DIAMOND VALLEY PLAZA

Hemet, California

APPROVED
CKendrick
SDR07-002 PDR
Sign program
for shopping center remodel only

ultrasigns
ELECTRICAL ADVERTISING

RECEIVED
APR 27 2007
SDR07-002

PROJECT DIRECTORY

LANDLORD: WOHL INVESTMENT PROPERTIES
2402 MICHELSON, SUITE 170
IRVINE, CA 92612
TEL (949) 955-0115
FAX (949) 955-0123

ARCHITECT: CALABRESE ARCHITECT
13104 GLEN COURT, SUITE 7
CHINO HILLS, CA 91709
TEL (909) 627-0011
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CONSULTANT: ULTRASIGNS ELECTRICAL ADVERTISING
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520
TEL (858) 569-1400 x104
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ATTN: JOHN HADAYA

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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 Landlord.

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.

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

B 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).

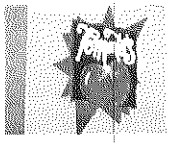
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).

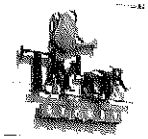
4. The Tenant shall obtain all necessary permits.

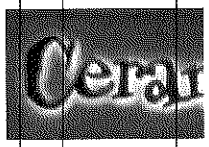
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.

6. It is the responsibility of the Tenant's 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, paint surface to match the existing color, and restore surface to original condition.







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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 waterproof in color and finish to match existing exterior.

5. Internal illumination to be 30 milliamp neon, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".

6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may 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 will not be acceptable. The Landlord 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 raceways will be allowed.

10. Signs must be made of durable rust –inhibiting 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 oil 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.

17. All raceways, conduits, etc... installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

D SHOP TENANT 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. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Acrylic faced channel letters

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25% beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)

Descender: (The part of the lowercase letters, such as g, p, and q, that extends below the other lowercase letters)

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. Signs painted directly on a building surface will not be permitted.

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

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

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.(I.e. Delivery trucks with tenant signage is OK!)

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

9. Banners, Pennants & Balloons Used for Advertising Purposes:
Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are 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 that 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.

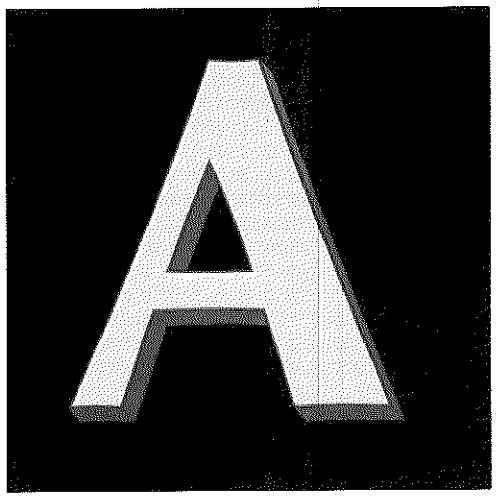
12. No standard plex faced cabinet construction allowed.

F ABANDONMENT OF SIGNS:

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

G INSPECTION:

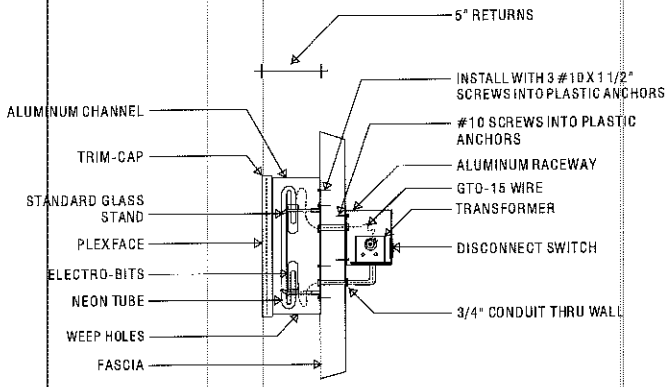
Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.



Section A
LEXAN FACED CHANNEL WITH
THROUGH FACE ILLUMINATION.

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 30 ma neon or fluorescent tubes.
Paint returns any color.

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



SECTION

SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH ELECTRO-BITS
BONDING & GROUNDING REQ'D PER ARTICLE 600 OF UL SAM
NEON TO HAVE AT LEAST 1/4" CLEARANCE FROM ALUMINUM

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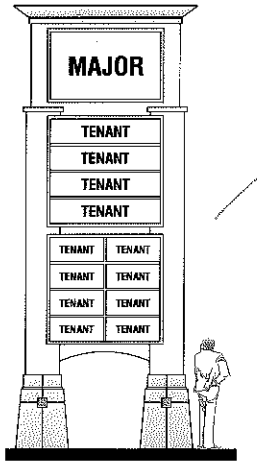
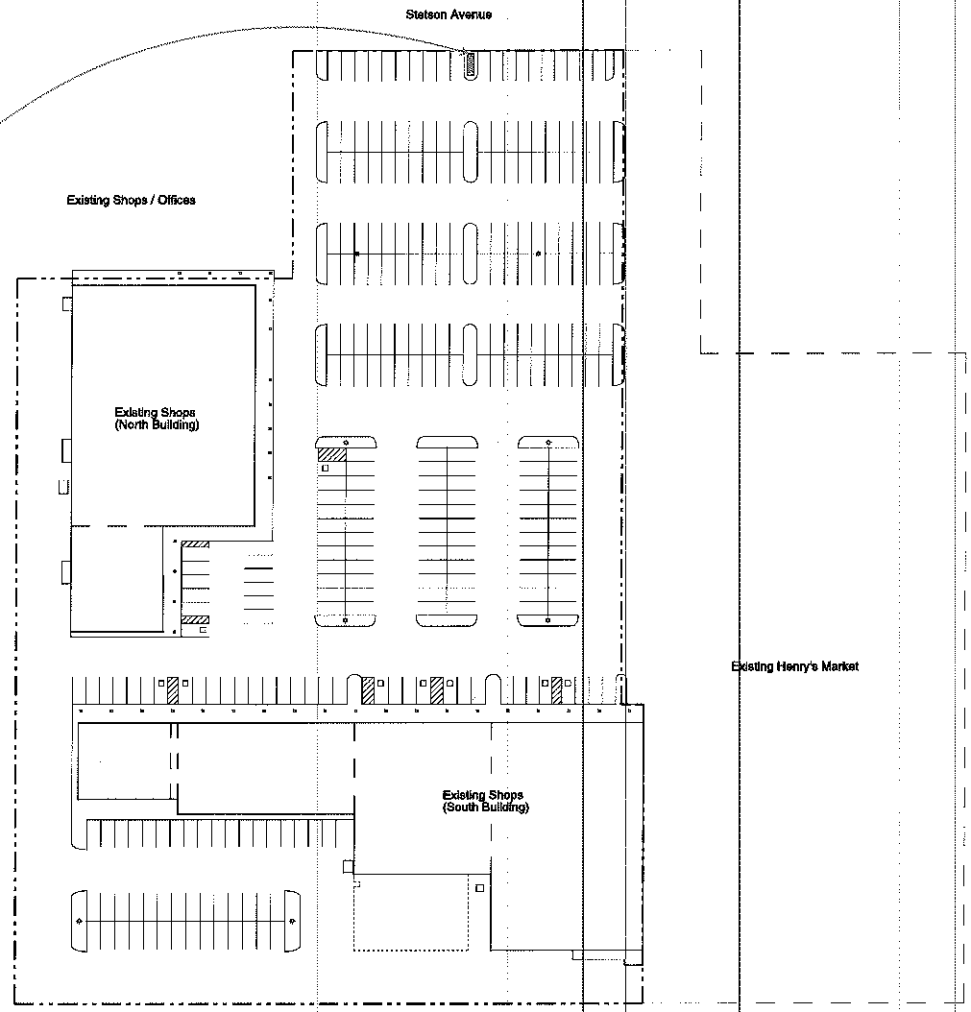
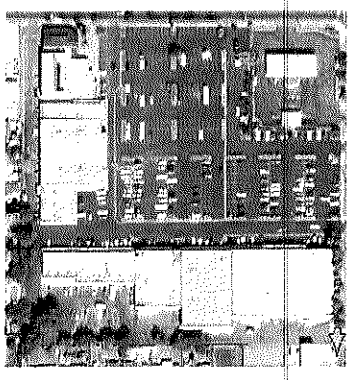


A1





Aerial Photo

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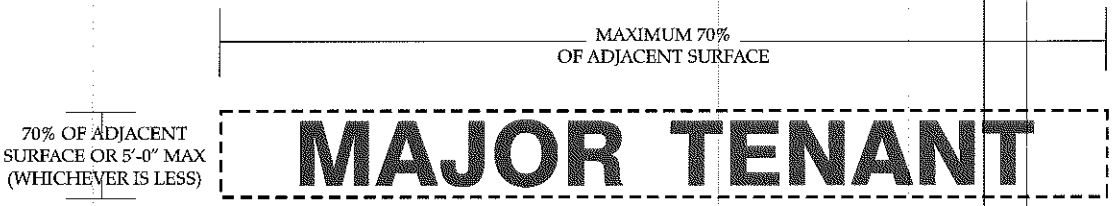
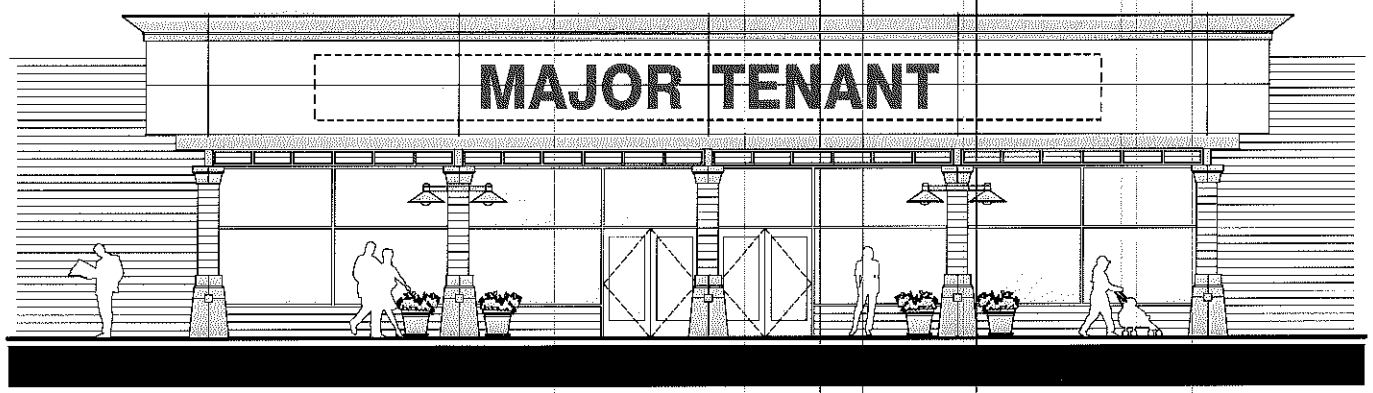
DIAMOND VALLEY PLAZA SIGN PROGRAM



SIZE: 2.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
MAXIMUM OF 200 SQUARE FEET TOTAL PER ELEVATION.
MATERIALS: SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGANS.



TYPICAL MAJOR TENANT ELEVATION SCALE 1/8" = 1'-0"

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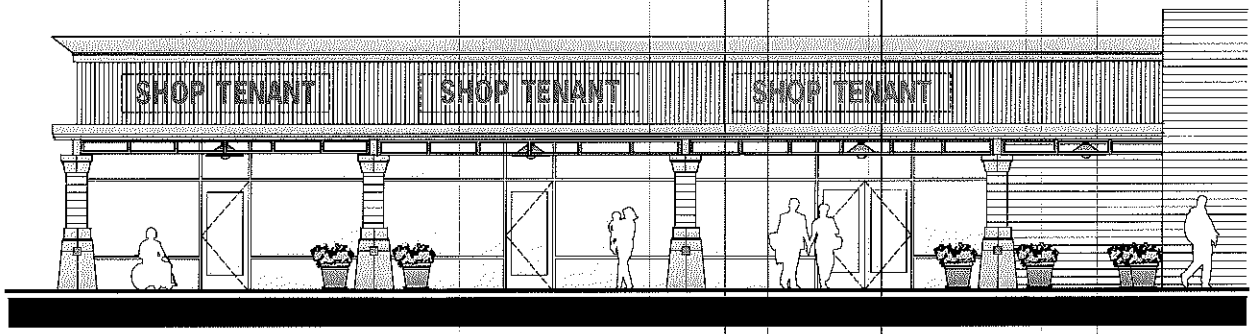
MAXIMUM 70%
OF ADJACENT SURFACE

70% OF ADJACENT
SURFACE OR 2'-6" MAX
(WHICHEVER IS LESS)

SHOP TENANT

SIZE: 2.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
MAXIMUM OF 200 SQUARE FEET TOTAL PER ELEVATION.
MATERIALS: SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: NO



TYPICAL SHOP TENANT ELEVATION SCALE 1/8" = 1'-0"

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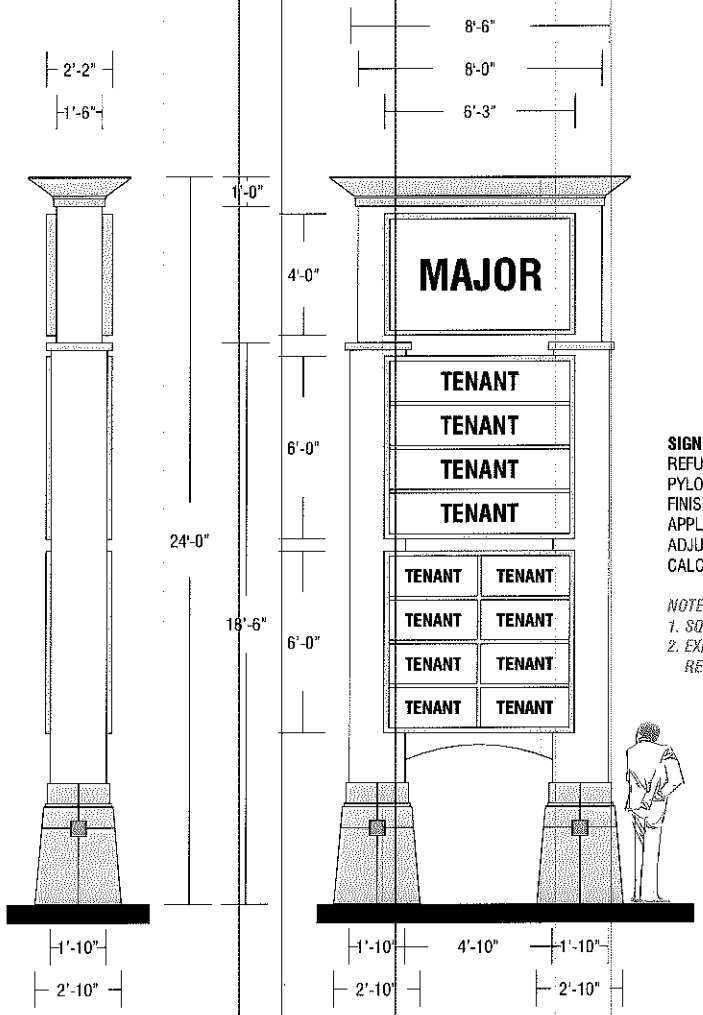
EXISTING CONDITIONS



PALE GOLD DE# 3164
TO MATCH BUILDING
COLOR PALETTE

SIGN SPECIFICATIONS:
REFURBISHED DOUBLE FACED INTERNALLY ILLUMINATED ALUMINUM PYLON SIGN. EXISTING ALUMINUM STRUCTURE TO HAVE NEW STO FINISH. TENANT CABINETS TO HAVE PLEX FACES WITH FIRST SURFACE APPLIED VINYL OVERLAY GRAPHICS. EXISTING ILLUMINATION TO BE ADJUSTED AS REQUIRED. SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.

NOTES:
1. SQUARE FOOTAGE MATCHES EXISTING.
2. EXISTING POLE STRUCTURE & FOOTING TO BE REUSED AS REQUIRED.

A1 **REFURBISHED DOUBLE FACED PYLON SIGN USING EXISTING STRUCTURE & FOOTING**
SCALE: 1/2" = 1'-0"

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DIAMOND VALLEY PLAZA SIGN PROGRAM

SIGN A

PROPOSED PHOTO LAYOUT

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

EXISTING CONDITIONS

JOB INFORMATION
DIAMOND VALLEY PLAZA
1287 S. STATE ST.
HEMET, CA

SALESPERSON
JOHN HADAYA
DESIGNER
R. GERMAR
SKETCH NO
DIAMON14
DATE
11-01-2006

REVISION DATES
1. **11-03-2006 RLG**
2. **11-08-2006 RLG**
3. **01-09-2007 RLG**
4. **04-24-2007 RLG**
5.

VOLTAGE
120 VOLTS

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A 20 AMP DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY WILL NOT MATCH THIS FINISHED PRODUCT PERFECTLY. COLOR CALLOUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED, IN WHOLE OR PART WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS.

CLIENT APPROVAL

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ELECTRICAL ADVERTISING
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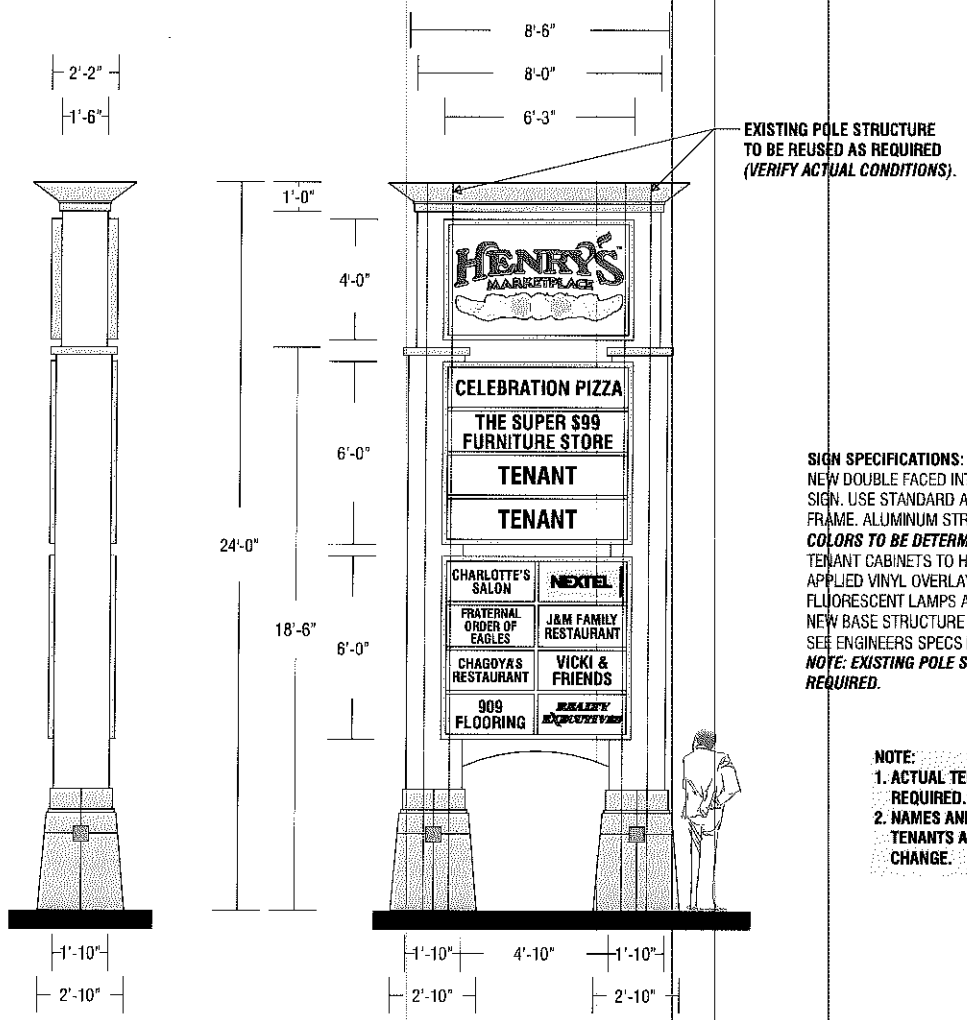
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520



SIGN A NEW DOUBLE FACED PYLON SIGN WITH EXISTING POLE STRUCTURE & FOOTING SCALE: 3/8" = 1'-0"

PALE GOLD DE# 3164

TO MATCH BUILDING

COLOR PALETTE

SIGN SPECIFICATIONS:
NEW DOUBLE FACED INTERNALLY ILLUMINATED ALUMINUM PYLON SIGN. USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME. ALUMINUM STRUCTURE TO HAVE STO FINISH ***(ACTUAL COLORS TO BE DETERMINED).***
TENANT CABINETS TO HAVE PLEX FACES WITH FIRST SURFACE APPLIED VINYL OVERLAY GRAPHICS. ILLUMINATE WITH CWHO FLUORESCENT LAMPS AS REQUIRED.
NEW BASE STRUCTURE TO MATCH BUILDING.
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
NOTE: EXISTING POLE STRUCTURE & FOOTING TO BE REUSED AS REQUIRED.

NOTE:
1. **ACTUAL TENANT GRAPHICS REQUIRED.**
2. **NAMES AND ORDER OF SMALL TENANTS ARE SUBJECT TO CHANGE.**

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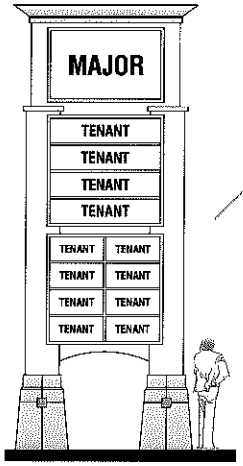
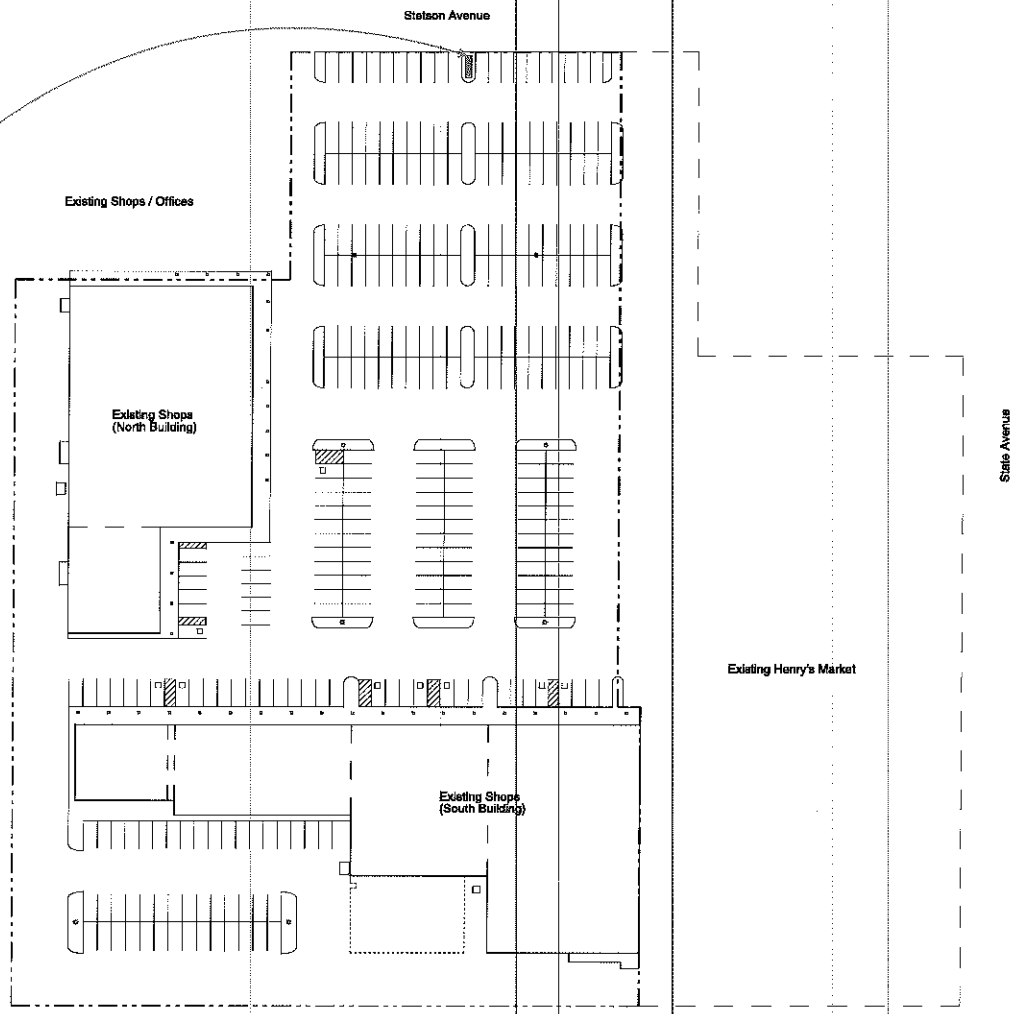


SIGN A



SITE PLAN NO SCALE

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