

APPROVED BY:
CITY OF CHINO HILLS
PLANNING COMMISSION

Signed _____

Date _____



Dudrow/Design

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323 227 0297 phone

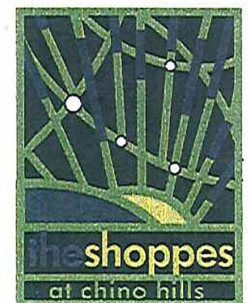
323 225 8171 fax

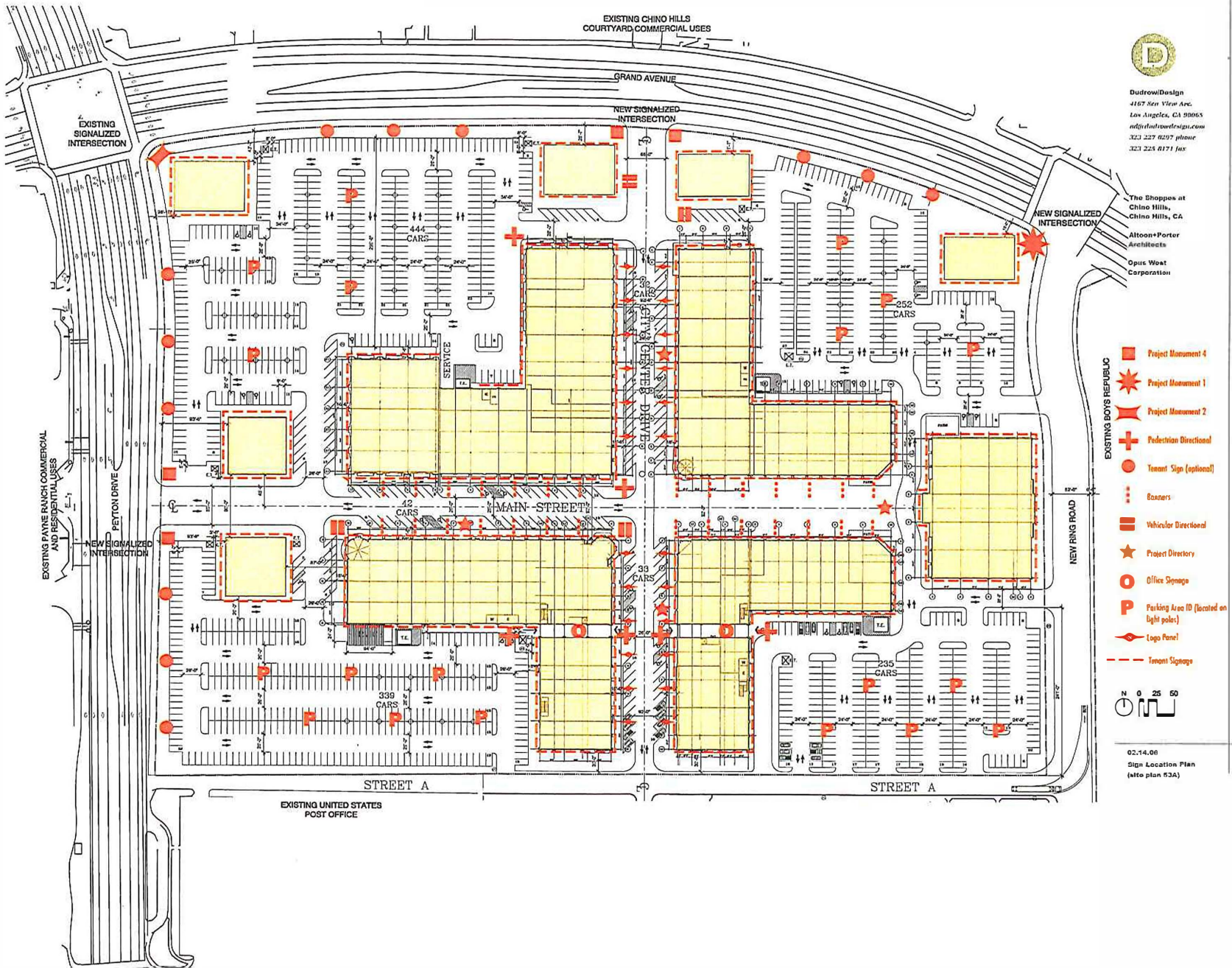
**The Shoppes At
Chino Hills,
Chino Hills, CA**

**Altoon+Porter
Architects**

**Opus West
Corporation**

February 15, 2006







 Freeway Pylon



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06.30.05
Pylon Location
Aerial View

Colors

All colors and fabrication details will be finalized during the design development phase.

	pms 540c
	pms 5763c
	pms 5773c
	pms 443c

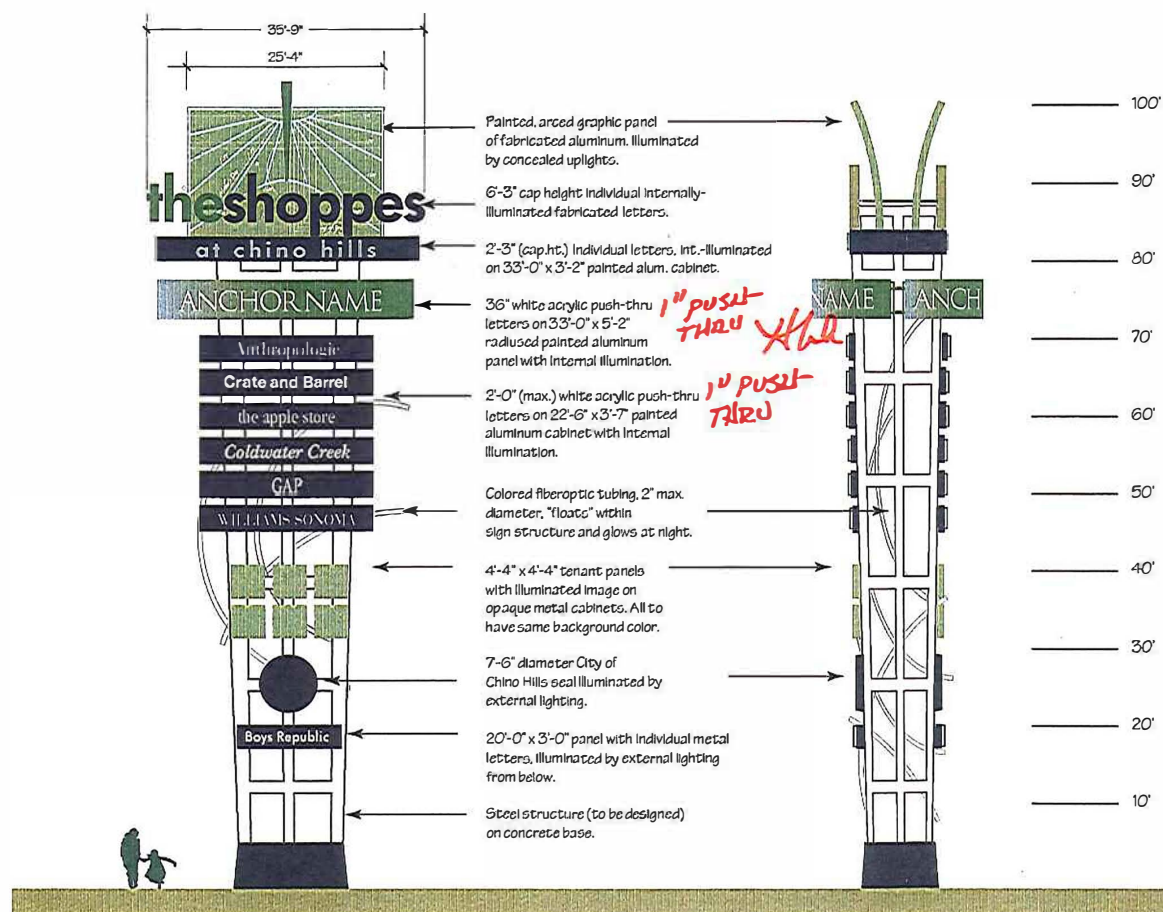


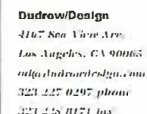
Dudrow/Design
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Opus West Corporation



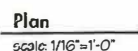
Opus West
Corporation

All colors and fabrication details will be finalized during the design development phase.

Stone will match stone used on the building.

Colors

00.30.05
Project Monument 1
Grand and New Ring
Road w/ Tenant Signs

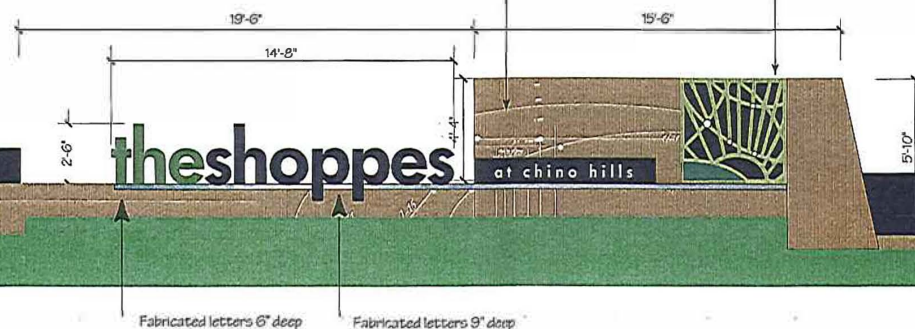


Tenant names: 12" max. cap height
individual cutout plate letters
mounted 1/2" off painted metal
background panel and lit by
hidden lighting from below.
All tenant names painted the
same color.

Width of tenant signs varies. Height of sign panel is 2'-8". Space between names to be equidistant.

Fabricated, painted, aluminum letters mounted to wall with concealed around lighting illuminating letters and wall.

Inset logo that glows at night from concealed lighting.
Stone clad wall with etched or metal markings inset into face.



Fabricated letters 6" deep

Fabricated letters 9" deep



Partial Elevation @ Project Monument Sign
scale: 3/16"=1'-0"



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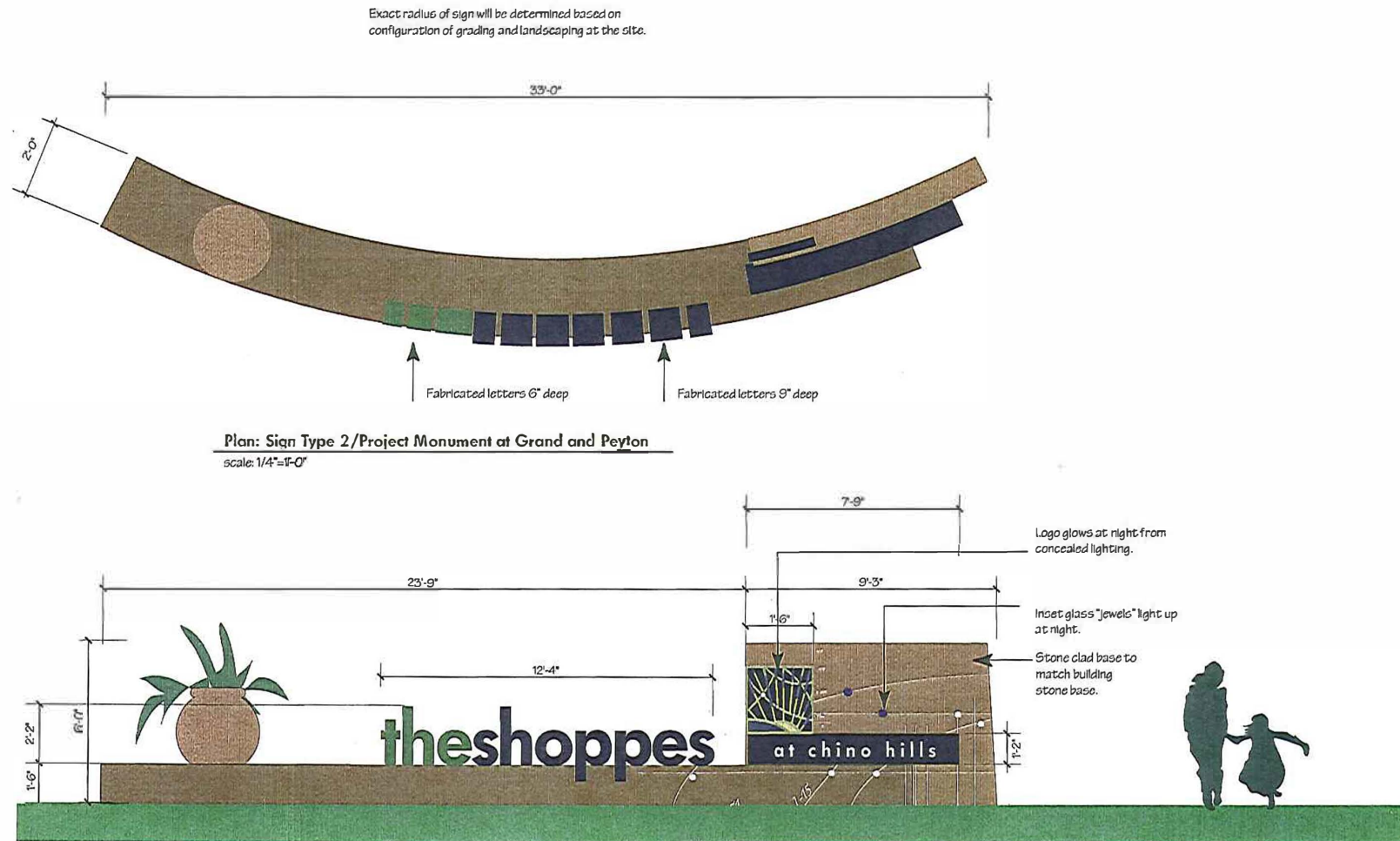
**Altoon+Porter
Architects**

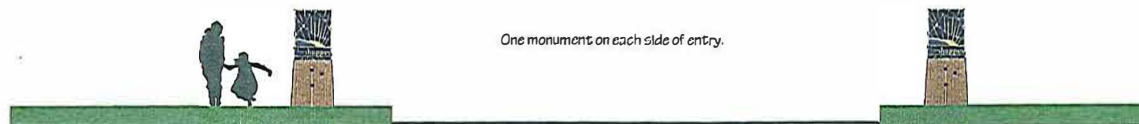
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Corporation**

All colors and
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Colors

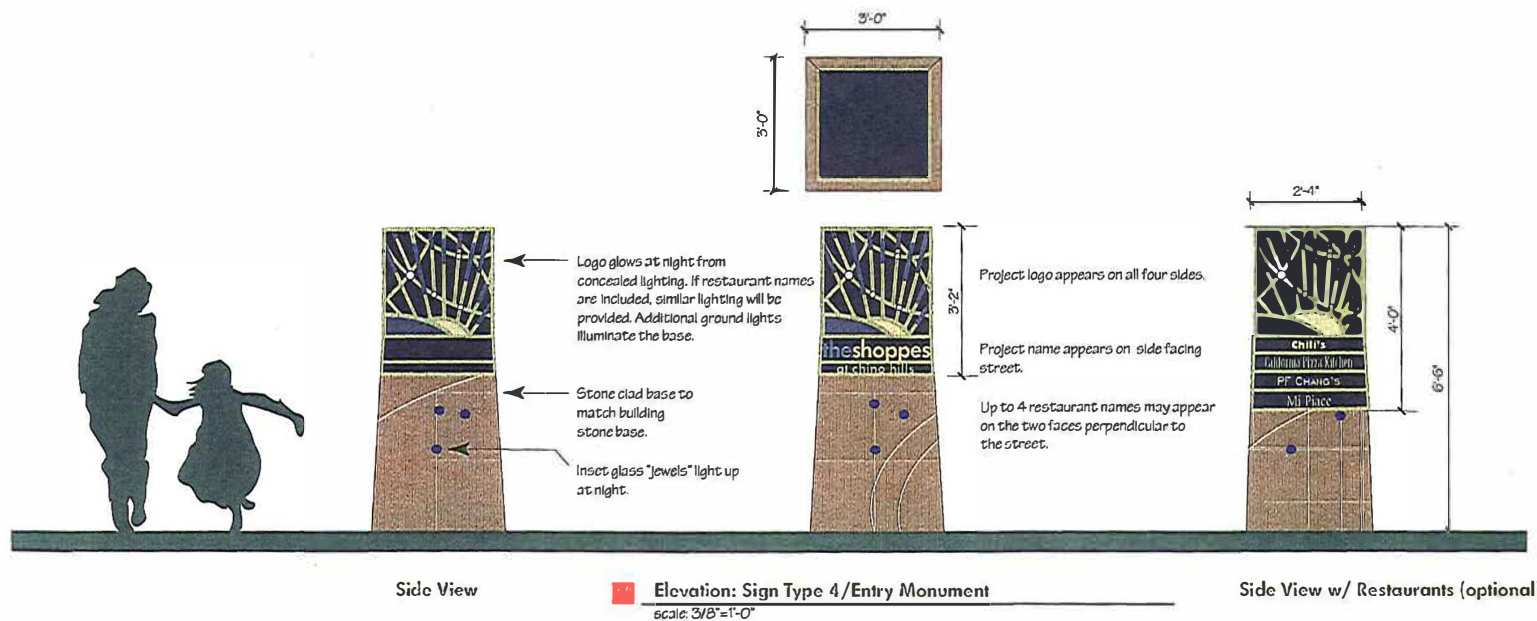
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	pms 5773c
	pms 443c
	pms 558c
	pms 5405c





Diagrammatic Elevation at Grand/City Center and Peyton/Main Entries

scale: nts



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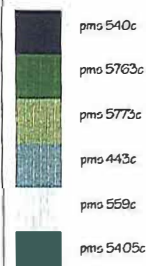
**Altoon+Porter
 Architects**

**Opus West
 Corporation**

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Stone will match
 stone used on the
 building

Colors





Double-sided signs are perpendicular to street
(shown parallel for illustrative purposes)



Elevation: Tenant Signs on Grand or Peyton (optional)
scale: 3/8"=1'-0"



End Elevation
scale: 3/8"=1'-0"



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06.30.05
**Tenant Signs on
Grand or Peyton
(optional)**



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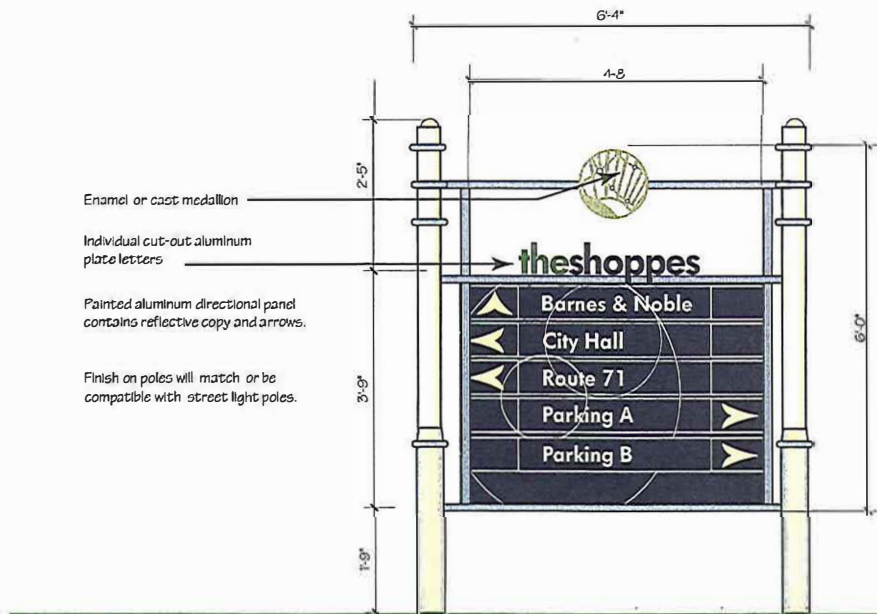
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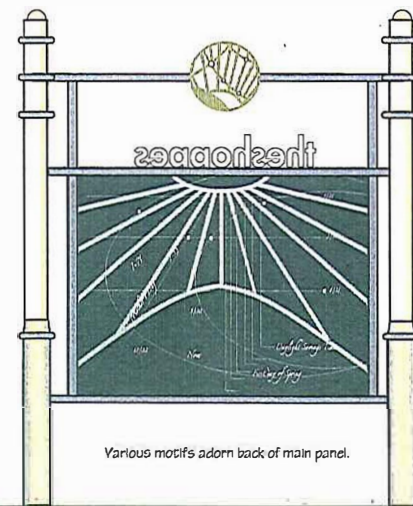
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	pms 540c
	pms 5763c
	pms 5773c
	pms 443c
	pms 553c
	pms 5405c



Front Elevation: Vehicular Directional
scale: 1/2"=1'-0"



Back



Elevation: Pedestrian Directional on light pole with logo panel
scale: 1/2"=1'-0"

Elevation: Pedestrian Directional Pointer Sign
scale: 1/2"=1'-0"



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Elevation: Pedestrian Directional on light pole with banner
scale: 1/2"=1'-0"

Elevation: Pedestrian Directional on pole
scale: 1/2"=1'-0"

Elevation: Pedestrian directional on light pole w/street name signs
scale: 1/2"=1'-0"



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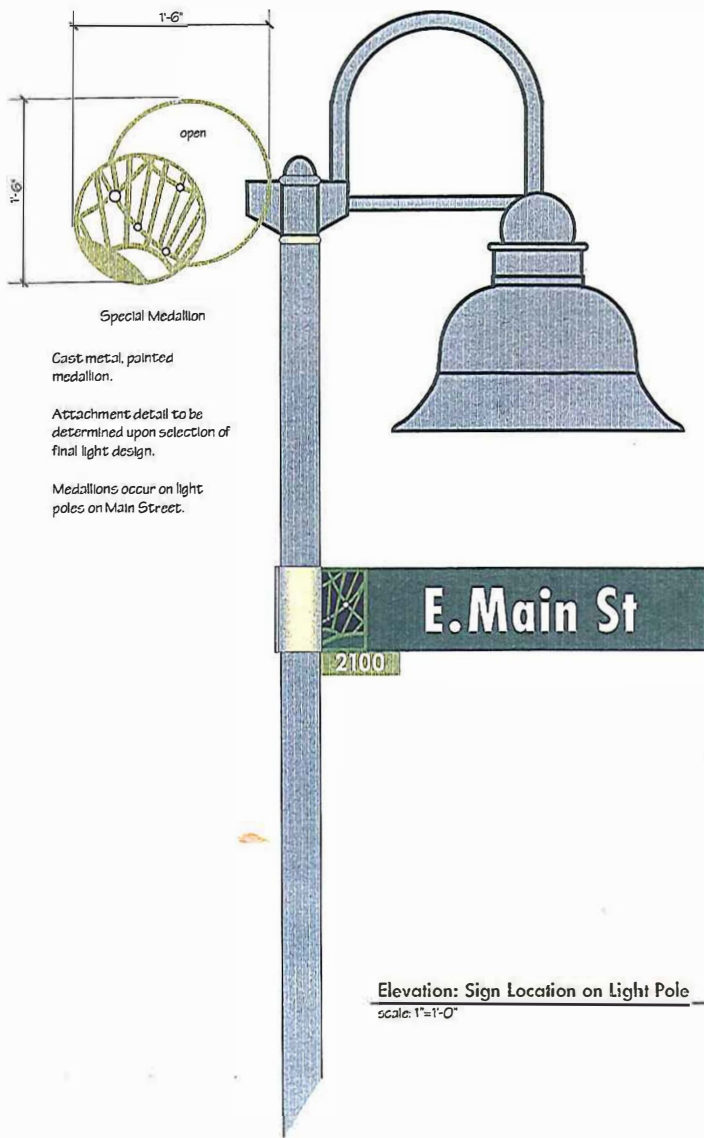
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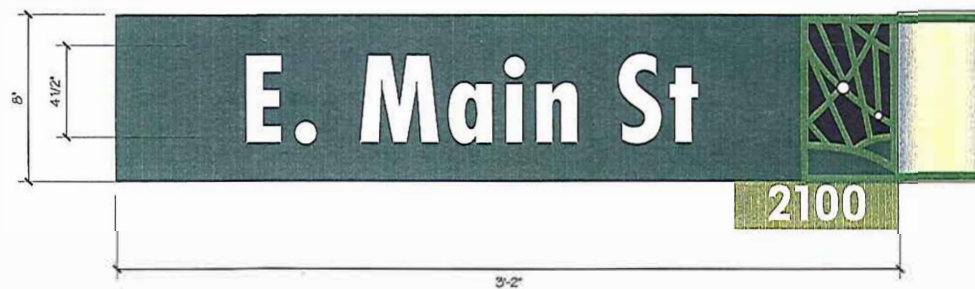
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	pms 5773c
	pms 5405c
	pms 576c
	pms 543c
	pms 1785c
	pms 1235c



Elevation: Sign Location on Light Pole
scale: 1"=1'-0"



Plan: Street Name Sign
scale: 2"=1'-0"



Elevation: Street Name Sign
scale: 2"=1'-0"



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Colors





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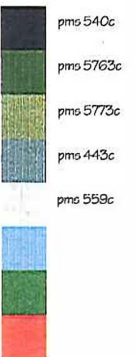
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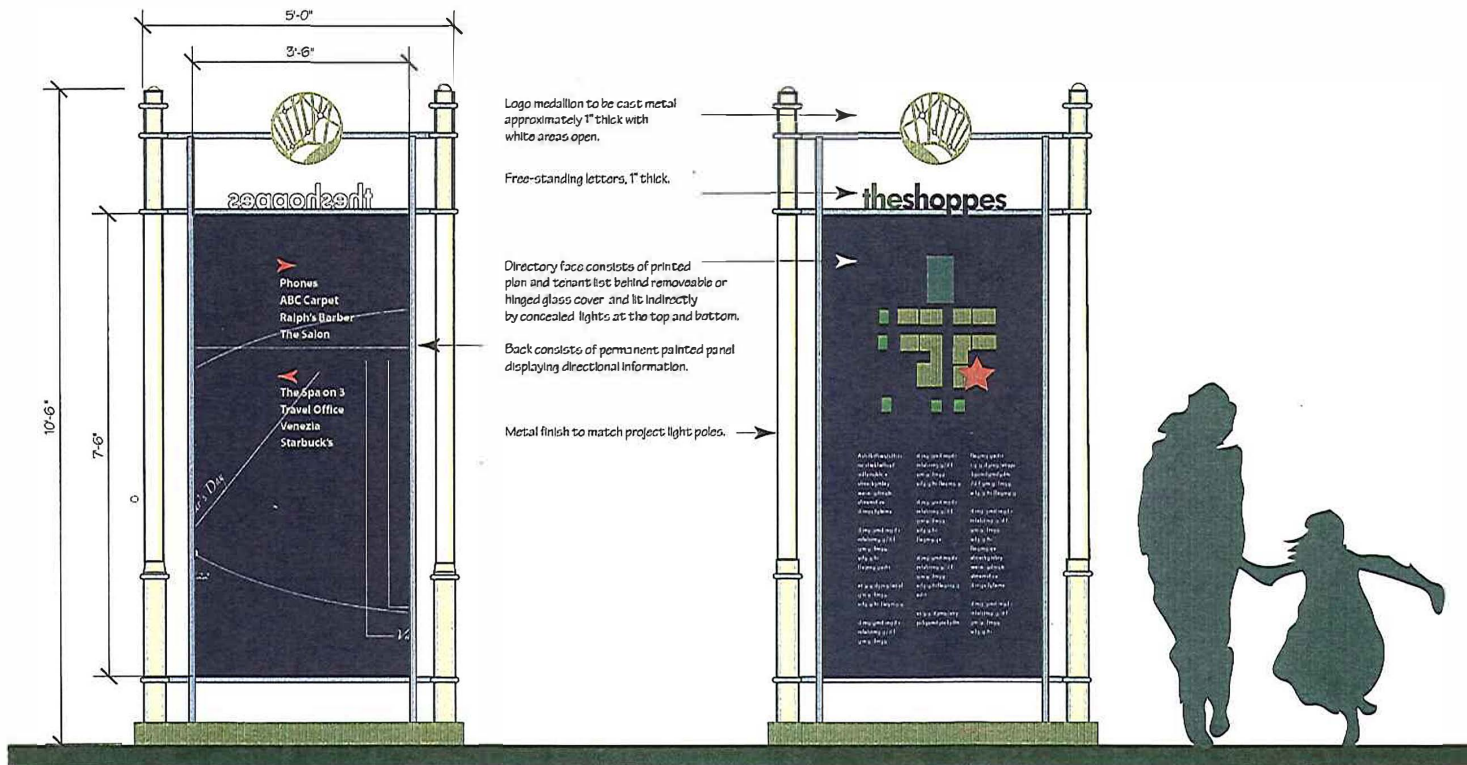
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All colors and
fabrication
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Colors



00.30.05
Project Director



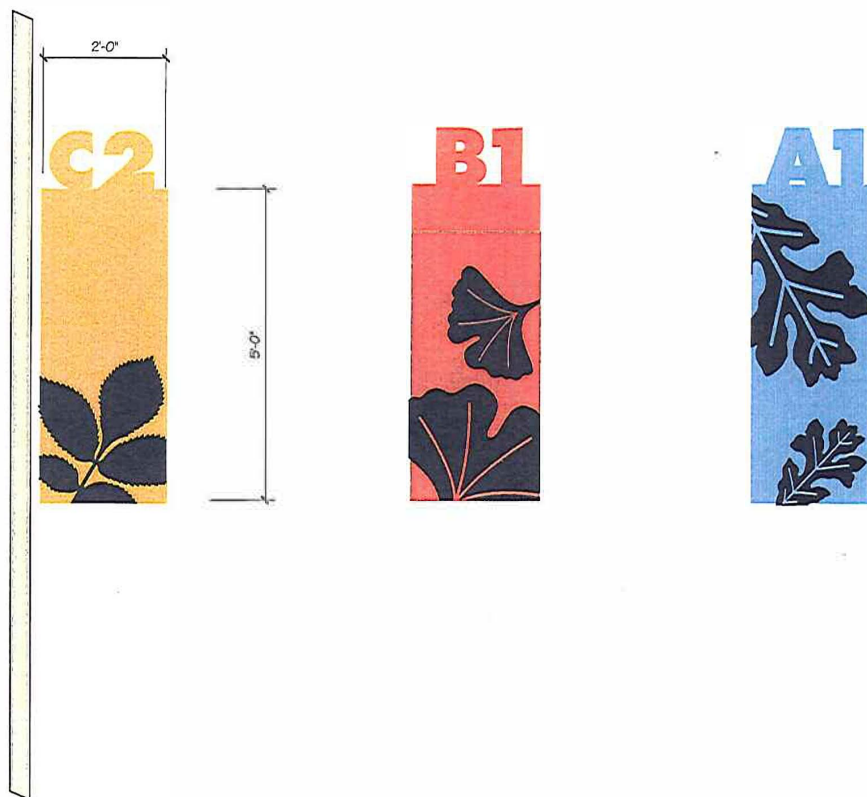
Project Directory Back
scale: 1/2"=1'-0"



Project Directory Front
scale: 1/2"=1'-0"

Parking area identification assigns a different color to each parking field and coordinates with directional signs. All are installed on light poles.

Signs are fabricated of aluminum, painted.



P Parking Area Identification

scale: 1/2"=1'-0"



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Regulatory signage will conform to all federal and state guidelines. However, treatment of poles, fonts, or other allowed variations will be considered to be consistent with the rest of the project.

Pole color and finish to match light poles and will be confirmed upon selection of pole finish.



R Typical Regulatory Signs

scale: 1/2"=1'-0"

Sign Back



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TEL 213 6171 1000

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Tenant Signage: Retail

Signage mounted to the building facades will be located throughout the project. Signage will be an integral design feature of each Tenant's storefront design. Each Tenant's storefront will be designed to complement the design of the overall façade and general building design. Individual tenants will be encouraged to use a mixture of urban signage techniques to give variety and the appearance of having evolved in a high-end urban setting. An eclectic mix of dimensional signage will be encouraged to create a sense of uniqueness and variety along the streetscape.

All signs visible from the common streets, sidewalks and parking areas will require approval in writing from the Owner for size, location, materials, lighting, methods of attachment, and general adherence to the quality of design expected for this project.

Tenant signage will be applied in the following fashion depending on location and storefront design:

- 1 Fascia signs
- 2 Blade Signs
- 3 Signage on the awnings
- 4 Signage applied to glass show windows
- 5 Wall-mounted plaques
- 6 Signage applied to canopies

Acceptable Sign Types:

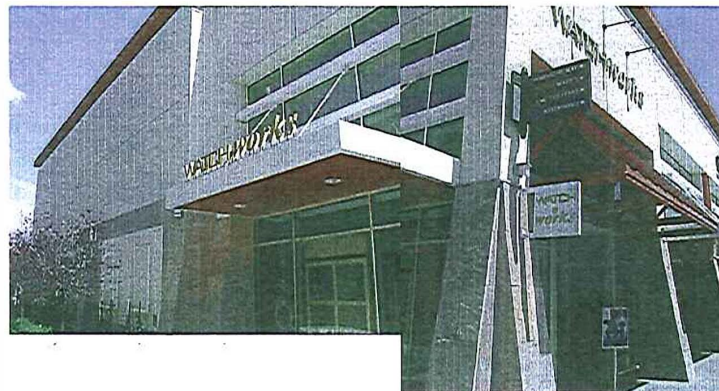
1. Dimensional wood, metal, glass or other material with a permanent appearance, indirectly lit.
2. Reverse channel letters with halo illumination, with opaque face and slides and non-reflective background
3. Embedded, flush, recessed box signs of an opaque material with push-through, translucent copy.
4. Incised letters cut into or cast out of an opaque material and indirectly lit.
5. Sculptural, iconographic elements contextual to the storefront design.

In general, all signage must be proportional to the storefront design as well as the urban nature of the street. Each storefront is allowed one sign per elevation facing the common area, with additional blade, show window, awning or canopy signs at the Owner's discretion. No sign will exceed 66% of storefront width and no lettering will exceed 3'-0" in height. Blade signs will be mounted to allow an 8'-0" minimum clearance above the walkway.

Examples



Note: the dashed line on the location plan is to indicate possible sign locations only. Final locations will be determined as each space is tailored to each tenant.



Tenant Signage: Offices

To provide identification to the office entries and office tenants, a plaque type sign, containing the building address and up to six tenant names will be located at the building entrance.

Tenant Signage: Restaurants

The same sign types and parameters acceptable for retail tenants are also encouraged for restaurants. The display of menus, however will be limited to within the leased premises although special high quality cases for the display of the paper menu will be allowed.

The use of neon will also be considered in the case of certain themed food establishments if necessary to support the theme and if otherwise contextual to the storefront design and considerate of the larger streetscape environment.



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Tenant Submittals: Retail

Following the formal process for the creation, review and approval of tenant signs at The Shoppes, all Tenant signage is subject to the Owner's or his agent's (hereafter referred to as "Owner") written approval. Approval will be granted based on the following:

1. The design, fabrication and method of installation of all signs shall conform to the Tenant Criteria Design Guidelines established by the Owner.
2. The proposed signage shall be in harmony with adjacent signage conditions.
3. All signs must conform to the city requirements for the City of Chino Hills.

A. Submittal to the Owner:

The Tenant shall submit three (3) copies of detailed shop drawings to the Owner for approval prior to City submittal or sign fabrication. All sign drawings are to be prepared by a California licensed sign contractor.

Submittals shall include:

1. Tenant Elevations: Scaled elevations of Tenant's leased front, rear or side depicting the proposed sign design and all the dimensions as they relate to the storefront elevation(s).
2. Shop Drawings:
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications and all other details of construction. Include applicable sections through the letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
3. Sample Board:
Provide a sample board showing colors and materials in the appropriate finishes and including building fascia, letter faces, trim cap, returns and other details.

If shop drawings are denied, Tenant must resubmit revised plans until the Owner's approval is obtained. Requests to implement signs that vary from the provisions of the Owner's Tenant Criteria Design Guidelines, will be submitted to the Owner for approval and then submitted to the City of Chino Hills for

The Owner 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. Accommodate design issues with building design in the application of this sign program.

B. Submittal to City for Final Approval:

A full set of plans must be approved by the Owner prior to submitting to the City. The Tenant or his sign contractor must submit to the City of Chino Hills and will be responsible for all pertinent applications and permit fees required by the City of Chino Hills.

Tenant and his sign contractor will not be permitted to commence installation of the exterior sign(s) until a stamped set of final drawings reflecting the Owner's and City's approval is on file in the Owner's office.

C. Tenant's Responsibility:

1. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the sign contractor's Certificate of Insurance naming Opus West Corporation as additionally insured.
2. The Owner must be notified 48 hours in advance prior to installation.
3. The Owner may, at his discretion, and at the Tenant's expense, correct, replace or remove any sign that is installed without written approval.
4. If the Tenant chooses to change its exterior signs at any time during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.
5. Tenant shall ultimately be responsible for all expenses relating to signage for his store without limitations:

- a. 100% of permit processing cost and application fees.
- b. 100% of costs for sign fabrication and installation including review of shop drawings and patterns and any necessary structural or electrical engineering.

- c. All costs related to sign removal, including repair of any damage to the building. This work must be completed within thirty (30) days of vacancy.

D. Prohibited Exterior Signs:

Only those sign types allowed herein and specifically approved in writing by the owner will be allowed. The following sign types are prohibited:

1. Outdoor advertising or advertising structures.

2. Roof signs

3. Freestanding signs except as provided in these guidelines.

4. Animated, audible, odor-producing or moving signs, including readerboards, plasma screens and the like, signs that move, swing, rotate, or flash except as provided for in this text.

5. Vehicle signs: signs affixed on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use are prohibited.

6. Off-premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon City and Owner approval.

E. Design Guidelines:

The purpose for establishing these guidelines is to insure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Individual tenant signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

1. Mixed Media Forms and Embellishments:

- a. Dimensional, geometric shapes or icons representing a Tenant's product or service.

- b. Sculpted wood, metal or Signfoam forms.

- c. Screens, grids or mesh

- d. Cut steel or fabricated steel
Dimensional letterforms with seamless edges.

- e. Opaque acrylic materials with matte finishes.

2. Illumination:

Tenant signage should incorporate one or more of the following acceptable lighting methods:

- a. Reverse channel halo-lit neon.
- b. Channel letters with exposed neon
- c. Fiberoptics or LED lighting
- d. External illumination or internal illumination
- e. Custom light fixtures or decorative fixtures.

All front lighting should be baffled and obscured in channels. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront.

3. Sign Colors and Finishes:

All Tenant's colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines must be adhered to:

- a. Sign colors shall be selected to provide sufficient contrast against building background colors and be compatible with them.

- b. Colors within each sign shall be compatible

- c. Colors shall provide variety and excitement.

- d. Paint finishes shall be of a quality that resists fading and chalking.

- e. Other finishes such as natural metallic finishes shall be clear coated for resistance to sun, wind and dirt.

4. Typestyles and Logos:

- a. The use of distinctive typestyles and logos is encouraged. All images must be architecturally compatible and approved by Owner.

5. Sizes and Quantities:

Notwithstanding the maximum square footage specified for copy allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale with surrounding elements.



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**Altoos+Porter
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**Opus West
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F. Fabrication Requirements

The fabrication and installation of all signs shall be subject to the following restrictions:

1. All signs shall be fabricated and installed with all approved components in compliance with applicable building and electrical codes and permits.

2. The sign manufacturer shall provide a UL label as required by local authorities in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

3. Sign permit stickers shall be affixed to the bottom edge of signs and only that portion that is legally required to be visible shall be exposed.

4. Signs shall be made of durable rust inhibiting materials that are appropriate and complementary to the building.

5. All formed metal shall be fabricated using full weld construction.

6. All signs shall be fabricated and installed with no visible screws, seams, rivets or fastening devices unless such fastenings are an integral part of the visual design and have been approved by Owner. All finished surfaces shall be free of oil-canning or warping.

7. Separate all ferrous and non-ferrous metals. Stainless steel fastenings shall be used to secure ferrous to non-ferrous metals.

8. Threaded rods or anchor bolts shall be used to mount sign letter that are spaced off from the wall or background. Mounts consist of all-thread post and spacer sleeves for consistency. Spacers shall be painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.

9. Paint colors and finishes must be reviewed and approved by Owner. Color coatings shall match exactly the specified colors on the approved submittals.

10. Surfaces with color hues prone to fading shall be coated with ultra-violet inhibiting clear coat in a matte, semi-gloss or gloss finish.

11. All sign finishes shall be free of dust, drips, orange peeling and runs. Finishes should have uniform coverage and be of the highest quality.

12. Neon tubing, transformers and all other lighting shall be specified on shop drawings for approval.

13. Surface brightness of all illuminated materials shall be even and consistent unless a dramatic look is desired and has been approved by Owner. Light leaks will not be permitted.

14. Sign fabricator shall advise other trades of requirements for additional support or bracing within the wall or canopy and, conduit or other electrical requirements, while these areas are still accessible.



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