

Soquel Canyon Square

SHOPPING CENTER

15840 & 15850 SOQUEL CANYON PKWY.
CHINO HILLS, CALIFORNIA

Planned Sign Program

APPROVED
CHINO HILLS
PLANNING

MAR 15 2018

BY



PREPARED BY

Encore Image, Inc.

JUNE 20, 2017

Revised 2/14/18



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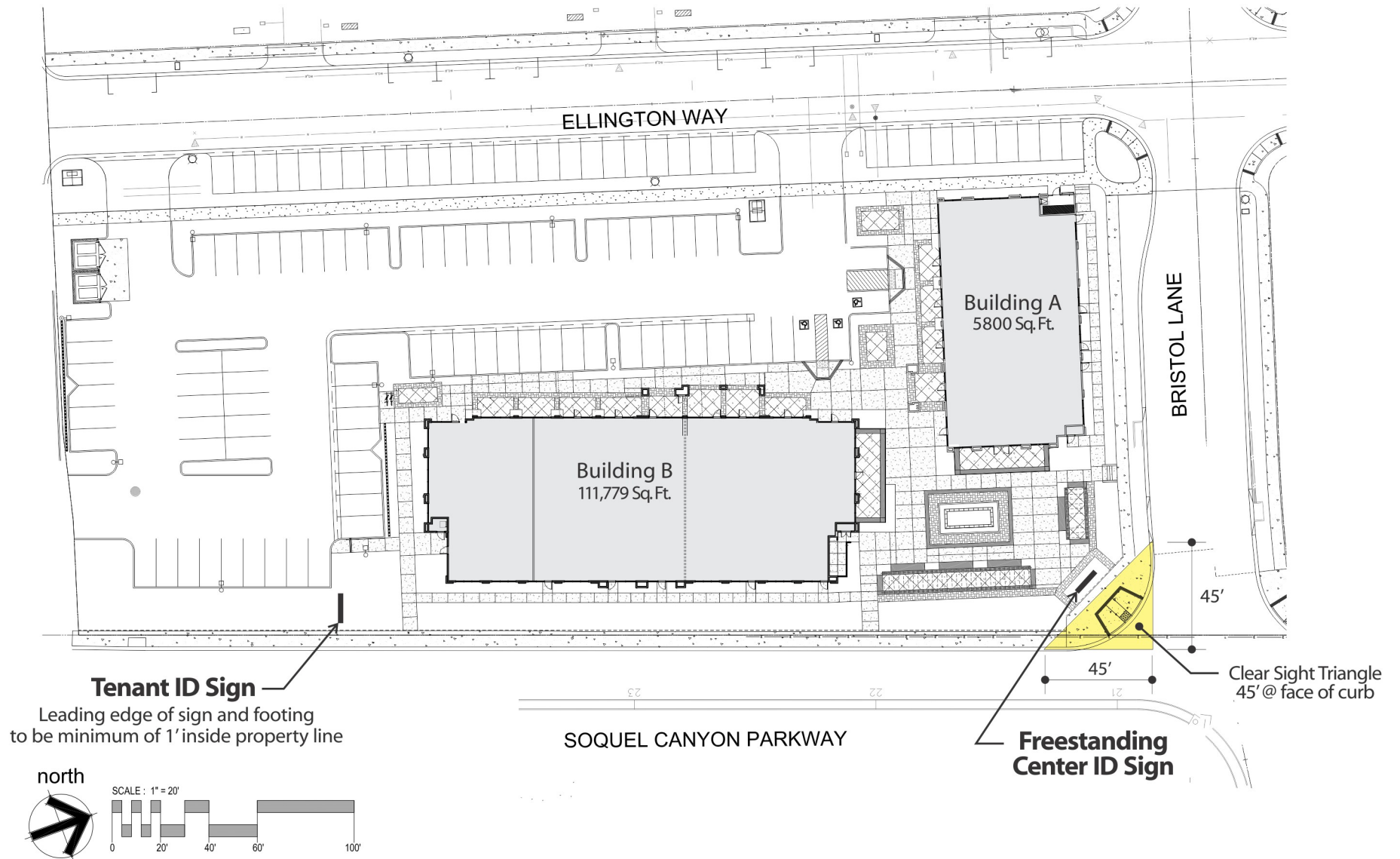


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Purpose

This document is a comprehensive reference to common area project signs as well tenant signage, both free-standing and wall mounted. As such, it will not only illustrate and locate proposed signs, but also serve as an ongoing template for monitoring tenant signage.

Format

This sign program contains written specifications and design guidelines; design exhibits depicting the project freestanding sign; typical building elevations indicating wall sign locations; and location references of each proposed sign. The information contained within this document will allow for an efficient and thorough review of the design intent.

General Provisions and Requirements

- All signs must comply with local building and electrical codes.
- Applicable permits must be secured prior to the installation of each sign.
- Each sign must be constructed and installed by a licensed, insured, professional firm.
- Letters and background panels must be affixed without visible means of attachment.
- Signs must be constructed of durable, rust-inhibiting materials.
- Non-conductive gaskets and/or stainless steel fasteners shall separate all ferrous and non-ferrous materials.
- Finished sign surfaces shall be free from warping. All finishes shall be free of dust, drips or runs, and shall present a uniform surface quality.
- Electrical components must exactly match those specified in the approved design.
- All conduits, raceways, ballast, transformers, or other electrical components shall be concealed.
- UL approved labels shall be affixed to all electrical components as required.
- Fabrication and installation of all signs shall comply with applicable codes.
- Penetrations into building wall shall be made waterproof.
- Sign manufacturer's identification labels shall not be visible.
- Tenants must maintain signs in proper working order.
- Upon vacating the space, the departing tenant is responsible for removal of their sign(s) and repairing the wall surfaces as necessary. The building facade shall be repaired as necessary to maintain a high quality appearance. There shall be no indication of previous signage on the facade..
- Signage locations(s), dimensions, materials, colors and constructions methods are subject to landlord/developer review and approval.

Prohibitions

- Sign Cabinets with translucent faces.
- Temporary advertising devices such as attraction boards, posters, banners, flags, and balloons.
- Exposed junction boxes, transformers, lamps, tubing, conduits, or neon crossovers of any type.
- Sign manufacturer's names, stamps or decals that are not required by UL
- Luminous-vacuum formed type plastic letters.
- Paper, cardboard or styrofoam signs, stickers, or decals, or decals hung around, on or behind storefronts to be prohibited unless approved by landlord/developer and the City of Chino Hills.
- Exposed fastenings, unless used as a decorative design element.
- Simulated materials (i.e., wood grained plastic laminates, etc. or wall covering.
- Animated lights or other "moving" sign components.
- Neon signs visible through windows to be prohibited unless approved by Landlord/developer and shall not exceed an aggregate area of 4 square feet.
- Roof mounted signs.
- Any sign form not specifically allowed by this criteria.

Wall Signs

Landlord has 10 business days to review. Approval must be obtained prior to City submittal.

Maximum Number of Signs	Maximum Sign Area	Maximum Letter/Sign Dimensions	Remarks and Restrictions
One per tenant per elevation NTE 2 signs per interior tenant and 3 signs per corner tenant.	1 sq. ft. per 1' of linear lease frontage when using 8 contiguous lines to define extreme limits of the sign, including backer panels NTE 70% of lease space frontage in length	One Line Copy Maximum letter height: NTE 24" Maximum overall sign height: NTE 36" including logos. Two Line Copy Maximum overall sign height: NTE 48" including logos. A minimum of 6" spacing required between top and bottom lines of copy.	A) Wall signs shall consist of individual illuminated channel letters flush-mounted to fascia or to backer panel. Signs shall be architecturally designed to be compatible with and proportionate to building face. B) Logos are acceptable when used in conjunction with tenant name as long as the logo comprises no more than 25% of the total sign area. Sign copy shall be a single line, or stacked on two (2) lines, with a maximum letter height of 24". C) Sign length: 70% of leased store width up to a maximum of 24 ft., whichever is less. D) Signs shall not project above or below the facade to which the signs are mounted. E) No cabinet type signs allowed except cases of trademarked national or regional corporate logos. Logos consisting mainly of text shall have aluminum face with text/graphics routed out and pushed-thru acrylic. F) No exposed raceways, crossovers, conduits, neon tube conductors or transformers. City of Chino Hills sign permits to be obtained prior to sign installation. Sign installation to be accomplished by C-45 licensed contractors only, having all insurances in force, as required by landlord.

Front Entrance Door Graphics/ Window Graphics

Type	Maximum Size	Remarks and Restrictions
Front Door Graphics White vinyl business ID and hours of operation Window Graphics Multi-colored vinyl	Front Door Graphics 12" x 16" area Window Graphics NTE 25% of tenant overall glass area.	All graphics to be installed by an industry professional and maintained in good condition. Visibility may be obscured for windows providing a view of areas intended to be private (e.g. offices, exam rooms) whose restaurant patrons are seated adjacent to windows where equipment is stored or operated, and preparation and maintenance areas. Obscured window area shall not be used for advertising purposes in a manner that results in window signage exceeding 25% of the glass area.



South Elevation



West Elevation

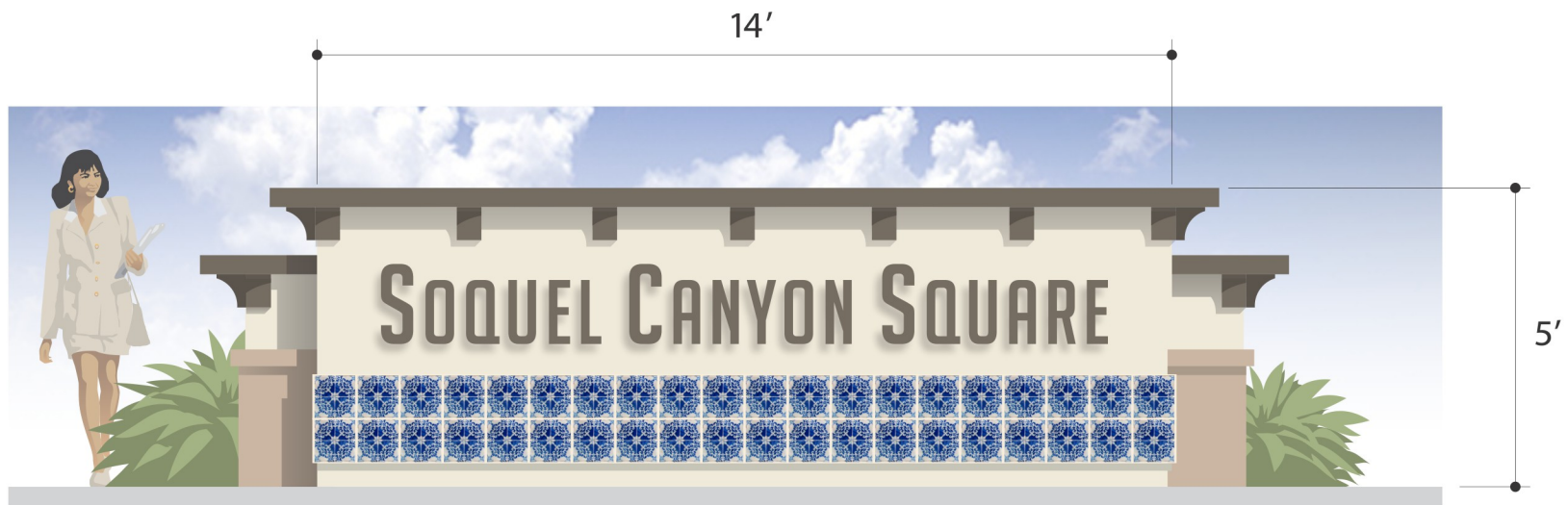


North Elevation

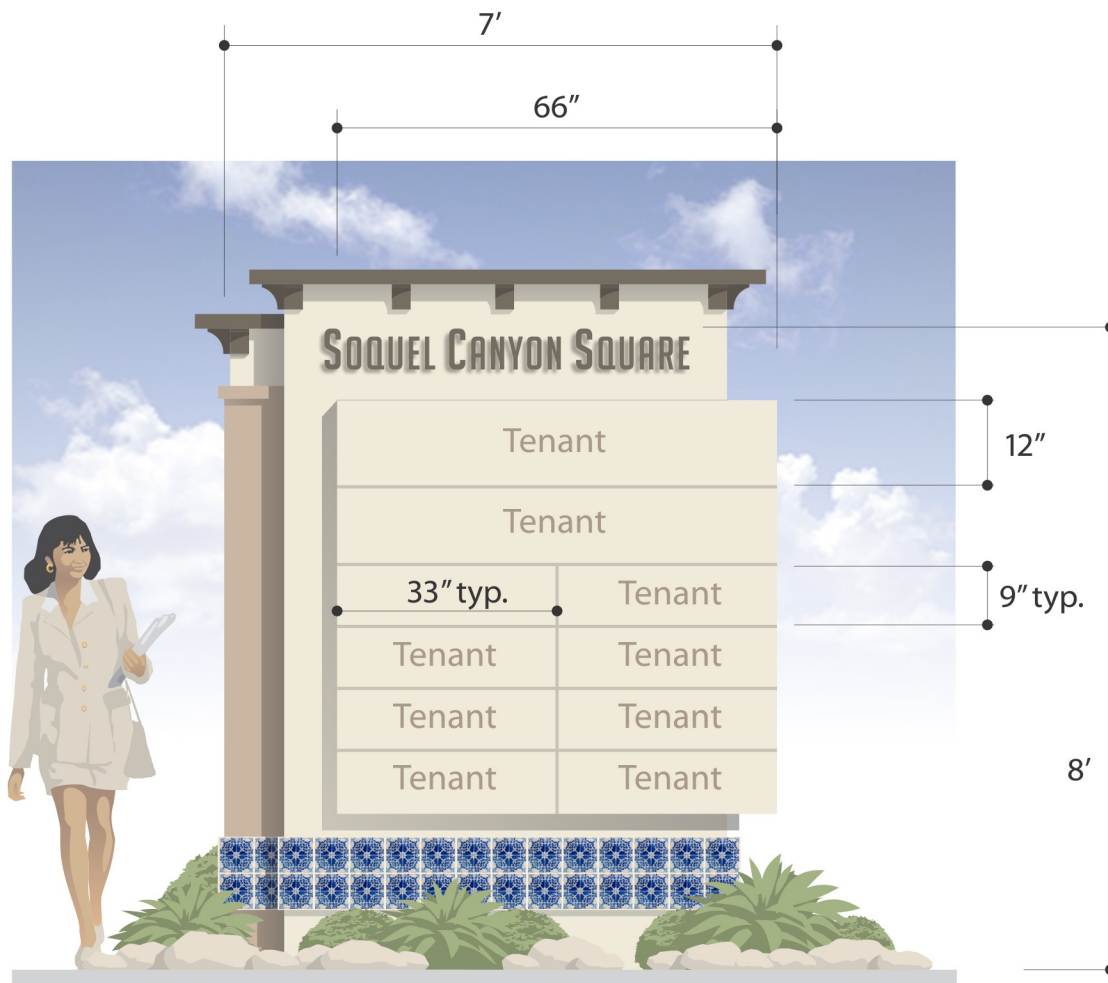


East Elevation





- Externally illuminated, single-faced ID sign with dimensional Center ID letters
- Sign to be illuminated with inset, ground-mounted fixtures
- Surfaces & trim colors to match project
- Decorative tile to match project



- Internally illuminated, double-faced monument sign with routed-out aluminum tenant panels with $\frac{1}{2}$ " deep pushed-thru copy
- Halo-illuminated Center ID letters
- Surfaces & trim colors to match project
- Decorative tile to match project
- Minimum letter height for larger panels is $9\frac{1}{2}$ "
Minimum letter height for smaller panels is $6\frac{1}{2}$ "
- Priority for panel allotments shall be given to Anchor Tenants and tenants that don't have wall signage facing Soquel Canyon Parkway.