

**SIGN PROGRAM COVER SHEET**

SIGN PROGRAM NO. 99-145

**TO BE COMPLETED BY THE PLANNER:**

SIGN ADDRESS (include N, S, E, W) Ontario Mills Pkwy, Ontario

RELATED ITEMS 98-075-9

RECEIVED BY ALBERT CRUSE

DATE 11/18/99

**TO BE COMPLETED BY APPLICANT**

OWNER Richard Wagner

TELEPHONE 714-505-1575

MAILING ADDRESS 13622 Rushmore Ln

CITY, STATE, ZIP CODE Santa Ana CA 92705

REPRESENTATIVE Michael Biedsall

TELEPHONE 909-986-4632

MAILING ADDRESS 303 W. Main St.

CITY, STATE, ZIP CODE Ontario CA 91762

**BACKGROUND INFORMATION**

ZONE: SP EUCLID OVERLAY DISTRICT? YES  NO

FRONTAGE: SITE: N/A BUILDING/TENANT SPACE: VARIES BLDGS A & D 11' C/B SPACE

SIDE FRONTAGE (CORNER LOT): SITE: N/A BLDG./SPACE: \_\_\_\_\_

REAR (PUBLIC ENTRANCE FROM ALLEY/PARKING LOT): YES ONE (1) SIGN ON EA. END OF TENANT SPACE

SITE/SURROUNDING PROPERTY CONDITIONS: X = MILLS MALL

**PROPOSED/EXISTING SIGNS**

	WALL (sq.ft.)	FREESTANDING (sq.ft.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS	-	-	-
PROPOSED SIGNS	<u>BLDG B/C 1A 30 18" CRHT 24" LTR.</u>	<u>77 sq 7'</u>	
CODE LIMITS	<u>60% TENANT / 50% TENANT</u>		

PROPOSED SIGN LOCATION NOTES:  
INDIVIDUAL CHANNEL LETTERS - ONE (1) SIGN (WALL) AT EACH END OF TENANT SPACE, BUILDINGS A & D 24" LETTER HEIGHT / BUILDINGS B/C 18" LETTER HEIGHT; MAX. OF 50% OF TENANT SPACE FOR BUILDINGS A & D; MAX. OF 60% OF TENANT SPACE FOR BUILDINGS B/C.

**ACTION**

COUNTER	PLANNING COMMISSION
DATE: <u>11/18/99</u>	MEETING DATE: _____
ACTION: <u>Approved</u>	ACTION: _____
PLANNER: <u>ALBERT CRUSE</u>	

# Parkway Plaza

of 11/18/99 re  
Planning Dept. final  
approved copy

## SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord. Exceptions to these standards shall be reviewed by the landlord, and the City of Ontario to determine their validity. The City of Ontario Development Code governs all signage not addressed in this sign program.

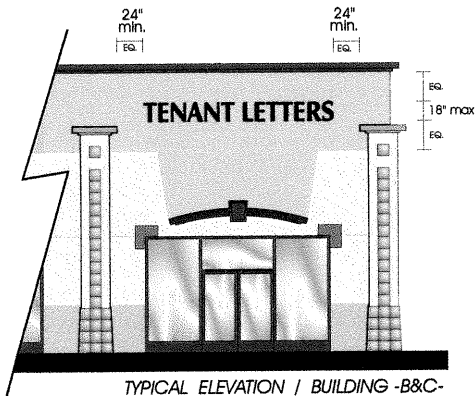
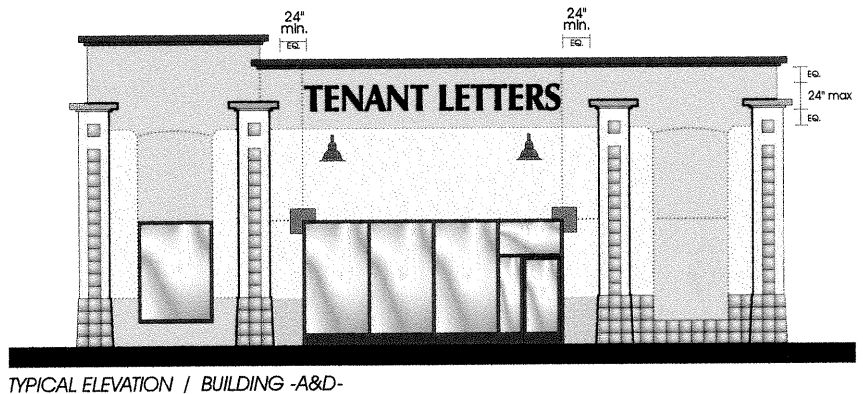
### A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Ontario Planning Department at least **three** copies of the sign drawing approved by the landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. The landlord shall furnish an electrical circuit to the sign location. The landlord shall have control over the hours of illumination of all building signs.
7. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the landlord. If the tenant has space on the monument sign, they will replace their sign panel with a blank panel to match the color and texture.
8. Banners are permitted for Grand openings and special events only, three times a year, for a maximum period of 45 days per calendar year, and shall be subject to landlords approval and the regulations of the Ontario Development code.
9. the landlord shall be responsible for designating which tenants will have use of the monument sign panels.

## B. DESIGN REQUIREMENTS: FASCIA SIGNS

1. Two fascia signs per tenant shall be allowed as per the accompanying site plan. (Signs shall not face the same direction).
2. In the event that fewer tenants occupy the buildings than depicted on the site plan, and they desire a larger sign and or a different position on the building, the landlord and the City of Ontario shall review the application and have the right to determine the validity of the request. Under no circumstances will the landlord or the City of Ontario approve a sign that exceeds a maximum of one square foot of sign area per lineal feet of leased building frontage.

3. The maximum letter height for building A and D shall be 24".
4. The maximum sign length for building A and D shall be 50% of tenants leased storefront width.



5. The maximum letter height for building B and C shall be 18".
6. The maximum sign length for building B and C shall be 66% of tenants leased storefront width.

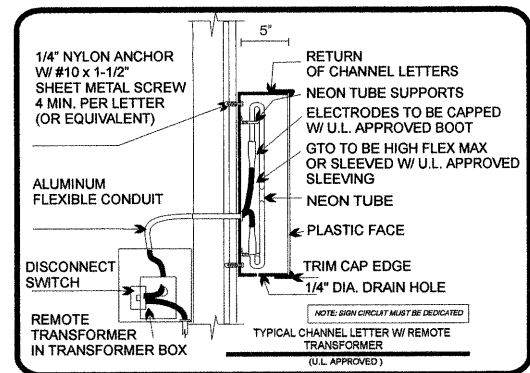
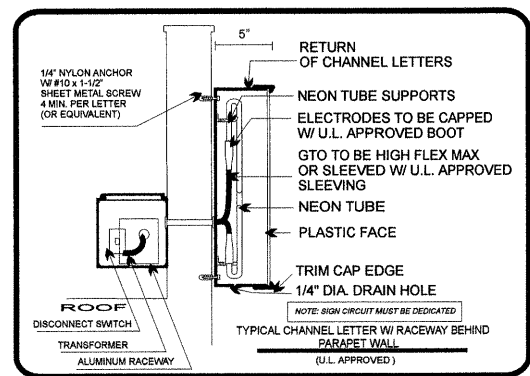
7. Fascia sign placement must be centered both vertically and horizontally within the sign fascia area.
8. Signs may never be placed closer than two linear feet of any vertical architectural feature.
9. The letter style shall be optima, semi bold, all upper case, as shown.
10. Tenants with different letter styles, and colors than specified in this sign program may use them, with landlord and City of Ontario approval, provided they are registered trademarks and are in use at three other locations.

**ABCDEFGHIJKLMN  
OPQRSTUVWXYZ**

11. Logos are allowed with landlord and City of Ontario approval, provided they are contained within the net sign area.
12. All fascia signs shall consist of individual, interior illuminated, plastic faced metal channel letters
13. The plastic face color will be red #2793, green #2030, or blue #2051.
14. Trim cap edging shall be bronze.
15. Letter sides to be bronze outside, white inside.
16. The neon tubing shall be 6500 white.

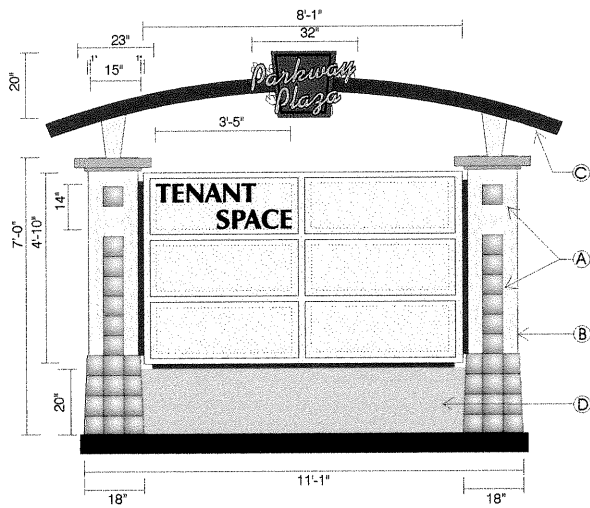
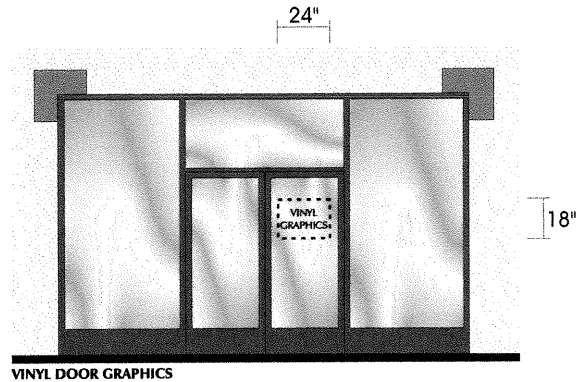
### C. CONSTRUCTION REQUIREMENTS: FASCIA SIGNS

1. Letter sides to be 5" deep .040 precoated aluminum.
2. Letter backs to be .040 precoated aluminum.
3. Letter faces to be 3/16" Plexiglass.
4. Trim cap to be 3/4" Jewelite.
5. The neon tubing shall be 13mm double tube.
6. Transformers to be 30 M.A. N.P.F.
7. No exposed conduit, transformers, or raceways will be permitted on the fascia.
8. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition.
9. It is the responsibility of the tenants sign company to verify the location of each sign and the status of the type of wiring method that will be required.
10. No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.
11. All signs shall bear the Underwriters Laboratories label, and shall comply with local building and electrical codes.



## D. VINYL DOOR GRAPHICS

1. Each tenant shall be allowed a maximum of three square feet of vinyl signage on each entrance door to specify the business name, hours of operation and emergency phone numbers.



### KEY

- A Terrazzo Tile Smooth, Color Is Custom Mid Grey Blue
- B Tex-Coated, Color Is SW 1116 Velum
- C Smooth Surface, Color Is SW 1763 Nautical Blue
- D Ameri-Stone "Stone Mist" SW 106 Winter Moon

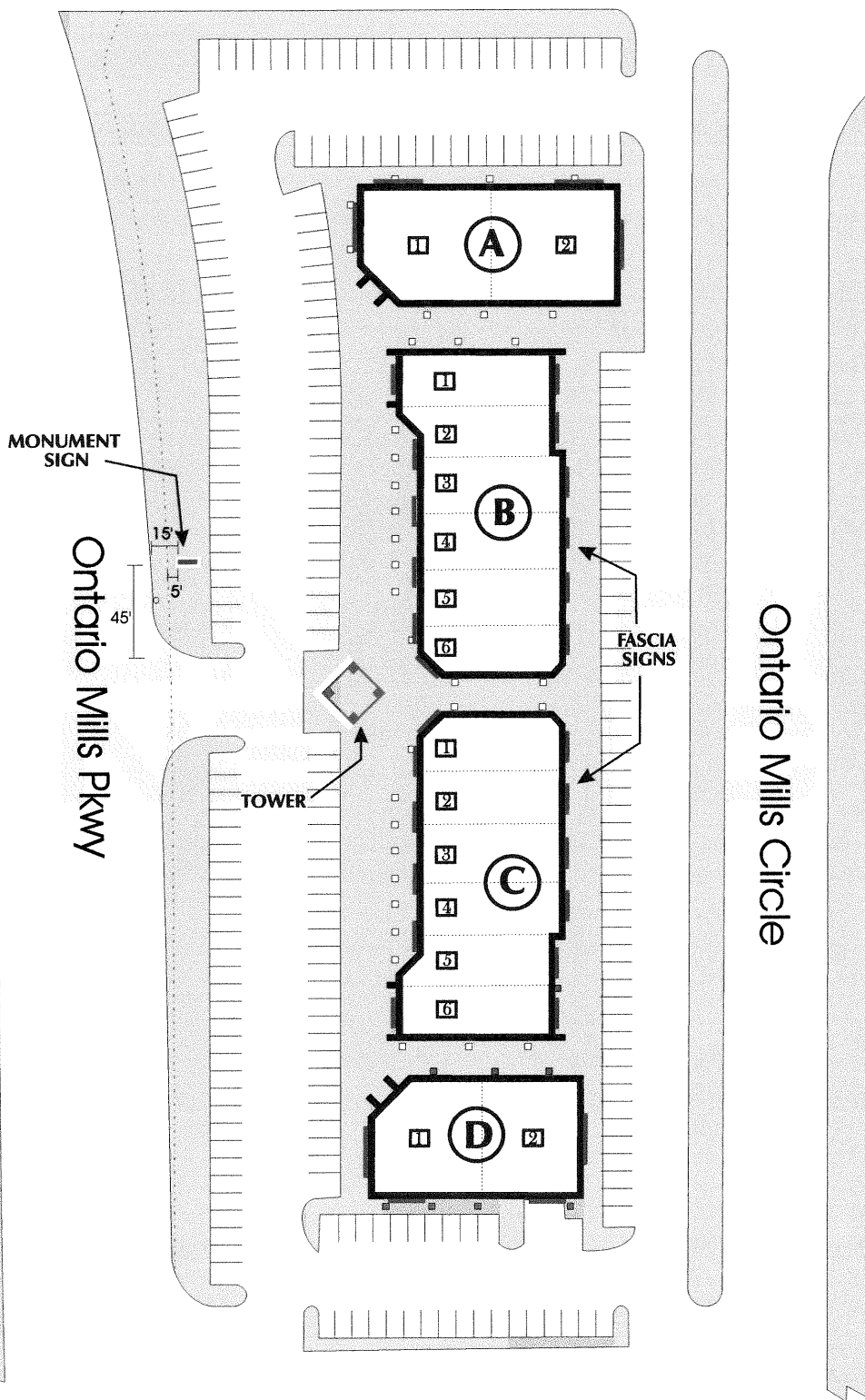
Note: All materials, surface textures and colors are consistent with those found in building construction.

## E. MONUMENT SIGN

1. All tenant lettering shall be contained within the area shown.
2. Letter style and color shall be the same as the tenants fascia sign.
3. Sign panels shall be fabricated from .090 aluminum with routed out copy, backed up with 3/16" plexiglas, and texture coated and color coated to match the existing panels.

## F. PROHIBITED SIGNS

1. Sign cabinets (boxes).
2. Flashing, animation, movement.
3. Window painted signs.
4. Roof or ground inflated balloons/figures.
5. A-Frame signs.
6. Advertising flag poles.
7. Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.
8. Signs deemed to be immoral, obscene or unlawful.



**KEY**

- ▣ TENANT SPACE
- Ⓐ BUILDING IDENTIFICATION
- SIGN LOCATIONS
- PROPERTY LINE
- TENANT DIVISION LINE

**ONTARIO NEON CO., INC.**  
 CUSTOM & QUANTITY SIGNS SINCE 1945

STATE LICENSE #622888  
 303 WEST MAIN STREET, ONTARIO, CALIFORNIA 91762  
 (909) 986-4632 FAX: (909) 988-6376

**ESA**  
 California Electric Sign Association

**WSA**  
 World Sign Associates

PROJECT: **PARKWAY PLAZA**  
 ADDRESS: 4421 -4481 Ontario Mills Parkway  
 SCALE: 1"=80'  
 DATE: 10/22/99