

Santa Barbara Chino Hills Soquel Canyon Parkway Chino Hills, CA

APPROVED
CHINO HILLS
PLANNING

JUN 26 2018

BY



LATEST UPDATE:

June 26, 2018

SIGN CRITERIA

Drawing #27761R4

Prepared by



National Sign & Marketing Corporation



Santa Barbara Chino Hills Soquel Canyon Parkway Chino Hills, CA

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Soquel Canyon Parkway, Chino Hills, CA

APN:

Legal Description:

Recorded Book/Page:

Surrounding Zones:

Applicant: Patrick Faranal
c/o National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/18

Exhibit Prepare: Sean Duffy / Patrick Faranal
C/O National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/18

Land Owner: Lewis Retail Centers
1156 N. Mountain Ave.
Upland, CA 91785
(909) 985-0971

PROJECT DIRECTORY

Developer: Lewis Retail Centers
1156 N. Mountain Ave.
Upland, CA 91785
(909) 985-0971

Signage Consultant: National Sign & Marketing
13580 Fifth Street
Chino, CA 91710
Contact: Steve Rosenbloom
(909) 591-4742
fax (909) 591-9792

City Planning: Chino Hills
Community Development
Department
14000 City Center Drive
Chino Hills, CA 91709
(909)364-2740

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Soquel Canyon Parkway, Chino Hills, CA

Overview

1. These guidelines are designed to complement architectural elements or themes expressed by the architecture of the buildings within the development. The resulting signage will, by placement, dimensions, and materials, create a common and attractive sign presence within the Santa Barbara at Chino Hills plan area. The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified and attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants. Deviations from the criteria will not generally be approved.
2. To secure Landlord's approval, the Tenant agrees to conform to the following procedures:
 - a. Provide three (3) copies of the detailed sign design. One to be in full color of the proposed sign(s), submitted to Landlord prior to submitting the designs to the City of Chino Hills.
 - b. The detailed sign design shall be submitted on sheets no larger than 11" x 17".
 - c. Submit copies to:
Lewis Retail Center
1156 N Mountain Ave.
Upland, CA 91785
(909) 985-0971
3. Prior to sign fabrication, the Tenant shall submit drawings of the proposed sign or signs to the City of Chino Hills per the city requirements. Upon approval, tenant shall provide a copy of the permitted plans to Landlord.
4. The Tenant or the Tenant's sign contractor shall secure a sign permit from the City of Chino Hills by submitting three (3) copies of fully dimensioned scaled drawings as follows:
 - a. A site plan showing the location of the occupant space on the site.
 - b. A detailed elevation of the Tenant's lease space drawn to scale and showing sign or signs placement and Tenant's space width, showing all colors, materials, dimensions and copy.
 - c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
 - d. Any other drawings, details and information as required by the City of Chino Hills.
5. All permits for signs and the installation thereof shall be obtained by the Tenant's sign contractor and paid for by the Tenant.
6. All signs and the installation thereof shall comply with all current local zoning, building, and electrical codes.
7. A copy of the signed off permit job card shall be provided to the landlord.

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Submittals and Approval (Part 1)

There is a formal process for the creation, review, and approval of the Tenant's signs at Santa Barbara Chino Hills. All of the Tenant's signage is subject to the Landlord's or their managing agent's 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 Santa Barbara Chino Hills.

A. Submittal to Owner:

1. Tenant shall submit three (3) color copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Submit copies to: Landlord, Attn. Tenant Coordinator. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Chino Hills.

Submittals shall include the following:

1. Scaled elevation of Tenant's storefront depicting the proposed sign design and all dimensions as they relate to the Tenant's storefront.
2. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all others details of construction. Section through letter and/or sign panel showing dimensioned projection of the face of the letter of the sign panel and the illumination.

If the shop drawings are denied, the Tenant must resubmit revised plans until Landlord's approval is obtained. Request to implement signs that vary from the provisions of this sign program shall be submitted to the Landlord's for approval, and then submitted to the City of Chino Hills for approval only if approved in writing by the Landlord. The Landlord 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. Mitigate problems in the application of this sign program.
2. Landlord's approval of a sign that deviates from the Sign Program does not guarantee or imply approval of the deviation by the City of Chino Hills.

B. Submittal to City:

1. The Tenant or their Sign Contractor must submit to the City of Chino Hills' Planning and Building Department, and will be responsible for all applicable applications, due diligence, and permit fees as required in order to attain permits. Documentation of Landlord approval shall be submitted to the City of Chino Hills with the sign plans.
2. The Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:
 - a. A copy of stamped or signed set of final drawings reflecting the Landlord's and the City of Chino Hills approval shall be on file in the Landlord's office.
 - b. All sign contractors must be fully insured and approved by the Landlord prior to installation. Landlord must receive the sign contractor's certificate of insurance naming the Landlord as additionally insured prior to commencement of any work. Coverage to be a minimum of three million dollars (\$3,000,000) general aggregate of insurance.
 - c. The Landlord must be notified 48 hours in advance prior to the installation of the signs.

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Submittals and Approval (Part 2)

C. Installation:

1. The Tenant's sign contractor shall install permitted signage within 90 days after approval of shop drawings from the Landlord. If the sign(s) are not in place by that date, The Landlord may order sign fabrication and installation on the Tenant's behalf and at the Tenant's expense.

D. The Tenant's Responsibility:

1. The Landlord may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program
2. If the Tenant chooses to change their exterior sign at anytime during the term of their lease, the Tenant must comply with the requirements set forth herein for any future modifications, revisions, or changes which have been made to sign program for this center after the execution of their lease agreement.
3. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, include those of the Landlord, City, UL, and the Uniform Electrical Code.
4. Tenant shall be responsible for all expenses relating to any signage for their store, including but not limited to:
 - a. Design consultant fees (if applicable)
 - b. 100% of the permit processing cost and application fees.
 - c. 100% of the costs for sign fabrication and installation including review of shop drawings and patterns.
 - d. All costs relating to sign removal, including repair of any damage to the building.

Santa Barbara Chino Hills Construction Requirements & All Companies Bidding to Manufacture

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Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company in accordance with U.L. specifications and bear the U.L. label.
3. The sign contractor is to be fully licensed with the City of Chino Hills and the State of California and shall have full Workman's Compensation and General Liability insurance.
4. All penetrations of the building exterior surfaces are to be sealed and waterproofed in a color and finish to match existing exterior.
5. Internal illumination to be L.E.D. installed and labeled in accordance with the "National Electrical Code".
6. All painted surfaces are to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
7. All Logo and letter heights shall be specified and shall be determined by measuring the normal capital letter of a type font.
8. All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standards.
9. All lighting must match the exact specifications of the Landlord approved working drawings. No exposed conduit or raceways will be allowed.
10. All signs must be made of a durable rust-inhibiting material that is appropriate and complimentary to the building.
11. Color coating shall match the colors specified on the approved plans exactly.
12. Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable to the public eye. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning or warping. All sign finishes shall be free from dust, orange peeling, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design, subject to Landlord and City approval.
16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.
17. Premises identification signs (address numerals) are subject to the approval of the City Engineering and Fire Department.
18. Construction hours shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, no construction may occur on Sundays or legal holidays, as per the The Santa Barbara at Chino Hills Project/Code Requirements.
19. At the time of sign installation and/or removal, the building facade shall be repaired and/or repainted as necessary to maintain a high quality appearance. There shall be no indication of previous signage on the facade.

All Companies Bidding to Manufacture

1. All companies bidding to manufacture and install any of the Tenant's signs are advised that no substitutes will be accepted by the Landlord whatsoever, unless so indicated in the specifications which are approved in writing by the Landlord. Signs that deviate from these criteria without such approval must be removed at the Tenant's expense.
2. The Tenant's sign fabrication and installation company shall carry Worker's Compensation and General Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of three million dollars (\$3,000,000) general aggregate of insurance.
3. The Tenant's sign contractor shall completely erect and connect (including all wiring) the Tenant's sign in accordance with these criteria and all local zoning, building and electrical codes.

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Sign Types

Creative and imaginative signage is strongly encouraged and will be subject for Landlords review and approval of all sign design submittals. Tenants are strongly encouraged to consider the specific architectural style of their facade, 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 in this document. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles may include:

- 1. 5" deep face and halo illuminated channel letters.
- 2. 5" deep halo illuminated letters.
- 3. 5" deep face illuminated channel letters.
- 4. Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.

Notes:
Mixed media signs are signs employing two or more illumination and fabrication methods (for example, face and halo illuminated channel letters with a routed out face with a push thru logo component).

Miscellaneous Restrictions

- 1. Hours of Business and Telephone Numbers: Limited to no more than three (3) square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance.
- 2. Animated, flashing or audible signs will not be permitted
- 3. Lettering painted directly on the building surface, including windows will not be permitted.
- 4. Projections above or below designated sign area will not be permitted.
- 5. Temporary signs shall be subject to Landlord review and approval and comply with city code requirements.
- 6. Logos that are primarily text, shall feature a routed out aluminum face with push thru acrylic.
- 7. Any item not addressed in this sign criteria shall be governed by the municipal, state or federal laws, and must be approved in writing by the Landlord.

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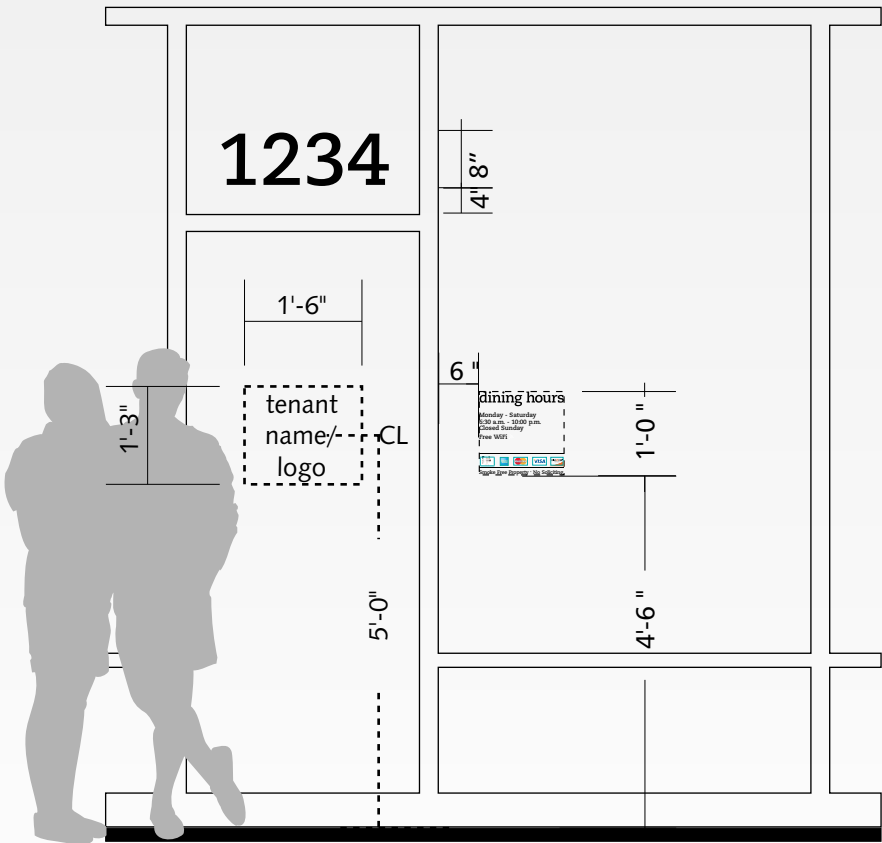
Tenant Wall Signs

1. Approval Required:
 - a. All signs shall be attached to the building only at a location approved by the Landlord and the City of Chino Hills.
2. Main Building ID Sign:
 - a. The main business identification sign shall be located on the building fascia at a location approved by the Landlord and the City of Chino Hills.
3. Window Sign:
 - a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign:
 - a. The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. Sign type:
 - a. Tenants signs shall be composed of channel letters and logos. (Face illuminated, halo illuminated or a combination of both will be allowed)
6. Tenant Identification Signs:
 - a. The maximum sign area allowed for the main ID sign is One (1) square foot for each lineal foot of lease space frontage. The maximum sign length shall be no greater than 70 percent of the linear lease space frontage. All signs shall be proportional to the storefront fascia area.
 - b. The maximum height of the sign shall be no greater than thirty-six (36) inches for a single line of copy or a maximum of forty-eight (48) inches for a double line of copy. The main ID sign can consist of channel letters, logos or icons. Smaller letter heights shall be used when necessary to avoid a crowded appearance or conflicts with architectural features and details. Under no circumstances shall a sign project above or below the building fascia.
 - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs, one (1) per elevation. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage for each elevation. Logos consisting of a cabinet sign shall not exceed 25% of the allowable sign area and shall have a maximum height of 36 inches when associated with a single line of copy or 48 inches if associated with two lines of copy.
 - d. Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
 - e. Every business with a drive thru facility is permitted a maximum of two (2) menu/order board signs. The sign shall be adjacent to the drive thru aisle. The sign shall not be located as to impair the vision of the driver of a vehicle traveling either into, out of, or through the drive thru aisle. The area of each sign shall not exceed thirty-two (32) square feet. The height of the sign including the pole or base shall not exceed six (6) feet from grade to the top of the sign.
 - f. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs must be approved by the Landlord and City of Chino Hills.
7. Materials:
 - a. Sign Face shall be Acrylic or Aluminum. Landlord must approve colors prior to sign permit submittal.
 - b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
 - c. Letter return depth shall not exceed 7" from the face of the building.
 - d. Trim cap size shall be 1" for letters and 1½" for logo elements.
8. Lighting:
 - a. All signs shall be internal LED illuminated with no exposed lighting.
 - b. All signs shall be U.L. listed.

Soquel Canyon Parkway, Chino Hills, CA

Permanent window and door signage is limited to the following:
Tenant Entry Information

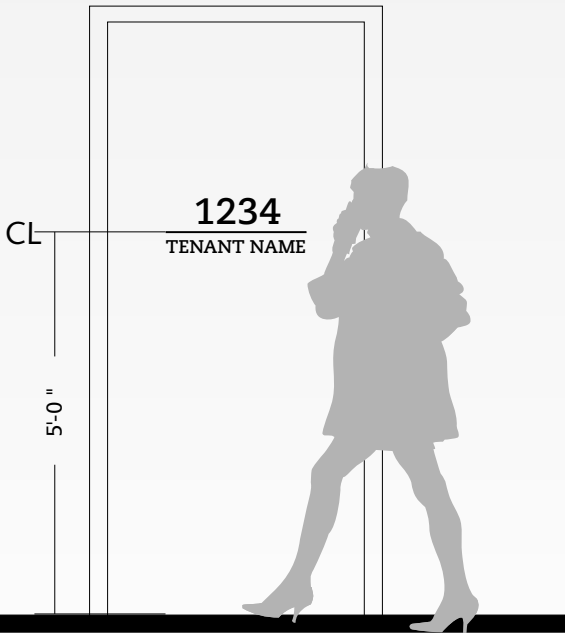
- Materials: Matte white vinyl letters on entry glass.
- Copy: 8" overall height of suite letter or address numerals
Tenant entry / Hours of operation information 12" x 12"
Credit card and social media information
- Sign Area: 3.0 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface
- Location: Address or suite number centered over the main entry door(s).
Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.



Typical Elevation

Rear Entry I.D.

- Materials: Vinyl letters on door in contrasting color.
- Copy: 4" overall height of suite letter or address numerals
2" high Tenant Name
- Sign Area: 2.5 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface

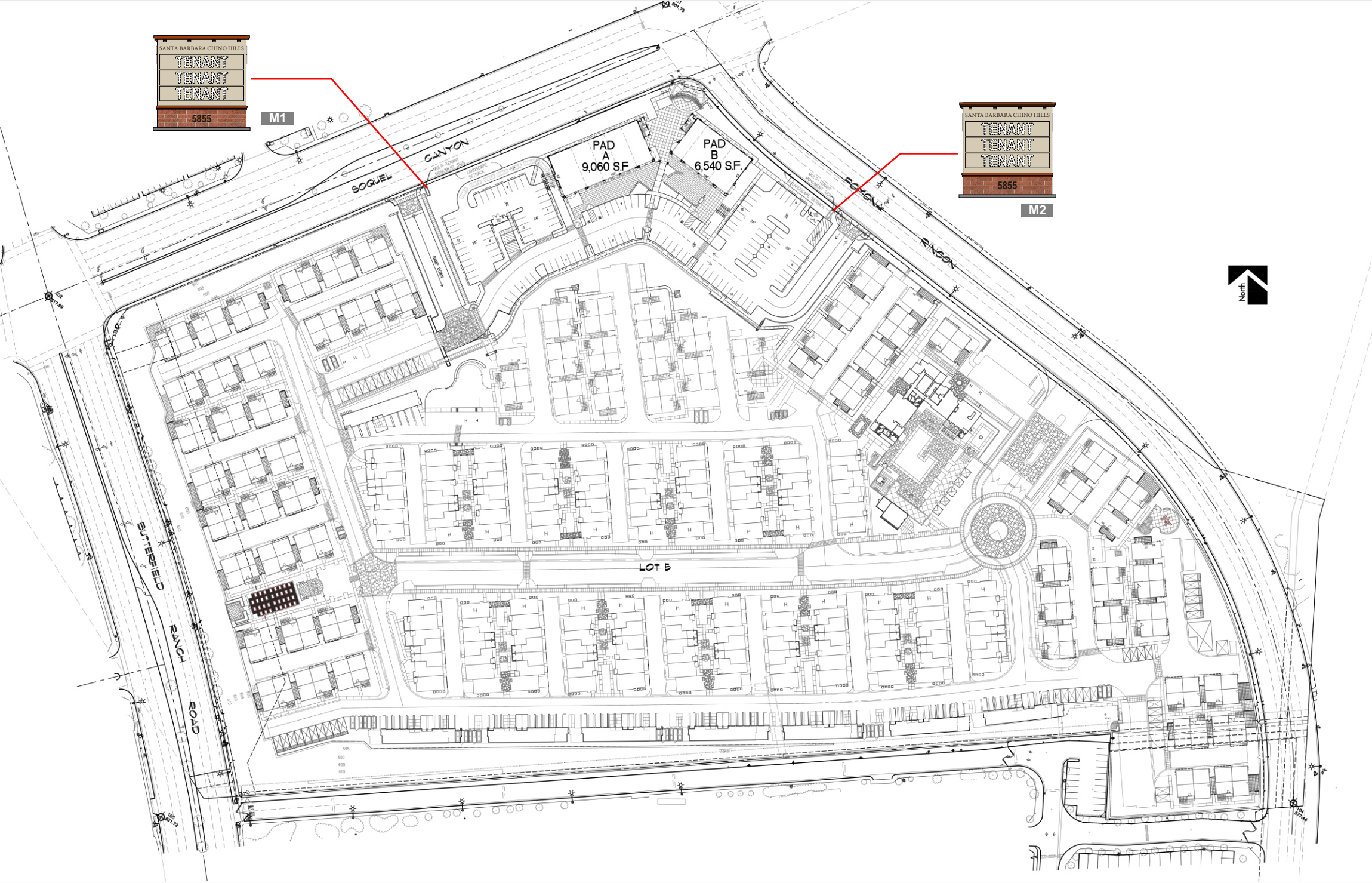


Typical Elevation

Santa Barbara Chino Hills

Site and Vicinity Maps

Soquel Canyon Parkway, Chino Hills, CA

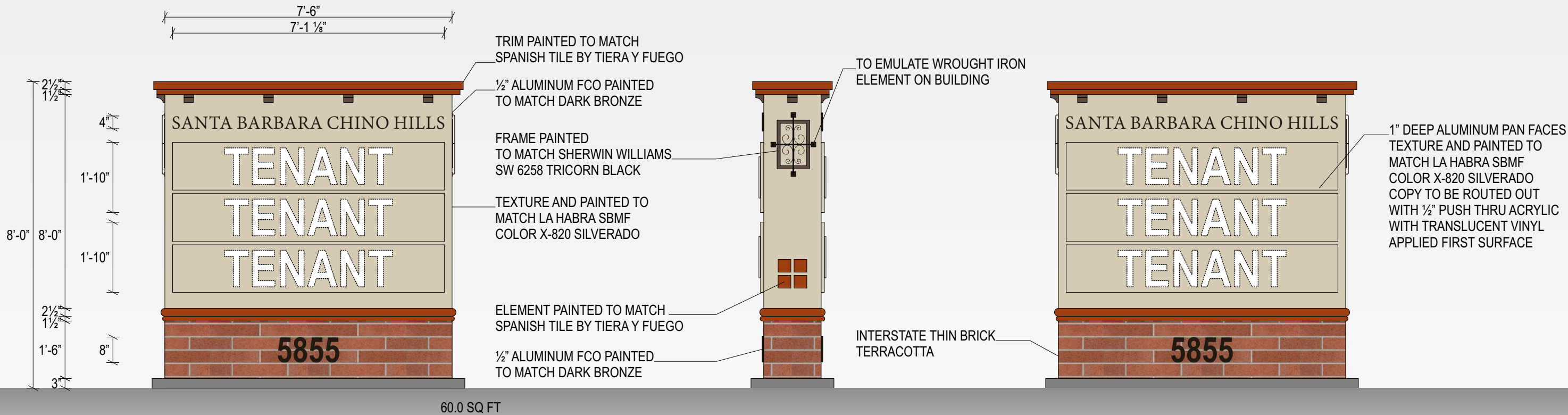


Santa Barbara Chino Hills

Multi Tenant Panel Monument Sign

Soquel Canyon Parkway, Chino Hills, CA

M1 M2



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

Santa Barbara Chino Hills

Pad A Elevation

Soquel Canyon Parkway, Chino Hills, CA



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

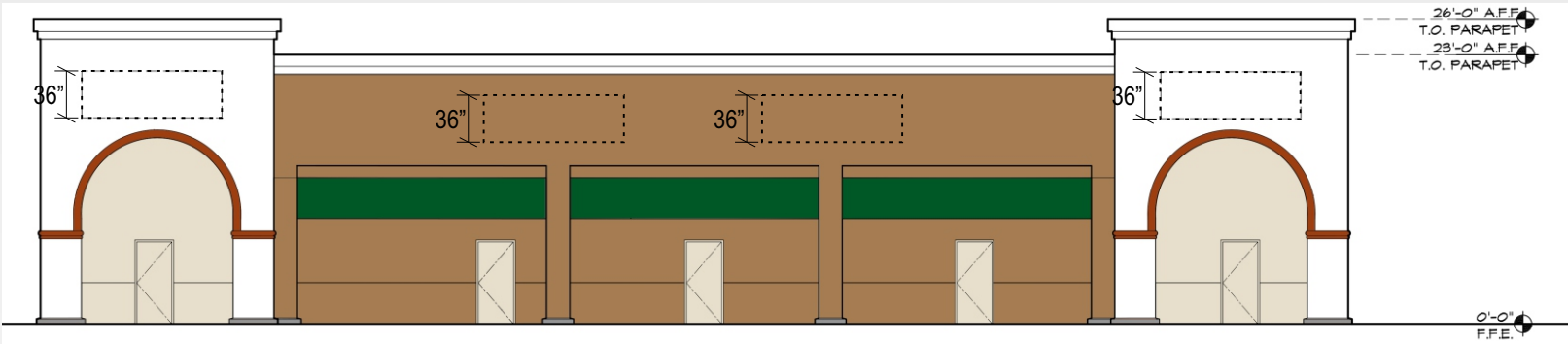


WEST ELEVATION

Santa Barbara Chino Hills

Pad B Elevation

Soquel Canyon Parkway, Chino Hills, CA



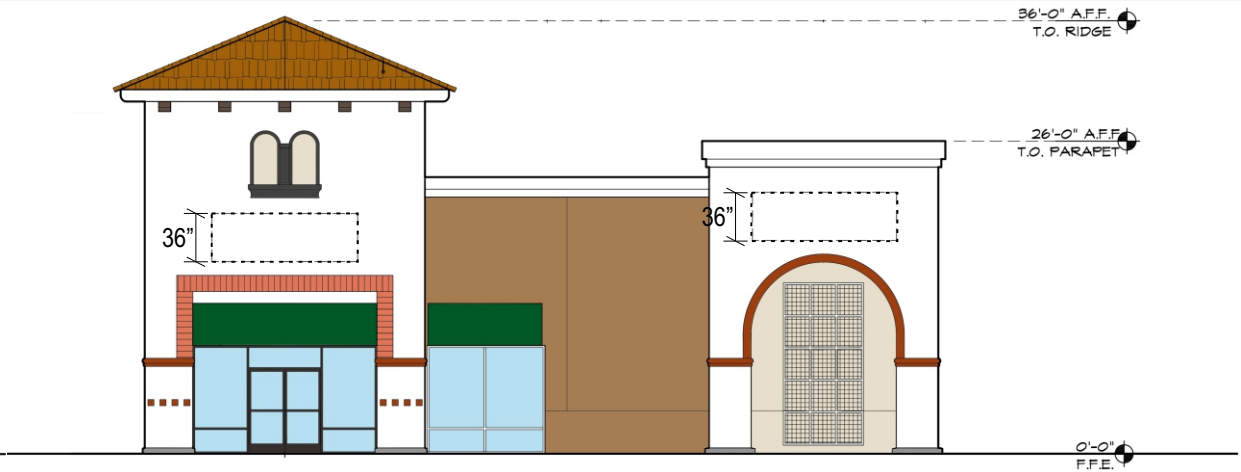
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Note: Dotted line illustrates potentially approved sign location.