

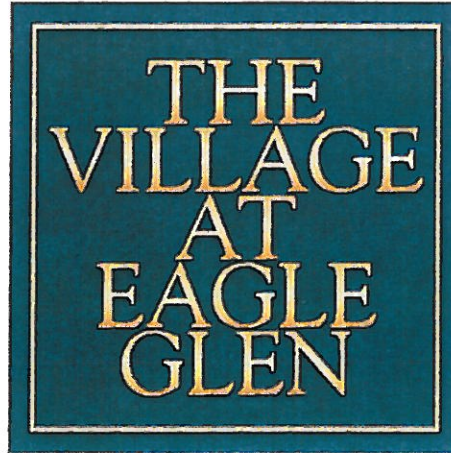
The Village at Eagle Glen

Approved

APR 19 2017

Community Development Dept.
Planner

*Approved by
City Council.
(SPA 16-007)*



S I G N P R O G R A M

Corona, California



PROJECT DIRECTORY

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3536 CONCOURSE ST, # 300
ONTARIO, CA 91764
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FAX (909) 481-6582

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9025 BALBOA AVENUE, STE 150
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A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the owner.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the city.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center. Signs shall also adhere to the requirements prescribed by the Eagle Glen Specific Plan and Corona Municipal Code.

No sign shall be installed without the written Landlord approval and the required City permits.

B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each tenant shall submit to landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The landlord shall determine and approve the availability and position of a tenant name on any ground sign(s).
3. The tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The tenant shall obtain all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenants sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes and paint surface to match the existing color.

C. GENERAL SIGN 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, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed, waterproofed and in colors to match exterior of building.
5. Internal illumination to be 30 milliamp neon or LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard .
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.
10. Signs must be made of durable rust –inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. 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 canning and warping. All sign finishes shall be free from dust, orange peel, 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 from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.

D. SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project.

The following types of construction will be allowed:

Acrylic face channel letters
Through face and halo channel letters
Reverse pan channel letters
Open pan channel letters
Push thru letters and logos in aluminum cabinets
Logo modules with applied vinyl graphics
Flat cut out dimensional shapes and accents
Metal screen mesh

The use of at least two types of the above to be incorporated into each sign design is encouraged.

The idea of using dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment.

The use of dimensional and layered icons is also encouraged.

Stacked copy is permitted.

Ascending and descending shapes shall not be included in allocated square footage except for the area they occupy.

All tenants who have leased space adjacent to building storefront shall be allocated at least one sign for each building wall face, but in no case shall the building have signs on more than three elevations.

The length shall not exceed 75% of tenants leased premises adjacent to storefront.

Sign area available shall be calculated at one square foot of sign area for each lineal foot of leased premises in accordance with the regulations stipulated by the city's municipal code.

E. PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Signs in Proximity to Utility Lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3. Painted letters will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall, roof line or attached to the building.

5. There shall be no signs that are flashing, moving or audible.

6. Signs must be architecturally compatible with the entire center.

7. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibit for minor and major tenants.

8. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited. Also, vehicle signs shall not be used as an additional advertising mechanism for tenants.

9. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

10. Banners used for advertising purposes:

Temporary banners may be permitted subject to Corona Municipal Code requirements, Landlord's, and City approval.

11. Billboard Signs are not permitted.

12. The use of permanent sale sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

F. ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

G. INSPECTION:

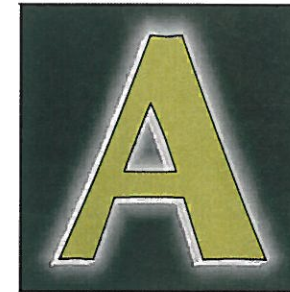
Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

- Section A**
 Illuminated LEXAN FACED CHANNEL display with THROUGH FACE ILLUMINATION.
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
 Faces use translucent Lexan with trim cap.
 Illuminate with LED.
 Paint returns any color.



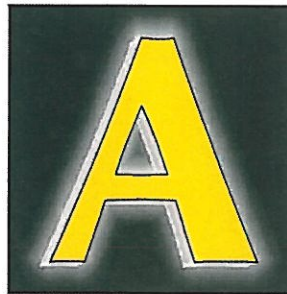
Section A

- Section B**
 Illuminated REVERSE PAN CHANNEL display with HALO ILLUMINATION.
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
 Illuminate with LED.
 Paint faces and returns any color.



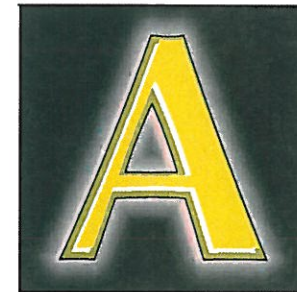
Section B

- Section C**
 Illuminated LEXAN FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
 Faces use Lexan with trim cap.
 Illuminate with LED.
 Paint returns any color.



Section C

- Section D**
 Illuminated ALUMINUM FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
 Route out aluminum faces where graphics occur and back up or push through lexan graphics.
 Illuminate with LED.
 Paint face and returns any color.



Section D

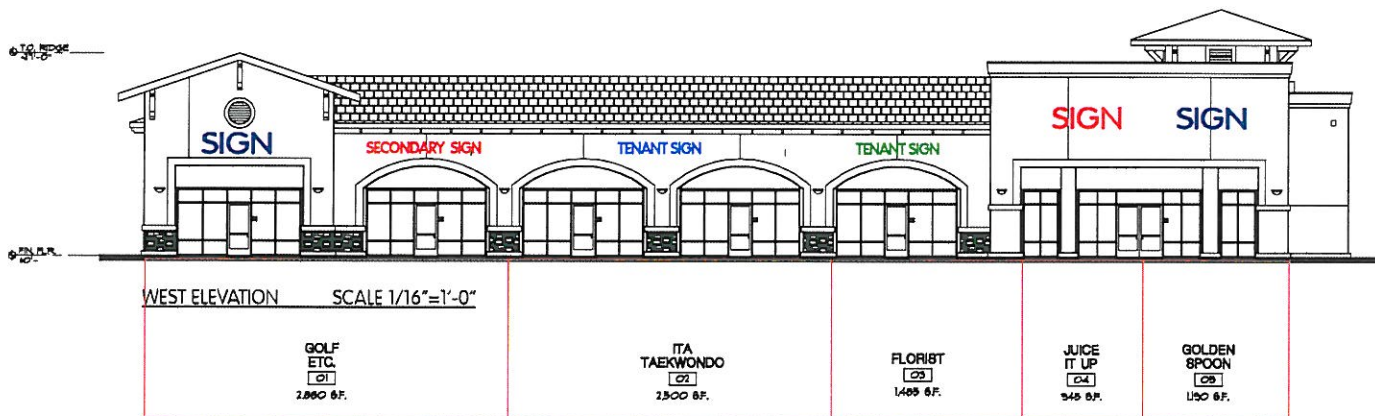
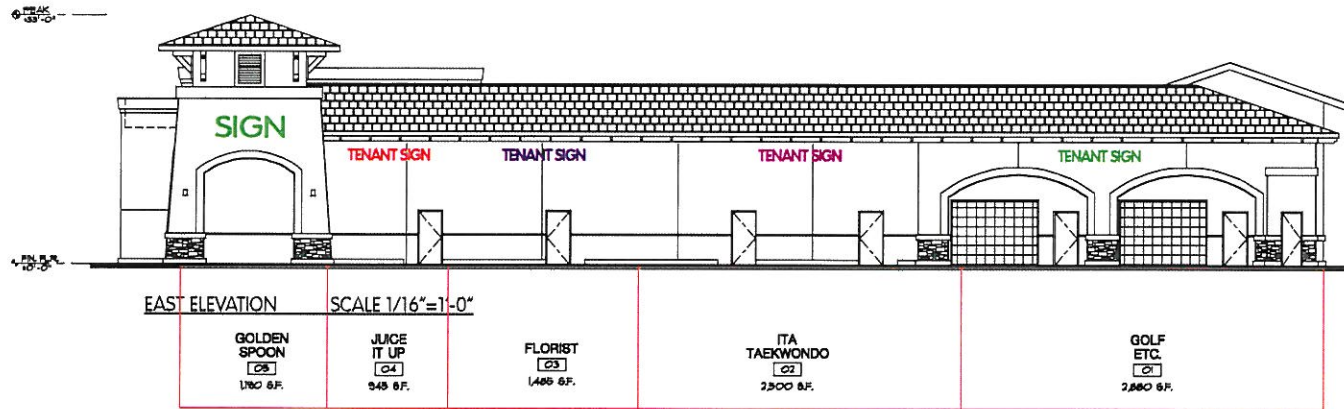
NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.

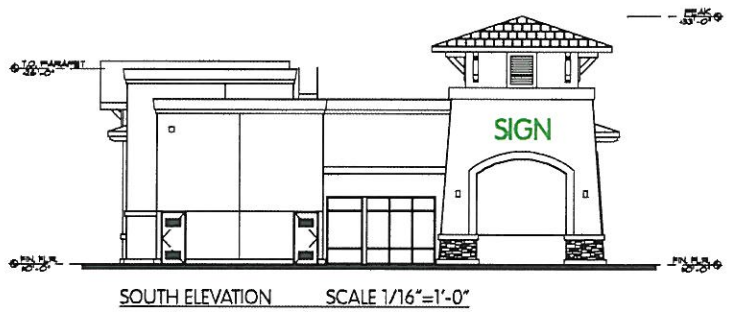


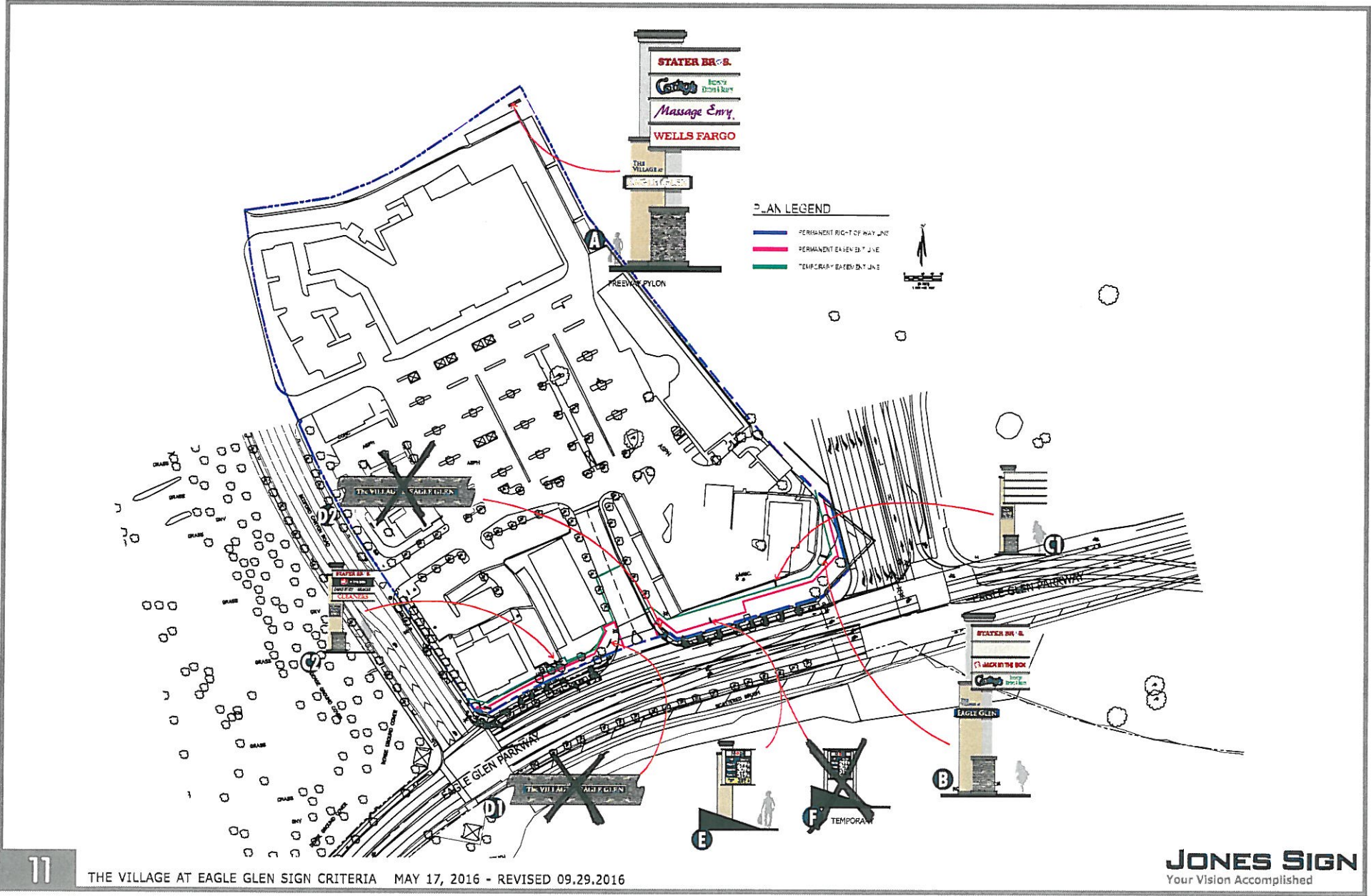
ILLUSTRATIONS SHOWS TYPICAL GRAPHICS FOR SIGNAGE ...SEE WRITTEN SPECS FOR OTHER INFORMATION.



WEST ELEVATION







Note: Signs D1, D2, and F not permitted by the Public Works Dept.

A D/F INTERNALLY LIT PYLON (Qty 1)

SCALE: 3/16"=1'
 SQUARE FEET: 230



EXISTING PYLON



PROPOSED PYLON

SPECIFICATIONS

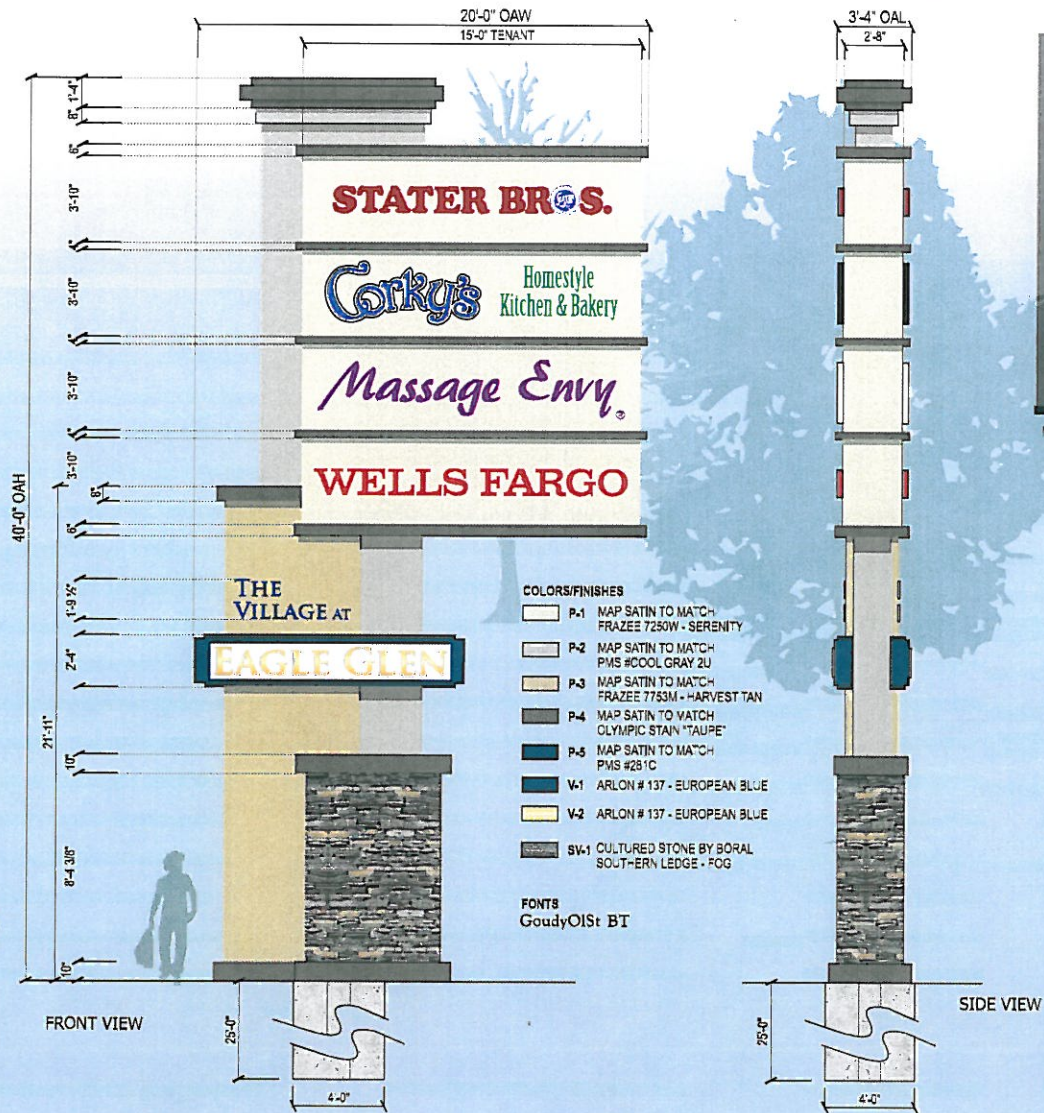
1. FABRICATED ALUMINUM SIGN w/ INTERNAL ALUMINUM FRAMEWORK BOLTED TO STEEL SUPPORTS COLUMNS, SKIN PAINTED P-2
2. FABRICATED ALUMINUM TENANT CABINET PAINTED P-1 w/ FABRICATED ALUMINUM DIVIDERS PAINTED P-4
3. ROUTED ALUMINUM FACES PAINTED P-X WITH WHITE V-1 PUSH-THRU ACRYLIC COPY w/ APPLIED VINYL
4. FABRICATED ALUMINUM CENTER I.D. CABINETS PAINTED P-5 w/ ROUTED COPY AND V-2 PUSH THROUGH WHITE ACRYLIC w/ APPLIED V-2. INTERNALLY LIT w/ WHITE PRINCIPAL LED
5. FRAMED BASE w/ PRE-FINISHED ALUMINUM SKIN PAINTED P-3 w/ ROUTED V-1 PUSH THROUGH ACRYLIC w/ APPLIED V-1 VINYL. ILLUMINATE WITH WHITE LED
6. ALUMINUM CAP PAINTED P-4
7. EL DORADO STONE VENEER MASONRY BASE

NOTES

- REMOVE AND SCRAP EXISTING MONUMENT/PYLON

ELECTRICAL REQUIREMENTS

- THREE (3) DEDICATED 20 AMP CIRCUITS

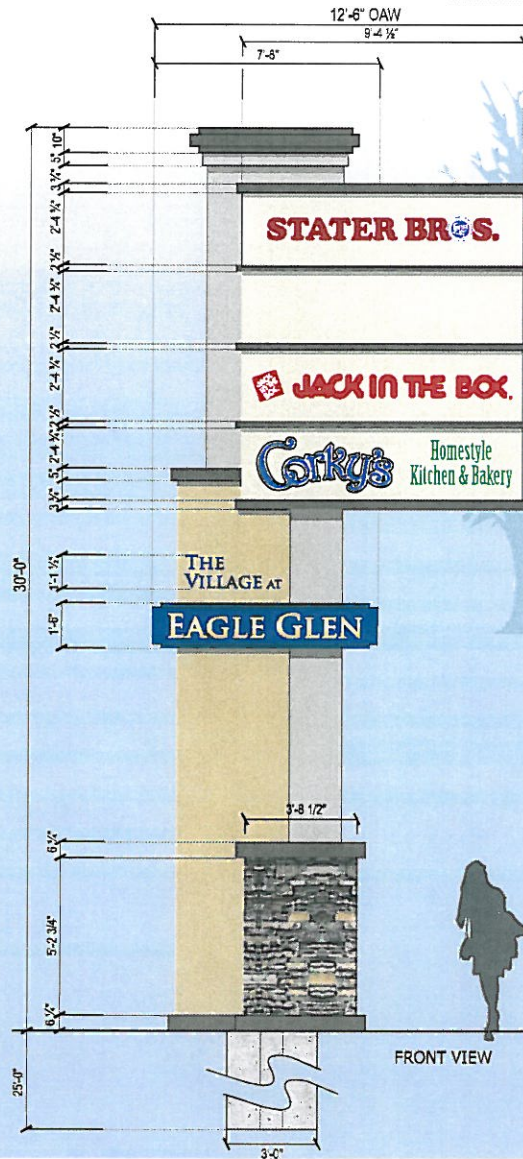


B D/F INTERNALLY LIT PYLON (Qty 1)

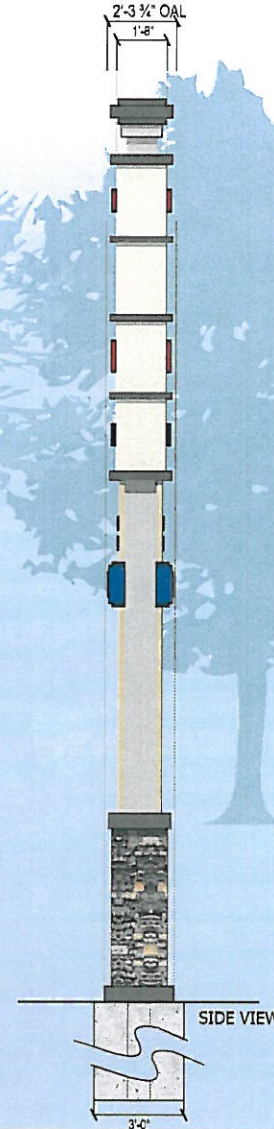
SCALE: 1/4"=1'
 SQUARE FEET: 71.875



EXISTING PYLON



FRONT VIEW



SIDE VIEW

- COLORS/FINISHES**
- P-1 MAP SATIN TO MATCH FRAZEE 7250W - SERENITY
 - P-2 MAP SATIN TO MATCH PMS #COOL GRAY 2U
 - P-3 MAP SATIN TO MATCH FRAZEE 7753W - HARVEST TAN
 - P-4 MAP SATIN TO MATCH OLYMPIC STAIN 'TAUPE'
 - P-5 MAP SATIN TO MATCH PMS #281C
 - V-1 ARLON # 137 - EUROPEAN BLUE
 - V-2 ARLON # 137 - EUROPEAN BLUE
 - SV-1 CULTURED STONE BY BORAL SOUTHERN LEDGE - FOG

FONTS
 Goudy01St BT



NIGHT VIEW

SPECIFICATIONS

1. FABRICATED ALUMINUM SIGN w/ INTERNAL ALUMINUM FRAMEWORK BOLTED TO STEEL SUPPORTS COLUMNS. SKIN PAINTED P-2.
2. FABRICATED ALUMINUM TENANT CABINET PAINTED P-1 w/ FABRICATED ALUMINUM DIVIDERS PAINTED P-4
3. ROUTED ALUMINUM FACES PAINTED P-X WITH WHITE 1/2" PUSH-THRU ACRYLIC COPY w/ APPLIED VINYL.
4. FABRICATED ALUMINUM CENTER I.D. CABINETS PAINTED P-5 w/ ROUTED COPY AND 1/4" PUSH THROUGH WHITE ACRYLIC w/ APPLIED V-2. INTERNALLY LIT w/ WHITE PRINCIPAL LED
5. FRAMED BASE w/ PRE-FINISHED ALUMINUM SKIN PAINTED P-3 w/ ROUTED 1/2" PUSH THROUGH ACRYLIC w/ APPLIED V-1 VINYL. ILLUMINATE WITH WHITE LED
6. ALUMINUM CAP PAINTED P-4
7. EL DORADO STONE VENEER MASONRY BASE

NOTES

- REMOVE AND SCRAP EXISTING MONUMENT/PYLON

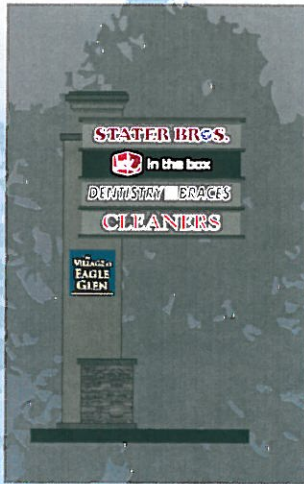
ELECTRICAL REQUIREMENTS
 - TWO (2) DEDICATED 20 AMP CIRCUITS



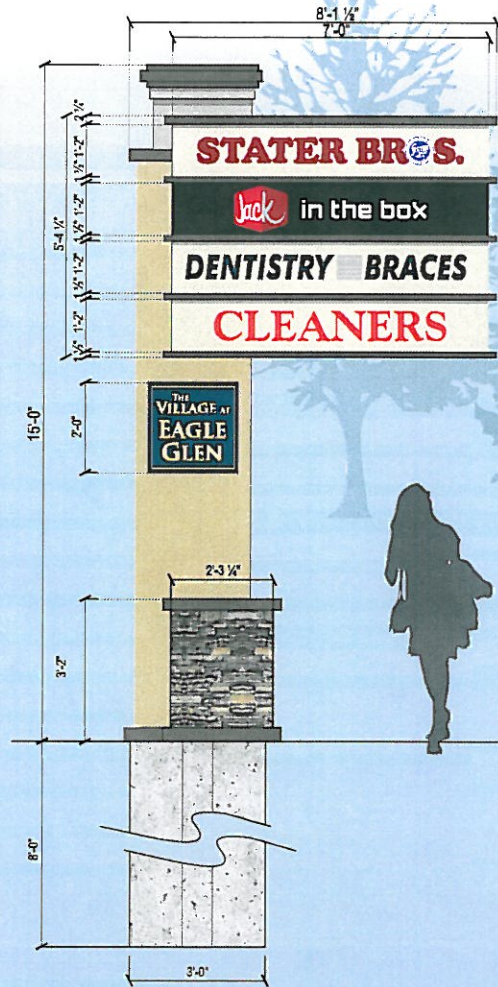
D/F INTERNALLY LIT MONUMENT - QTY: 2

SCALE: 3/8"=1'

SQUARE FEET: 32.67



NIGHT VIEW



SPECIFICATIONS

1. FABRICATED ALUMINUM SIGN w/ INTERNAL ALUMINUM FRAMEWORK BOLTED TO STEEL SUPPORTS COLUMNS. SKIN PAINTED P-2.
2. FABRICATED ALUMINUM TENANT CABINET PAINTED P-1 w/ FABRICATED ALUMINUM DIVIDERS PAINTED P-4
3. ROUTED ALUMINUM FACES PAINTED P-X WITH WHITE 1/2" PUSH-THRU ACRYLIC COPY w/ APPLIED VINYL
4. FABRICATED ALUMINUM CENTER I.D. CABINETS PAINTED P-S w/ ROUTED COPY AND 1/2" PUSH THROUGH WHITE ACRYLIC w/ APPLIED 1/2" INTERNALLY LIT w/ WHITE PRINCIPAL LED
5. FRAMED BASE w/ PRE-FINISHED ALUMINUM SKIN PAINTED P-3
6. ALUMINUM CAP PAINTED P-4
7. EL DORADO STONE VENEER MASONRY BASE

NOTES

- REMOVE AND SCRAP EXISTING MONUMENT/PYLON
- C1 TENANT PANELS TO BE BLANK

ELECTRICAL REQUIREMENTS:

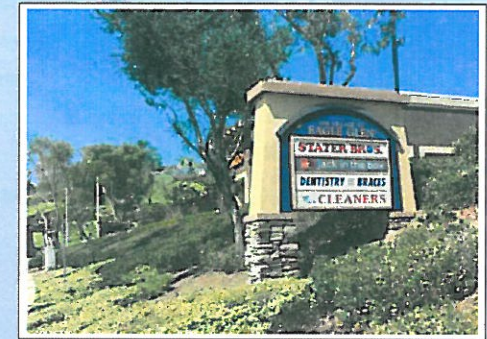
- ONE (1) DEDICATED 20 AMP CIRCUIT

COLORS/FINISHES

- P-1 MAP SATIN TO MATCH FRAZEE 7253W - SERENITY
- P-2 MAP SATIN TO MATCH PMS #COOL GRAY ZU
- P-3 MAP SATIN TO MATCH FRAZEE 7753M - HARVEST TAN
- P-4 MAP SATIN TO MATCH OLYMPIC STAIN "TAUPE"
- P-5 MAP SATIN TO MATCH PVS #281C
- V-1 ARLON # 137 - EUROPEAN BLUE
- V-2 ARLON # 137 - EUROPEAN BLUE
- SV-1 CULTURED STONE BY BCRAL SOUTHERN LEDGE - FOG

FONTS

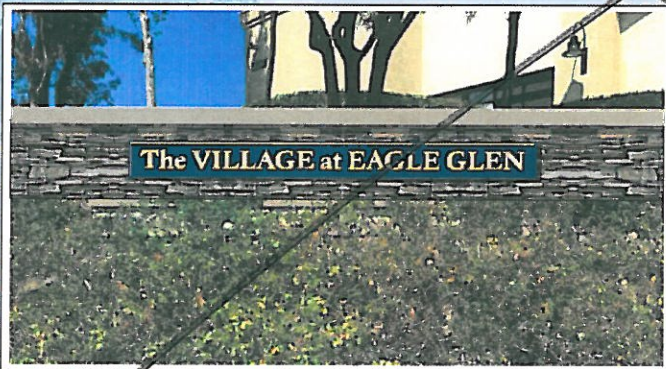
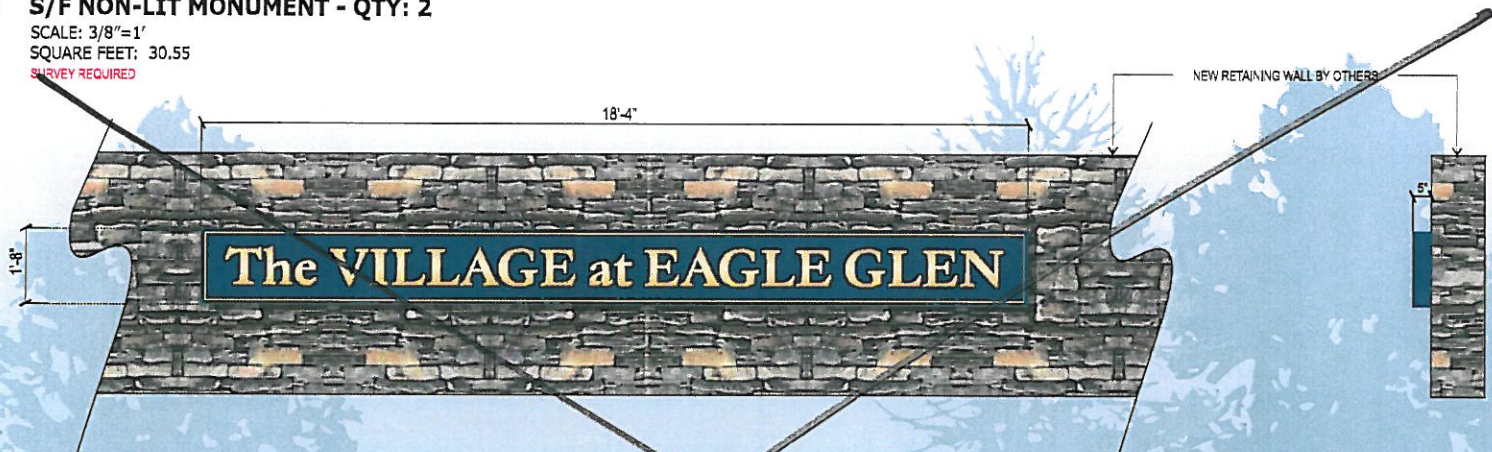
GoudyOIS BT



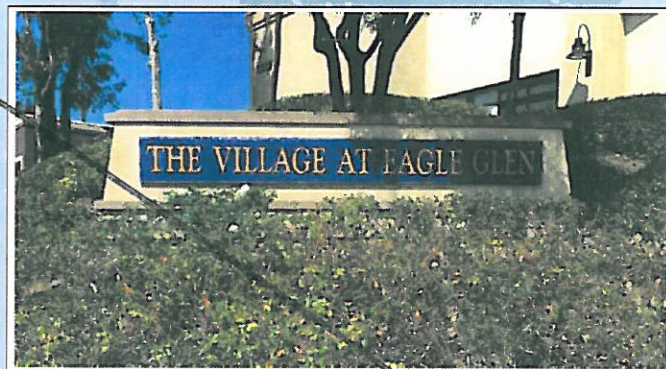
EXISTING MONUMENT

D S/F NON-LIT MONUMENT - QTY: 2

SCALE: 3/8"=1'
 SQUARE FEET: 30.55
 SURVEY REQUIRED



PROPOSED WALL



EXISTING MONUMENT

SPECIFICATIONS

4. FABRICATED ALUMINUM CENTER I.D. CABINETS PAINTED P-5 W/ ROUTED COPY AND 3/4" PUSH THROUGH WHITE ACRYLIC W/ APPLIED V-2. INTERNALLY LIT W/ WHITE PRINCIPAL LED. MOUNTED TO NEW STONE WALL (BY OTHERS)

COLORS/FINISHES

- P-5 MAP SATIN TO MATCH PMS #281C
- V-2 2M # 3530-141 - GOLDEN NUGGET
- SV-1 CULTURED STONE BY BORA. SOUTHERN LEDGE - FOG

FONTS
 GoudyOIS: BT

Note: Signs D1 + D2 not permitted by the Public Works Dept.

E D/F INTERNALLY LIT MONUMENT - QTY: 1

SCALE: 1/2"=1'
 SQUARE FEET: 24.83



EXISTING MONUMENT

SPECIFICATIONS

1. FABRICATED ALUMINUM SIGN w/ INTERNAL ALUMINUM FRAMEWORK BOLTED TO STEEL SUPPORTS COLUMNS. SKIN PAINTED P-2.
2. FABRICATED ALUMINUM TENANT CABINET PAINTED P-1 - REUSE EXISTING CHANGEABLE PRICE BOARD AND LOGO (SURVEY REQUIRED)
3. INTERNALLY LIT w/ WHITE PRINCIPAL LED
4. FRAMED BASE w/ PRE-FINISHED ALUMINUM SKIN PAINTED P-3
5. ALUMINUM CAP PAINTED P-4

NOTES

- REMOVE AND SCRAP EXISTING MONUMENT/PYLON

ELECTRICAL REQUIREMENTS:

- ONE (1) DEDICATED 20 AMP CIRCUITS

