

METRO AT MAIN

January 31st 2017

Comprehensive Tenant Sign Program



Ammended 11/2021

PREPARED FOR

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METRO AT MAIN

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OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Metro at Main, Corona, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Developer/Tenant and City relationship.

The Developer will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Developer.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Developer who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Metro at Main" Sign Program.

Only those sign types provided for and specifically approved by the Developer in Tenant's sign submission documents will be allowed. The Developer may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Developer's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Developer with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

APPROVAL PROCESS

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

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 Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0". Plus a site plan with the marked locations of the proposed sign(s).

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's 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 thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's 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 approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the 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 and electrical permits.



SIGN SIZE PARAMETERS

(A) Project Entry Tower I. D. (M)

One (1) 43.70 sq ft sign area. Two-sided internally illuminated.
Total copy area = 24 square feet

(B) Project and Tenant I. D. (P1 & P2)

Two (2) 22'-0" high x111.36 sq. ft. sign area, double faced and internally illuminated pylon signs with Project and Tenant Identification.
Total copy area including project ID and tenant names = 70 square feet per sign.

(C) Vehicular directional Signs shall comply w/CMC 17.74.040(A)

All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately.

The sign height shall be the total height of all letter and graphics combined.



Wall & Canopy Mounted Signs

Each Tenant is allowed storefront ID signs above their storefront.

Tenants with building elevations facing multiple exposures such as public streets and/or internal parking lots, streets or alleyways, may incorporate signage at each elevation, as approved by Landlord at Landlord's discretion.

Sign area allowed for each Tenant shall be calculated based on the following:

Secondary signs will be permitted but shall not exceed the total square footage of sign area permitted by the Tenant's leased storefront.

The maximum width of any Tenant's storefront sign may not exceed sixty-five (75%) percent of the Tenant's leased storefront. Fascia signs shall be located in close proximity in the zones designated in the building elevation figures in this sign program. In no case may a sign extend beyond the roof parapet or adjacent building eave line unless specifically approved by the City and the Landlord. Signs are not allowed on or against any roof structures.

For tenants with floor areas up to 19,999 square feet, the permitted size of the wall mounted sign for each tenant shall be calculated as follows: One square foot of signage shall be permitted for each linear foot of building or suite frontage not to exceed 50 sq. ft. in area.

For tenants with floor areas of 20,000 square feet or greater, the permitted size of the wall mounted sign for each tenant shall be calculated as follows: One square foot of signage shall be permitted for each linear foot of building or suite frontage, provided that no sign shall exceed 75% of the building frontage length.

Wall mounted tenant signs may be placed on any elevation of the same building where the tenant is located, provided the aggregate sign area for the elevation where the signage is proposed does not exceed the maximum allowable sign area for each linear foot of building frontage.

Deviations from requirements:

A tenant may apply for an increase to the sign development standards established by the North Main Street Specific Plan of up to 10% pursuant to Section 6.1.6 of the North Main Street Specific Plan. The request shall be submitted as a Zoning Administrator application to the City of Corona Planning Division and is subject to Zoning Administrator approval. The tenant shall demonstrate that the proposed adjustment would 1) enhance the overall appearance and function of the project; 2) would be compatible with, and would not be detrimental to, adjacent property or improvements; and 3) would advance the goals of the North Main Street Specific Plan.

Generic Information Signs

- Generic information signs on the rear of Buildings 7, 8, and 9 are for informational purposes only and shall not contain specific tenant logos.
- Generic information signs are under the control of the landlord and shall not be calculated towards the aggregate allowable sign area for said elevation.
- Generic information signs shall not exceed 42 square feet.
- Tenant signs shall be spaced adequately from the generic information signs.



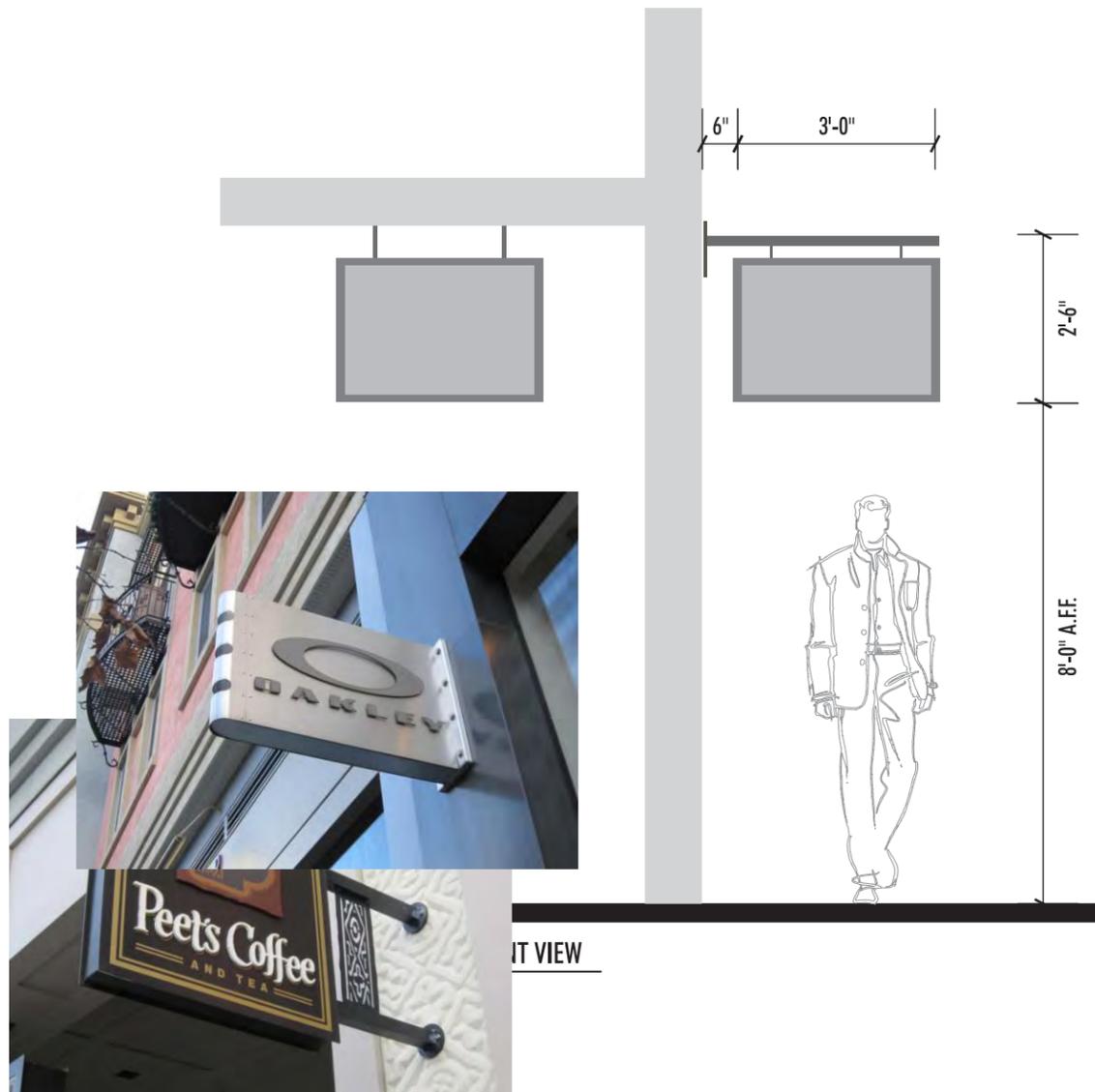
Halo illuminated channel letters with an aluminum panel and routed copy.



Halo illuminated dimensional "M" logo w/perforated aluminum face and open-faced channel letters on decorative ledge.



Halo letters on wire mesh background and exposed neon accents.



BLADE SIGNS

Number: No more than one blade sign shall be permitted per building entry (excludes employee, service, and emergency entries).

Location(s): Signs shall be located over or adjacent to the sidewalk from which the primary building entry occurs.

Size: Signs shall not be larger than 4 square feet in size for the entire sign structure, not just the message area.

Text: Copy shall be limited to the tenant's name and logo only. Tenants may elect to use their own particular type and logo colors and styles. Tenants' logos may be used in addition to or in place of the text.

Colors, Materials and Finishes: Signage colors, materials and finishes should compliment those used on the wall or building to which the sign is attached. Vibrant colors are encouraged. Graphic elements and dimensional logos should be incorporated into signs.

Lighting: Signs shall be externally illuminated. No neon lighting is permitted on Blade signs.

SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Developers review/approval of all sign design submittals.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents. Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area. With the Developer approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

There are many acceptable sign treatments, however a **Mixed Media** * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Developer reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Acceptable sign styles include:

1. Front and halo-illuminated channel letters.
2. Halo illuminated letters, 3" deep minimum.
3. Mixed media / dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Dimensional geometric shapes.
6. Exposed neon if used as an accent, subject to approval by the Landlord and the City of Corona.

Window Display Graphics

Each Tenant is allowed a limited amount of window signage on their storefront windows.

1. Two (2) square feet of company vinyl name and/or logo in each storefront window or Nine (9) square feet of a company logo (illuminated or non-illuminated) in any one (1) window of a Tenant's storefront. Note: Exposed neon is not permitted in windows.
2. One (1) square foot of company store hours, to be white vinyl non lit copy.
3. Alcohol & tobacco advertisements will not be permitted.

NOTE: All of the above requires approval from the Landlord and the content will be at the sole discretion of the Landlord.

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, 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 type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Neon or fluorescent contained in letters and panel cabinets
2. Light Emitting Diodes (LED's)
3. Fiber Optics
4. Cove Lighting (Indirect Illumination)
5. Incandescent light bulb

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign or blade sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials.

Signs may incorporate **regionally** and **nationally** recognized logo colors.

Sign colors should be selected to provide sufficient contrast against building background colors.

Sign colors should be compatible with and complement building background colors.

Sign colors should provide variety, sophistication and excitement.

Color of letter returns shall be a contrasting color to the face of the letter.

Neon accent colors should complement related signing elements.

Bright colors such as " Hot Pink " will not be allowed.

GENERIC SIGNAGE STANDARDS

- No sign shall be posted, erected, or maintained:
 - So as to obstruct a clear view of any intersection formed by the crossing of two or more streets (applies to both public and private streets).
 - That is illuminated if the sign faces any residentially zoned property (provided, however, that signs in the Commercial Retail District may face uses in the Transitional Retail District).
 - That interferes with the effectiveness of or obscures any public sign.
- No sign shall be erected so as to obstruct any door or fire escape of any building or to obstruct free passage over any public right-of-way.
- No sign shall be erected that would unreasonably obscure from any public view existing, conforming signs on adjacent properties.
- Prohibited signs shall include brightly flashing signs and signs that generate sound. Signs featuring electronic graphics or art as part of a Commercial or Mixed Use development project may be permitted subject to a Precise Plan review.
- No vehicle or trailer shall be parked that is utilized as a portable sign for the purpose of providing directional/informational signage or additional on-site signage, or serving as an attention getting device.
- When a business establishment closes, relocates, changes names, or abandons any sign or structure, the existing sign(s) shall either be removed, obscured from view, or refaced within 30 days of the change of business. If new signs are erected, all such signs shall be required to conform to the requirements of the North Main Street District Specific Plan.
- Where the North Main Street District Specific Plan remains silent regarding specific signage requirements and definitions, the requirements and definitions contained in Section 17.74, Signs, in Title 17 of the Corona Municipal Code.
- A coordinated design approach is encouraged for signage throughout the project area, including Major and Secondary Project Identification Signs, freestanding Monument Signs, Standard Retail Center Identification Signs, and Directional/Informational Signs. Major Commercial Center Identification Signs and Standard Commercial Center Identifications Signs shall be generally designed within the limits of the North Main Street District Specific Plan depicted in Exhibit 41, Commercial Center Sign Concepts. Additional sign locations may be approved by the city on a case-by-case basis, subject to the Precise Plan Review process.

PARCEL IDENTIFICATION SIGNS

Parcel identification signs (i.e. pylon signs) may be placed in the same manner as allowed by CMC Section 17.74.130(1)(2)(a), which permits commercial centers that are 10 acres or greater to have one parcel identification sign per street frontage. Centers having more than one street frontage may have no more than two parcel identification signs on one street frontage, provided that the other street frontage has no parcel identification sign. In this case, the total sign area for both signs combined on one street frontage shall not exceed a maximum allowable sign area based on a formula of one (1) square foot of sign area per one (1) lineal foot of lot frontage up to 220 square feet for the entire sign structure, not just the message area. Additionally, pylon signs shall not exceed 30 feet in height and 15 feet in width pursuant to Section 5.3.5 (Centers Under 15 Acres) of the North Main Street Specific Plan.

Tenant Company ID Sign Cabinets are approx. 4" deep or 5" deep
Internally Illuminated (LED Lighting or equiv.).
See Basic Details on Previous Pages

3D Viewing Page (Only)

Tenant Company ID Sign Cabinets are approx. 4" deep or 5" deep
Internally Illuminated (LED Lighting or equiv.).
See Basic Details on Previous Pages

3D View (Approx.)

Accent Blade, 1" wide or 2" wide (Alum.)
Painted

Option 1



Accent Blade, 1" wide or 2" wide (Alum.)
Painted

3D View (Approx.)

Accent Blade, 1" wide or 2" wide (Alum.)
Brushed Alum. or Painted Brushed Alum.

Option 2



Accent Blade, 1" wide or 2" wide (Alum.)
Brushed Alum. or Painted Brushed Alum.

3D View (Approx.)

Accent Backer Panel to be .080" or .090" thick
Brushed Alum. or Painted Brushed Alum.

Option 2



Accent Backer Panel to be .080" or .090" thick
Brushed Alum. or Painted Brushed Alum.

3D View (Approx.)

Accent Blade, 3/4" wide and 2" HIGH
Edge-Light (Not Push-Thru)

Option 4



Accent Blade, 3/4" wide and 2" HIGH
Edge-Light (Not Push-Thru)

Date:	03/23/21	Project Title	Customer Approv.	Date
Draw:	21-001	Metro at Main	Revisions:	
Design:	MB	420 N. Main Street	Revisions:	
Sales:	EM	Corona, CA. 92880		

Option 1

3D View (Approx.)



Option 1

Tenant Cabinet: 5" deep, Painted Deep Burgundy Metal Face
 Tenant Copy, Logo & Border Outline: Push-Thru Acrylic, Illuminated
 Outer Decorative Accent to be 2" deep, Offset, Painted Metal (Any Color) & Non-Illuminated

Option 2

3D View (Approx.)



Option 2

Tenant Cabinet: 5" deep, Painted Dark Charcoal Metal Face
 Tenant Copy & Logo: Push-Thru Acrylic, Illuminated
 Border Outline to be Painted Acrylic, Surface Mounted & Non-Illuminated

Option 3

3D View (Approx.)



Option 3

Tenant Cabinet: 5" deep, Painted Jet Black Metal Face
 Tenant Copy & Logo: Push-Thru Acrylic, Illuminated
 Outer Decorative Accent to be .090" thick, Flat Cut Flush to Building Fascia Painted Metal (Any Color) & Non-Illuminated

Option 4

3D View (Approx.)



Option 4

Tenant Cabinet: 5" deep, Painted White Metal Face
 Tenant Copy & Logo: Push-Thru Acrylic w/Opaque Vinyl Overlay, Illuminated
 Border Outline to be Push-Thru Acrylic w/Opaque Vinyl Overlay, Illuminated
 Top & Bottom Projecting Accent to be 1/2" thick, 2" high Edge-Light Acrylic (not Push-Thru)

Option 1

Tenant Cabinet: 5" deep, Painted Deep Burgundy Metal Face

Tenant Copy, Logo & Border Outline: Push-Thru Acrylic, Illuminated

Outer Decorative Accent to be 2" deep, Offset, Painted Metal (Any Color) & Non-Illuminated

Rendering Page

(Single-Sided Company ID Sign, Illuminated)

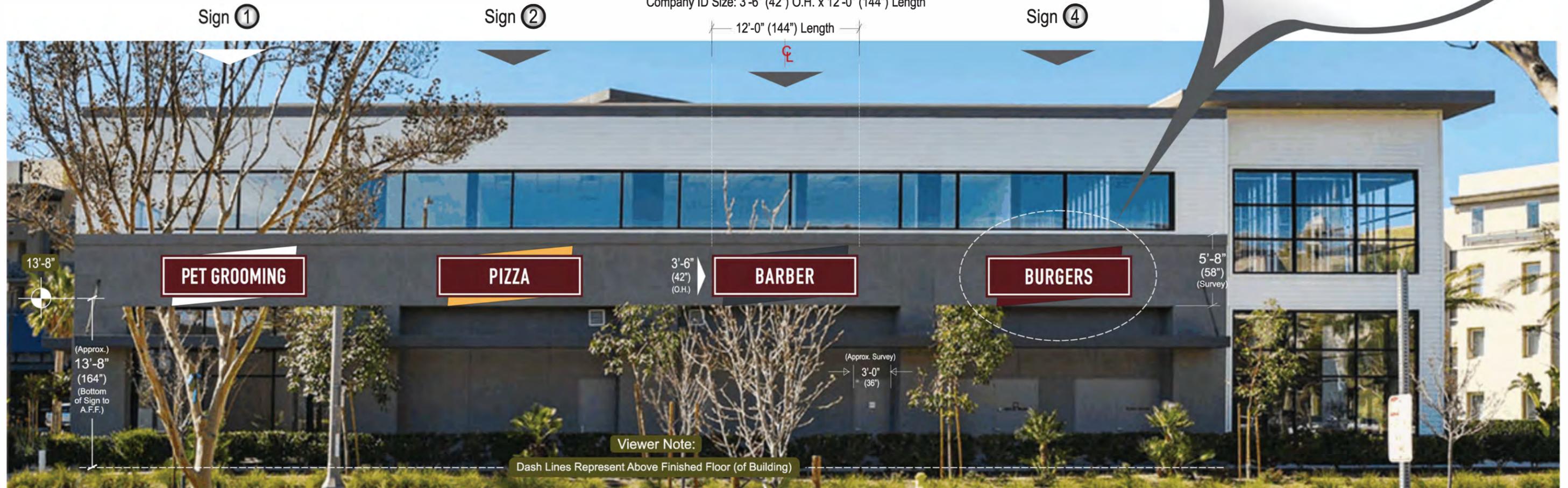
Proposed Sign ③ Total: 42.0 Sq. Ft.

Company ID Size: 3'-6" (42") O.H. x 12'-0" (144") Length

Letter Height
(based on Name Length)

15" h. → **B**

Close-Up



Signage Building Elev.

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

OPTIONAL

	PMS 504 M
	75, 70, 00, 0
	65, 67, 11, 0
	67, 61, 60, 47
	White



127 Radio Rd., Unit 3
Corona, CA. 92879
ph: 951-734-8181
CoronaCA.Image360.com

Date:	03/23/21	Project Title		Customer Approv.		Date	
Draw:	21-001		Metro at Main	Revisions:			
Design:	MB		420 N. Main Street	Revisions:			
Sales:	EM		Corona, CA. 92880				

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Option 2

Tenant Cabinet: 5" deep, Painted Dark Charcoal Metal Face

Tenant Copy & Logo: Push-Thru Acrylic, Illuminated

Border Outline to be Painted Acrylic, Surface Mounted & Non-Illuminated

Outer Decorative Accent to be 2" deep Offset, Painted Metal (Any Color) or Brushed Aluminum

Rendering Page

(Single-Sided Company ID Sign, Illuminated)

Proposed Sign ⑥ Total: 42.0 Sq. Ft.

Company ID Size: 3'-6" (42") O.H. x 12'-0" (144") Length

Letter Height
(based on Name Length)

15" h. → P

13" h. → M



Signage Building Elev.

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

OPTIONAL

	PMS 504 M
	75, 70, 00, 0
	65, 67, 11, 0
	67, 61, 60, 47
	White

Date:	03/23/21	Project Title		Customer Approv.		Date	
Draw:	21-001	Metro at Main		Revisions:			
Design:	MB	420 N. Main Street		Revisions:			
Sales:	EM	Corona, CA. 92880					

Option 3

Tenant Cabinet: 5" deep, Painted Jet Black Metal Face

Tenant Copy & Logo: Push-Thru Acrylic, Illuminated

Outer Decorative Accent to be .090" thick, Flat Cut Flush to Building Fascia
Painted Metal (Any Color) & Non-Illuminated

Letter Height
(based on Name Length)

15" h. → **N**

Rendering Page

(Single-Sided Company ID Sign, Illuminated)

Proposed Sign ⑨ Total: 42.0 Sq. Ft.

Company ID Size: 3'-6" (42") O.H. x 12'-0" (144") Length



Signage Building Elev.

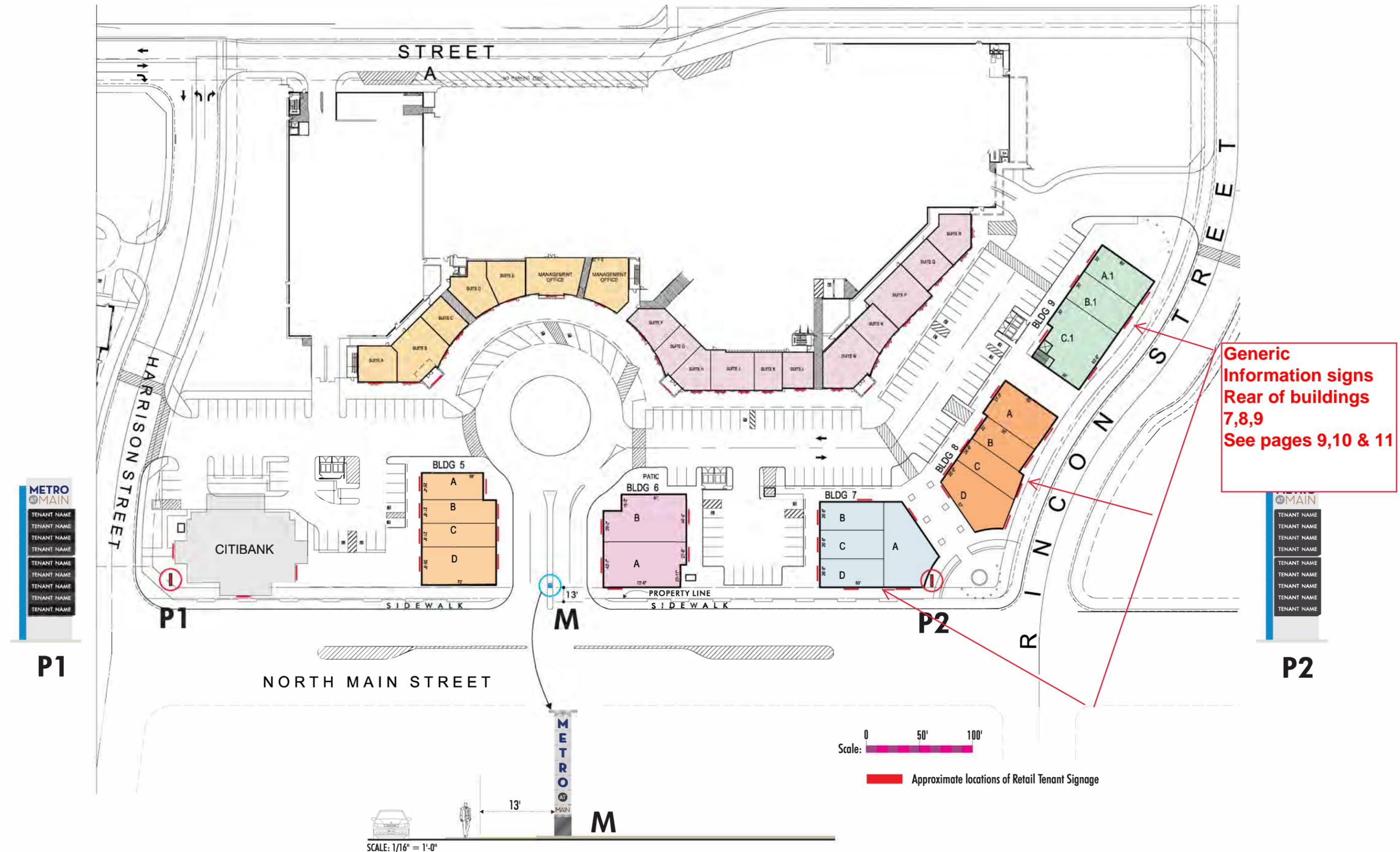
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OPTIONAL

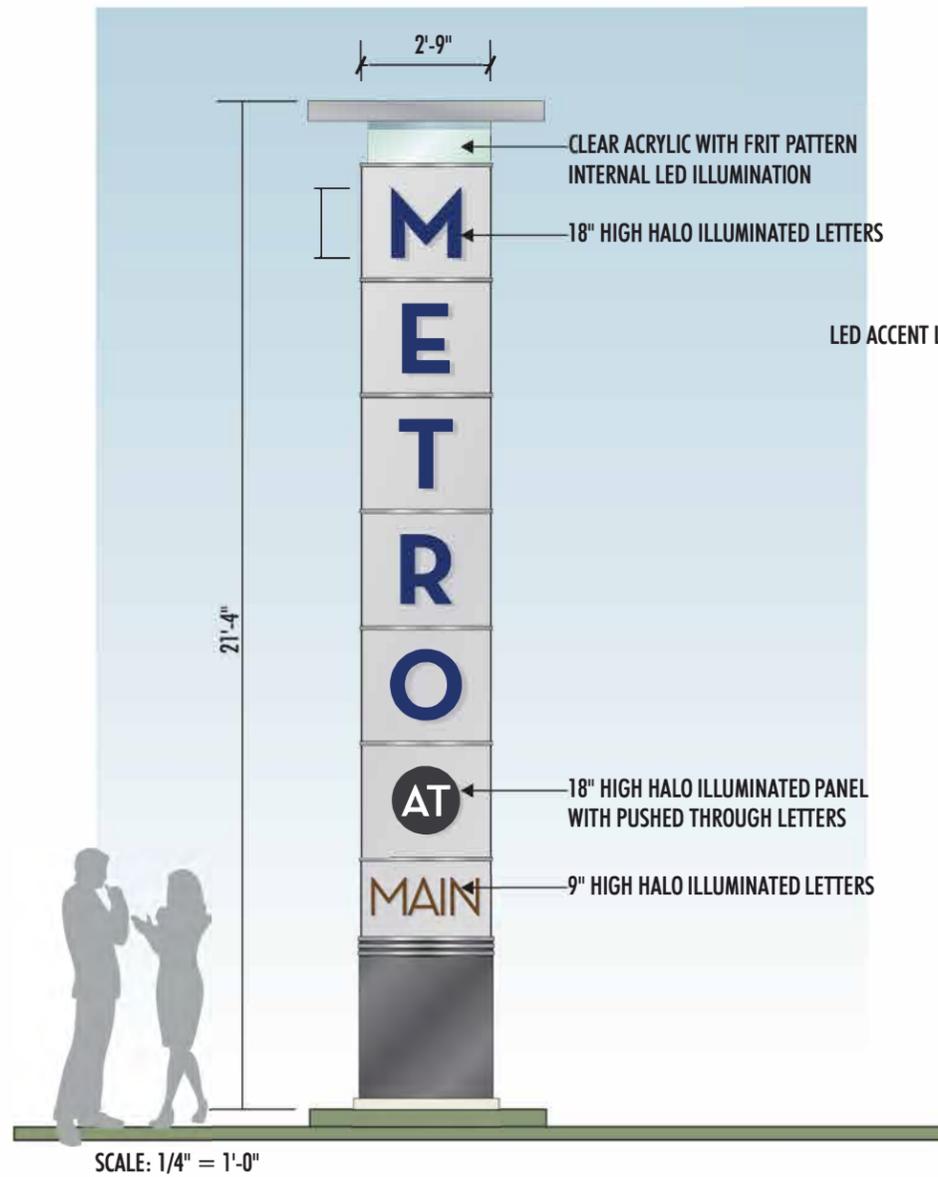
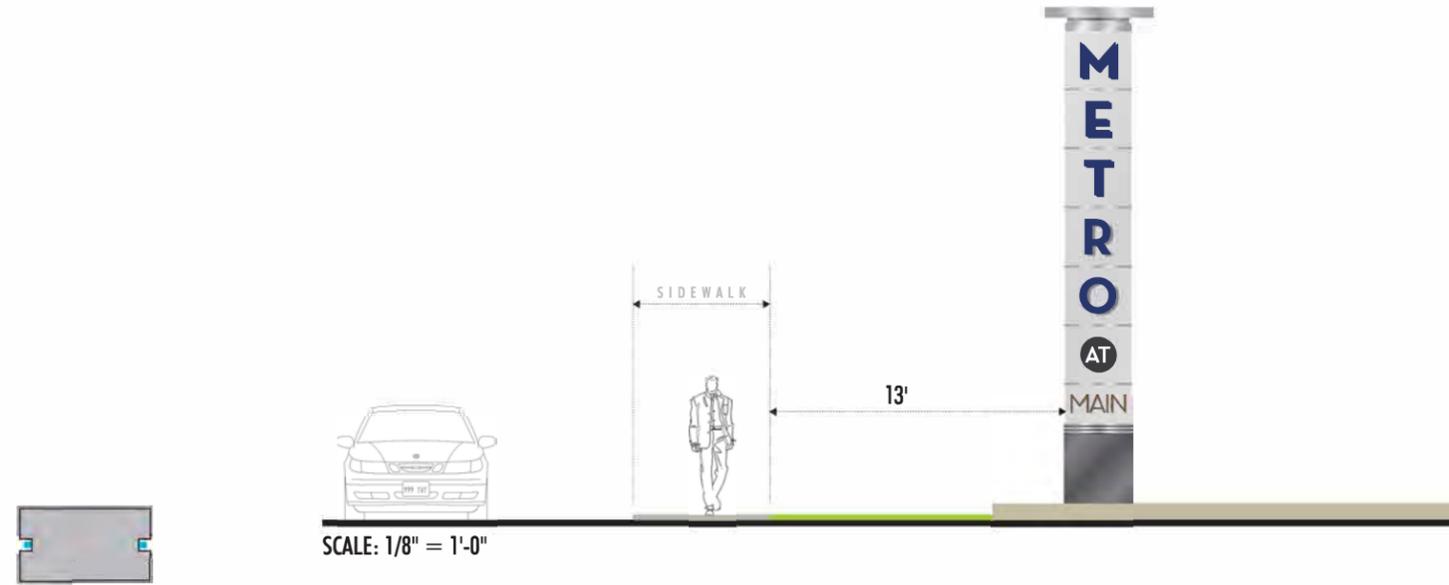
	PMS 504 M
	75, 70, 00, 0
	65, 67, 11, 0
	67, 61, 60, 47
	White

Date:	03/23/21	Project Title	Customer Approv.	Date
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Design:	MB	420 N. Main Street	Revisions:	
Sales:	EM	Corona, CA. 92880		

**BUILDING ELEVATIONS
(Retail)**

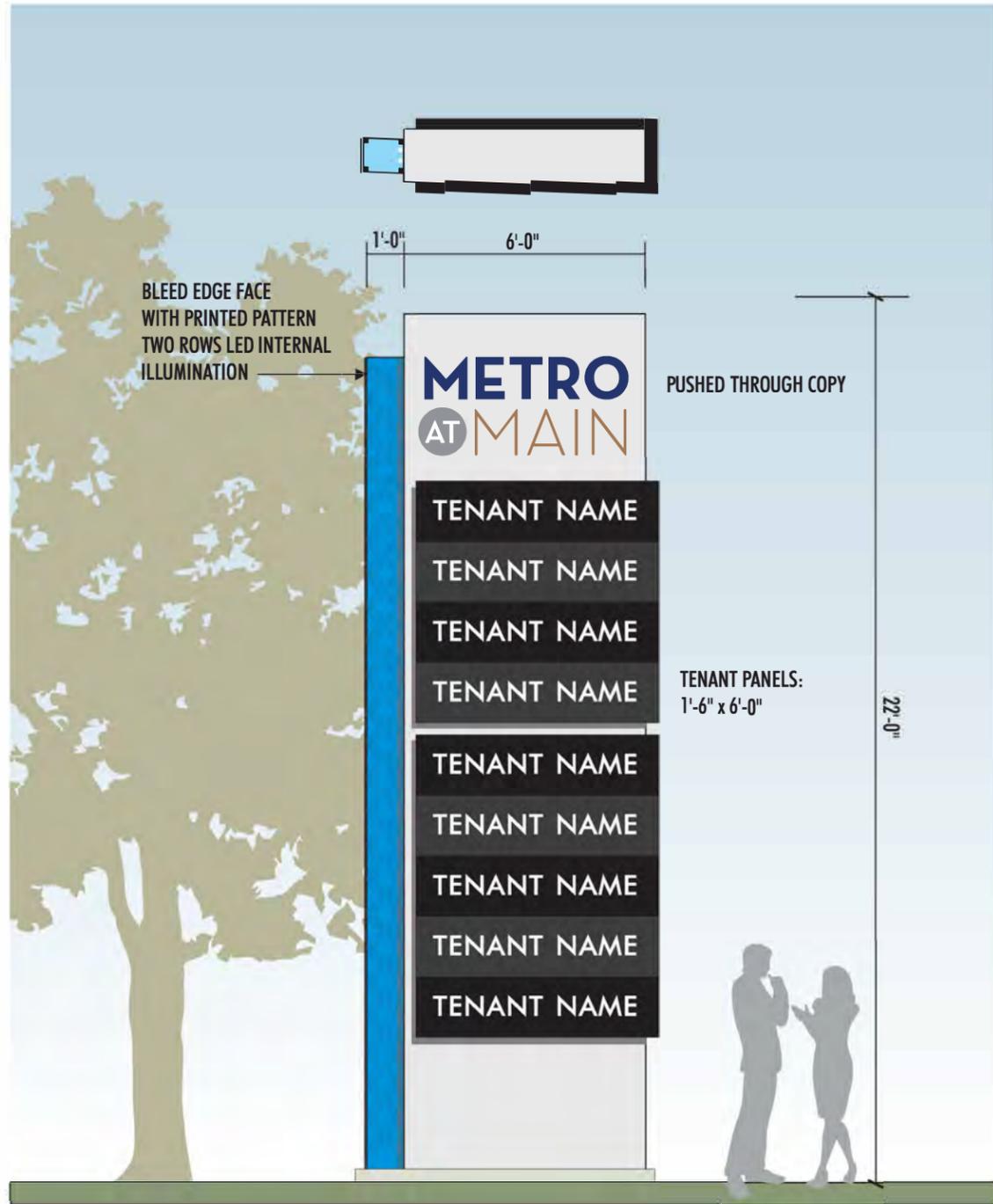


**Generic Information signs
Rear of buildings
7,8,9
See pages 9,10 & 11**



LED ACCENT LIGHT ON EACH SIDE





SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



STOP AND ACCESSIBILITY SIGNS

SPECIFICATIONS (STOP SIGN):
 - 4" SQ. POST PAINT "MILLER - SEDGE-0226".
 - FACE TO BE 1/4" ALUMINUM PAINTED WHITE WITH RED REFLECTIVE (280-72) VINYL OVERLAY AND WHITE REFLECTIVE (280-10) VINYL COPY.

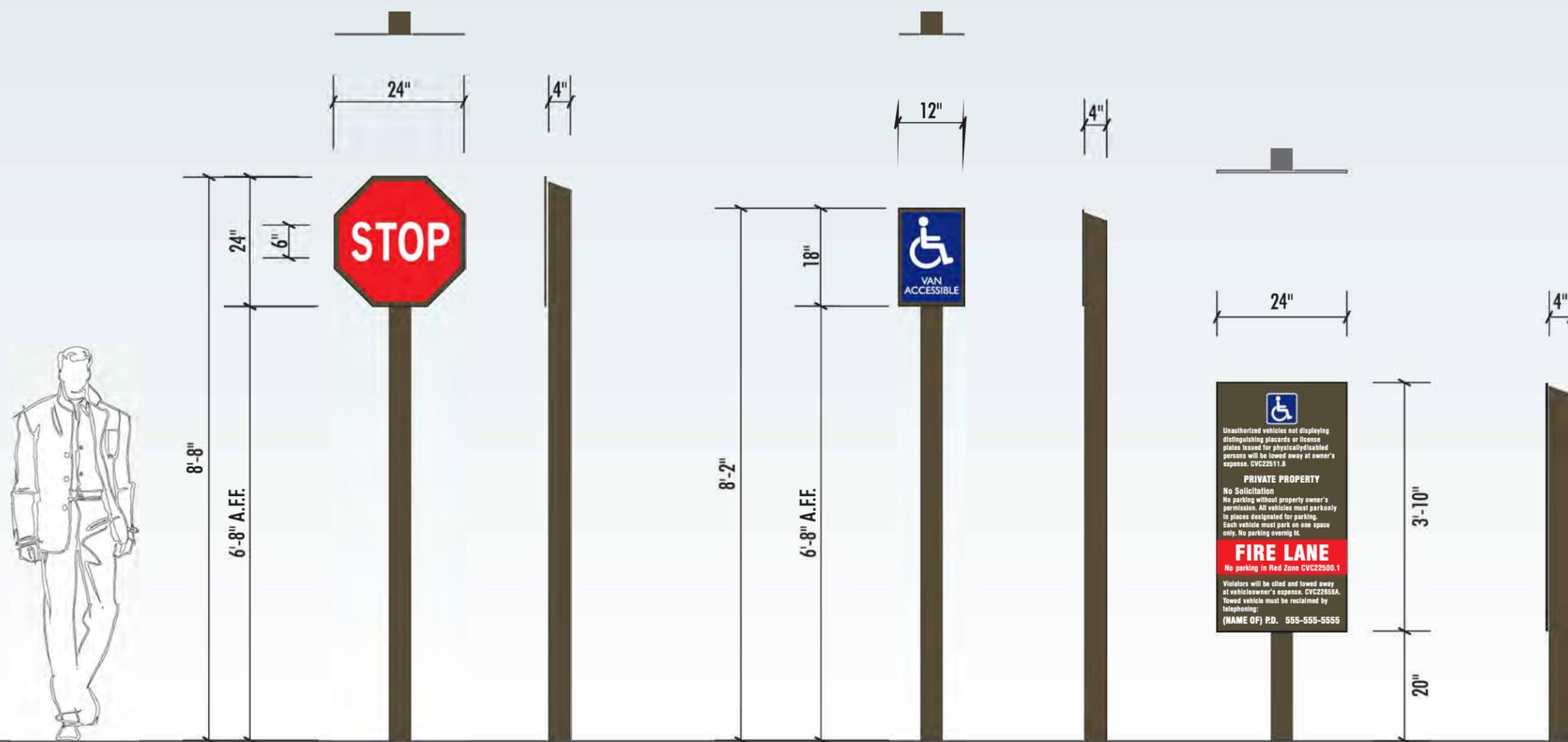
QTY: To Be Determined

SPECIFICATIONS (ACCESSIBILITY):
 - 4" SQ. POST PAINT "MILLER - SEDGE-0226".
 - FACE TO BE 1/4" ALUMINUM PAINTED WHITE WITH LIGHT BLUE REFLECTIVE (280-76) VINYL BACKGROUND WITH WHITE REFLECTIVE (280-10) VINYL COPY/GRAPHIC & BORDER.

QTY: To Be Determined

SPECIFICATIONS:
 - 4" SQ. POST PAINT "MILLER - SEDGE-0226".
 - FACE TO BE 1/4" ALUMINUM PAINTED BRONZE.
 - COPY TO BE WHITE (220-12) VINYL.
 - "HANDICAP" LOGO TO BE REFLECTIVE LIGHT BLUE (280-76) WITH WHITE GRAPHIC.
 - "FIRE LANE" TO BE REFLECTIVE RED (280-72) VINYL WITH WHITE COPY.

QTY: To Be Determined

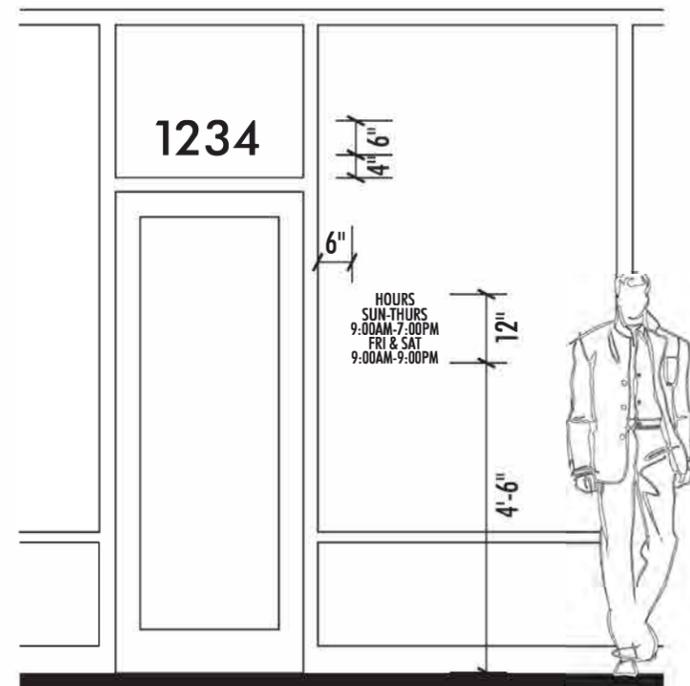


SCALE: 1/2" = 1'-0"

**WINDOW GRAPHICS AND
REAR ENTRY SIGNS
BUILDING ADDRESS NUMBERS**

SPECIFICATIONS:

- 6" HIGH OPAQUE WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2 SQ. FT. MAXIMUM SIGN AREA.

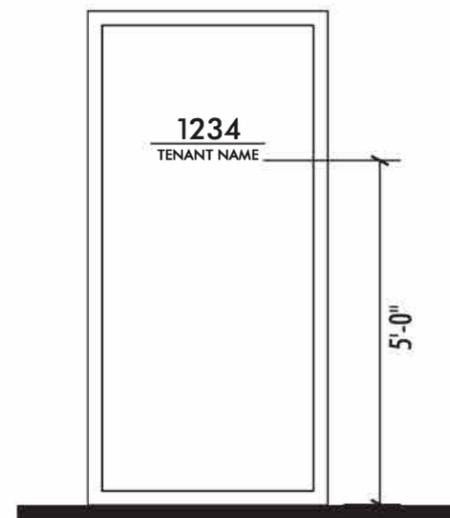


TYPICAL FRONT ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 8" high x 1/2" THICK ALUMINUM NUMBERS.
- (Note; stroke of letter to be no less than 1/2" - CBC section 501.2)
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.

