

THE COURTS CHINO HILLS, CA.

S I G N P R O G R A M

APPROVED
CHINO HILLS
PLANNING

BY

B. A. M. N. L.

DATE

12/03/07

CITY SET

The logo for Encore Image features a stylized, multi-colored arc (purple, pink, orange) to the left of the word "Encore" in a bold, italicized sans-serif font. Below "Encore" is the word "IMAGE" in a smaller, spaced-out, all-caps sans-serif font.

Encore
I M A G E

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THE COURTS - CHINO HILLS

SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment for the THE COURTS at Chino Hills, Ca. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the building occupant at his expense, upon demand by the "The Courts At Chino Hills Association Inc." (The Association) or the City of Chino Hills. Exceptions to these standards shall be reviewed by the Architectural Committee and the City of Chino Hills to determine their validity. The City of Chino Hills Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the owner shall submit to the Architectural Committee for approval, three copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the store front.
2. Prior to manufacturing, the owner shall submit to the City of Chino Hills Community Development Department at least three copies of the sign drawing approved by the Architectural Committee and obtain a valid sign permit from the Building & Safety Department.
3. The owner shall pay for all of his signs, installation, (including final connection), permit labor and permit fees.
4. The owner shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Owner shall be fully responsible for the operations of his sign contractor(s).
6. The Developer shall furnish an electrical circuit for each sign. The Association shall have control over the hours of illumination of all building signs.
7. The owner shall be responsible for removing his sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Association. If the owner has space on a monument sign, the owner will replace his sign panel(s) with a blank panel(s) to match the existing color and texture.
8. Promotional or special event signs, banners and flags shall be in conformance with the City of Chino Hills Ordinance and must have prior written approval from the Association prior to submission to the City.
9. No other types of signs except those specifically mentioned within this criteria will be allowed without prior written approval from the Association and the City.
10. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Association and the Community Development Department for consistency of design prior to installation.
11. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by owner. Association may remove and store, at owners expense, any signs not maintained properly or not in accordance with this sign program.
12. Individual building signage shall be permitted according to this Sign Program for typical 1-story office, loft office, and retail buildings. Each building shall be allowed one (1) primary sign per tenant per building elevation, in one (1) of the allowable signage locations per this Sign Program. Same tenant/owner signage shall be allowed on no more than (2) sides of each building.

SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the Architectural Committee and the City of Chino Hills.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted.
5. Retail wall signs shall consist of individual, interior-illuminated, plastic faced aluminum channel letters. Office signs shall consist of reverse channel letters with indirect lighting. Logos may be allowed on a case by case basis by the Architectural Committee and City of Chino Hills, providing it is a registered trademark or symbol commonly used by the applicant.
6. Retail building sign placement must be centered on building canopy per the plot plan. Retail signs are not to exceed 70 percent of canopy width. Office building name signs are to be centered on building entrance canopy and shall not exceed 70 percent of canopy width.
7. Sign square footage shall be calculated by drawing up to (8) straight lines around copy and logo.

OTHER SIGNAGE

FREE STANDING SIGNS:

A total of Two (2) monument signs will be allowed. Monument signs are located at each entrance to the property as shown on site plan.

PROHIBITED SIGNS:

Roof or ground inflated balloons/figures or bench signs except as authorized and approved by the City of Chino Hills and Landlord.

A-frame signs.

Signs affixed to a vehicle, excluding permanent signs on commercial vehicles.

Signs deemed to be immoral, obscene, or unlawful.

Billboards.

Flashing, blinking, rotating or otherwise animated signs.

Signs that emit or generate sound, smoke or similar material.

Awning signs.

Specifically prohibited signs for the office buildings are banners, balloons, flags, window displays, and any advertising for products, services or job openings.

RETAIL TENANTS

- Maximum quantity Two (2); One per each designated elevation.
- Acrylic faced individually illuminated channel letters and illuminated channel box type logos.
- Maximum 50 square feet per sign and maximum 24" high.
- Two-line copy is prohibited on canopies.
- Color of letter faces shall be by tenant's choice.
- Letter returns and trim cap will be painted to match Dunn Edwards Weathered Brown DEC 756.
Door graphics not-to-exceed 144 square inches; one per each designated door;
white film mounted second surface, no higher than 60" above finished grade.
- Sign locations per attached plot plan.
- Sign approvals will be at the discretion of the Association.
- See elevation drawings showing typical sign placements.

OFFICE BUILDINGS

Building identification signs may be placed centered on the main entrance canopy of each office building providing the name of the building only. Tenant or business names are prohibited unless the tenant/business name will also serve as the building's I.D. Alternate building sign placements are as shown on the attached site plan. Sign approvals will be at the discretion of the Association.

- Maximum quantity one (1) primary building identification sign unless noted otherwise herein.
- Placement of building signs on walls, canopies and building "fins" is per the site plan and is subject to approval by the Association.
- Building canopy signs are not to exceed 12" high in a single line.
Two line copy is prohibited on canopies.
- All building signs must be of reverse channel aluminum construction and a maximum of 4" deep.
- Building signs are to be painted to match Dunn Edwards Weathered Brown DEC 756, satin finish.
- Illuminated letters must be halo illuminated and when attached to the building canopy must be mounted on a maximum 1" wide aluminum backing plate for light reflection.
- Letter backing plates to be painted Matthews brushed aluminum.
- Letters will be mounted maximum 1-1/2" off backing plates.
- Non-illuminated directory signs for each building will provide the names and suite numbers of the occupants.
- Each directory sign will be provided by the building owner and will conform to the standards for directional signs noted elsewhere in this sign program.
Exterior directory signs will be double faced and flag mounted on the building exterior
Interior directory signs will be wall mounted in the building's lobby
- Building "D" may have one (1) primary I.D. sign on the south entrance canopy and one (1) secondary I.D. sign on the west entrance canopy.
- Buildings "E/F" and "G/H" with an optional entrance on the side of the building may place an additional sign on the canopy above that second entrance.

24" max. ht.
of letter or logo

70% max. length of tenant storefront

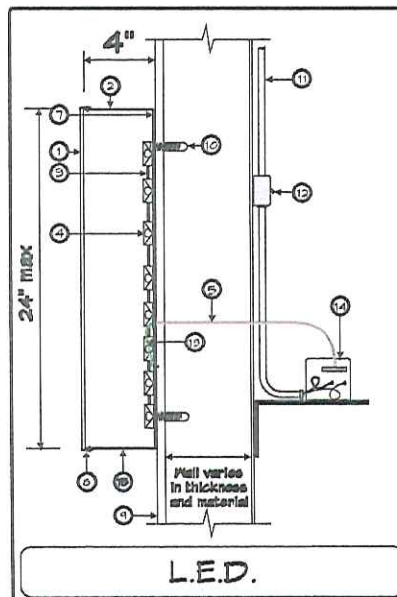
RETAIL TENANT

RETAIL TENANT BUILDING SIGN

Maximum signage area: fifty (50) square feet

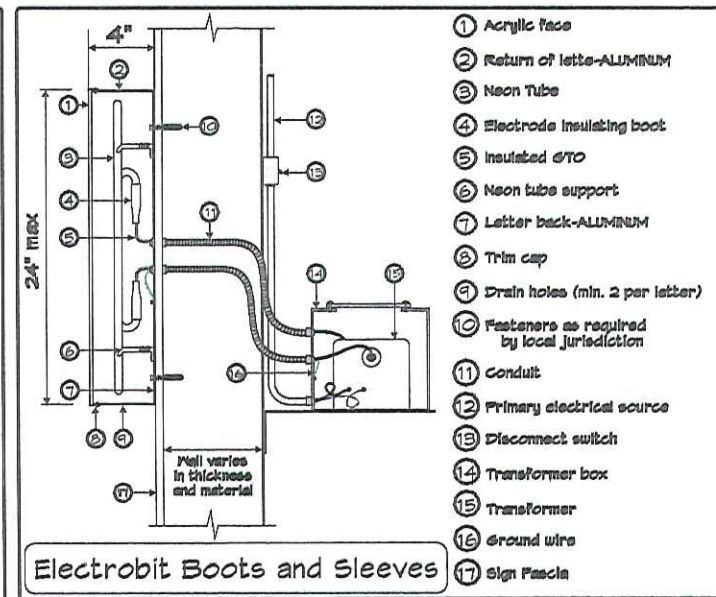
INTERNALLY ILLUMINATED CHANNEL LETTERS / LOGO.

- FACE:** 3/16" THK. ACRYLIC (COLOR AS PER TENANT) WITH 3/4" TRIMCAP PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN DEC 756.
- RETURNS:** 4" DEEP ALUMINUM PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN" DEC 756.
- ILLUMINATION:** INTERNALLY ILLUMINATED WITH LED AND POWER PACKS. NEON ILLUMINATION MAY BE UTILIZED AT TENANTS DISCRETION
- INSTALLATION:** FLUSH MOUNT TO WALL OR TOP OF CANOPY.
- LETTER FONT:** AS PER TENANT.

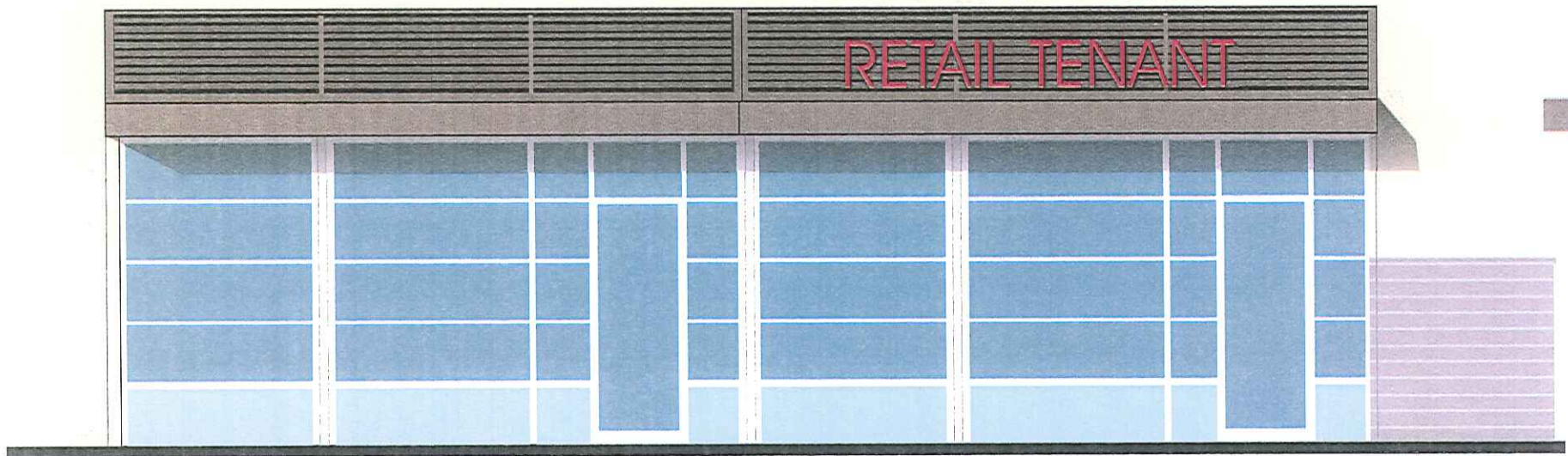
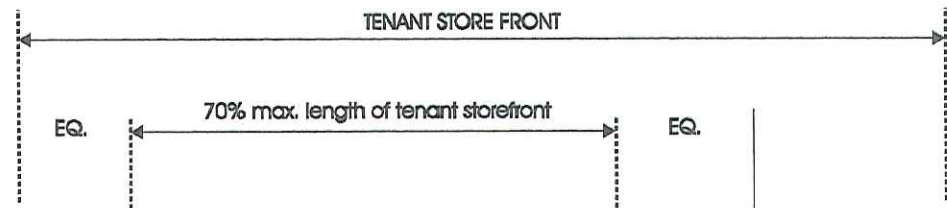


NOT TO SCALE

TYPICAL LETTER DETAIL

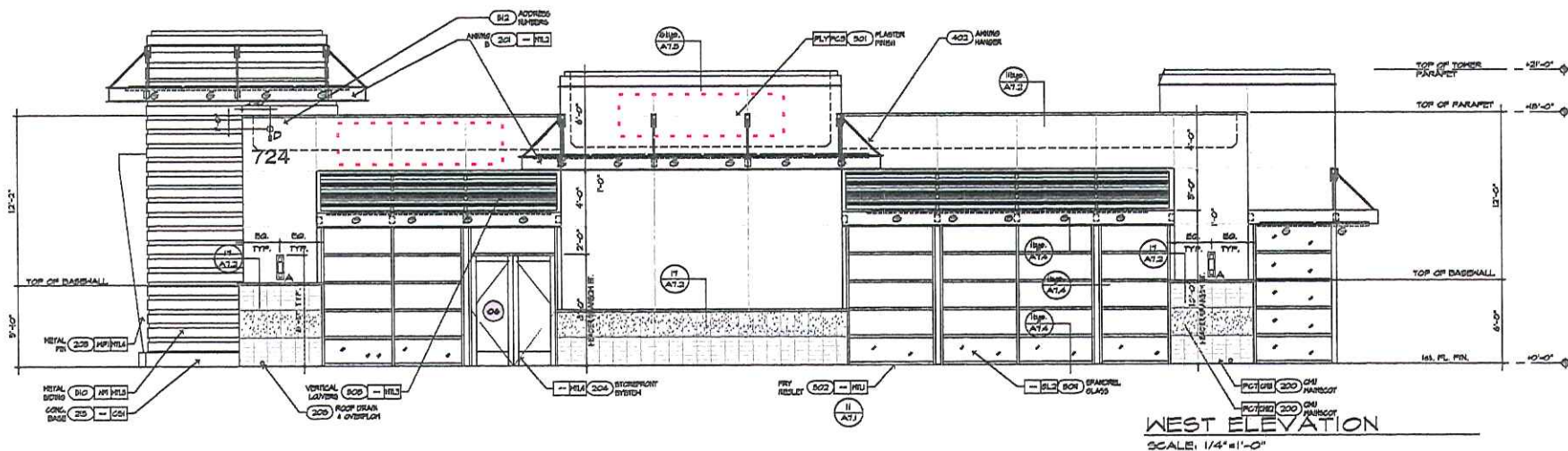


NOT TO SCALE

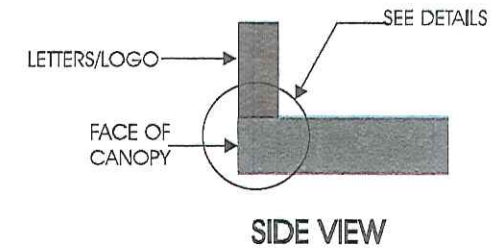
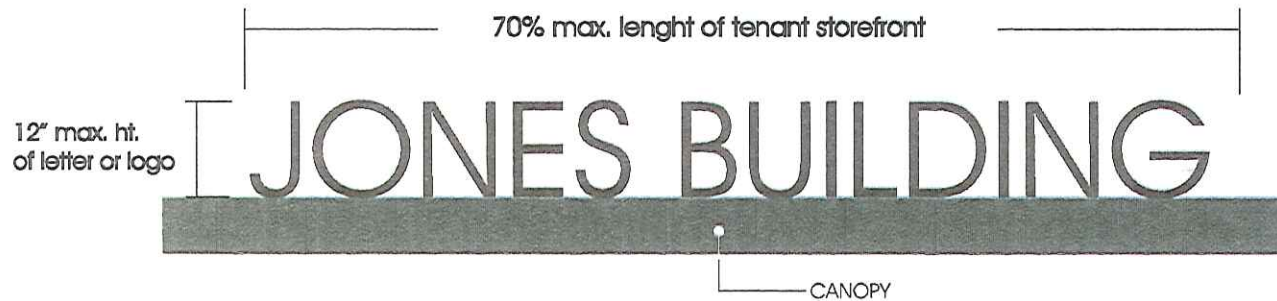


RETAIL TENANT STOREFRONT ELEVATION
TYPICAL CANOPY INSTALLATION

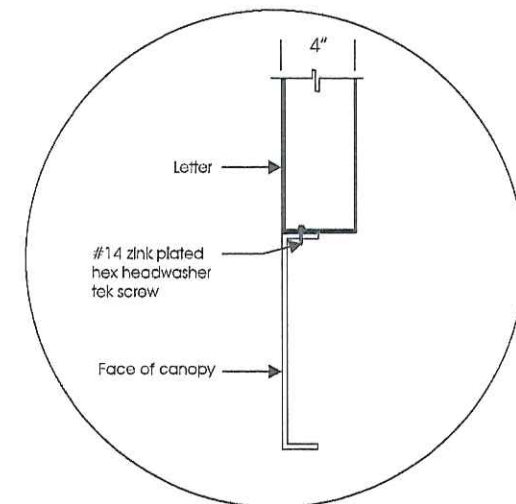
SCALE: 1/8"=1'-0"



TYPICAL RETAIL TENANT STOREFRONT ELEVATION
TYPICAL WALL SIGN PLACEMENT(S)



OFFICE BUILDING SIGN		Maximum signage area: fifty (50) square feet
REVERSE <u>NON-ILLUMINATED</u> CHANNEL LETTERS / LOGO		
FACE:	ALUMINUM PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN DEC 756 SATIN FINISH.	
RETURNS:	4" DEEP ALUMINUM PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN" DEC 756, SATIN FINISH.	
INSTALLATION:	MOUNT LETTERS/LOGO ON TOP OF CANOPY. PROVIDE 1/2" MOUNTING PLATE TO BOTTOM OF LETTERS / LOGO. FACE OF LETTERS / LOGO TO BE FLUSH TO FACE OF CANOPY.	
LETTER FONT:	AS PER TENANT.	

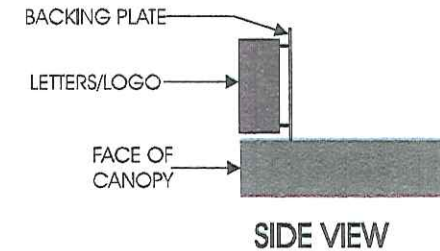
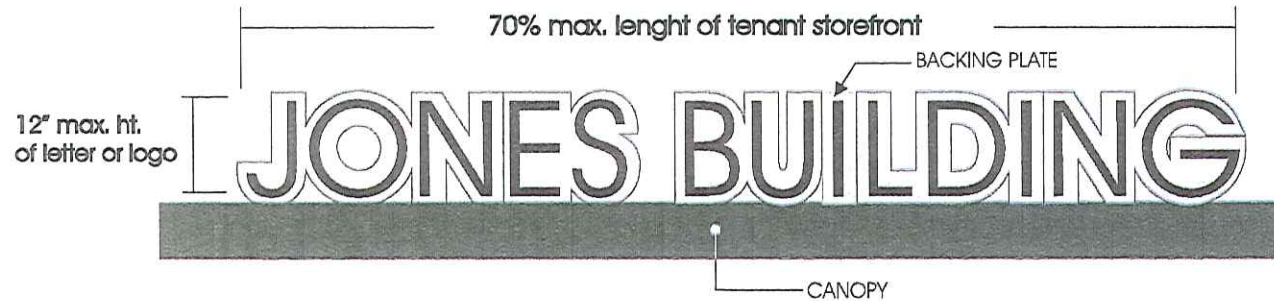


SIDE VIEW/DETAILS NOT TO SCALE



OFFICE BUILDING ELEVATION
NON-ILLUMINATED LETTERS
TYPICAL CANOPY INSTALLATION

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



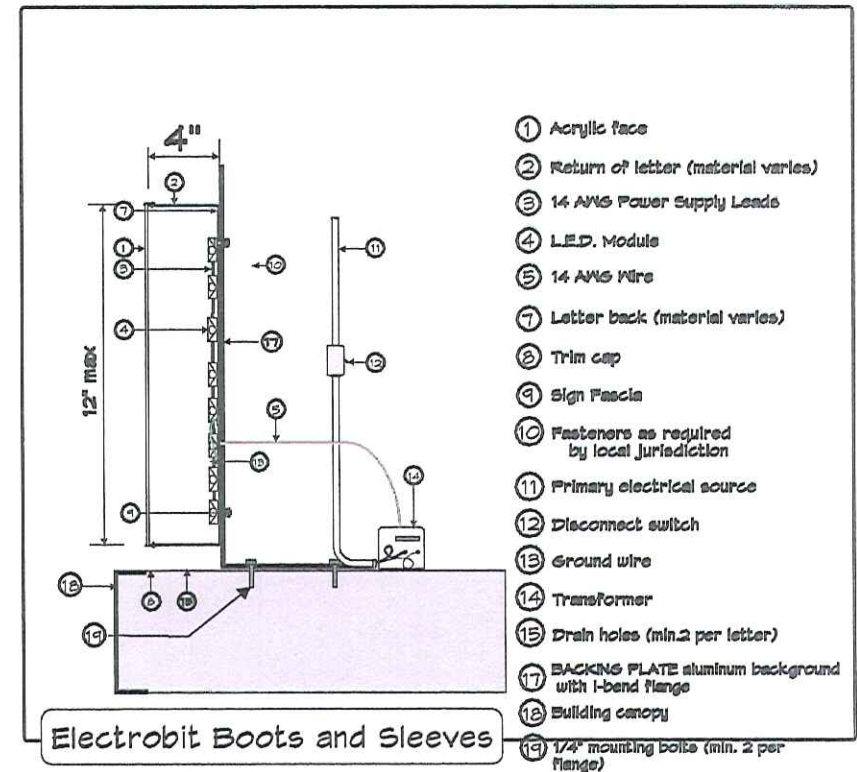
OPTIONAL ILLUMINATED LETTERS

OFFICE BUILDING SIGN

Maximum signage area: fifty (50) square feet

REVERSE ILLUMINATED CHANNEL LETTERS / LOGO WITH BACKING PLATE

- FACE:** ALUMINUM PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN DEC 756 SATIN FINISH.
- RETURNS:** 4" MAX. DEEP ALUMINUM PAINTED TO MATCH DUNN EDWARDS "WEATHERED BROWN" DEC 756. SATIN FINISH.
- LETTER BACKS:** CLEAR POLYCARBONATE.
- ILLUMINATION:** HALO ILLUMINATED WHITE LED. WHITE NEON MAY BE USED AT OWNERS DISCRETION.
- INSTALLATION:** PEG 1 1/2" OFF BACKING PLATE.
- BACKING PLATE:** 1" WIDER AROUND LETTERS / LOGO, ALUMINUM PAINTED MATTHEWS BRUSHED ALUMINUM.
- INSTALLATION:** MOUNT LETTERS/LOGO WITH BACKING PLATE ON TOP OF CANOPY.
- LETTER FONT:** AS PER TENANT.



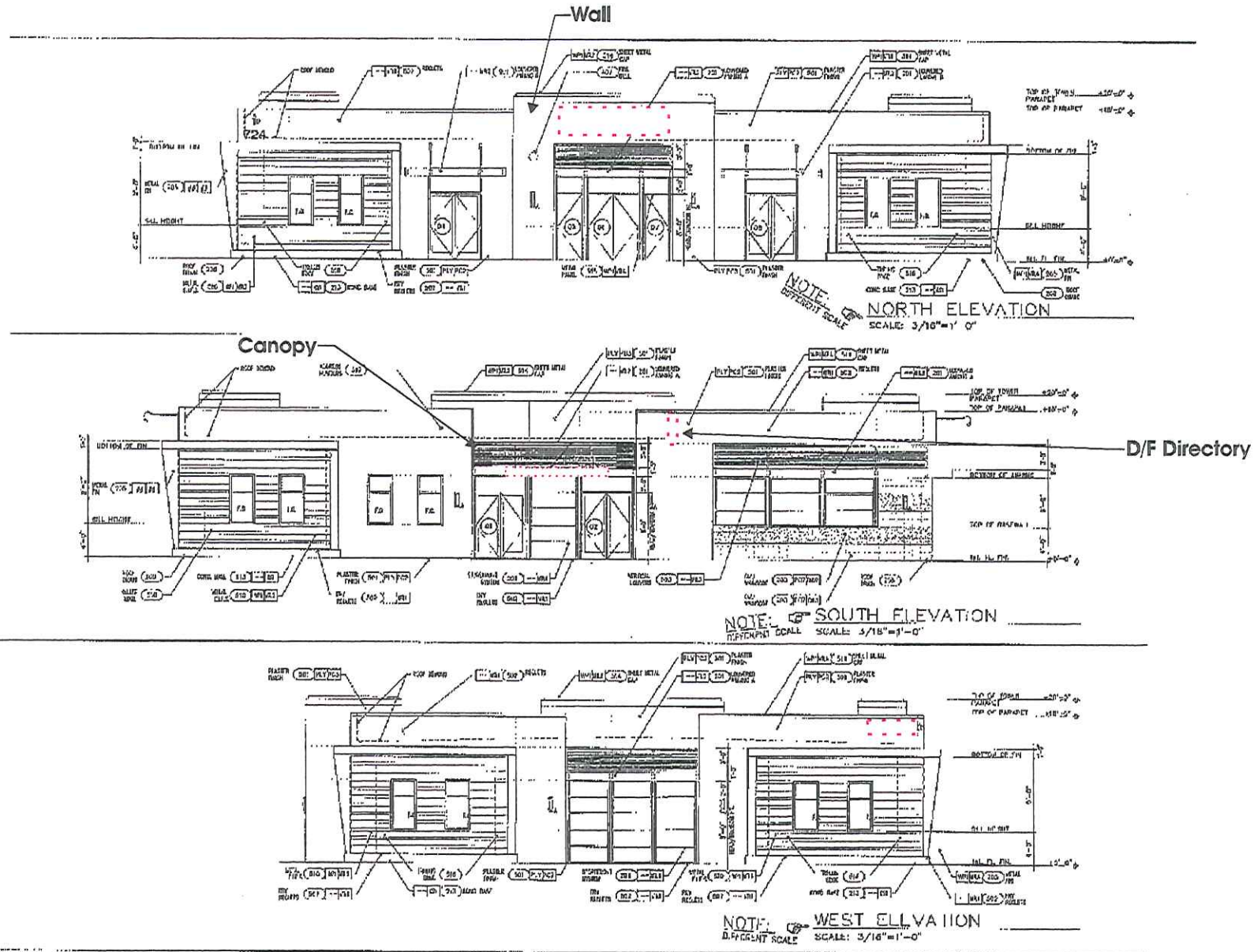
TYPICAL LETTER/LOGO DETAILS

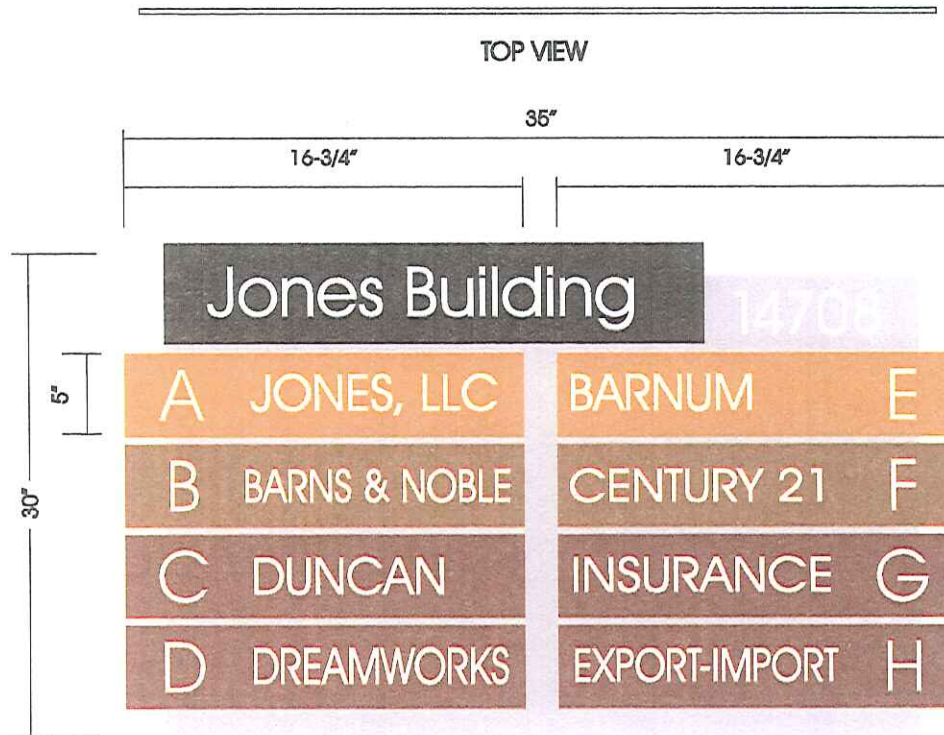


OFFICE BUILDING ELEVATION
OPTIONAL ILLUMINATED LETTERS
TYPICAL CANOPY INSTALLATION

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

OFFICE BUILDING ELEVATIONS TYPICAL WALL SIGN PLACEMENTS





A

**SINGLE FACED NON-ILLUMINATED
INTERIOR BUILDING DIRECTORY**

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

ALUMINUM FACE PAINTED (SEE COLOR LEGEND) AS SHOWN.

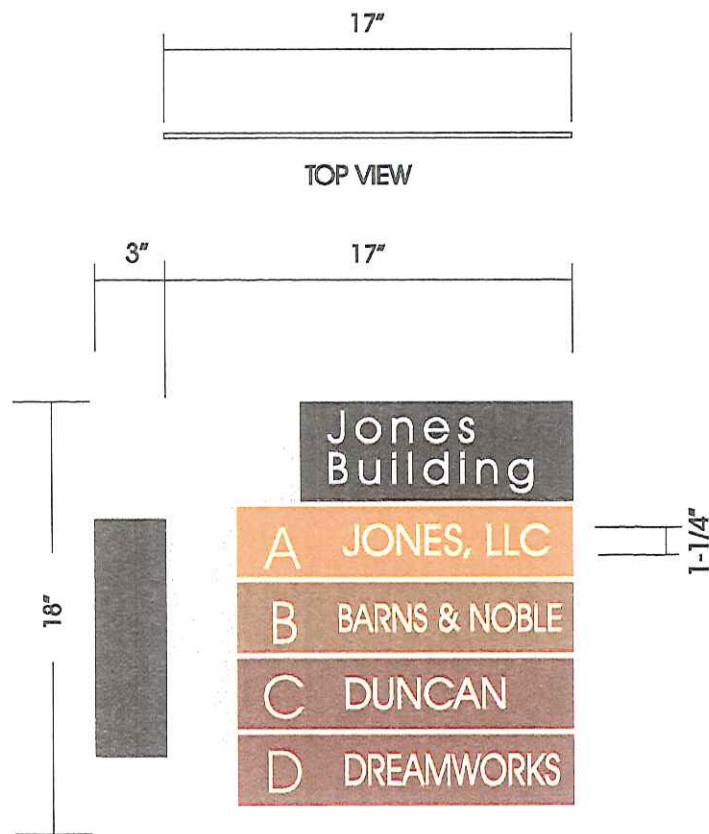
ALL COPY TO BE WHITE VINYL.

TENANT SUITE NAME & NUMBER: WHITE VINYL ON PAINTED
REPLACEABLE PANELS.

SEE COLOR LEGEND FOR MORE INFORMATION.

DUNN EDWARDS PAINT COLOR LEGEND

	1 DEC 756 WEATHERED BROWN
	2 DE 5320 COPPER COVE
	3 DE 5369 LAREDO ROAD
	4 DE 5370 BREAD CRUST
	5 MATTHEWS BRUSHED ALUMINUM



B DOUBLE FACED NON-ILLUMINATED
FLAG MOUNT BUILDING DIRECTORY SCALE: 1-1/2" = 1'-0"

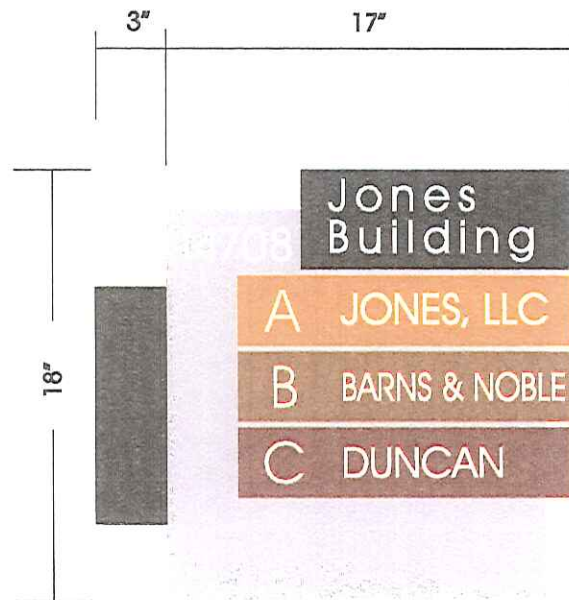
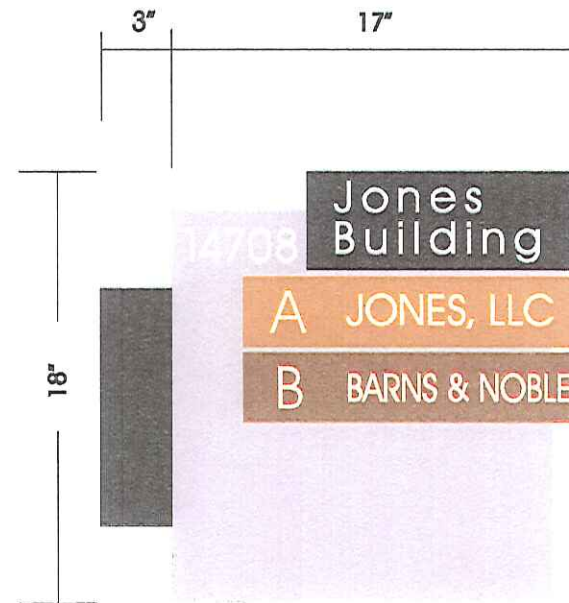
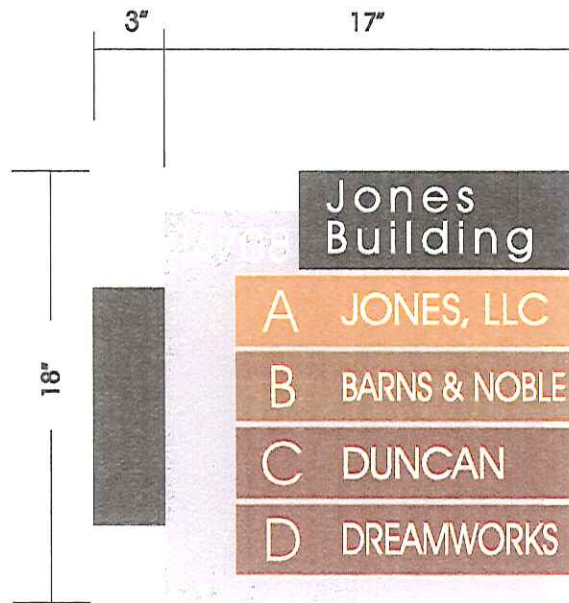
.125" ALUMINUM FACE PAINTED (SEE COLOR LEGEND) AS SHOWN.

ALL COPY TO BE WHITE VINYL.

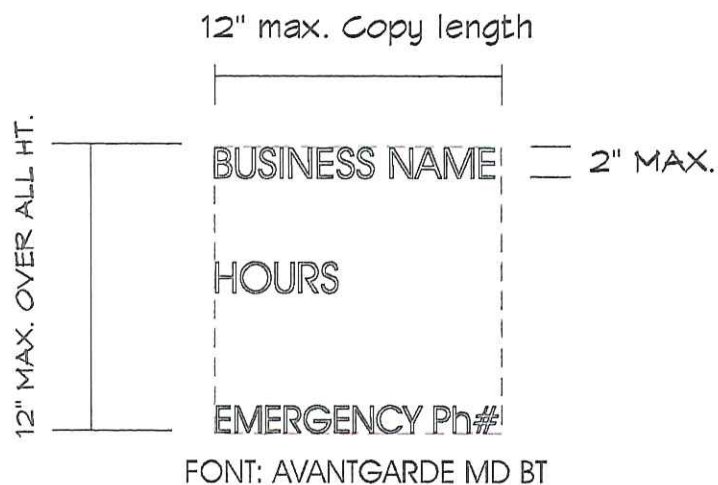
TENANT SUITE NAME & NUMBER: WHITE VINYL ON PAINTED
REPLACEABLE PANELS.

SEE COLOR LEGEND FOR MORE INFORMATION.

DUNN EDWARDS PAINT COLOR LEGEND	
	1 DEC 756 WEATHERED BROWN
	2 DE 5320 COPPER COVE
	3 DE 5369 LAREDO ROAD
	4 DE 5370 BREAD CRUST
	5 MATTHEWS BRUSHED ALUMINUM



B DOUBLE FACED NON-ILLUMINATED
FLAG MOUNT BUILDING DIRECTORY SCALE: 1-1/2"=1'-0"
TWO, THREE AND FOUR TENANT PANEL CONFIGURATIONS.

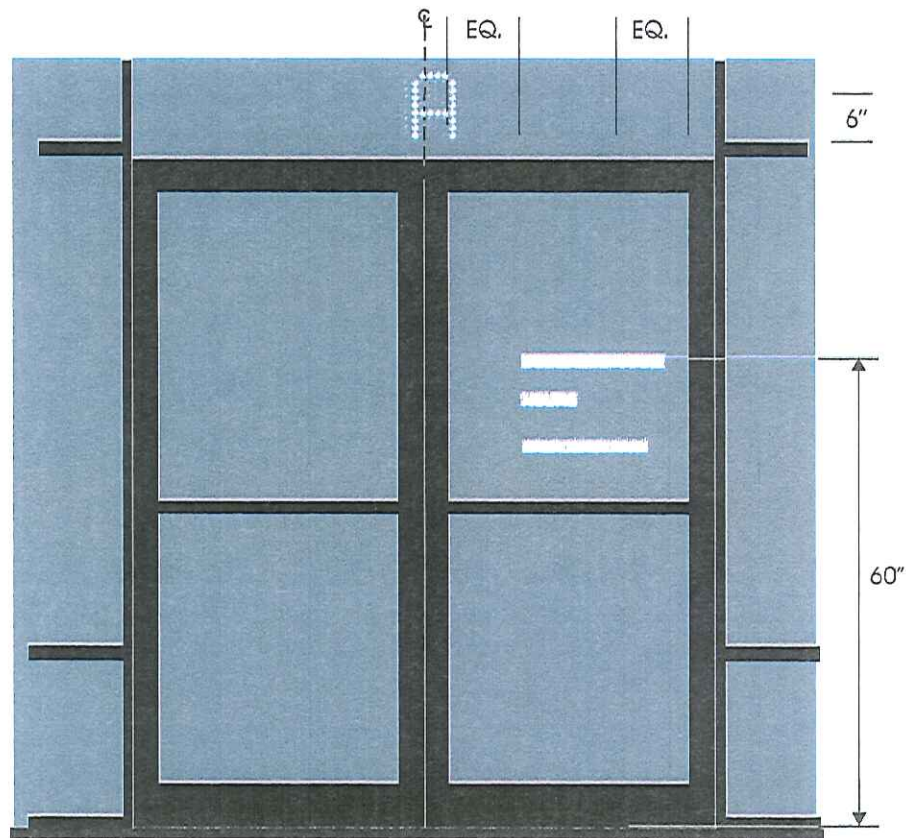


MAX. SIGN AREA: 144 SQ. INCHES

DOOR GRAPHICS

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

WHITE FILM APPLIED FIRST SURFACE OF GLASS DOOR
 BUILDING DESIGNATION: 6" HIGH
 WHITE FILM APPLIED FIRST
 SURFACE CENTERED ON TRANSOM ABOVE DOORS
 A, B, C, ETC.
 FONT: AVANTGARDE MD BT

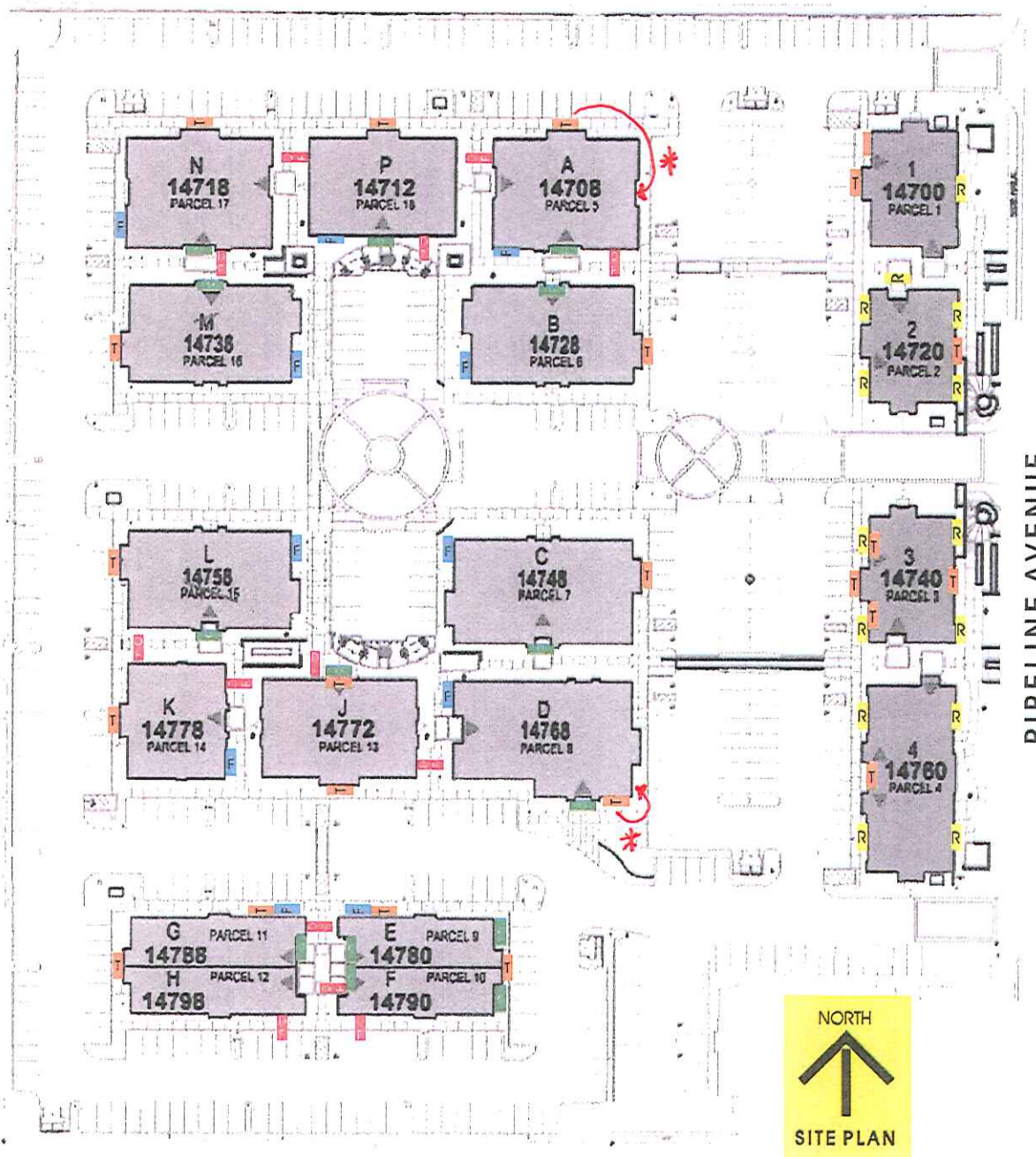


STOREFRONT ENTRANCE ELEVATION
 (TYP. DOUBLE DOOR OR SINGLE DOOR)

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

- DOUBLE FACE FLAG MOUNT DIRECTORY
- TOWER SIGN PLACEMENT
- RETAIL TENANT CANOPY SIGN
- BUILDING CANOPY SIGN
- BUILDING FIN ALTERNATE SIGN PLACEMENT

*OWNER SIGN PLACEMENT HAS BEEN REVISED AS SHOWN PER THE COURTS AT CHINO HILLS ASSOCIATION. *gws*
2-18-09



RETAIL TENANT	
ADDRESS	QTY. OF TENANTS
14700	1 TENANT(S)
14720	2 TENANT(S)
14740	3 TENANT(S)
14760	2 TENANT(S)

- T = TOWER SIGN PLACEMENT
- R = RETAIL SIGN PLACEMENT
- F = BUILDING FIN ALTERNATE SIGN PLACEMENT

OFFICE BUILDING	
ADDRESS	QTY. OF TENANTS
14708	3 TENANT(S)
14712	3-4 TENANT(S)
14718	1 TENANT(S)
14728	1 TENANT(S)
14738	1 TENANT(S)
14748	8 TENANT(S)
14758	1 TENANT(S)
14768	1 TENANT(S)
14772	1 TENANT(S)
14778	2 TENANT(S)
14780	2 TENANT(S)
14788	3 TENANT(S)
14790	3 TENANT(S)
14798	1 TENANT(S)

- F = BUILDING FIN ALTERNATE SIGN PLACEMENT
- D = DOUBLE FACE FLAG MOUNT DIRECTORY
- T = TOWER SIGN PLACEMENT
- C = BUILDING CANOPY SIGN