

PLANNING DEPT
APPROVED
APPROVED BY CITY COUNCIL VIA
PREVD4-047
Permit No. RSGP 19-003
By: PREVIOUSLY APPROVED BY CC
Date: 8/7/19



WAL-MART SIGN PROGRAM

Store No. 3796-00: Ontario, CA
August 21, 2007



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PROJECT DIRECTORY

Signage Architect:

WPIIDC, Inc.
Contact: Emi Gwin
1000 Lakes Drive, Suite 405
West Covina, CA 91790
Phone: 626.917.6800
Fax: 626.917.6808

Civil Engineer:

EKN Engineering, Inc.
Contact: Andrew Davies
1920 Main Street, Suite 850
Irvine, CA 92614
Phone: 949.486.0777 ext. 3710
Fax: 949.486.0779



PURPOSE AND INTENT

To promote the quality of design desired for this Retail Project, this Sign Program establishes criteria for the design, implementation and regulation of Retail Project signage, as well as site or thematic graphics for the Retail Project located in Ontario, California. Signage of high quality design and materials using appropriate colors is considered an integral part of the image and success of this Retail Project.

The Retail Project may utilize any or all of the sign types described herein. All signage shall comply with applicable provisions of the Zoning Ordinance and land use plans of the City of Ontario. All building and site signage shall be consistent with this Sign Program to provide a consistent and comprehensive design character.

The intent of this Sign Program is to ensure that signage for the Retail Project is designed and executed in a manner which will achieve the following objectives while providing desired project identification.

Exterior Signing

The objectives of exterior signage are:

- To provide concise identity and information for shoppers and prospective shoppers while avoiding visual competition with the building's aesthetic or the site landscaping.
- To produce creative signage in good taste that will enhance the Retail Project's image while complementing the architectural and landscape design theme.
- To provide functional signage to effectively serve the needs of consumers while providing proper identification of the Retail Project.
- To expedite the review and approval of the Retail Project's signage by providing guidelines and criteria that explain acceptable standards for the signage.



GENERAL PROVISIONS AND SPECIFICATIONS

No sign shall be installed without the approval of this Sign Program by the City of Ontario.

- Signs shall meet or exceed minimum industry standards for graphic quality and shall be designed to be compatible with and complementary to the surrounding building facades. Sign fabrication work shall meet or exceed minimum industry standards for quality.
- The sign copy, color, size and design shall be consistent with this Sign Program which shall be subject to approval by the City of Ontario. Letter heights and logos, where specified, shall be determined by measuring the normal capital letter of a font exclusive of swashes, ascenders and descenders.
- Wall signs shall be affixed without visible means of attachment unless attachments make an intentional design statement and are an integral part of the design.
- The Retail Project's sign contractor shall repair any damage to the building caused by its work.

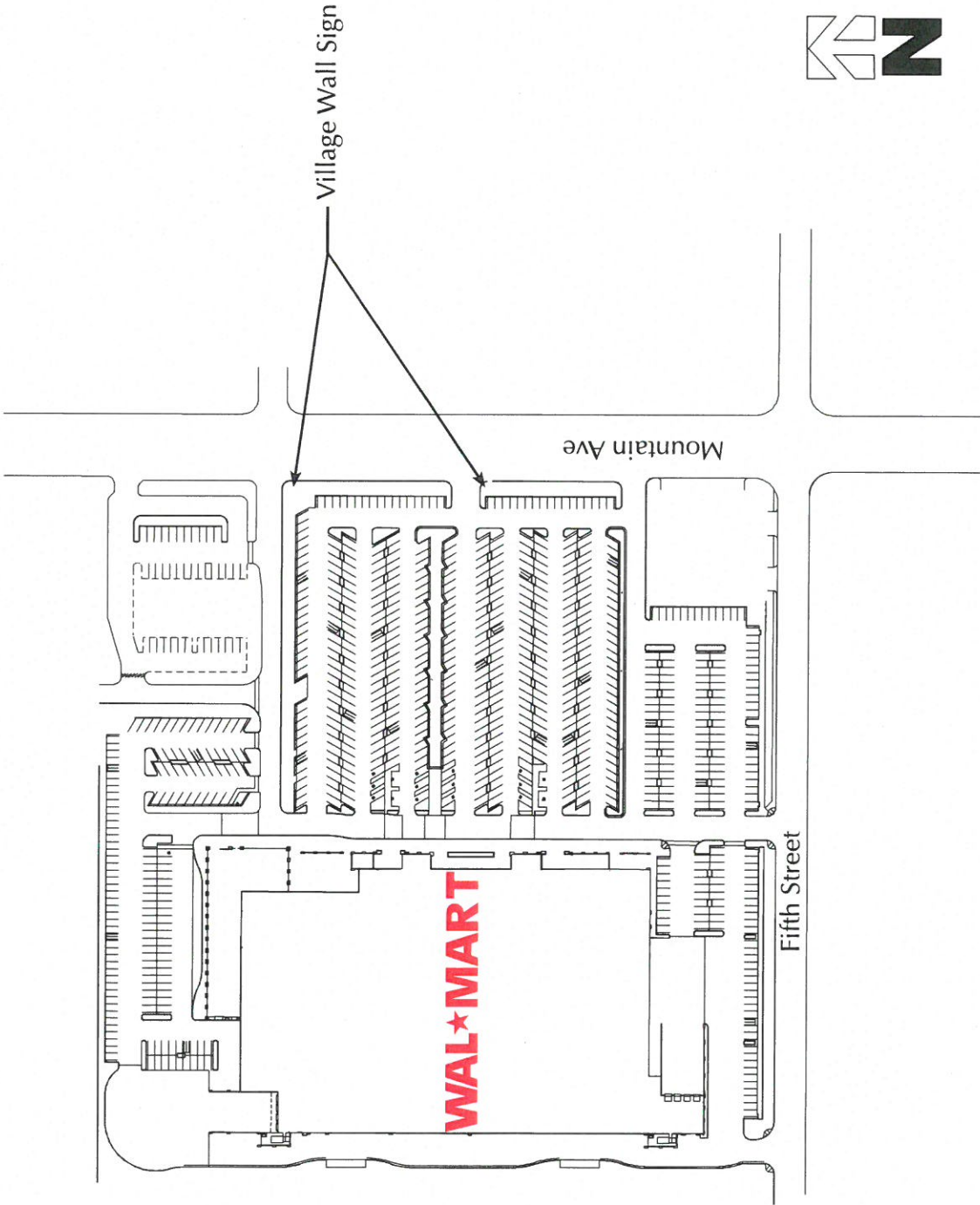


CONSTRUCTION SPECIFICATIONS & MISCELLANEOUS REQUIREMENTS

- All identification signs and secondary identification signs shall consist of face-illuminated individual dimensional letter forms and/or symbols (or an assembly of dimensional letter forms where the Retail Project's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color.
- The cabinet and/or channel letters shall be constructed of 0.060 - 0.090 aluminum, with 1/8" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Halo lighting, LED and/or neon need secondary ground fault consistent with UL2161. All letters shall have service access to lamps, ballasts and wiring.
- All fascia signs shall be centered left to right on the fascia or building frontage and generally centered top and bottom between fascia reveals. The vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia.
- Power will be provided from the site and/or building electrical panel to a junction box at all sign locations. Power connection shall be the Retail Project's responsibility. A time clock shall be provided by the Retail Project to turn off power to its wall signs. All electrical signs shall bear the Underwriters Laboratory "UL" symbol (not visible to the public view), and the installation of all electrical signs shall comply with applicable building and electrical codes. All conductors, transformers and other equipment shall be concealed.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc., shall be painted to match the adjacent building surface.
- All lettering shall be restricted to the "net sign area". No projection above or below the "net sign area" shall be permitted, except as otherwise approved in writing.
- Any hole or other building damage resulting from the removal of a sign shall be repaired and painted to match the building surface in the vicinity of the damage.
- The tenant shall maintain its signs in accordance with applicable City of Ontario standards and shall replace defective lights and components in a timely manner.
- All sign installers shall comply with applicable State and local statutes, regulations and ordinances, and shall possess a current, valid City of Ontario business license, and shall provide evidence of a current, valid Workman's Compensation Insurance policy.



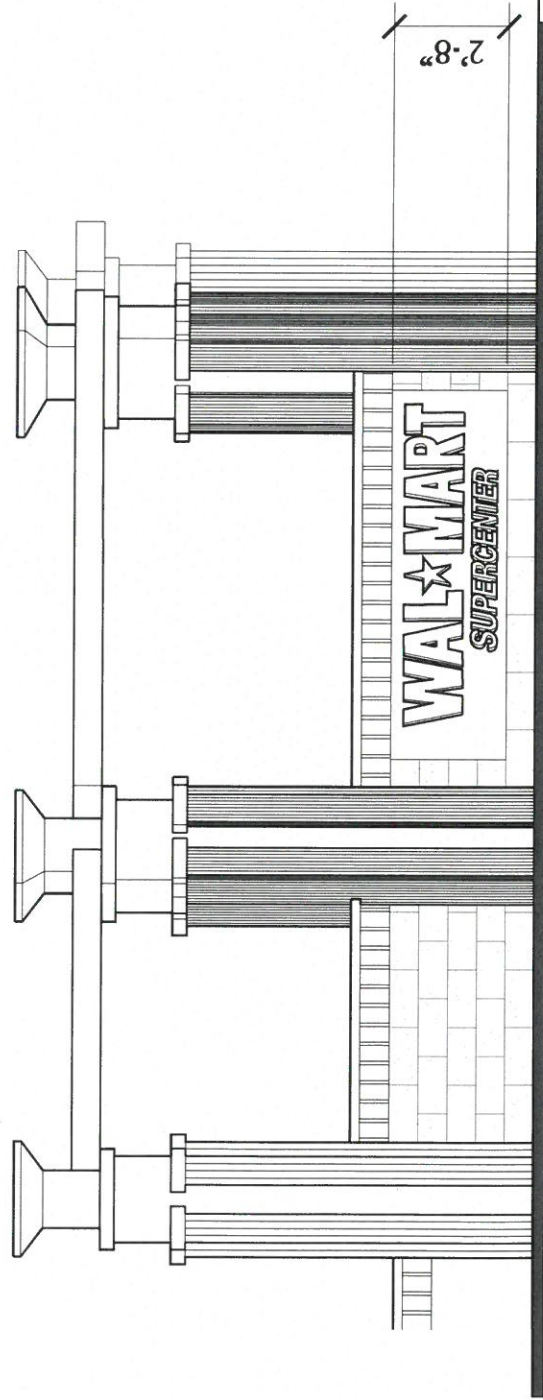
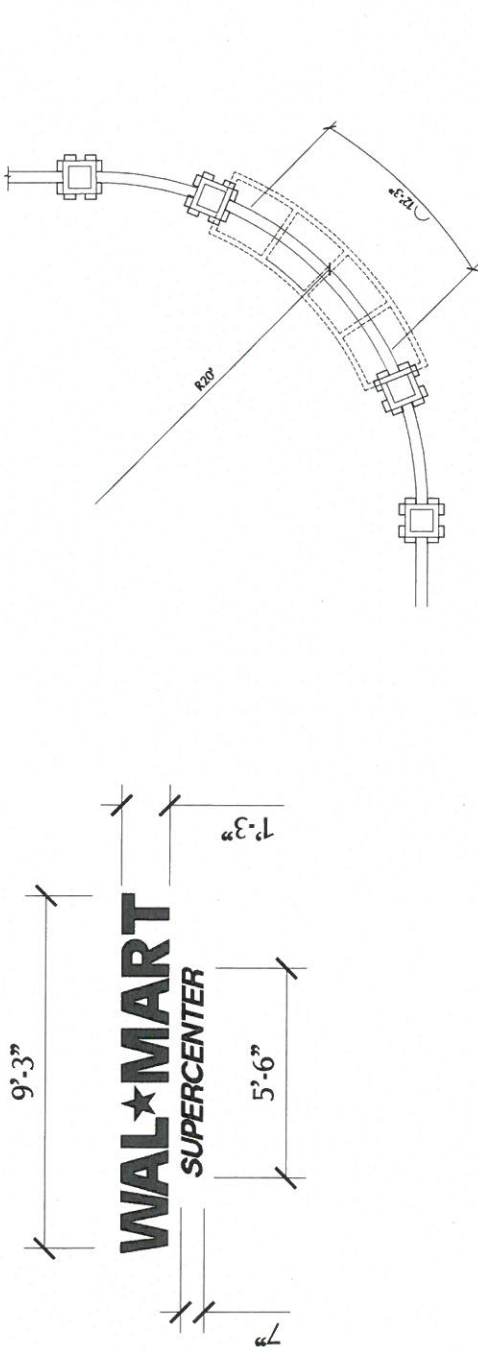
SITE PLAN
WAL*MART



1000 MacArthur Blvd. #200
West Covina, CA 91790
P. 626.917.6800
www.waltdc.com



VILLAGE WALL SIGN
WAL★MART



Maximum Sign Area Per Wall: 15.00 SF

* Metal channel letters to be illuminated with Halo lighting.



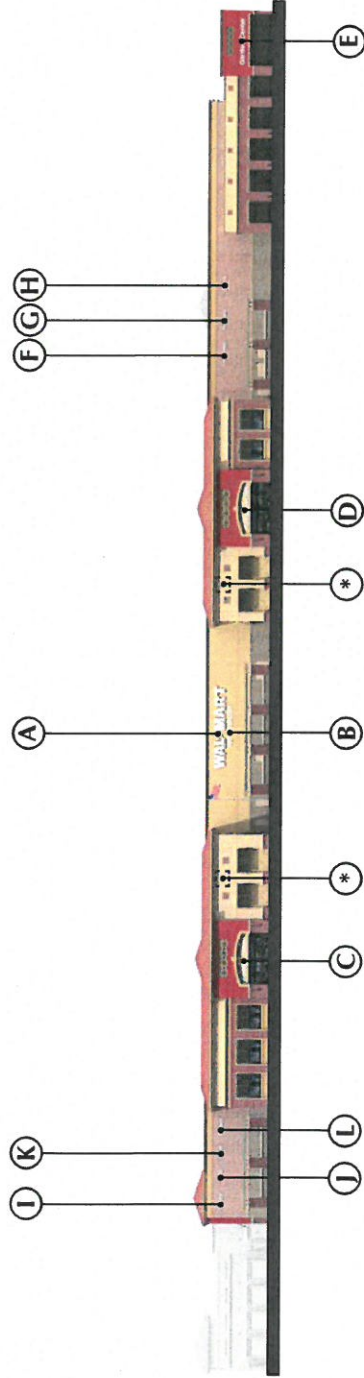
1000 Lakes Drive, Suite 405
West Covina, CA 91790
P: 626.317.8888
www.waltdc.com

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White / Red - PMS 193C
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf Plastic
Color: White / Red -PMS 193C
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SIGN	DIMENSION	TOTAL	SIGN	DIMENSION	TOTAL
Sign A (I)	5' 0" x 38' 0"	190.00 SF	Sign K (N)	1' 6" x 4' 6 3/4"	6.84 SF
Sign B (N)	2' 0" x 19' 6"	39.00 SF	Sign L (N)	1' 6" x 7' 11"	11.88 SF
Sign C (N)	2' 6" x 20' 2"	50.42 SF			
Sign D (N)	2' 6" x 21' 9 3/4"	54.53 SF			
Sign E (N)	2' 6" x 23' 11 1/2"	59.90 SF			
Sign F (N)	1' 6" x 11' 0"	16.50 SF			
Sign G (N)	1' 6" x 6' 10 1/8"	10.26 SF			
Sign H (N)	1' 6" x 9' 8 1/2"	14.56 SF			
Sign I (N)	1' 6" x 6' 10"	10.25 SF			
Sign J (N)	1' 6" x 3' 6 3/8"	5.30 SF			

* Potential future tenant signage location - not seeking approval in conjunction with this program.

(I) - Illuminated Signs (N) - Non-illuminated Signs

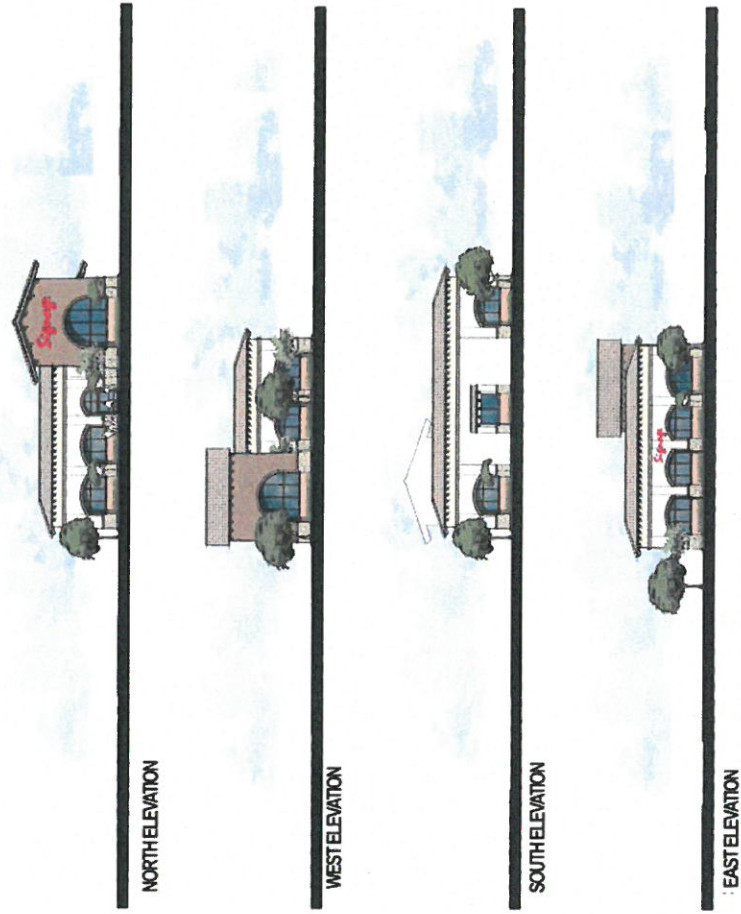
Sign Area Sub-Total: 469.44 SF
Total Building Signage Area: 469.44 SF



OUTPARCEL ELEVATIONS WAL★MART

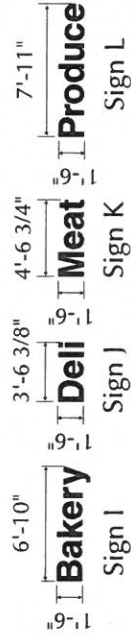
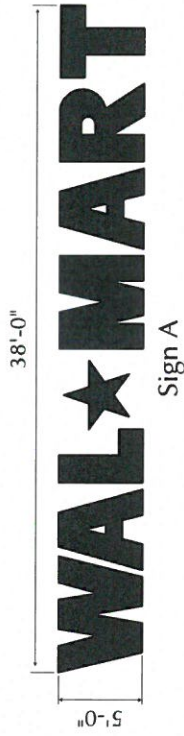
Tenant outparcel signage must adhere to the criteria specified in the Mountain Village Specific Plan. Outparcels will be allowed one building wall sign per street-facing building elevation. The total area of each outparcel exterior fascia sign shall be based upon the ratio of one (1) square foot per lineal foot of building frontage, however, in no case shall any outparcel exterior sign exceed 50 square feet per building face.

Outparcel exterior fascia signs shall consist of metal or acrylic letters or panels covered with a durable finish. External illumination shall be used. Internal illumination and neon will be subject to review by the Planning Department.

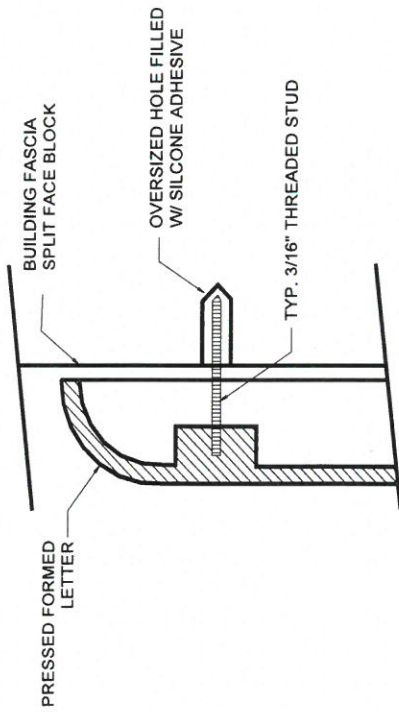


Maximum sign area is 1SF per each linear foot of building frontage up to a maximum of 50 SF per building face.



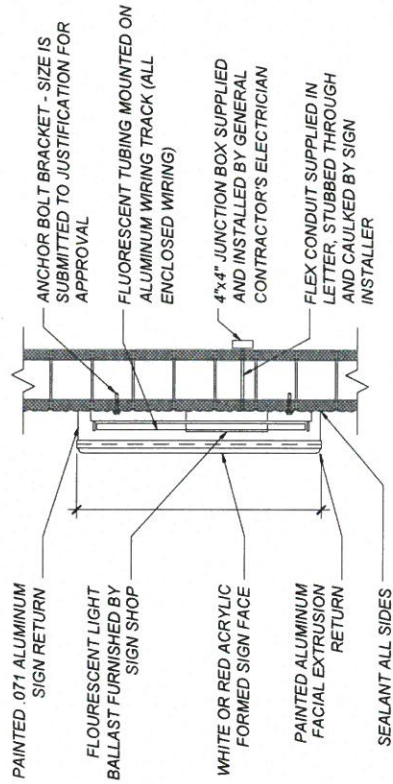


INSTALLATION
DETAILS
WAL*MART



NTS

Non-Illuminated Signage Detail



NTS

NOTE: Wal-Mart reserves the right to replace fluorescent tubing with LED.

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