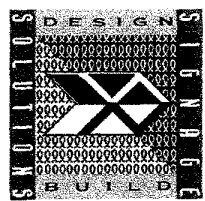


HIDDEN VALLEY PARKWAY & 1-15 FWY

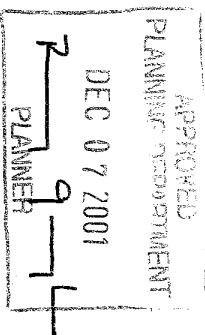


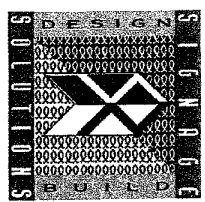
01-3893

# S I G N P R O G R A M

NOVEMBER 29, 2001

A PROJECT FOR:  
ROSSLAND TEN CORPORATION  
1736 PORT ABBEY PLACE  
NEWPORT BEACH, CA 92660





01-3893  
11-29-01

# HIDDEN VALLEY PLAZA

## PROJECT DIRECTORY

**Owner:** Rossland Ten Corporation  
1736 Port Abbey Place  
Newport Beach, CA 92660  
(949) 640-5577  
(fax) 644-7492

**Project Architect:** Architects Orange  
144 North Orange Street  
Orange, CA 92866  
**Contact:** Greg  
(714) 639-9850  
(fax) 639-5286

**Signage Consultant:** Signage Solutions  
1336 Allec Street  
Anaheim, CA 92805  
**Contact:** Chris De Ruyter  
(714) 491-0299  
(fax) 491-0439

**City Planning:** City of Corona Planning Department  
815 W. Sixth Street, Second Floor  
Corona, CA 92882  
Phone: (909) 736-2262  
Fax: (909) 279-3550

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## SIGN TYPE SCHEDULE

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<b>TENANT WALL SIGNS</b>		
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MTP	Pad Tenant Sign	1.2
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E1	Tenant Entry Info ID	1.4
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## GROUND MOUNTED SIGNS

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FID	Freeway Identification	2.2
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## SUBMITTALS & APPROVALS

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There is a formal process for the creation, review and approval of Tenant signs at Hidden Valley Plaza. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.

2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Hidden Valley Plaza, the Cinarraon Specific Plan and Chapter 17.74 - Signs of the Corona Municipal Code.

### A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Corona Planning and Building Departments.

Submittals shall include the following:

1. STOREFRONT ELEVATION:  
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

### 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. Section through 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, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the Corona City Planning Department for approval. 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. Mitigate problems in the application of this sign program.

### B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit one color copy and three sets of black and white plans to the City of Corona Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building Departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. Owner must receive the Sign Contractor's Certificate of Insurance.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

### TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

## DESIGN GUIDELINES

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Sign copy or message shall be limited to the name of the establishments or goods and services on the premises on which the sign is located.

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual 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:

### A) MIXED MEDIA FORMS AND EMBELLISHMENTS

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic paint finish.
- Oxidized and patina finishes.

### B) ILLUMINATION

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

- Reverse/halo channel neon.
- Channel letters with neon and plastic faces.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.

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

The following are prohibited:

- Exposed Neon.
- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.

### C) SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner and the City of Corona Planning Department prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
- Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

### D) TYPESTYLES

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. This images must be architecturally compatible and approved

by Owner and the City of Corona Planning Department. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

### E) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

**PROHIBITED SIGNS**

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

- Outdoor advertising or advertising structures.
- Roof Signs. No sign shall be constructed or maintained on the roof of any building. All wall signs shall be located on or below eave lines where there is a sloping roof, and below the top of any parapet where there is no sloping roofline.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs or portions thereof, which move or have flashing illumination are prohibited.
- Vehicle Signs: Signs affixed or 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.
- 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 Owner approval and the City of Corona Planning Department.
- Signs consisting solely of an internally illuminated metal cabinet or box.
- Painted wooden signs.
- Banners (without Banner Permit)
- No sign shall be permitted in the setback area directly abutting residentially zoned land. No illuminated wall sign shall be permitted on building walls facing a property line directly abutting residentially zoned land.
- Exposed neon is prohibited. All neon shall be housed within a protective case.

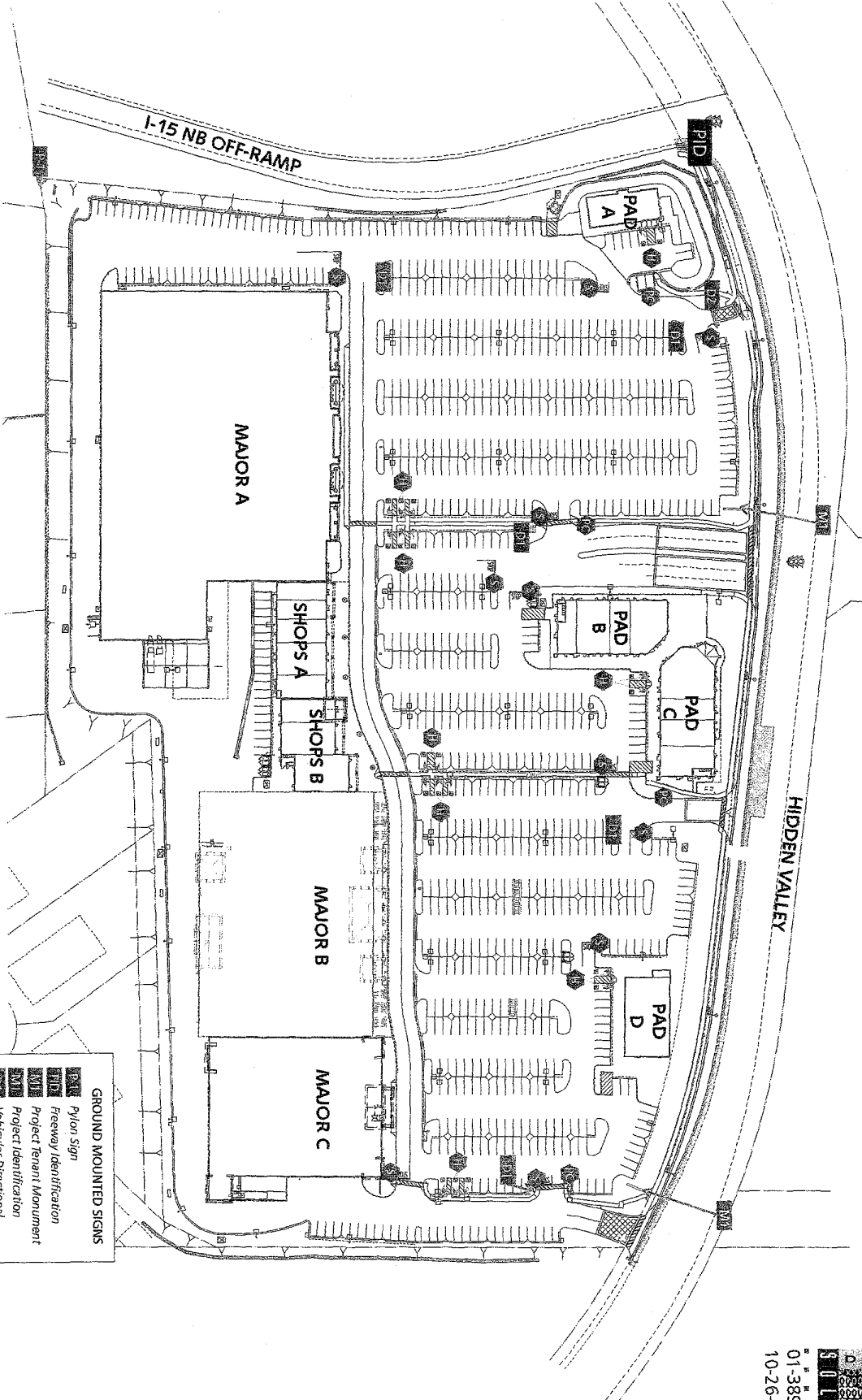
## FABRICATION REQUIREMENTS

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

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if 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.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers 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.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12'-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

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HIDDEN VALLEY PLAZA



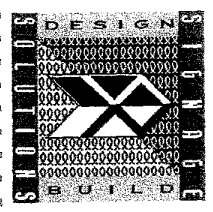
**GROUND MOUNTED SIGNS**

- Pylon Sign
- Freeway Identification
- Project Tenant Monument
- Project Identification
- Vehicular Directional
- Do Not Enter

**PARKING / REGULATORY SIGNS**

- Parking Code Entry
- Handicap Sign
- Stop Sign

01-3893  
10-26-01



# HIDDEN VALLEY PLAZA

SITE PLAN

EXHIBIT  
**A**







**MAJOR TENANT SIGNAGE (30,000 SF OR MORE)**

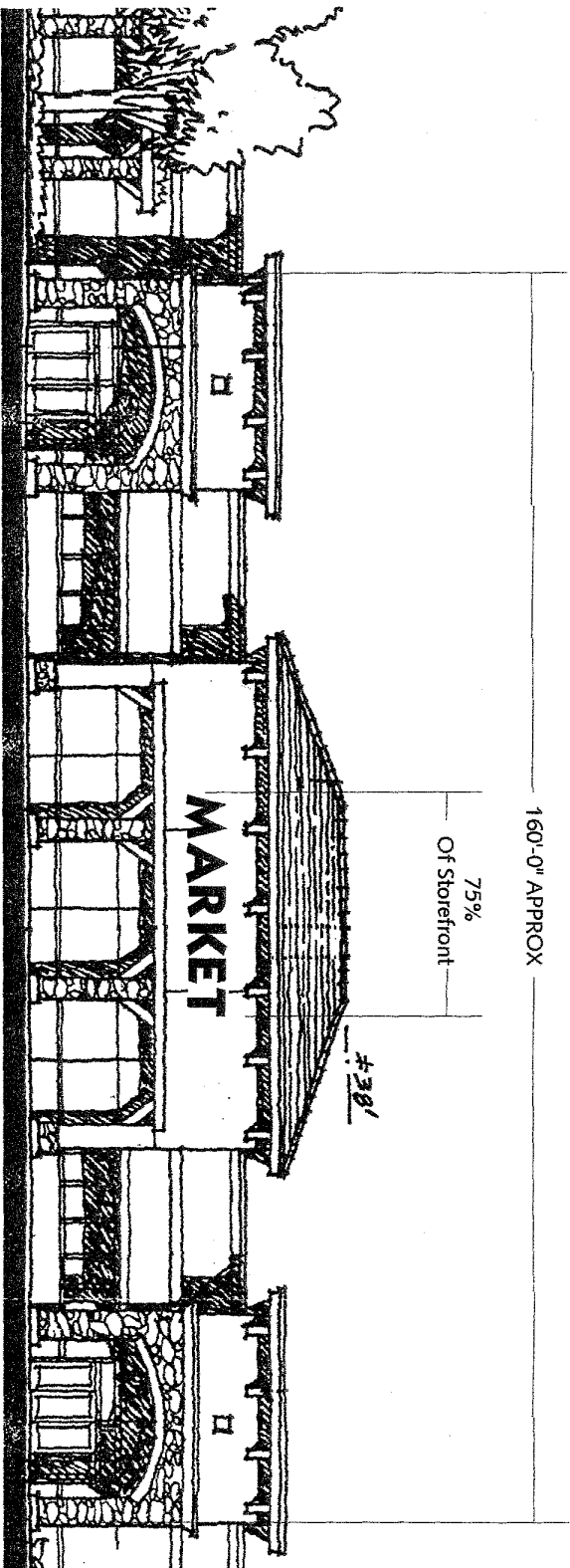
**MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

**COPY:** Tenant name/logo. In addition, signage describing products and services is allowed.

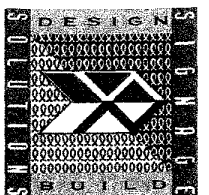
**SIGN AREA:** Wall signs shall not exceed one (1) square foot per lineal foot of building frontage. Sign area not to exceed one hundred and fifty (150) square feet. Maximum letter height shall not exceed five feet (5'-0") for a single line of copy. Maximum wall sign height shall not exceed six feet (6'-0") for two or more lines of copy. Maximum sign length not to exceed seventy-five percent (75%) of the width of the elevation.

**TYPEFACE:** Custom tenant logo type/ name with Owner approval and the City of Corona Planning Department.

**COLORS:** Custom colors logo type/ or colors with Owner approval and the City of Corona Planning Department.



TYPICAL ELEVATION



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HIDDEN VALLEY PLAZA





**PAD TENANT SIGNAGE**

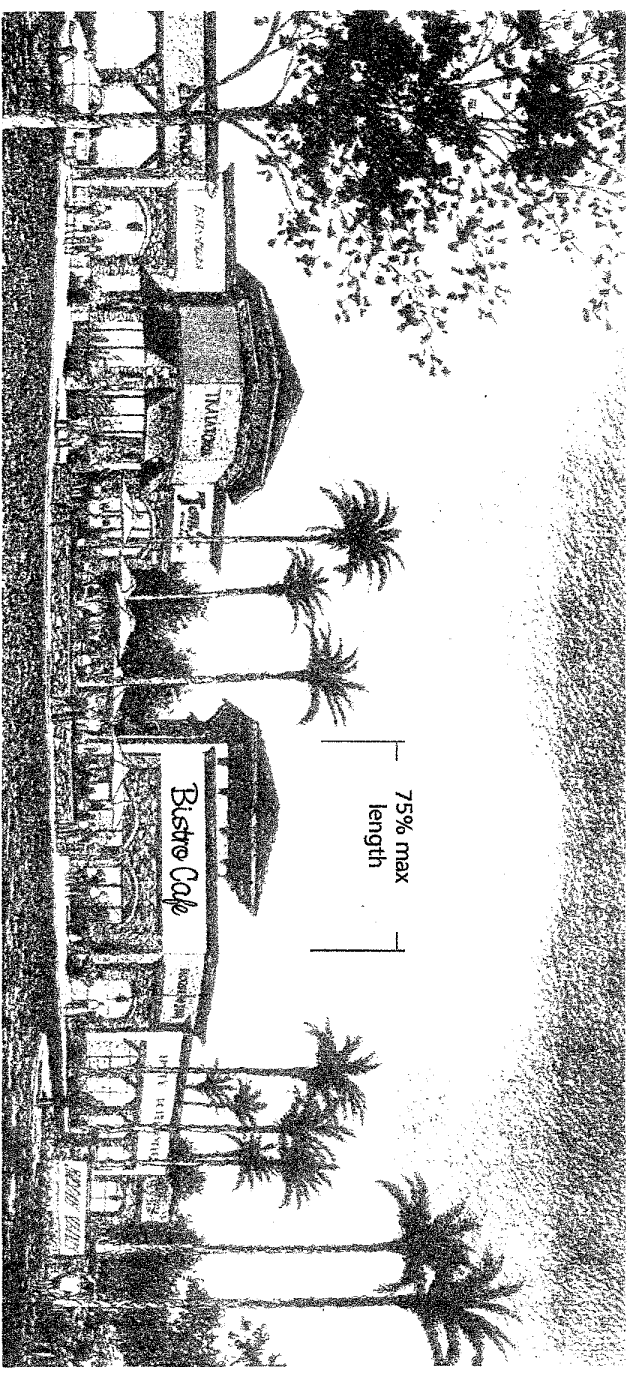
**MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

**COPY:** Tenant name/logo. In addition, signage describing products and services is allowed.

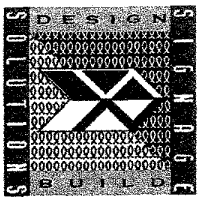
**SIGN AREA:** Wall signs shall not exceed one (1) square foot per lineal foot of building frontage. Sign area not to exceed one hundred (100) square feet. Maximum letter height shall not exceed thirty-six inches (36") for a single line of copy. Maximum wall sign height not to exceed forty-eight inches (48") for two or more lines of copy. Maximum sign length not to exceed seventy-five percent (75%) of the width of the elevation. One (1) Tenant storefront identification sign is allowed on only those sides of the building with the main public entrance or street frontage(s). Signs on a one story building may be located on no more than three sides of the building.

**TYPEFACE:** Custom tenant logo type/ name with Owner approval and the City of Corona Planning Department approval.

**COLORS:** Custom colors logo type/ or colors with Owner approval and the City of Corona Planning Department approval.



ELEVATION



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HIDDEN VALLEY PLAZA



### SHOP TENANT SIGNAGE

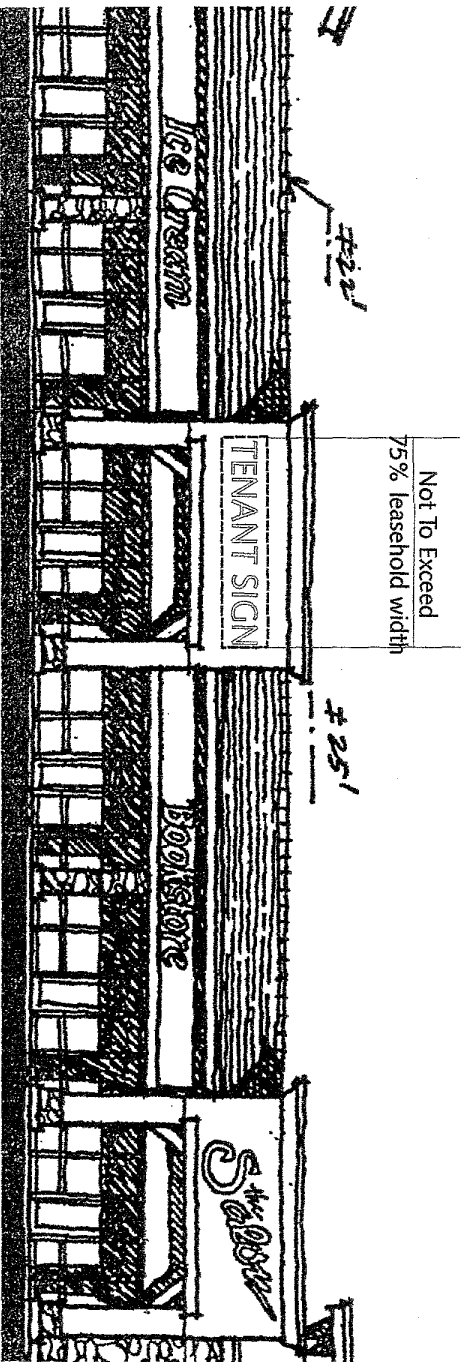
**MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

**COPY:** Tenant name/logo. In addition, signage describing products and services is allowed.

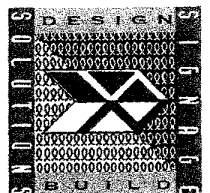
**SIGN AREA:** Wall signs shall not exceed one (1) square foot per lineal foot of building frontage. Sign area not to exceed eighty (80) square feet.  
Maximum letter height shall not exceed twenty-four inches (24") for a single line of copy.  
Maximum total wall sign height not to exceed thirty-six inches (36") for two or more lines of copy.  
Maximum sign length not to exceed seventy-five percent (75%) of the width of the elevation.

**TYPEFACE:** Custom tenant logo type/ name with Owner approval and the City of Corona Planning Department approval.

**COLORS:** Custom colors logo type/ or colors with Owner approval and the City of Corona Planning Department approval.



TYPICAL SHOP TENANT ELEVATIONS  
STOREFRONTS VARY IN WIDTH.



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HIDDEN VALLEY PLAZA





TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



REAR ENTRY ID

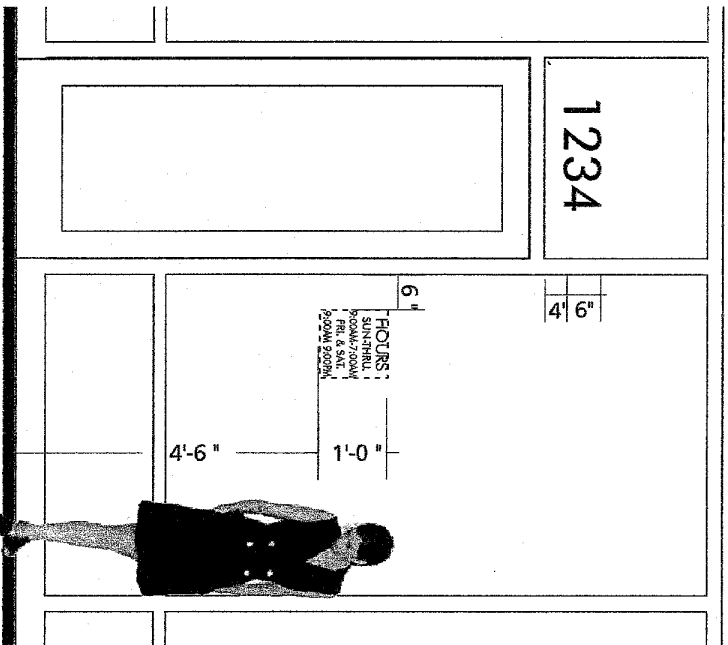
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

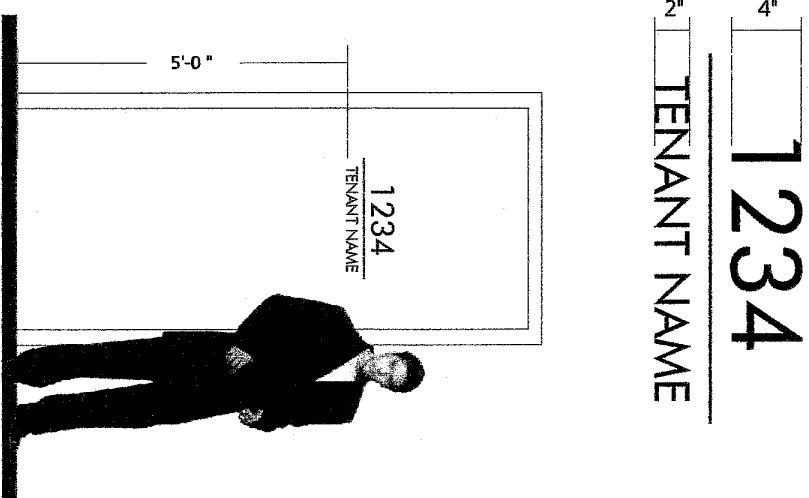
SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

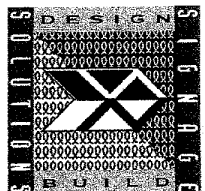
NOTE: No other signage is allowed on delivery side of building.



TYPICAL ELEVATION



TYPICAL ELEVATION



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HIDDEN VALLEY PLAZA





**PYLON**

The only tenants allowed to display signage on freeway pylon sign are those tenants located within the Hidden Valley Plaza.

**MATERIALS:** Double sided fabricated pylon with smooth metal and Dryvit finishes. Center ID to be routed and backed with plex and vinyl faces. Illuminated fluorescent lamps. Base to have cultured stone veneer - ledger stone pattern to match center standard.

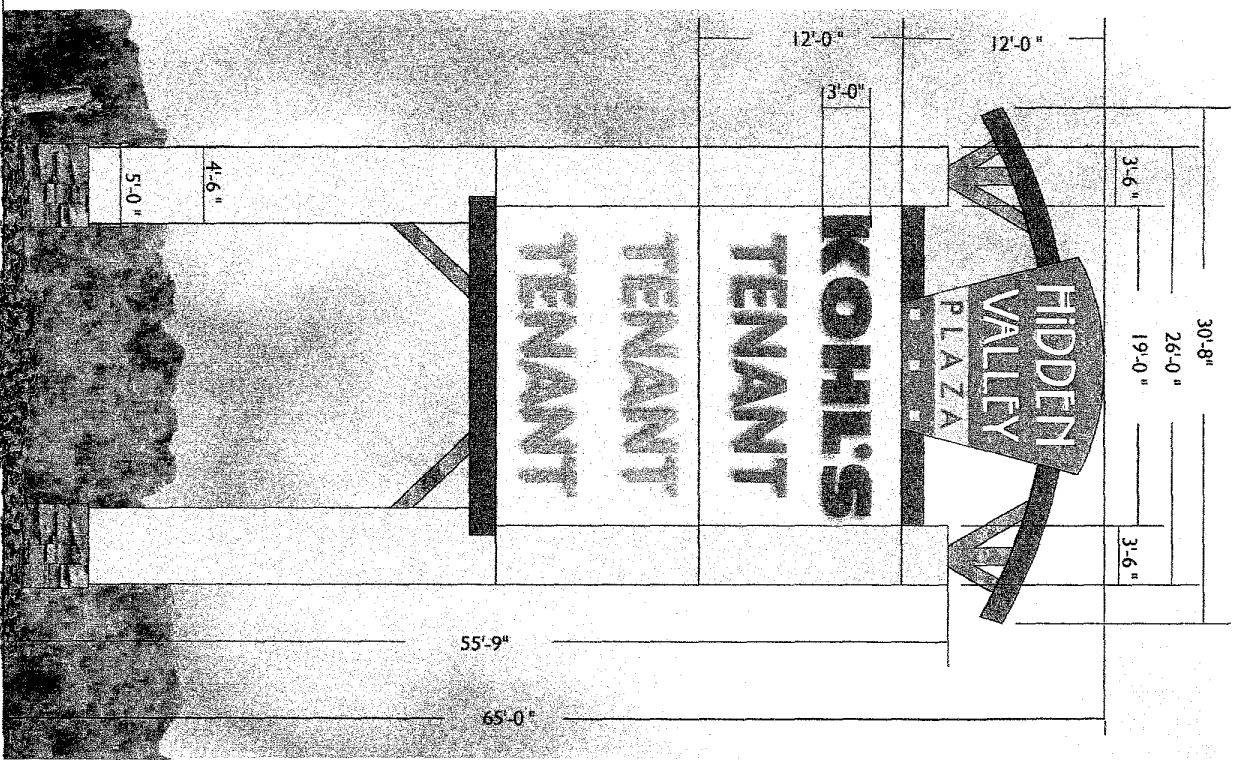
**QUANTITY:** (1)

**SIGN AREA:** 65' maximum height. Tenant sign area not to exceed 300 SF maximum.

**TYPE FACE:** Custom Fonts or Corporate Logo.

**COLORS:** See Color Schedule. Dryvit finishes to match Project paint colors.

**PAINT SCHEDULE:**



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11-29-01

**HIDDEN VALLEY PLAZA**



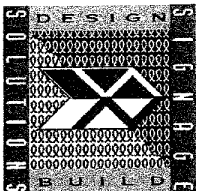
SCALE: 3/16"=1'-0"

FID

FREEMWAY IDENTIFICATION

PAINT SCHEDULE:

01-3893  
11-29-01



HIDDEN VALLEY PLAZA



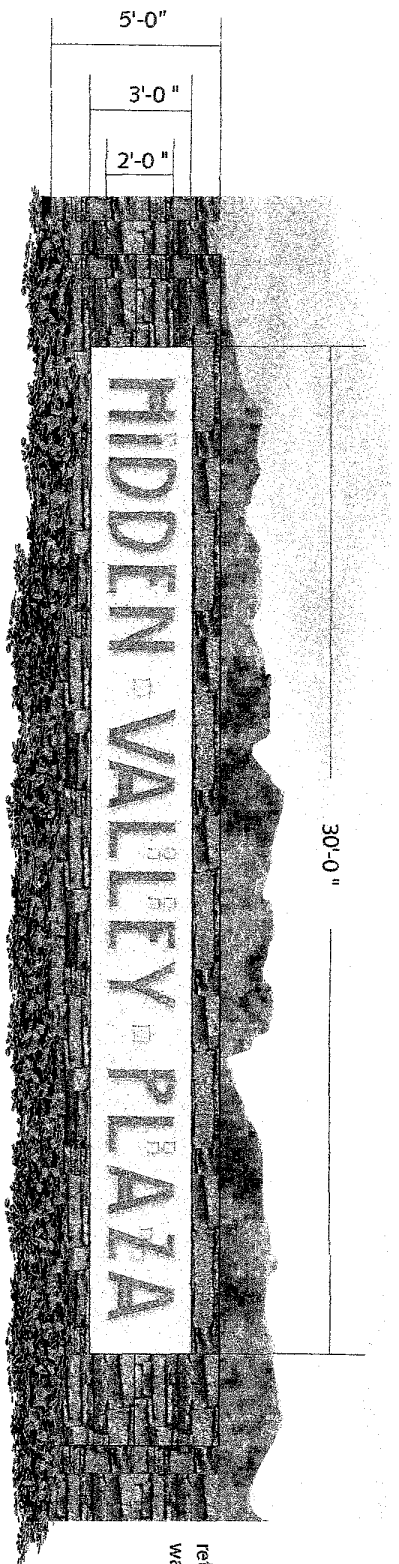
**PID** PROJECT IDENTIFICATION

**MATERIALS:** Project ID to be flat cut aluminum letters  
pegged off background 1/2". Wall to have cultured stone  
veneer - With smooth area for letters.

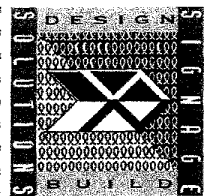
**QUANTITY:** (1)

**SIGN AREA:** 60 sf maximum

**LIGHTING:** Flood lamps in landscaping.



retaining  
wall



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HIDDEN VALLEY PLAZA



**M1** PROJECT I.D. TENANT MONUMENT

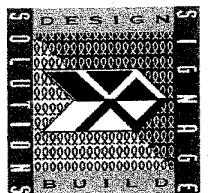
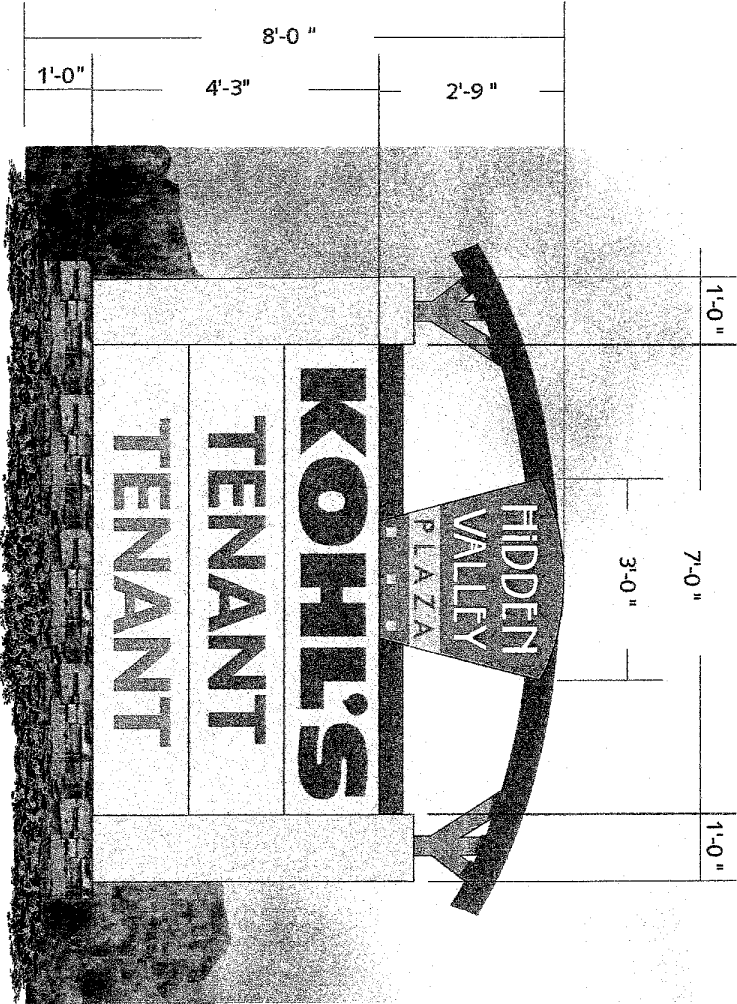
**MATERIALS:** Double sided fabricated pylon with smooth metal and Dryvit finishes. Center ID to be routed and backed with plex and vinyl faces. Tenant panels to be aluminum with smooth painted surface. Tenant graphics to be routed and backed with acrylic. Illuminated fluorescent lamps. Base to have cultured stone veneer - ledger stone pattern to match center standard.

**QUANTITY:** (2) Two.

**SIGN AREA:** Copy Area: 38.0 SF. (50 sf max)

**TYPE FACE:** Custom Project logo.

**COLORS:** See Color Schedule. Dryvit finishes to match project paint colors.



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HIDDEN VALLEY PLAZA





D1

VEHICULAR DIRECTIONAL

MATERIALS: Double sided aluminum directional panel.

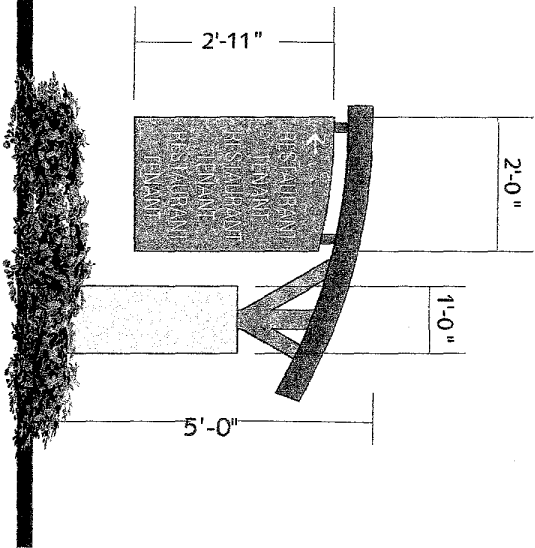
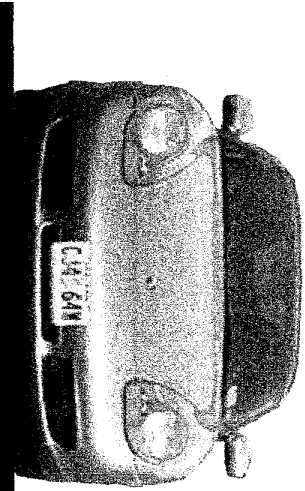
White reflective vinyl copy and arrows. Support structure to be fabricated from aluminum.

QUANTITY: (4) four.

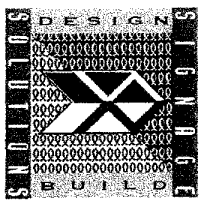
SIGN AREA: 6.0 S.F.

TYPE FACE: Zurich Condensed.

LIGHTING: Non-illuminated or exterior flood lights in landscaped area.



SIGN ELEVATION 3/8" = 1'-0"



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11-29-01

HIDDEN VALLEY PLAZA

D1



**D2** VEHICULAR DIRECTIONAL

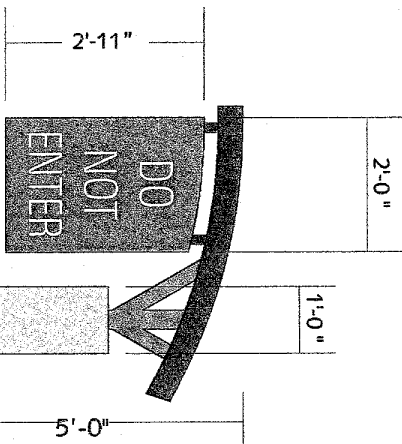
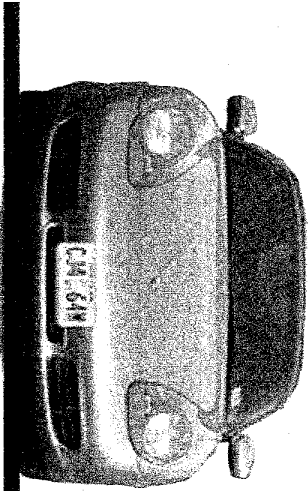
**MATERIALS:** Single sided aluminum directional panel.  
White reflective vinyl copy. Support structure  
to be fabricated from aluminum.

**QUANTITY:** (1) one

**SIGN AREA:** 6.0 S.F.

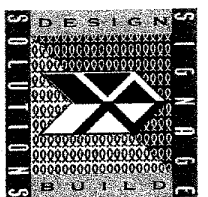
**TYPE FACE:** Zurich Condensed.

**LIGHTING:** Non-illuminated or exterior flood lights in landscaped area.



SIGN ELEVATION  $3/8" = 1'-0"$

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HIDDEN VALLEY PLAZA





**BUILDING ADDRESS**

**MATERIALS:** Individual cut out numbers  
2" gator foam letters.

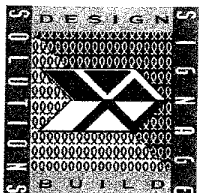
**QUANTITY:**

**TYPE FACE:** Zurich Bold Condensed

**COLORS:** Painted Contrasting to building.

**LIGHTING:** Non-illumination.

10" **1 2 3 4 5 6 7 8 9 0**



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11-29-01

HIDDEN VALLEY PLAZA





# PARKING CODE ENTRY

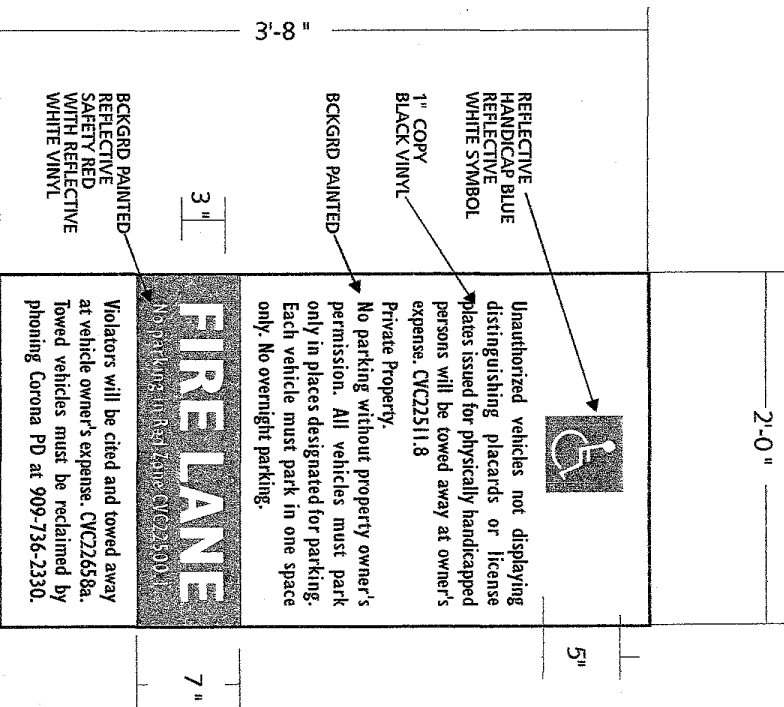
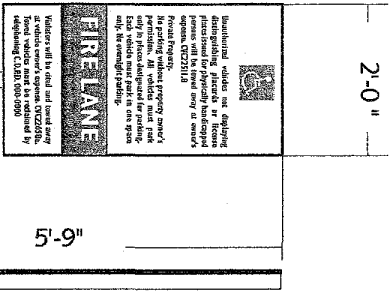
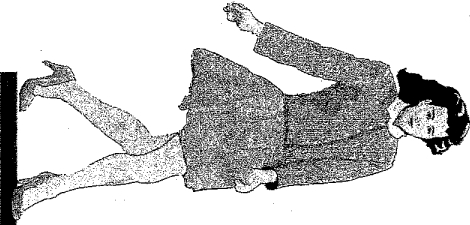
**MATERIALS:** Aluminum Panel with vinyl graphics.

Mounted to 3" alum. square tube post, painted White.  
5'-9" maximum height.

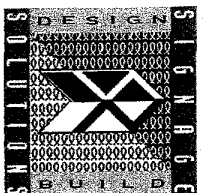
**QUANTITY:** Three (3)

**TYPE FACE:** Helvetica Medium Condensed.

**LIGHTING:** Sign does not illuminate.



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



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11-29-01

HIDDEN VALLEY PLAZA





# HANDICAP SIGNS

## MATERIALS:

1/8" Aluminum Panel with standard handicap blue graphics. Mounted to 3" alum. square tube post painted white.

## QUANTITY:

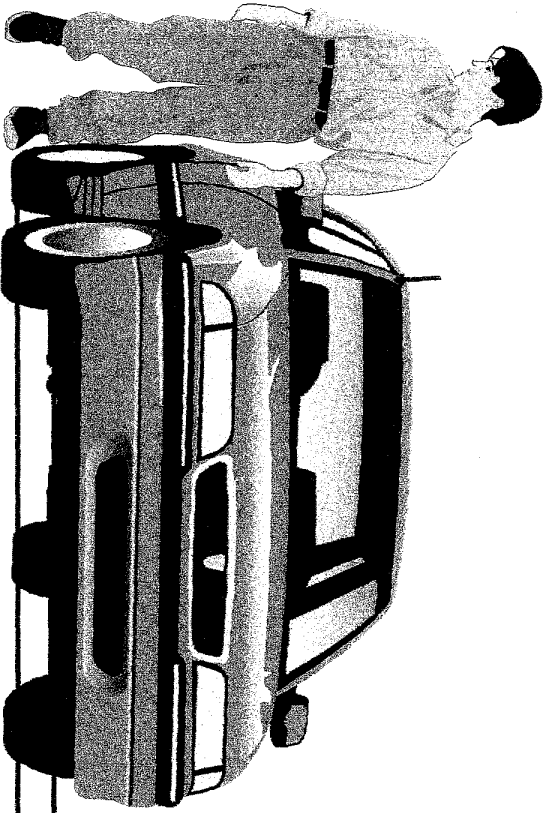
Twenty (20).

## HEIGHT:

7'-7" maximum height.

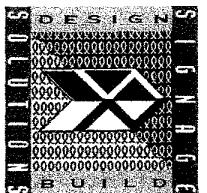
## LIGHTING:

Sign does not illuminate.



6'-8"

Scale: 1/2" = 1'0"



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# HIDDEN VALLEY PLAZA



**S**

**STOP SIGNS**

**MATERIALS:** Single faced aluminum panel.  
Mounted to 3" alum. square tube post painted white.

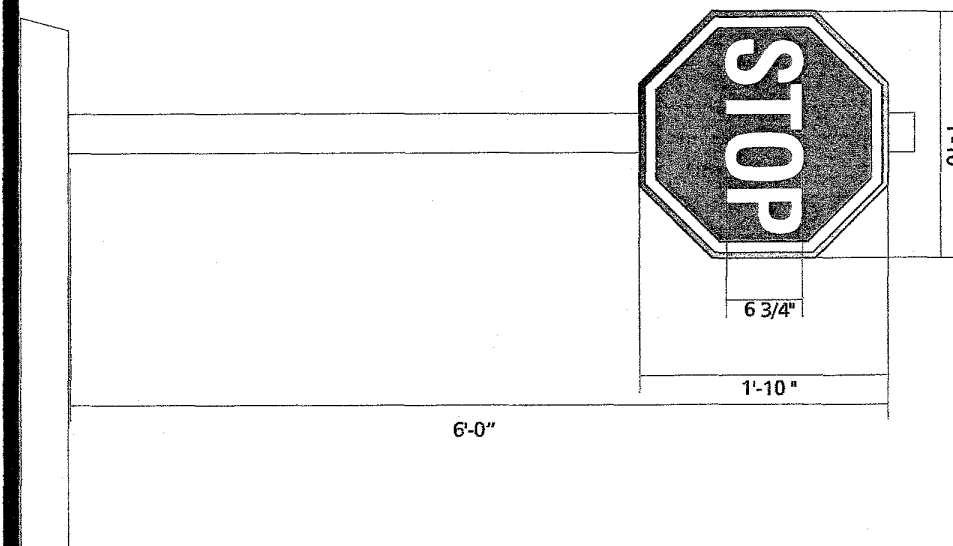
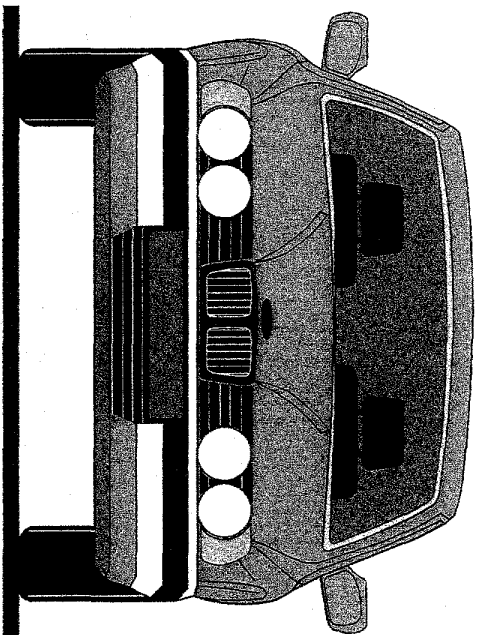
**QUANTITY:** Ten (10).

**SIGN AREA:** 6'-0" maximum height.

**TYPE FACE:** Helvetica Medium Condensed.

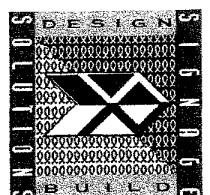
**COLORS:** Standard reflective 3-M vinyl red & white

**LIGHTING:** Sign does not illuminate.



Scale: 3/4" = 1'-0"

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11-29-01



HIDDEN VALLEY PLAZA

