

CORONA CORPORATE CENTRE

2045, 2057, 2065, 2071, 2079, 2083, 2097
Compton Ave. - Corona, CA
DPR #06-037, PP #06-012



COMPREHENSIVE SIGNAGE CRITERIA May 13th 2008



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Approved

JUL 08 2008

Community Development Dept.
Planner

A handwritten signature in black ink, written over the printed name of the Community Development Dept. Planner.

SIGN CRITERIA

Owner / Developer / Landlord

HWE-Corona Corporate Centre, LLC
4100 MacArthur Blvd., Suite 310
Newport Beach, California 92660
Tel. 949.474.8600 Fax. 949.474.0311

Project Architect

Douglas Franz Architects
4120 Birch, Suite 202, Newport Beach, California 92660
Tel. 949.553.0525 Fax. 949.553.0550

Sign Consultant

Architectural Design & Signs
2950 Palisades Dr. Corona, California 92880
Tel. 909.278.0680 Fax. 909.278.0681

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OBJECTIVE



Halo-illuminated Channel Letters



Typical Eyebrow Signage

PURPOSE & INTENT

It is the intent of the sign development standards, sign guidelines, and conceptual placement locations set forth in this section to maximize identification of the Corona Corporate Centre within the C district of the El Cerrito Specific Plan as a distinct planned community, and to maximize the visibility of individual commercial tenants within the Specific Plan area in a manner that compliments the overall image of the Corona Corporate Centre. The provisions of this Section set forth the requirements that apply to signage throughout the Corona Corporate Centre Specific Plan area.

SUBMITTAL REQUIREMENTS

Sign Program submittals shall include the drawings and details for review as specified on the application forms provided by the Community Development Director, including, as appropriate:

- a. Elevation(s) of buildings for which signs are being requested, showing design, location, size, and layout of wall signs. Elevations shall be drawn to scale indicating dimensions, attachment devices, and construction details.
- b. Site plan of the site for which signs are being requested showing building and perimeter with location of proposed and existing ground mounted and pole mounted signs, and elevations showing proposed design and dimensions of signs.
- c. Section through letter and/or sign panel showing the dimensioned projection of the letter face and/or sign panel. The method of illumination shall also be identified.
- d. Written approval by Developer / Landlord.

Sign Styles

The Owner reserves the right to approve or reject any proposed sign on the basis of the size, placement, and/or design.

Acceptable sign styles include:

It is the intention of this Criteria, to permit:

1. Non-illuminated, 3" deep fabricated letters painted Silver.
2. Halo-illuminated, 3" deep fabricated letters painted Silver.



Halo-illuminated Channel Letters



TYPE STYLE & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Only one (1) kind of lighting technique will be permitted:

1. Halo-illuminated, 3" deep fabricated letters.

COLORS

Only one (1) color will be permitted for all signs:

1. Silver

Primary Project Identification.

This project will consist of the following Free Standing signs.

- A) One double faced Project Identification Monument sign.
- B) One double faced Tenant Monument Sign.
- C) Exterior Tenant identification signage to the seven (7) Office buildings.
- D) Auto Directional signs.

Office Tenant Signage

Single Story Office Buildings

The maximum allowable sign area for Single Story Office Tenants is 1.0 square feet per linear foot of building with a maximum area of two hundred (200) square feet.

The maximum allowable letter height for Parapet Signs is not to exceed 2'-6".

The maximum allowable letter height for Eyebrow Signs is not to exceed 1'-6".

Multi-Story Office Buildings

The maximum allowable sign area for Office Tenants is 1.5 square feet per linear foot of building with the maximum area based on the lineal footage of the building.

The maximum allowable letter height for Parapet Signs is not to exceed 2'-6".

The maximum allowable letter height for Eyebrow Signs is not to exceed 1'-6".

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

- A. **Immoral or Unlawful Advertising.** Exhibiting, posting, displaying or causing to be exhibited, upon any sign, anything of obscene, indecent, or immoral nature or unlawful activity shall be prohibited.
- B. **Animated, Audible, or Moving Signs.** Signs incorporating moving, swinging, rotating, noise making, flashing, blinking, scintillating, fluctuating, or otherwise animated parts or lights, used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products or identifying a tenant, shall be considered subject to the approval of the Community Development Director.
- C. **Outdoor Advertising Structure or Design.** Signs placed for the purpose of advertising products or services that are not produced, stored, or sold on the property upon which the signs are located shall be prohibited.
- D. **Common Area Signs.** No signs are permitted in the common area except as indicated within this Specific Plan and approved per the Sign Program.
- E. **Vehicle Signs.** No vehicle, including trailers, shall be parked for the principal purpose or advertising or display (except temporary real estate directional and kiosk signs as provided in Section 9405.071 and 9405.072). Vehicles or other signs or devices on private property or in the public right-of-way, when used as advertising devices or displays, shall be prohibited.
- F. **Light Bulb Strings and Exposed Tubing.** External displays that consist of unshielded light bulbs shall be prohibited. Exposed neon or gaseous light tubing and tivoili lighting, when the display is an integral part of the design character of the activity to which it relates, may be approved.
- G. **Interior Signs.** Interior signs visible from the exterior, or designed or installed in an externally oriented manner, shall be prohibited.
- H. **Roof Signs.** No roof signs or roof-mounted signs shall be permitted unless they are incorporated as an integral part of the design of the building's architecture.
- I. **Advertising Devices.** No advertising displays promoting commercial tenants other than those in the Specific Plan are shall be permitted.
- J. **Temporary Signs.** "A" frame signs, attraction boards, "human" signs, posters (other than on theaters or freeway elevations as permitted in Table 7.H), balloons, and sandwich board signs (including signs such as "Lotto" signs) shall be prohibited at all times.
- K. **Religious Assembly.** Signs for religious uses may only indicate facility or tenant name(s).
- L. **Exposed Raceways**
- M. **Exposed Neon**
- N. **Standard Illuminated Channel Letters.**

Approval Process

The Landlord has engaged the services of a SIGN CONSULTANT for the entire project who will assist in the review and approval of Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA. Applicants must pay a fee of \$300.00 to the Landlord for the processing of this service.

At least thirty (30) days prior to the Landlords' scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review and approval.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name,
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenants sign to the Landlord's Tenant coordinator.

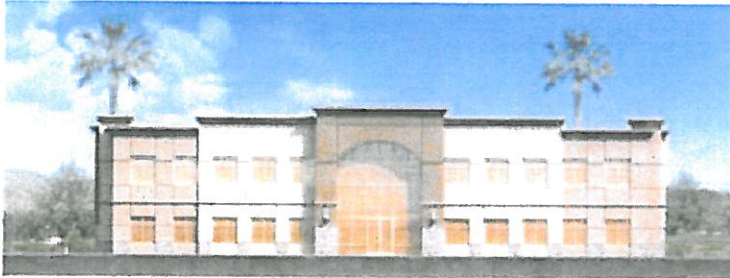
Shop drawings shall include at least the following: Tenants entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0".

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenants proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within ten (10) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approvals from Landlord, Tenant may submit the proposed sign to the City of Corona, for review for consistency with sign program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Corona, when submitting for building permits.



Fabrication

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenants sign contractor(s) are responsible for the following:

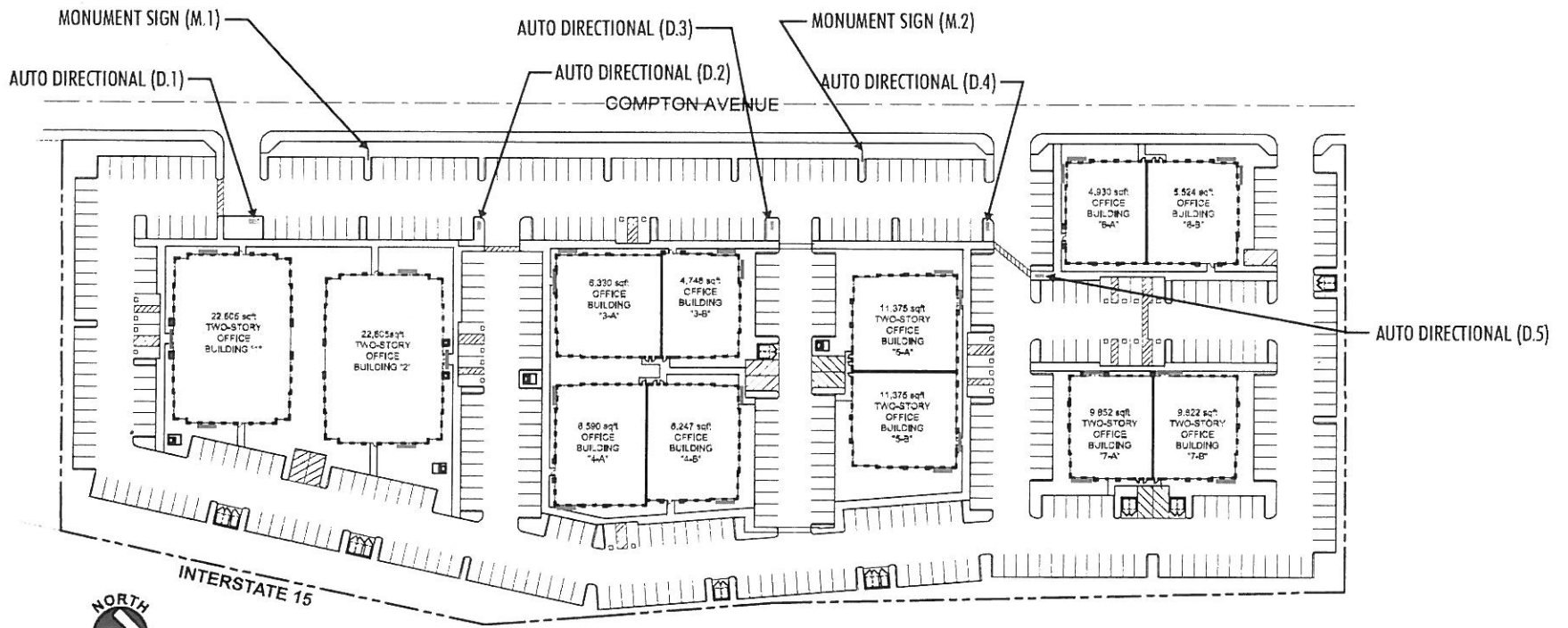
1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis.
Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be a minimum of three (3") inches and letters shall have a clear Lexan backing.
9. Double neon tube shall be used where the width of the letter stroke exceed 2-1/2 inches.

INSTALLATION

The Tenants sign installer will provide the following:

- To provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars (\$1,000,000) prior to beginning fabrication.
- Obtain all required permits from the City of Corona, and deliver copies to the Landlord before installing the sign(s).
- Keep a Landlord approved set of sign drawings on site when installing the sign.
- Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

SITE PLAN

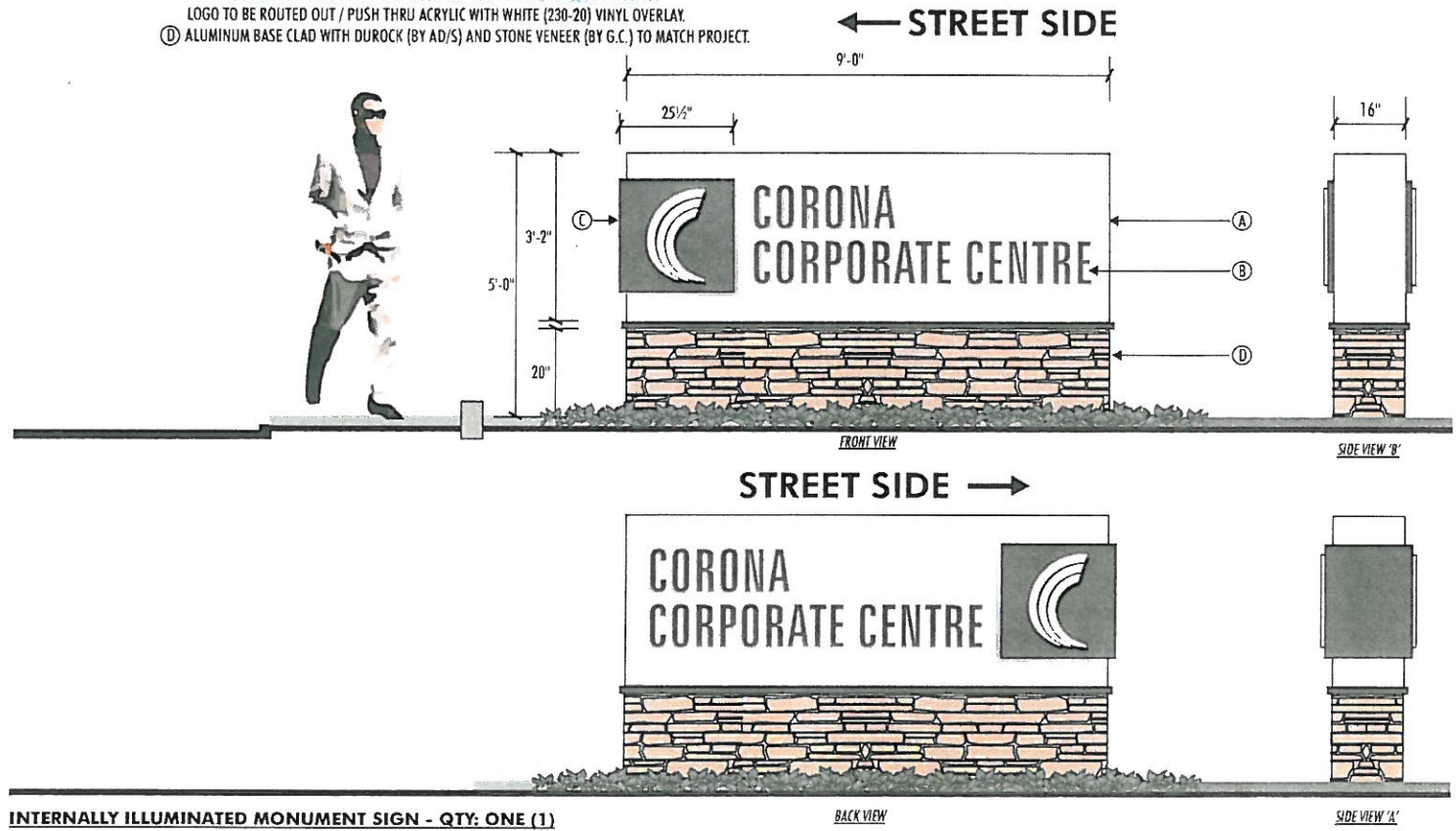


NORTH
SCALE: 1" = 100'-0"

PROJECT IDENTIFICATION MONUMENT
(M.1)

SPECIFICATIONS:

- Ⓐ INTERNALLY ILLUMINATED 3/8" THICK GLASS PANEL WITH FROSTED CRYSTAL (210-324) VINYL PATTERN APPLIED 2nd SURFACE TO GLASS. ILLUMINATION TO BE FLUORESCENT LAMPS.
- Ⓑ 1/2" THICK SINTRA COPY PAINTED DURANODIC BRONZE APPLIED FLUSH TO GLASS.
- Ⓒ INTERNALLY ILLUMINATED ALUMINUM PANEL WITH OPEN BACK AND PAINTED DURANODIC BRONZE AND WRAPPED AROUND END OF CABINET. ILLUMINATION TO BE FLUORESCENT LAMPS. LOGO TO BE ROUTED OUT / PUSH THRU ACRYLIC WITH WHITE (230-20) VINYL OVERLAY.
- Ⓓ ALUMINUM BASE CLAD WITH DUROCK (BY AD/S) AND STONE VENEER (BY G.C.) TO MATCH PROJECT.

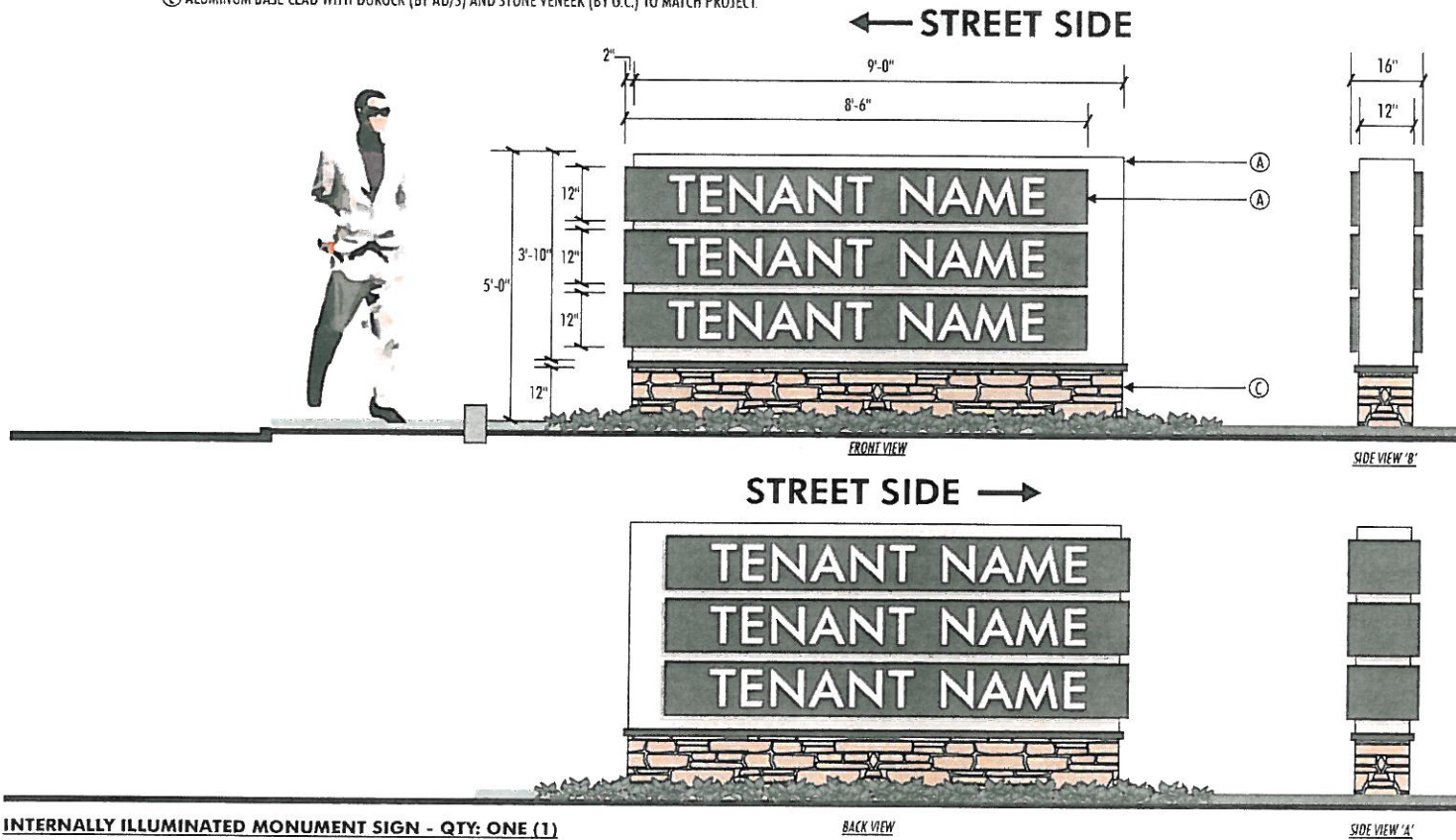


INTERNALLY ILLUMINATED MONUMENT SIGN - QTY: ONE (1)
SCALE 3/8" = 1'-0"

TENANT MONUMENT
(M.2)

SPECIFICATIONS:

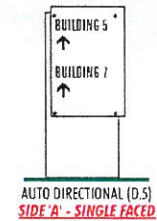
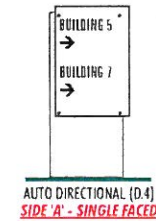
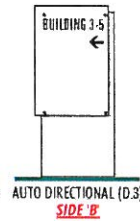
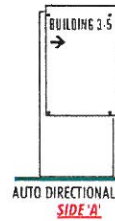
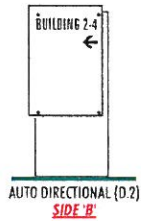
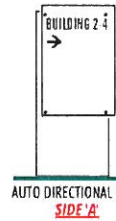
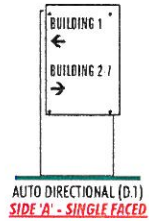
- Ⓐ ALUMINUM CABINET PAINTED LIGHT BEIGE TO MATCH BUILDINGS WITH A FINE TEXCOTE FINISH (TO MIMIC SANDBLAST FINISH).
- Ⓑ INTERNALLY ILLUMINATED ALUMINUM TENANT PANELS PAINTED DURANODIC BRONZE.
TENANT COPY TO BE ROUTED OUT / BACKED UP WITH WHITE (7328) ACRYLIC.
ILLUMINATION TO BE FLUORESCENT LAMPS.
- Ⓒ ALUMINUM BASE CLAD WITH DUROCK (BY AD/S) AND STONE VENEER (BY G.C.) TO MATCH PROJECT.



INTERNALLY ILLUMINATED MONUMENT SIGN - QTY: ONE (1)

SCALE 3/8" = 1'-0"

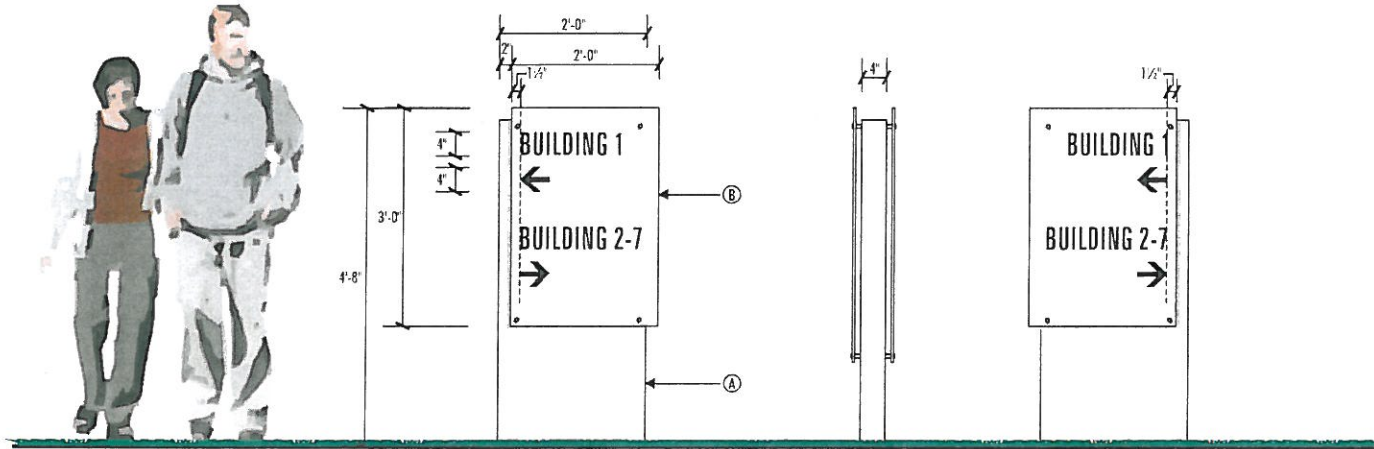
**AUTO DIRECTIONAL SIGN
(D.1 - D.5)**



SPECIFICATIONS:

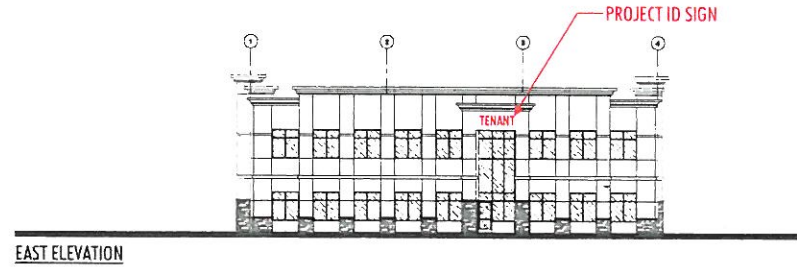
- Ⓐ NON-ILLUMINATED ALUMINUM CABINET PAINTED LIGHT BEIGE TO MATCH BUILDINGS WITH A FINE TEXTCOTE FINISH (TO MIMIC SANDBLAST FINISH)
- Ⓑ 3/8" THICK GLASS PANEL FROSTED CRYSTAL (210-324) VINYL PATTERN APPLIED 2nd SURFACE TO GLASS BEHIND COPY. COPY TO BE BLACK (220-12) VINYL APPLIED 2nd SURFACE TO GLASS IN FRONT OF VINYL PATTERN. GLASS TO BE MOUNTED OFF OF CABINET WITH 5/8" DIA. x 1" LONG BARREL STAINLESS STEEL STAND-OFFS.

SIGN AREA = 6 SQ. FT

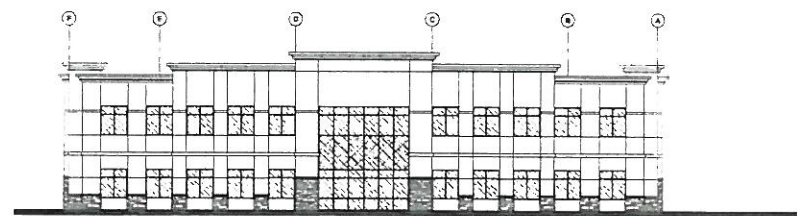


NON-ILLUMINATED AUTO DIRECTIONAL SIGNS - QTY: FIVE (5)
SCALE 1/2" = 1'-0"

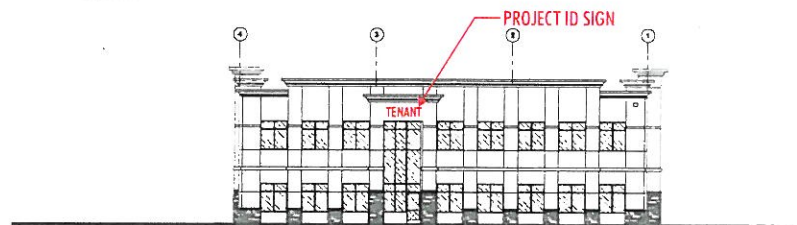
**EXTERIOR OFFICE TENANT
IDENTIFICATION SIGNS
(BUILDING 1)**



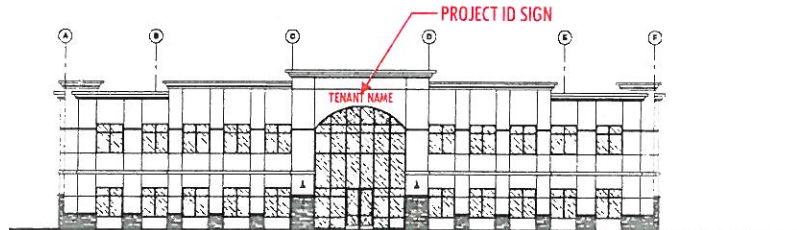
EAST ELEVATION



NORTH ELEVATION



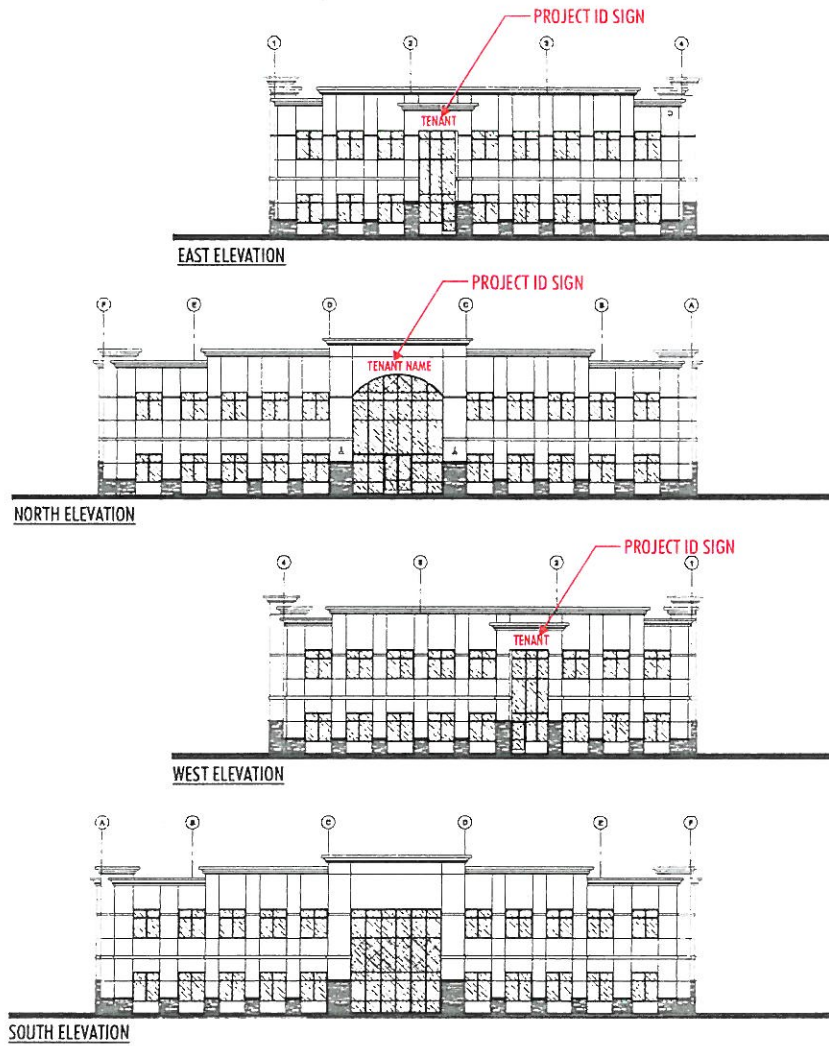
WEST ELEVATION



SOUTH ELEVATION

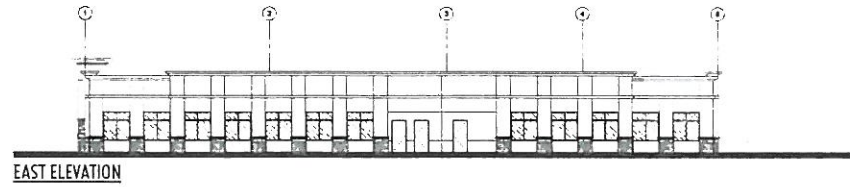
SCALE: 1" = 30'-0"

**EXTERIOR OFFICE TENANT
IDENTIFICATION SIGNS
(BUILDING 2)**

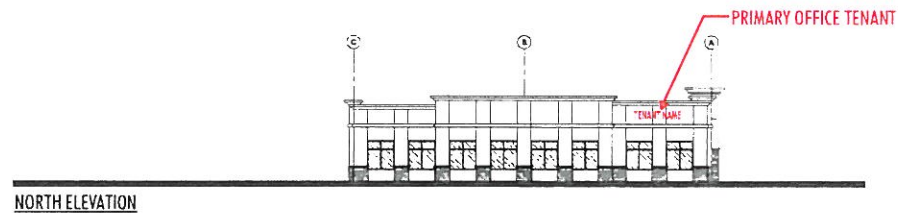


SCALE: 1" = 30'-0"

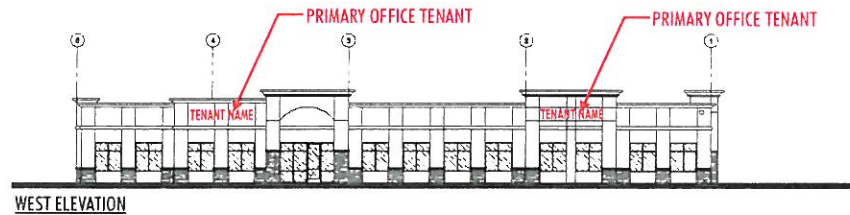
**EXTERIOR OFFICE TENANT
IDENTIFICATION SIGNS
(BUILDING 3)**



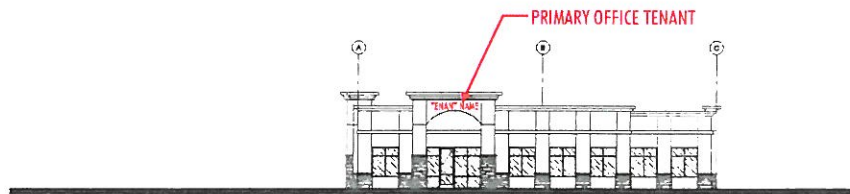
EAST ELEVATION



NORTH ELEVATION



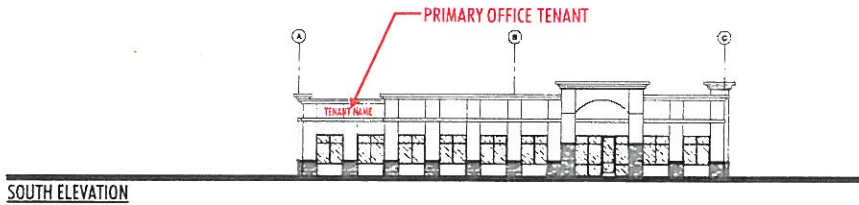
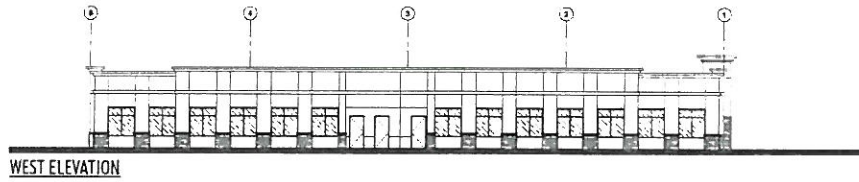
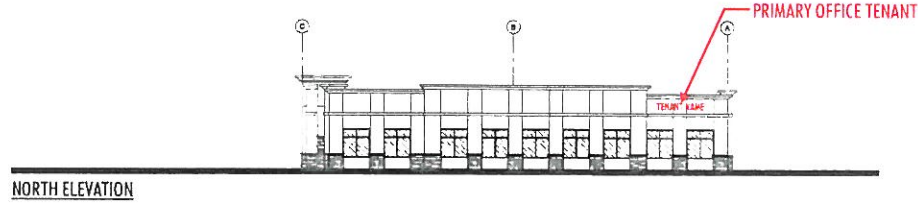
WEST ELEVATION



SOUTH ELEVATION

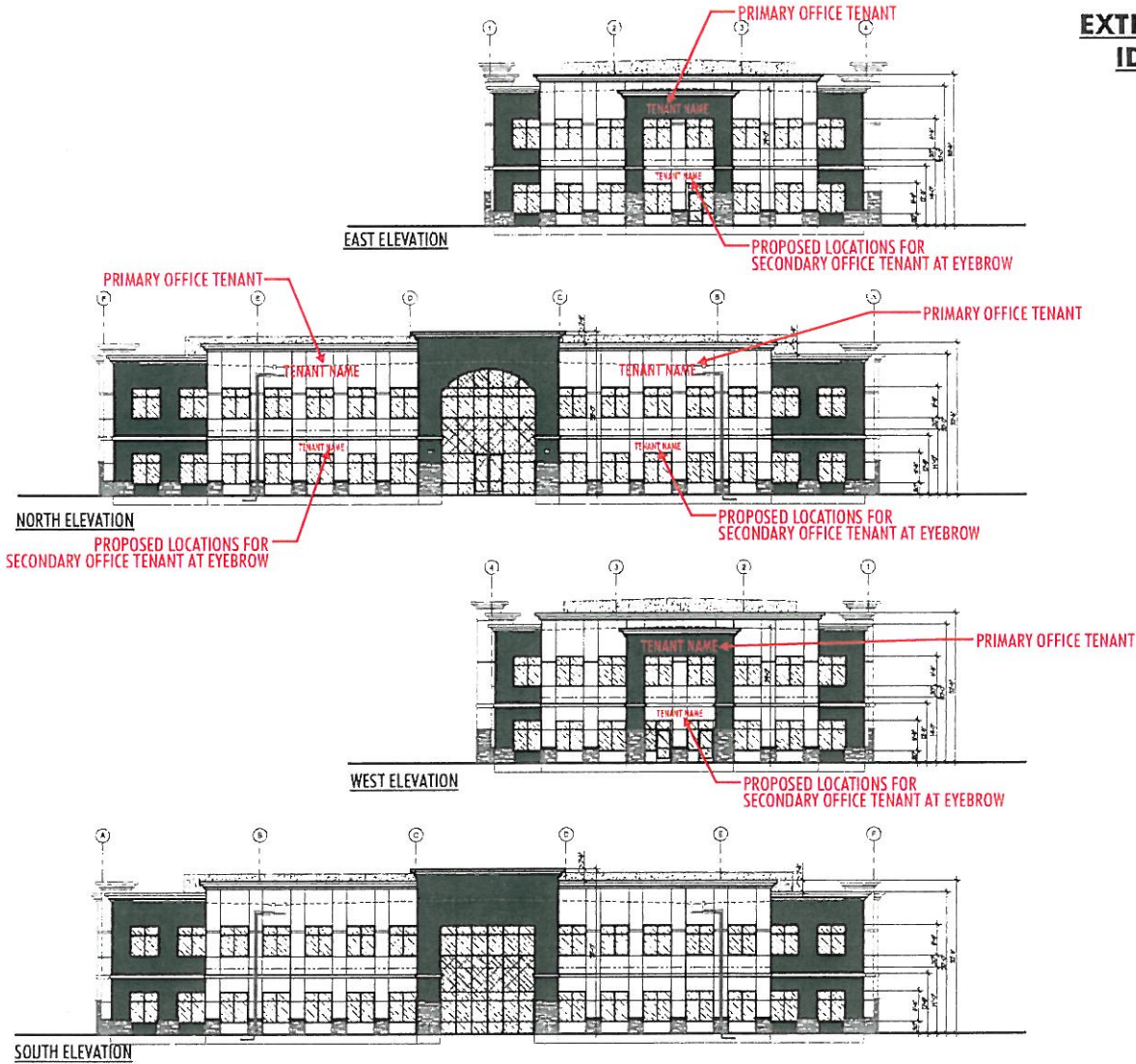
SCALE: 1" = 30'-0"

**EXTERIOR OFFICE TENANT
IDENTIFICATION SIGNS
(BUILDING 4)**



SCALE: 1" = 30'-0"

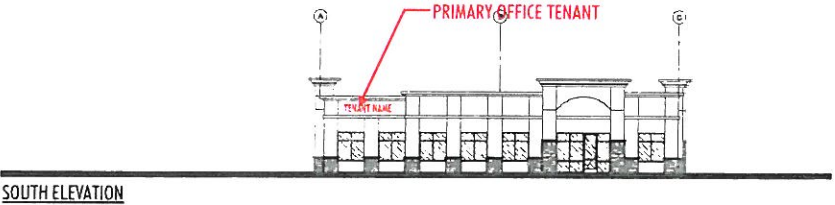
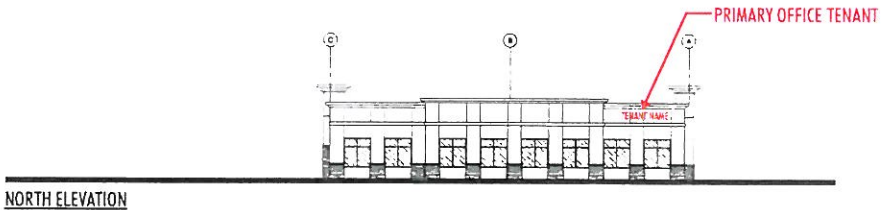
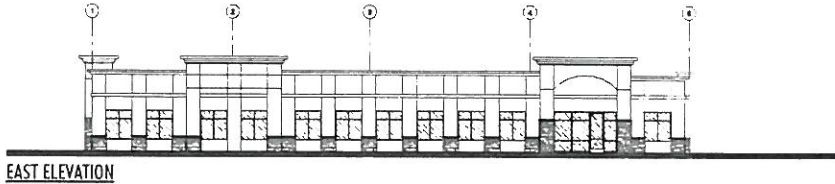
EXTERIOR OFFICE TENANT IDENTIFICATION SIGNS (BUILDING 5)



SCALE: 1" = 30'-0"

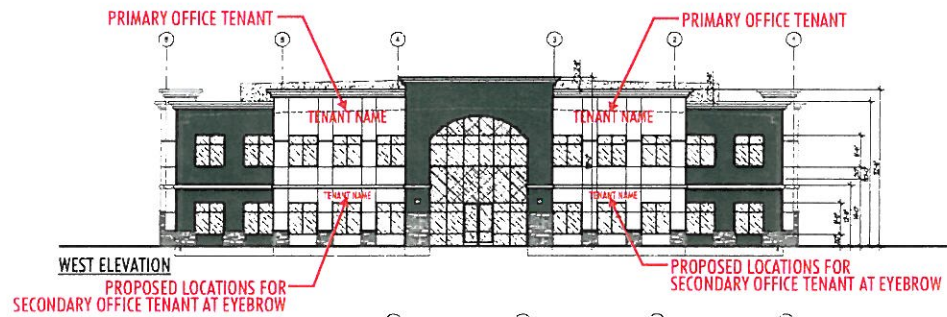
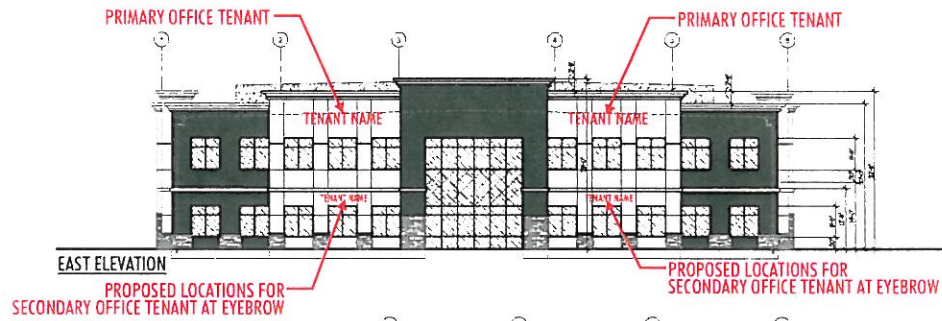


**EXTERIOR OFFICE TENANT
IDENTIFICATION SIGNS
(BUILDING 6)**



SCALE: 1" = 30'-0"

EXTERIOR OFFICE TENANT IDENTIFICATION SIGNS (BUILDING 7)



SCALE: 1" = 30'-0"

SOUTH ELEVATION



**TENANT SIGNAGE SPECIFICATIONS
(PARAPET SIGNS)**



OPTION A - HALO-ILLUMINATED CHANNEL LETTER SPECIFICATIONS:

3" DEEP HALO-ILLUMINATED REVERSE CHANNEL LETTERS.

FACES AND RETURNS TO BE PAINTED SILVER.

ILLUMINATION TO BE 6500 WHITE NEON.

OPTION B - NON-ILLUMINATED CHANNEL LETTER SPECIFICATIONS:

3" DEEP NON-ILLUMINATED REVERSE CHANNEL LETTERS.

FACES AND RETURNS TO BE PAINTED SILVER.

Single Story Office Buildings

The maximum allowable sign area for Single Story Office Tenants is 1.0 square feet per linear foot of building with a maximum area of two hundred (200) square feet.

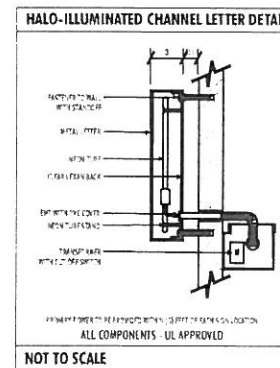
The maximum allowable letter height for Parapet Signs is not to exceed 2'-6".

Multi-Story Office Buildings

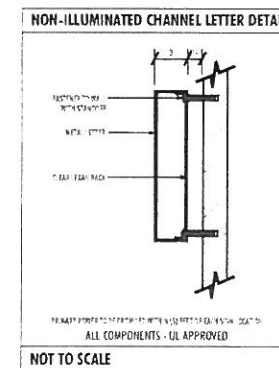
The maximum allowable sign area for Office Tenants is 1.5 square feet per linear foot of building with the maximum area based on the lineal footage of the building.

The maximum allowable letter height for Parapet Signs is not to exceed 2'-6".

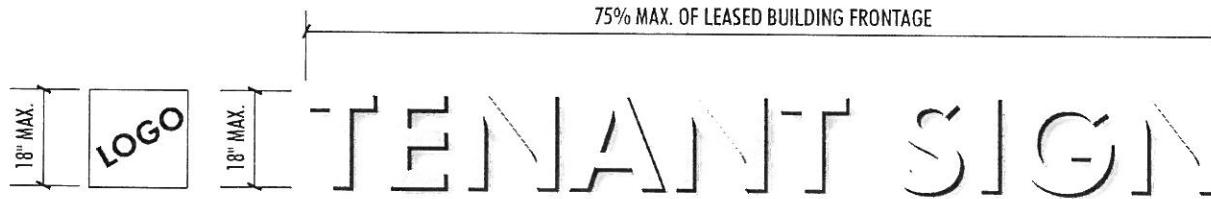
OPTION A



OPTION B



**TENANT SIGNAGE SPECIFICATIONS
(EYEBROW SIGNS)**



OPTION A - HALO-ILLUMINATED CHANNEL LETTER SPECIFICATIONS:

3" DEEP HALO-ILLUMINATED REVERSE CHANNEL LETTERS.
FACES AND RETURNS TO BE PAINTED SILVER.
ILLUMINATION TO BE 6500 WHITE NEON.

OPTION B - NON-ILLUMINATED CHANNEL LETTER SPECIFICATIONS:

3" DEEP NON-ILLUMINATED REVERSE CHANNEL LETTERS.
FACES AND RETURNS TO BE PAINTED SILVER.

Single Story Office Buildings

The maximum allowable sign area for Single Story Office Tenants is 1.0 square feet per linear foot of building with a maximum area of two hundred (200) square feet.

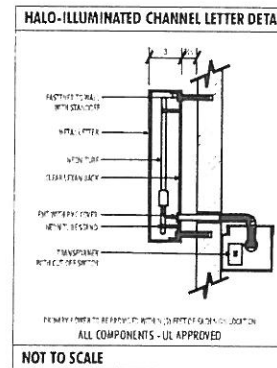
The maximum allowable letter height for Eyebrow Signs is not to exceed 1'-6".

Multi-Story Office Buildings

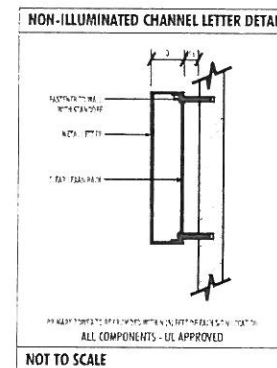
The maximum allowable sign area for Office Tenants is 1.5 square feet per linear foot of building with the maximum area based on the lineal footage of the building.

The maximum allowable letter height for Eyebrow Signs is not to exceed 1'-6".

OPTION A



OPTION B



TENANT SIGNAGE SPECIFICATIONS
SAMPLE COLOR SIGNS ON
COLOR BUILDING ELEVATIONS

