

**MAIN ST. CENTER**  
(center name subject to change)

Master Sign Program

135 West Parkridge

City of Corona



**EXHIBIT G**

# DIRECTORY

## PROJECT:

Main St. Center  
135 Parkridge Ave.  
Corona, CA 92880

## SIGN CONSULTANT

**Promotional Signs, Inc.**  
3301 S. Susan  
Santa Ana, CA 92704

714-540-5454 Phone  
714-540-5959 Fax

Contact: Scott Christie  
schristie@PromoSigns.us

**Owner**  
**Costanzo Investments**  
17 Corporate Plaza Dr., Suite 250  
Newport Beach, CA 92660  
T: 1.949.566.8021  
ccostanzo@costanzoinv.com

## 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.

## General Requirements:

Each tenant shall submit to landlord for written approval of the detailed shop drawings of all proposed signage.

The landlord shall determine and approve the availability and position of a tenant name on any ground signs.

The tenant shall obtain all necessary permits.

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

Should a sign be removed, it is the tenant's responsibility to patch all holes and paint surface to match the existing color.

The following signs are inconsistent with the purposes and standards of this chapter and are prohibited in the City of Corona.

(A) Animated or moving signs except for clocks, time and temperature displays and public service signs, and those signs that may be approved through the conditional use permit process.

(B) Portable, folding, A-frame, or similar signs.

(C) Signs emitting audible sounds, odors, or visible matter.

(D) Signs erected so that any portion of its surface or supports interfere with the free use of a fire escape, or exit, or obstruct a required ventilator, door, stairway, or window.

(E) Notices, placards, bills, posters, cards, stickers, banners, signs, advertisements, or other devices designed to attract the attention of the public that are posted or otherwise affixed upon any street furniture, right-of-way, public sidewalk, crosswalk, curb, lamppost, fencing, hydrant, tree, alley, telephone pole, public telephone, lighting system, or other public alarm or communication system; or that overhang any public lands or right-of-way.

(F) Signs that are mounted on the roof of a building, including mansard roofs, and similar architectural roof-like elements.

(G) Balloons, blimps, lighter-than-air devices, inflatable signs and objects, except as may be allowed through a temporary use permit.

(H) Except as provided in § 17.74.220 regarding flags, banners, and pennants on city-owned light poles, in § 17.74.120 regarding kiosk signs, flags, banners, pennants, festoons, off-premises and outdoor advertising signs (Billboards). However, notwithstanding any other provision of this chapter, and consistent with the California Business & Professions Code Outdoor Advertising provisions, new off-premises advertising displays, including electronic message centers, electronic message boards, and changeable message boards, may be considered and constructed as part of a relocation agreement requested by the city or redevelopment agency and entered into between the city or redevelopment agency and a billboard and/or property owner. The replacement of a static billboard face with an electronic message center, electronic message board, or changeable message board shall be considered a relocation for purposes of this section. Such agreements may be approved by the City Council upon terms that are agreeable to the city and/or redevelopment agency in their sole and absolute discretion. The execution of a relocation agreement shall not operate to change the status of any billboard as a nonconforming use for purposes of this code.

(I) Signs in public right-of-way except as authorized by a recognized government agency. temporary signs including human sign twirlers maybe permitted in public rights-of-way from 7:00 a.m. Saturday to 7:00 p.m. Sunday. Signs shall not be posted to create a safety or litter hazard by adhering to the following criteria:

(1) Sign shall be two feet by three feet in size and no more than three feet high from the ground; and

(2) Sign shall be securely fastened to ground on a single metal or wood support – not fixed to another sign, tree, structure, utility or mechanical equipment.

(3) Sign shall be placed no closer than ten feet from the corner to preserve driver site visibility. Signs shall not be placed within center median unless parking is provided adjacent to the median; and

(4) No more than three signs per business, entity, or person shall be located on a single block; and

(5) Sign shall be constructed of substantial sturdy material, not single layer cardboard, paper or bond stock; and

(6) Signs posted outside the criteria or times permitted, will be subject to removal by the city with the costs to remove borne by the responsible party in accordance with § 17.74.200.

(J) Signs placed on stationary vehicles/trailers in the public right-of-way for the purpose of advertising businesses, services, or products.

**Note:** This sign program is based on 4 tenants each occupying their own building. Should the landlord decide to divide a building resulting in (2) tenants for (1) building, the maximum square footage allotted for that building will be divided between the (2) tenants.



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Client:



Address:

135 W. PARKRIDGE

City:

CORONA, CA

Drawn By:

JM

Salesperson:

SC

Drawing Number:

Option:

Drawing Date:

08.06.19

Revision:

- |                  |                   |
|------------------|-------------------|
| 1. 08/16/19 - JM | 7. 10/08/19 - JM  |
| 2. 08/19/19 - JM | 8. 10/09/19 - JM  |
| 3. 09/30/19 - JM | 9. 02/13/20 - TB  |
| 4. 10/03/19 - JM | 10. 02/14/20 - TB |
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- P** Project Identification Sign
  - W** Wall Sign
  - O** Order Point/Menu Sign
  - D** Drive-Thru Directional
  - C** \*Clearance Bar
- \*Approximate Locations



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City: \_\_\_\_\_

CORONA, CA

Drawn By: \_\_\_\_\_

Salesperson: \_\_\_\_\_

JM

SC

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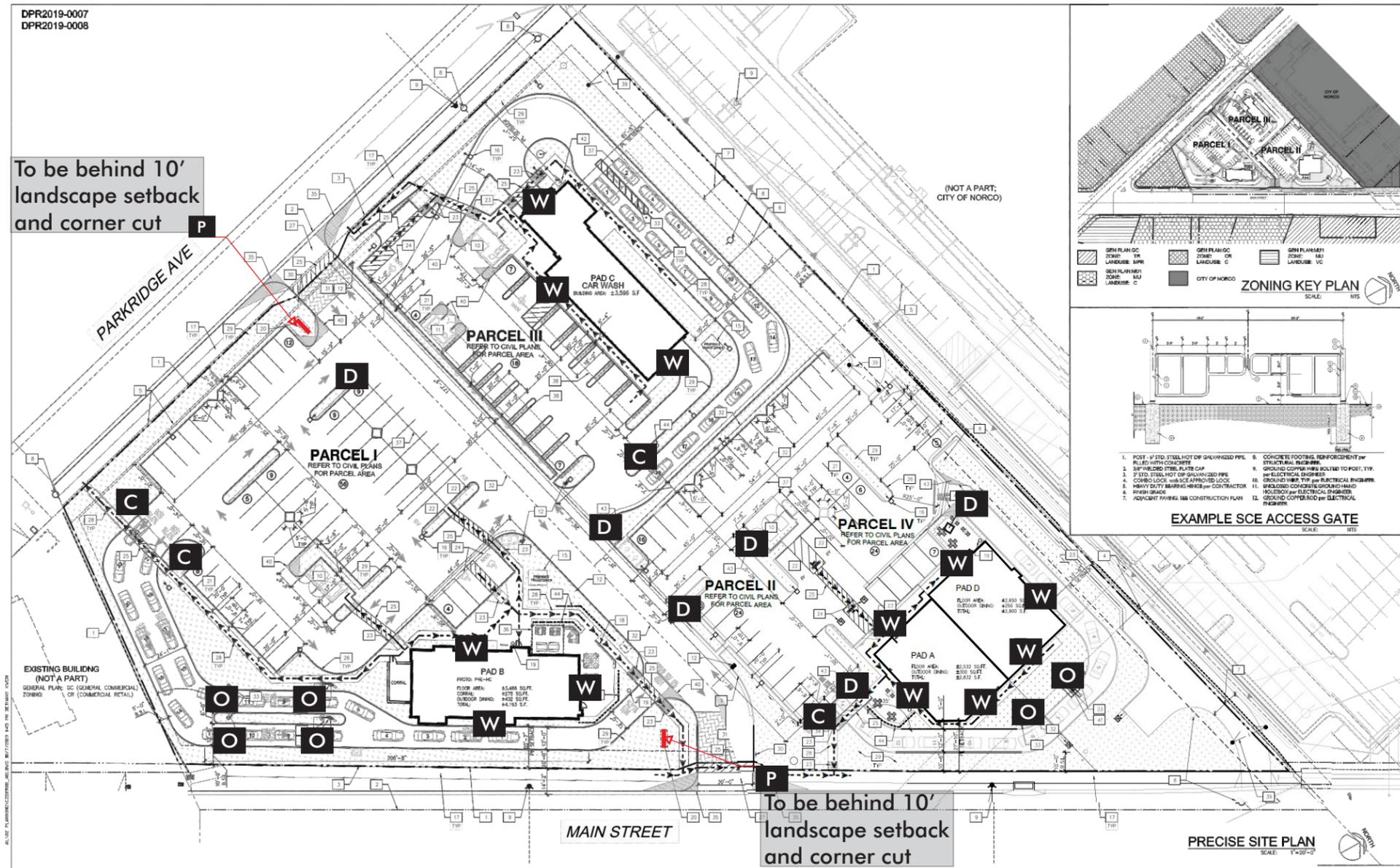
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Site Plan

Scale: 1/64" = 1'-0"

**P**

**Project Identification**

**Quantity:** 1 per street frontage.  
**Size:** Signs shall not exceed 30 feet in height and 15 feet in width; provided, however, that the maximum sign area shall not exceed 220 square feet for the entire sign structure, not just the message area.  
**Color & Materials:** Internally illuminated, fabricated aluminum structure, route-out push thru acrylic tenant copy with vinyl overlay. Only tenant graphic illuminates

*Note: Tenant names and panel locations shown are for illustration purposes only and are subject to change.*



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City: \_\_\_\_\_

CORONA, CA

Drawn By: \_\_\_\_\_ Salesperson: \_\_\_\_\_

JM SC

Drawing Number: \_\_\_\_\_ Option: \_\_\_\_\_

Drawing Date: \_\_\_\_\_

08.06.19

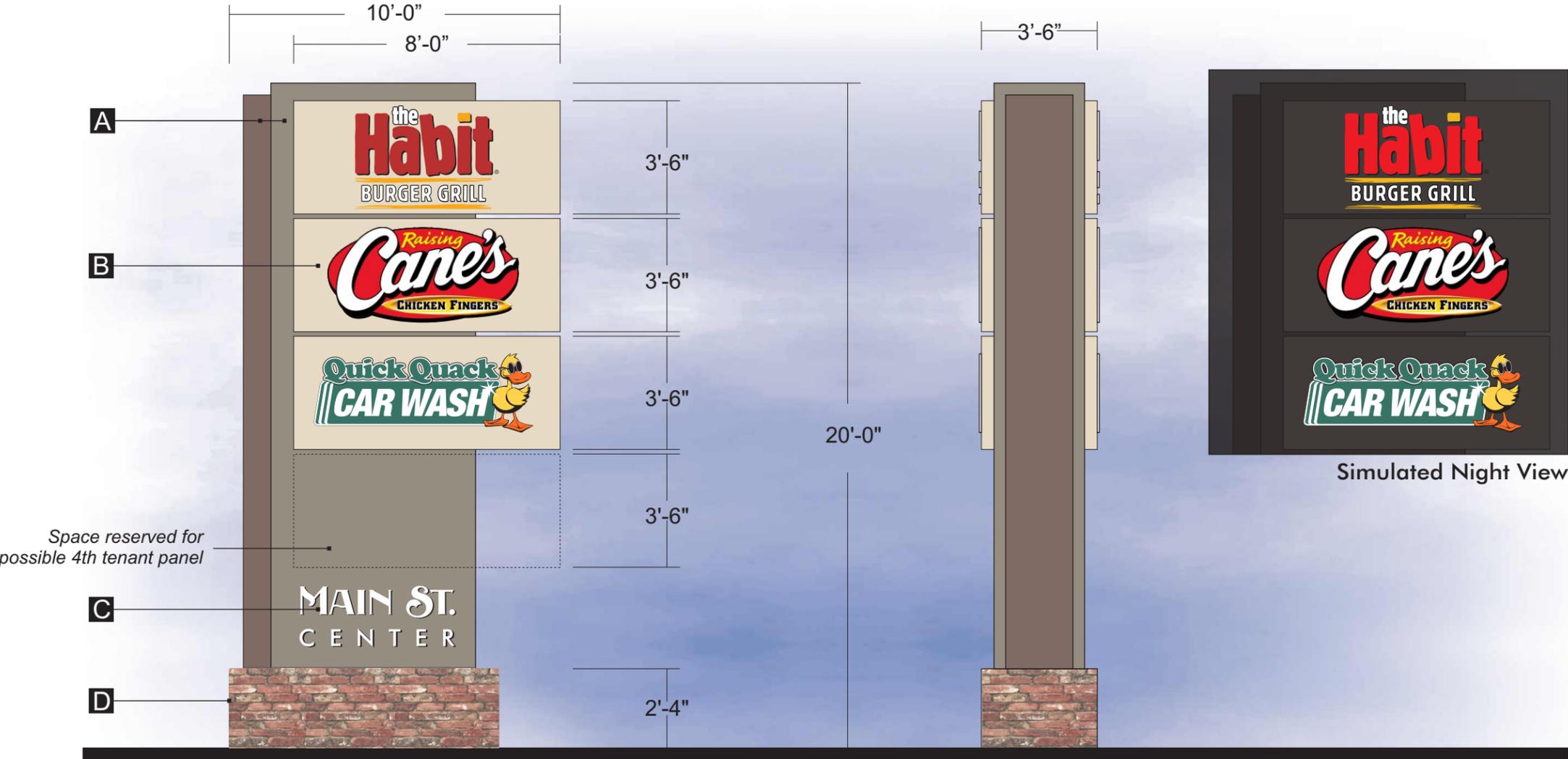
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**Proposed Double-Sided Center Pylon Sign**

Scale: 1/4" = 1'-0"  
 200 Square Feet

- A** Fabricated aluminum background and accents painted to match PMS 175 & 403.
- B** Aluminum tenant panels painted PMS 7527 routed-out for acrylic push-thru copy/logos per tenant standards
- C** Flat cut out white aluminum (for illustration purposes only - center name subject to change)
- D** Cultured brick veneer base.

W

Wall Signs

- Quantity: 1 sign per building elevation (3 max.)
- Size: Not to exceed 50 square feet per sign.
- Type: Individual illuminated channel letters/logos. Formed face and route-out push-thru signs are also permitted.
- Additional: Signs other than tenant identification (including murals) as approved by landlord and subject to review by the City of Corona.



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Drawn By: \_\_\_\_\_ Salesperson: \_\_\_\_\_

JM SC

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FRONT ENTRY ELEVATION NORTH



DRIVE THRU ELEVATION EAST



SIDE ENTRY ELEVATION WEST



# Wall Signs

- Quantity: 1 sign per building elevation (3 max.)
- Size: Not to exceed 50 square feet per sign.
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Front Elevation

Scale: 3/32" - 1'-0"



Rear Elevation

Scale: 3/32" - 1'-0"



# Wall Signs

- Quantity: 1 sign per building elevation (3 max.)
- Size: Not to exceed 50 square feet per sign.
- Type: Individual illuminated channel letters/logos. Formed face and route-out push-thru signs are also permitted.
- Additional: Signs other than tenant identification (including murals) as approved by landlord and subject to review by the City of Corona.



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JM SC

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Side Elevation

Scale: 3/32" - 1'-0"



Side Elevation

Scale: 3/32" - 1'-0"



# Wall Signs

- Quantity: 1 sign per building elevation (3 max.)
- Size: Not to exceed 50 square feet per sign.
- Type: Individual illuminated channel letters/logos. Formed face and route-out push-thru signs are also permitted.
- Additional: Signs other than tenant identification (including murals) as approved by landlord and subject to review by the City of Corona.



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DAY VIEW



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

DAY VIEW



2 - SOUTHEAST ELEVATION  
SCALE: 3/16" = 1'-0"



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

**D**

**Directional Drive-Thru Signs**

Quantity: As required.

Size: Not to exceed 7 feet in height and 20 square feet in area.  
\*\*If located within 10' corner cut-off area:  
Not to exceed 3 feet in height and 6 square feet in area.

Type: Fabricated aluminum. Internally illuminated and/or digital display.



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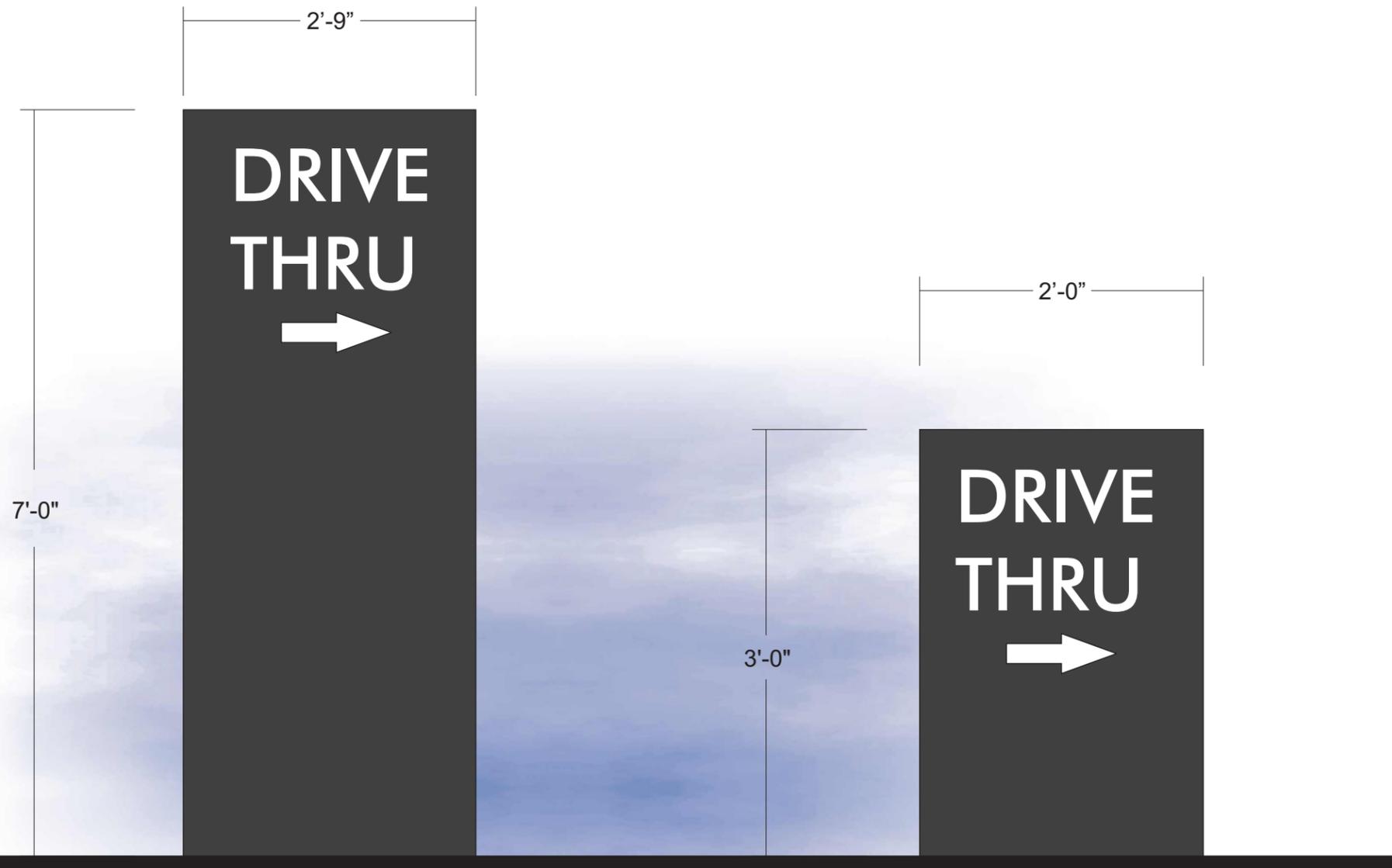
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*Typical Size*

*Size if located within 10' corner cut-off area*



# Order Point/Menu Signs

Quantity: As required.  
 Size: Not to exceed 6 feet in height and 45 square feet in area.  
 Type: Fabricated aluminum. Internally illuminated and/or digital display.



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Drawn By: \_\_\_\_\_ Salesperson: \_\_\_\_\_

JM SC

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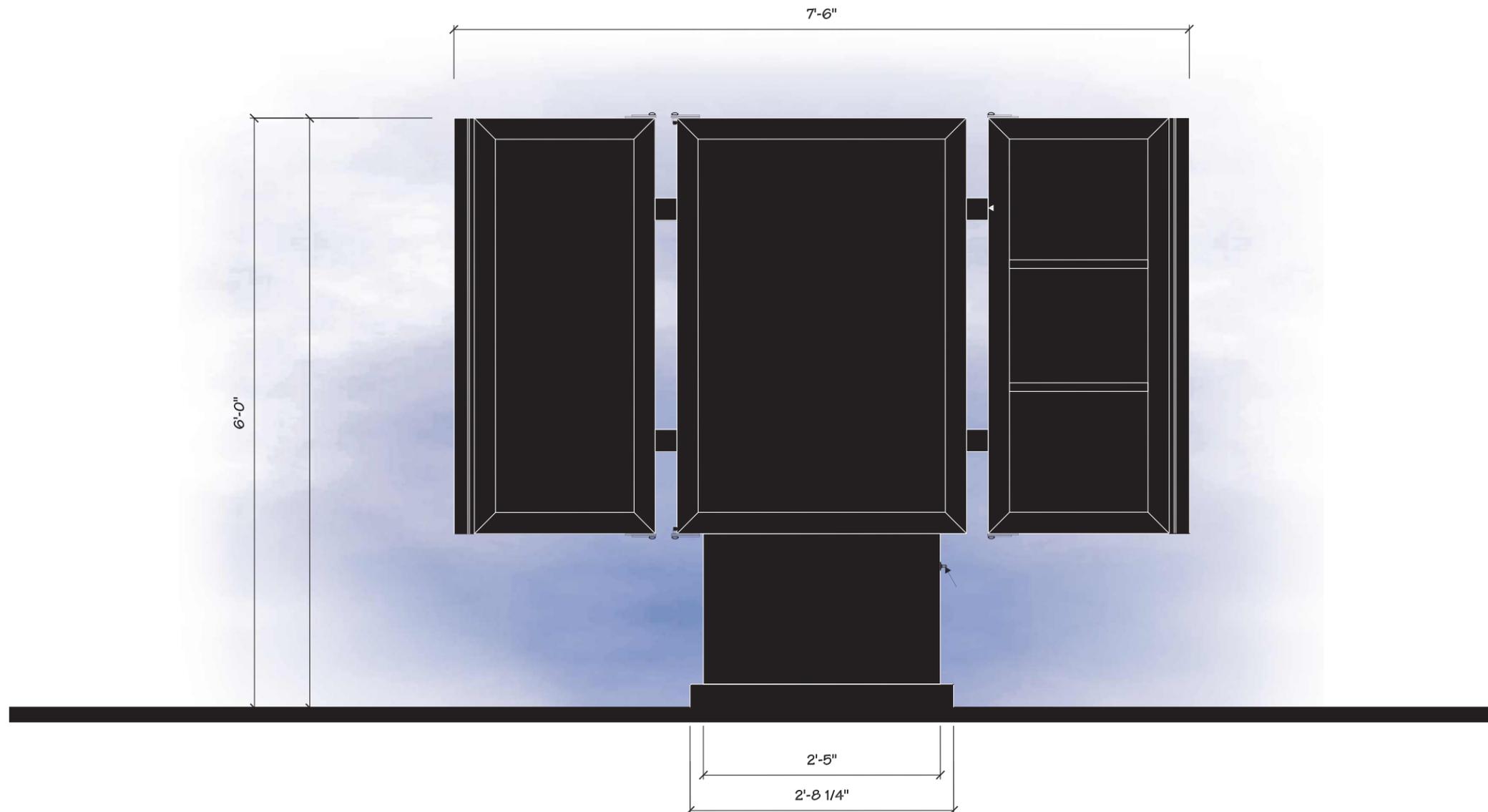
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**C**

**Clearance Bar**

Quantity: As required.  
 Size: Not to exceed 12 feet in height and 100 square feet in area.  
 Additional: Signs other than tenant identification as approved by landlord and subject to review by the City of Corona.



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