

Turner Crossing - Chino Hills

15221 & 15271 Fairfield Ranch Road
Comprehensive Sign Program

City of Chino Hills, CA



Turner Crossing - Chino Hills

FAIRFIELD RANCH RD., CITY of CHINO HILLS, CA



PROJECT DIRECTORY

OWNER: TURNER REAL ESTATE INVESTMENTS
1500 QUAIL STREET, SUITE 150
NEWPORT BEACH, CA 92660
PHONE: 949-951-9131
CONTACT: CHRISITY CLOW

ARCHITECT: HPA, INC.
18831 BARDEEN AVE. SUITE 100
IRVINE, CA 92612
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ALAN@HPARCHS.COM

CITY
PLANNING: CITY OF CHINO HILLS
COMMUNITY DEVELOPMENT DEPARTMENT
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CHINO HILLS, CA 91709
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SIGN TYPEFACE

Helvetica CE

Helvetica CE 55 Roman

This is the preferred typeface and weight for all possible communications.

abcdefghijklmnopqrstuvwxyz+
ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789

Helvetica CE 55 Roman

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CHINO HILLS
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AUG 17 2017

BY Kim Lygo



Turner Crossing - Chino Hills

FAIRFIELD RANCH RD., CITY of CHINO HILLS, CA



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A. - Intent and purpose.

1. The provisions of this chapter establish general regulations for the use of signs and other exterior advertising formats within the City.
2. Sign regulations are established to promote the public health, safety, and welfare by safeguarding and enhancing property values; protecting public and private investment in buildings and open spaces; improving the appearance of the City as a place in which to live and work, and as an attraction to nonresidents who come to visit or trade; encouraging sound signing practices as an aid to business, and to provide information to the traveling public, preventing excessive and confusing sign displays; reducing hazards to motorists and pedestrians, and reducing visual blight.

B. - Approvals.

To obtain Landlord's approval, submit four (4) copies as outlined in Section 2 of this criteria, to the Landlord.

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, four (4) copies of detailed drawings for each proposed sign. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Chino Hills.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall be at Landlord's sole discretion.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Chino Hills.

Upon approval, a letter shall be provided to Tenant by Landlord. This letter must be presented to the City of Chino Hills to obtain the Tenant's sign permit.

C. - General Criteria and Sign Design

1. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complimentary to adjacent facades.
2. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
3. Notwithstanding the maximum square footages specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Landlord and approved by the City of Chino Hills.
4. Each Tenant shall pay all cost for all Tenant signs including manufacture, installation, maintenance, and City permits.
5. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its installation.
6. Landlord reserves the right to periodically hire an independent electrical contractor, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to correct discrepancies and/or code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation.
8. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

D. - Sign Placement.

1. Signs may be placed on private property only.
2. No sign may be placed on any property owned by a government agency, or on any structure (including trees and utility poles) owned or operated by a government agency or public utility.
3. Signs may not be attached to any other permanent or temporary sign.
4. Signs shall not be erected in any location where the City determines the sign may cause a safety hazard or interfere with any authorized traffic sign.

E. - Enforcement.

1. In addition to the following provisions, violations of this chapter shall be enforced in accordance with the provisions of the Municipal Code.
2. The following signs are hereby declared to be public nuisances:
 - a. Any sign or advertising structure, including flags, unlawfully constructed, placed on, or unlawfully projecting over land owned in fee simple by a governmental entity, or unlawfully on or over a public right-of-way without an encroachment permit as provided in the Chino Hills Municipal Code.
 - b. Any sign declared to be hazardous or unsafe by the City. Hazardous or unsafe signs shall include those which are determined to be capable of causing harm to the public or to property (a) directly, through collapse or deterioration, or (b) indirectly, by obscuring sight lines or creating a hazard to pedestrians, motorists, or other persons.
3. A City enforcement officer may move, remove, and/or dispose of a sign or advertising structure that has been declared a public nuisance pursuant to the City Municipal Code. In addition, an enforcement officer may authorize any work required to correct a hazardous or unsafe condition.
4. A City enforcement officer shall charge the cost of moving, removing, disposing, correcting, storing, repairing, or working on a sign or sign structure to any one or all of the following, each of which shall be jointly and individually liable for such expense:
 - a. The permittee;
 - b. The owner of the sign;
 - c. The owner of the premises on which the sign is located;
 - d. The sign lessee or lessor;
5. The charge for expenses shall be in addition to any penalty for the violation. Recovery of the sign does not necessarily void the penalty.
6. Signs removed by the City which are made of paper, cardboard, lightweight plastic, or similar materials may be discarded immediately. All other removed signs shall be held no less than thirty (30) days after notice and hearing (as provided in the Chino Hills Administrative Code) by the City, during which period it may be recovered by the owner upon paying the City for costs of removal and storage. If not recovered within the allowed thirty (30) day period, the sign and structure is declared abandoned and title to such sign and structure shall vest to the City.

F. - Time limit for political signs.

Signs advertising a political candidate, political party, or ballot measure may be displayed only during a period beginning forty-five (45) days before the election or vote and ending thirty (30) days after the election or vote.

G. - Prohibited Signs.

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise approved by the Landlord and the City of Chino Hills prior to installation.
2. No animated foam, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers are allowed.

H. - Sign Construction.

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's electrical panel.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired and maintained by the Tenant at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repairs of signs shall maintain highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16" (3/16 inch) as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" (1/2 inch) from the surface of the building for proper drainage.
8. Internal illumination to be 60-mill-amp neon installation labeled in accordance with the "National Board of Fire Underwriter's Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed letter sheet metal returns shall be of 24 gauge, painted with one coat of primer and two coats enamel to match color of face or as approved by Landlord. All trim cap to match the face and returns, 3/4" (3/4 inch) in thickness.
10. All permanent signs shall comply with the following criteria:
 - a. All transformers, equipment, programmers, and other related items shall be screened or concealed within the sign structure.
 - b. To prevent staining and mounting problems, all exterior wall-mounted letters shall be mounted a minimum of three-quarters of an inch from the building or sign wall. The fasteners used to hold the sign/letters shall be of stainless steel, aluminum, brass, or other non-corrosive material.
 - c. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, foam, concrete, natural stone, glass and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight.
 - d. All signs shall be constructed in compliance with any applicable building, electrical, or other code in effect at the time of construction or maintenance.
 - e. Signs shall be cleaned and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation of the sign. Unacceptable sign conditions include: broken or missing sign faces, broken or missing letters, chipped or peeling paint, missing or inoperative lights, exposed mechanical or electrical components, and missing or broken fasteners. Failure to respond to a written request from the City to perform maintenance work shall result in revocation of the sign's permit.
11. All temporary signs and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed.



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Job No. 13107.00

CITY OF CHINO HILLS SIGNAGE REQUIREMENTS

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SITE PLAN-SIGN LOCATIONS

Sign Location Legend:

- P-1 Project Main Monument Sign
- B-1 Building Address Wall Sign
- B-2 Building Tenant Wall Sign
- B-3 Unit Number (Front Entry)
- B-4 Dock Door Numbers
- B-5 Unit Numbers (Back Entrance)



AERIAL MAP



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OVERALL SITE PLAN



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FAIRFIELD RANCH RD., CITY OF CHINO HILLS, CA



Signs Allowed at Location:

General Standard. All sites shall be limited to a maximum of one sign type;

Note: All signs shall conform to the city requirements in which the project is located.

Material: Individual cut out numbers/letters fabricated from Metal Plate -1-1/2" Depth.
Each Stand on top of the two tiers of Painted Metal Plate Canopy,
and Woodgrain stamped Concrete base, with accent band of
Painted Metal Plate on one side.

Quantities: 1 total

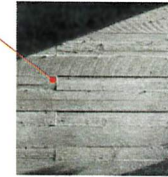
Typeface: Helvetica CE 55 Roman

Lighting: Non-illumination types.
max. 2 ft.- 6 in. high letter ht.
(Final location to be approved by Fire Department)

Monument Sign Finish:

The signs shall be concrete panel with woodgrain texture stamped over the surface on all sides.

1



2

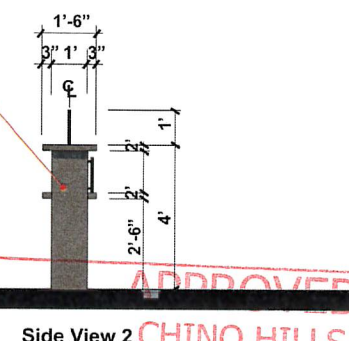
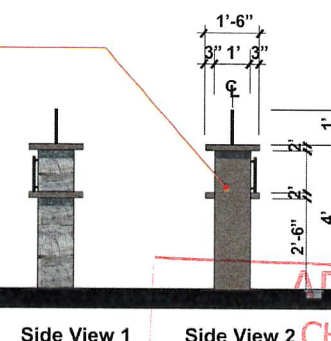
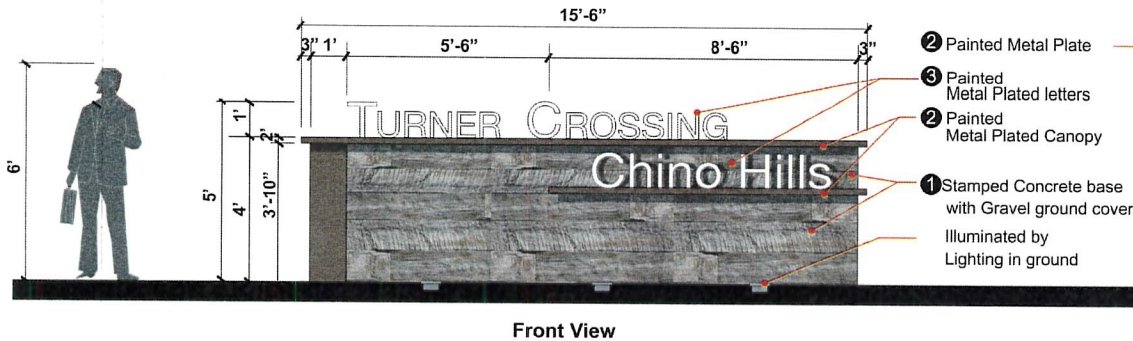
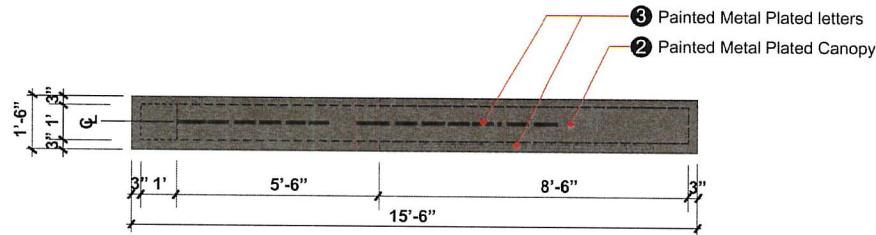


Sherwin-Williams
SW 6047 HOT COCOA
@ Metal Plated CANOPY

3



AVERY 900 SUPER CAST
AVERY 900 SC White
@ Metal Plated letter



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Job No. 13107.00

P-1 PROJECT MAIN MONUMENT SIGN

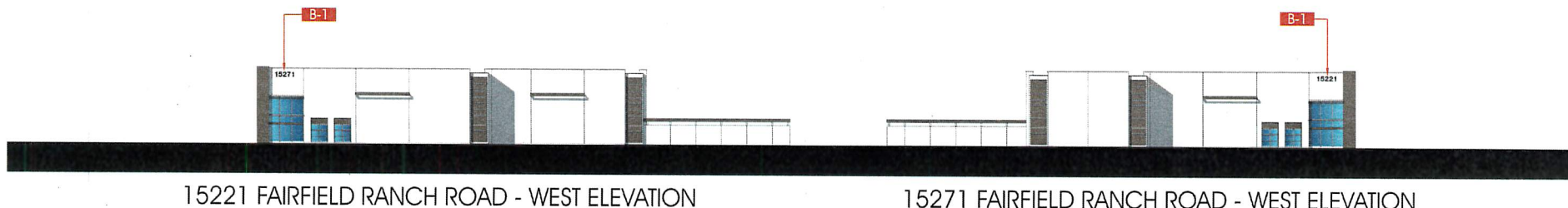
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BY *Kim Tappin*



15221 FAIRFIELD RANCH ROAD - WEST ELEVATION

15271 FAIRFIELD RANCH ROAD - WEST ELEVATION

Note: All signs shall conform to the city requirements in which the project is located.

BUILDING ADDRESS SIGN: B-1

Material: Individual cut out numbers fabricated from 1-1/2 inch foam.
Quantities: maximum of 1 per each tenant's front office entry
Typeface: Helvetica CE (use Helvetica 55 Roman weight)
Color: Each letters to be wrapped with AVERY 900 SUPER CAST vinyl in AVERY 901 Black color.

AVERY 900 SUPER CAST - AVERY 901 SC Black
@ Metal Plated letter

Lighting: illumination by gooseneck arm wall washer.
 exact style/size/placement to be determined.

Size: 18 inch high
 (Final location to be approved by Fire Department)

1 2 3 4 5 6 7 8 9 0

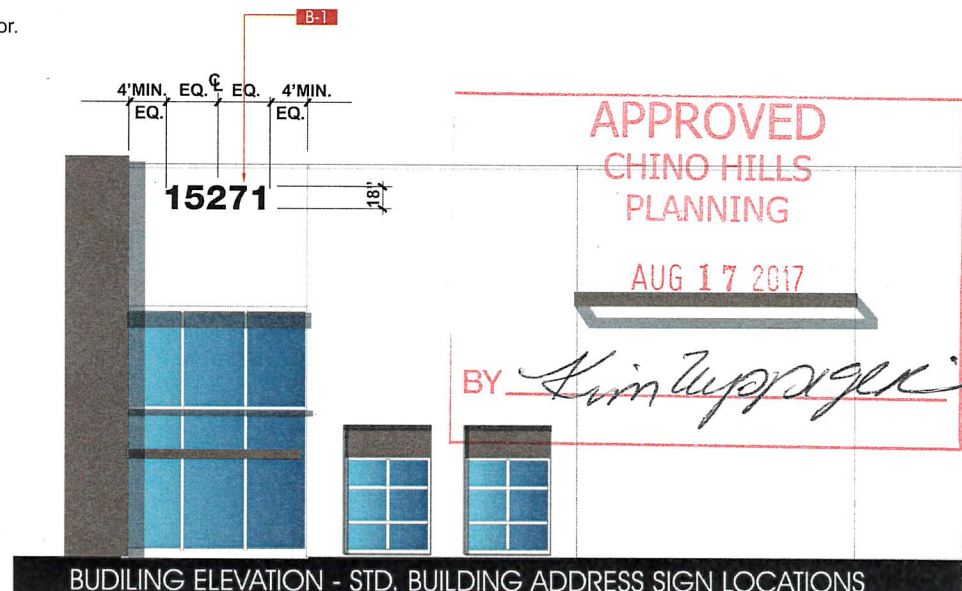
Note: Commercial, industrial, and multi-family building addresses shall be posted with 18 inch numbers, visible from the street and during the hours of darkness they **Shall be internally or externally electrically illuminated**. Posted numbers shall contrast with the background used and be legible from the street.

When building set back exceeds 100 feet from the roadway, additional non-illuminated six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No.122 must be complied with.

Address numbers shall be visible from the street they serve.

Sign Location Legend:

B-1 Building Address Wall Sign



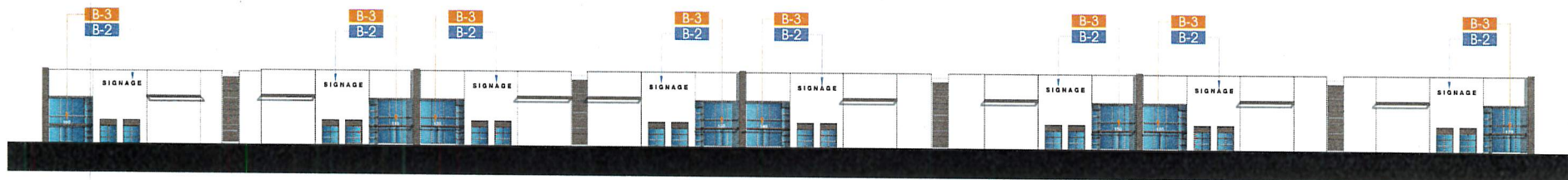
BUDILING ELEVATION - STD. BUILDING ADDRESS SIGN LOCATIONS



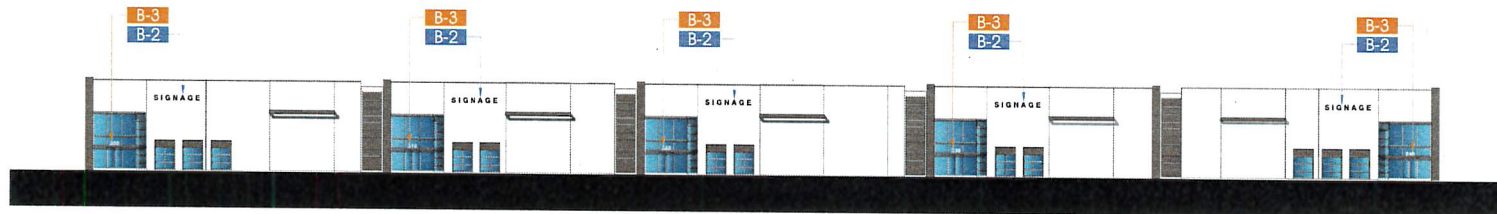
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FAIRFIELD RANCH RD., CITY of CHINO HILLS, CA





15271 FAIRFIELD RANCH ROAD - SOUTH ELEVATION



15221 FAIRFIELD RANCH ROAD - NORTH ELEVATION



BUDILING OFFICE ENTRY ELEVATION - STD. SIGN LOCATIONS



Sign Location Legend:

- B-3 Unit Number (Front Entry)
- B-2 Building Tenant Wall Sign



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Note: All signs shall conform to the county/city requirements in which the project is located.

UNIT NUMBER (FRONT ENTRY) B-3

Material: Individual vinyl numbers.
Quantities: maximum of 1 per each tenant's front office entry
Typeface: Helvetica CE (use Helvetica 55 Roman weight)
Color: AVERY 900 SUPER CAST - AVERY 900 SC White @ Metal Plated letter
Size: 12 inch high Unit Numbers

1 2 3 4 5 6 7 8 9 0

BUILDING TENANT SIGN: B-2

Material: Individual cut out letters fabricated from 1-1/2 inch foam.
Quantities: maximum of 1 per each tenant's front office entry
Typeface: All Typeface/signs approved by the landlord prior to installation.
Color: Contrasting color to the building - To be reviewed and approved by landlord & city of Chino Hills
Lighting: Non-illumination
Size: The tenant sign shall not exceed 18 feet in length per example shown in the elevation below.

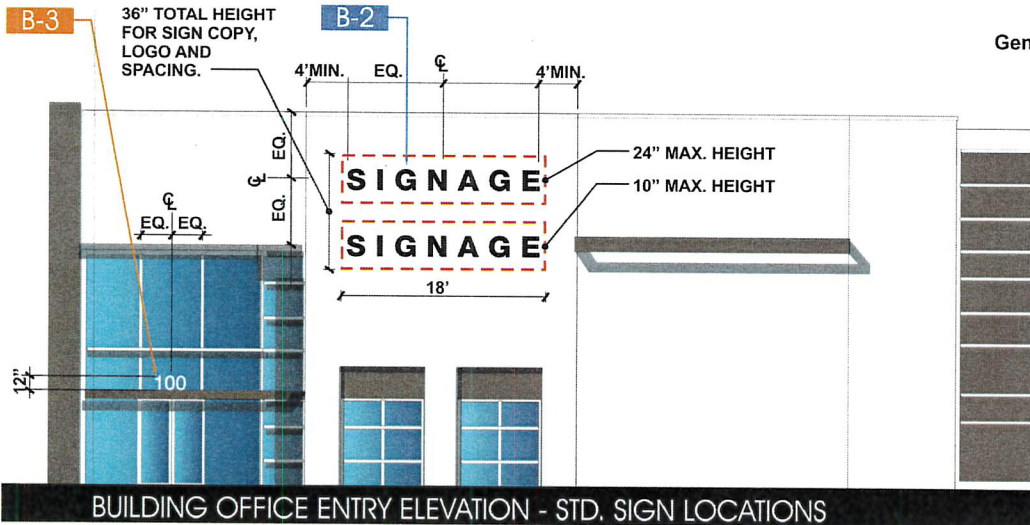
Letter & Logo Size:

The first line or a single line of letters and/or logos shall not exceed 24 inches in height.
 The second line containing letters and /or logo shall not exceed 10 inches in height.
 A maximum of two lines are permitted for letters/logos and the total overall height including the sign copy, the space between two lines of copy and any logo shall not exceed 36 inches in height.

General Sign Specifications:

Channel letters, reverse channel letters, and pushpin letters are preferred. Can signs are prohibited.
 Signage containing multiple elements on one facade shall be designed so that the multiple elements are located and scaled with relationship to each other. There shall be no window signs or vinyl on glass of any type allowed. There shall be no type of vinyl peel & stick signs on building's window area.

Example of Address/Tenant Sign

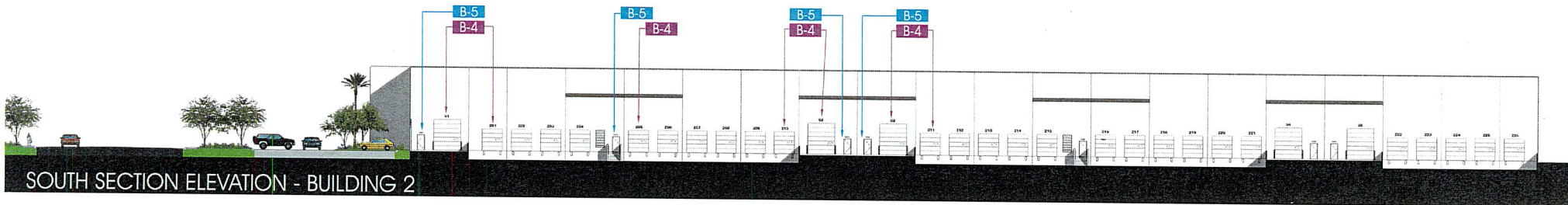


BUILDING OFFICE ENTRY ELEVATION - STD. SIGN LOCATIONS

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Note: All signs shall conform to the city requirements in which the project is located.

DOCK DOOR NUMBERS & UNIT NUMBERS (BACK ENTRANCE): B-4 B-5

Material: Individual vinyl numbers or painted.
Quantities: maximum of 1 per each applicable door
Typeface: Helvetica CE (use HelveticaNeue LT 55 Roman weight)
Color: AVERY 901 Black color.
 AVERY 900 SUPER CAST - AVERY 901 SC Black

Size: DOCK DOOR NUMBERS = 12 inch
 UNIT UNMBERS(BACK ENTRY) = 8 inch
 NOTE = 8 inch ht./max. for numbers

1 2 3 4 5 6 7 8 9 0

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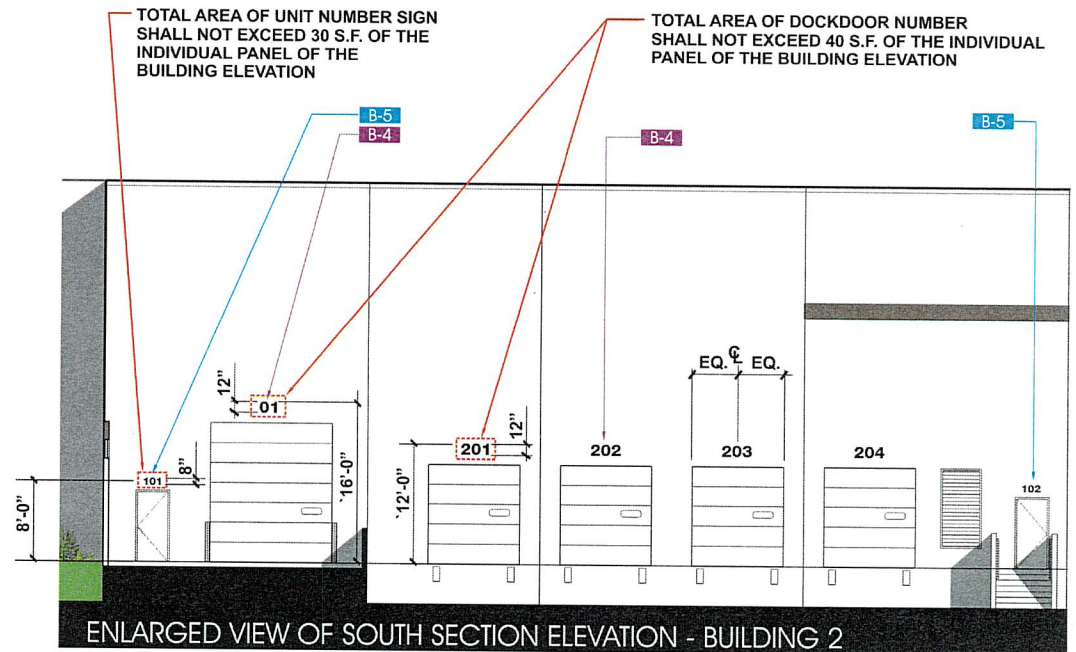


BY

Karin Zupberger

Turner Crossing - Chino Hills

FAIRFIELD RANCH RD., CITY of CHINO HILLS, CA



Sign Location Legend:

B-4 Dock Door Numbers
 B-5 Unit Numbers (Back Entrance)

