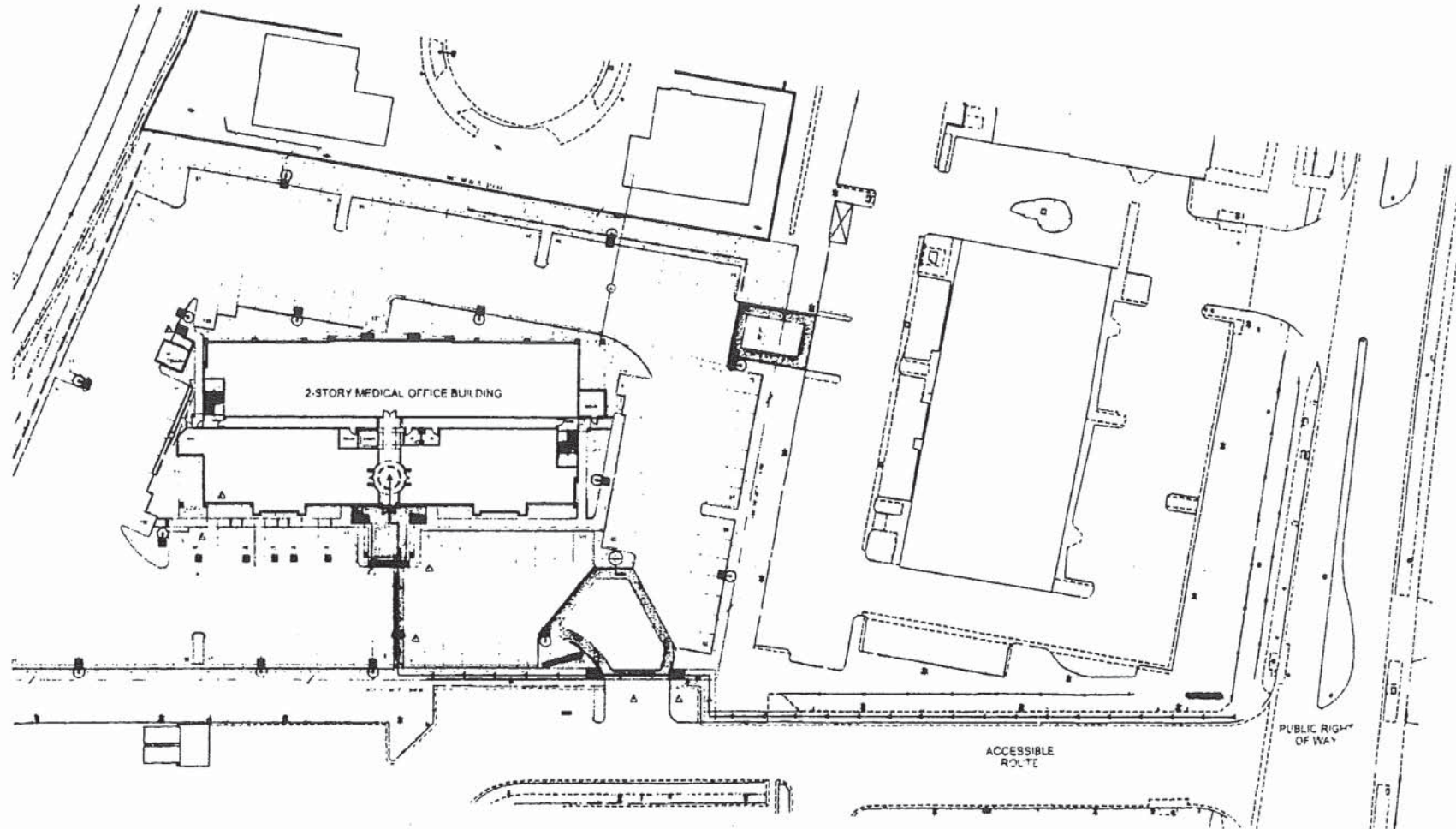
ELECTRICAL CROSS-SECTION
OF ILLUMINATED SIGN

JOB NUMBER:

SCALE:

DATE: 12/109

DRAWN BY: TS



919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza	OWNER:	SHEET TITLE: SITE PLAN	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.	Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SPECIFICATIONS:	SCALE:
			DATE: 6/26/09
			DRAWN BY: TS

12" OR 1" 15944 48" OR 3' 8"

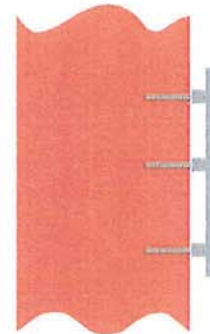
12" OR 1" 26' COUNTRY CLUB MEDICAL AND DENTAL PLAZA



APPROVED TWO LINES
OF COPY.
[Signature] 2/10/2011

NON ILLUMINATED LETTERS SPECIFICATION:
12" X 1" Clear Anodized Aluminum Letters
Letter Style Flareserif 821 lt. bt.

Installed with 2"x 3/16" studs and 1" stand-offs.
Secured with construction glue.



INSTALLATION:



PROJECT: Country Club Medical & Dental Plaza	OWNER: Vista San Juan, L.P. 1044 Calle Recodo, STE. A San Clemente, Ca.	SHEET TITLE: BUILDING AND ADDRESS SIGN	JOB NUMBER:
ADDRESS: 15944 Los Serranos Country Club Dr. Chino Hills, Ca.		SPECIFICATIONS: AMUMINUM LETTERS	SCALE:
			DATE: 12/1/09
			DRAWN BY: TS

Seabourne
SIGNS

A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673



South elevation

Scale: 3/16" = 1'- 0"



12' - 0"

11.5"
2'- 1"
11.5"

CARE FOR WOMENS
MEDICAL GROUP

FONT: FLARESERIF 821 BT

1" NON-ILLUMINATED DIMENSIONAL LETTERING WITH CLEAR ANODIZED ALUMINUM FINISH.
LETTERS INSTALLED WITH 2" X 3/16" STUDS WITH 1" ALUMINUM STANDOFFS SECURED WITH GE BRAND CONSTRUCTION GLUE.

SIGN WIDTH SHALL NOT EXCEED 70% OF SOFFIT WIDTH.



BUS: (909)597

FAX: (909)606-6497 LIC.# 799794 C-45

PROJECT: **CARE FOR WOMENS MEDICAL GROUP**

ADDRESS: **15944 LOS SERRANOS C.C. DR. CHINO HILLS, CA**

CONTACT: **LORI JOHNSON**

ACC. MGR.: **Kenny Adams**

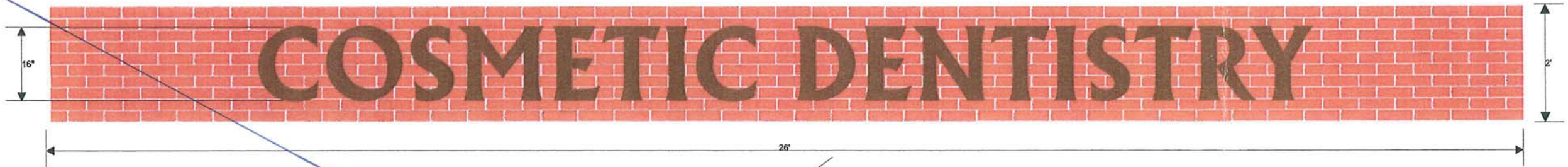
APPROVED:

NOTES:

SCALE: **As Noted**

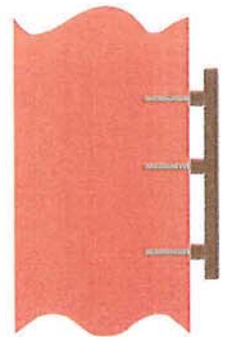
DESCRIPTION

As Noted



NON ILLUMINATED LETTERS SPECIFICATION:
 16" X 1" Medium Bronze Anodized Aluminum Letters
 Letter Style Flareserif 821 lt. bt.

Installed with 2"x 3/16" studs and 1" stand-offs.
 Secured with construction glue.



INSTALLATION:

SEE REVISED DESIGN

PROJECT: Country Club Medical & Dental Plaza
 ADDRESS: 15944 Los Serranos Country Club Dr.
 Chino Hills, Ca.

OWNER: **Vista San Juan, L.P.**
 1044 Calle Recodo, STE. A
 San Clemente, Ca.

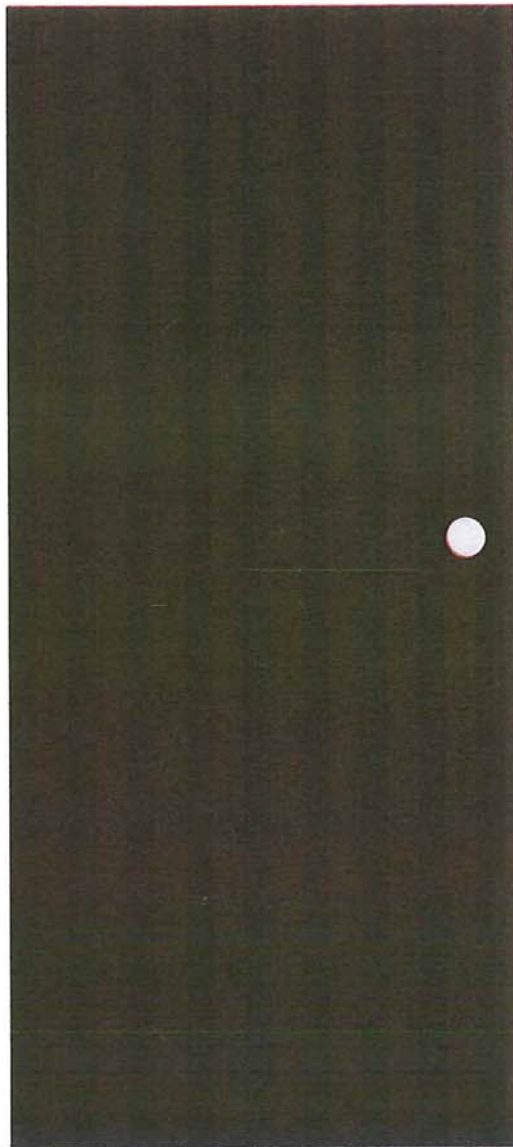
SHEET TITLE: **FRONT SOFFIT SIGNS**
 SPECIFICATIONS:
AMUMINUM LETTERS

JOB NUMBER:
 SCALE:
 DATE: 12/1/09
 DRAWN BY: TS

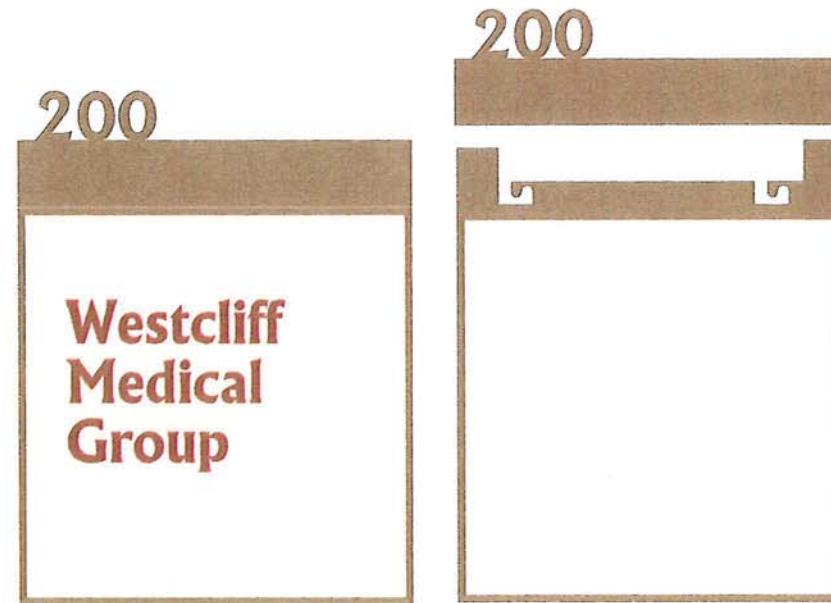
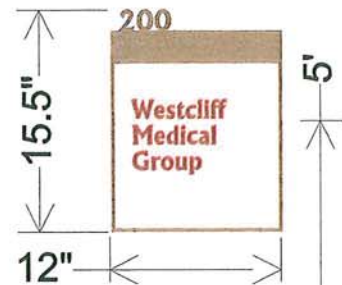
Seabourne
SIGNS

A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
 SAN CLEMENTE, CA. 92673



INSTALLATION TO RIGHT OF ENTRY DOOR



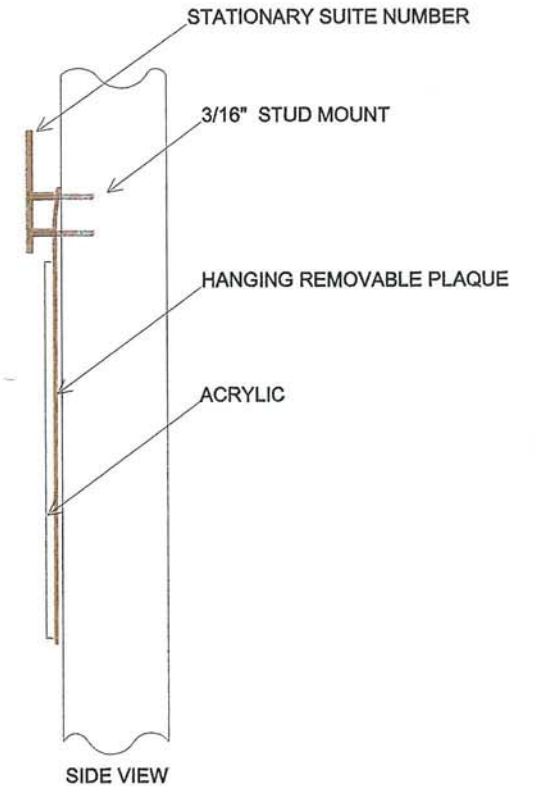
ENLARGED NOT TO SCALE

SIGN SPECIFICATIONS:

STATIONARY SUITE NUMBER PLAQUE WATERJET CUT WITH 1/4" ALUMINUM
HANGING REMOVABLE PLAQUE WATERJET CUT WITH 1/8" ALUMINUM
1/4" CLEAR ACRYLIC WITH COLOR ON BACKSIDE AND LETTERING ON FRONTSIDE

LETTER STYLE:
(FONT) FLARESERIF 821 BT.

COLOR SPECIFICATIONS:
CLEAR ACRYLIC COLOR BACKSIDE BISCOTTI CL2741W,
LETTERING H/P VINYL BRICK RED, STATIONARY SUITE NUMBER AND
HANGING REMOVABLE PLAQUE RUM SWIZZLE CL2706A



A DIVISION OF SEABOURNE SIGNS INC.

919 CALLE AMANECER SUITE M
SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza

ADDRESS: 15944 Los Serranos Country Club Dr.
Chino Hills, Ca.

OWNER:

Vista San Juan, L.P.
1044 Calle Recodo, STE. A
San Clemente, Ca.

SHEET TITLE: TENANT INDIVIDUAL IDENTIFICATION SIGN

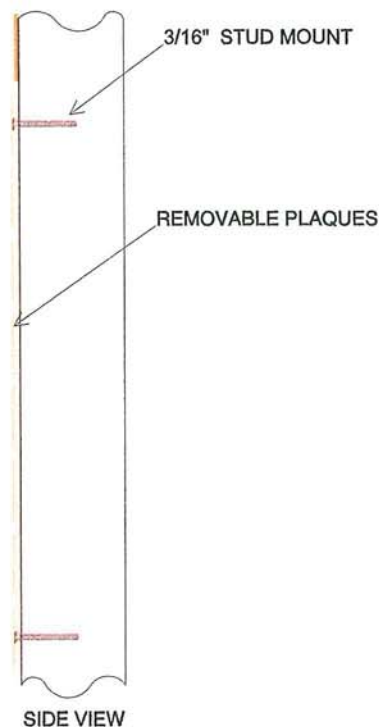
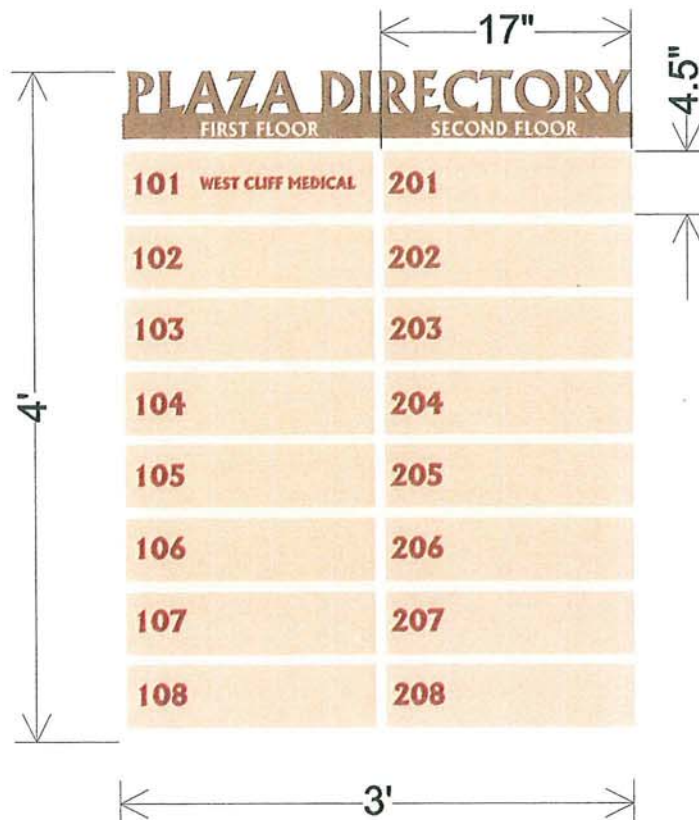
SPECIFICATIONS:
SEE DRAWINGS FOR DETAILS

JOB NUMBER:

SCALE:

DATE: 7/20/09

DRAWN BY: TS



SIGN SPECIFICATIONS:

STATIONARY DIRECTORY WATERJET CUT WITH 1/4" ALUMINUM
 REMOVABLE PLAQUE WATERJET CUT WITH 1/4" ALUMINUM

LETTER STYLE:

"PLAZA DIRECTORY" (FONT) FLARESERIF 821 BT.
 BUSINESS NAME (FONT) FLARESERIF 821 LT.BT.

COLOR SPECIFICATIONS:

STATIONARY DIRECTORY BISCOTTI CL2741W AND RUM SWIZZLE CL2706A
 REMOVABLE SUITE PLAQUES POCO CL2743M
 WITH LETTERING H/P VINYL BRICK RED



919 CALLE AMANECER SUITE M
 SAN CLEMENTE, CA. 92673

PROJECT: Country Club Medical & Dental Plaza

ADDRESS:

15944 Los Serranos Country Club Dr.
 Chino Hills, Ca.

OWNER:

Vista San Juan, L.P.
 1044 Calle Recodo, STE. A
 San Clemente, Ca.

SHEET TITLE: DIRECTORY SIGN

SPECIFICATIONS:

SEE DRAWING FOR DETAILS

JOB NUMBER:

SCALE:

DATE: 7/27/09

DRAWN BY: TS