



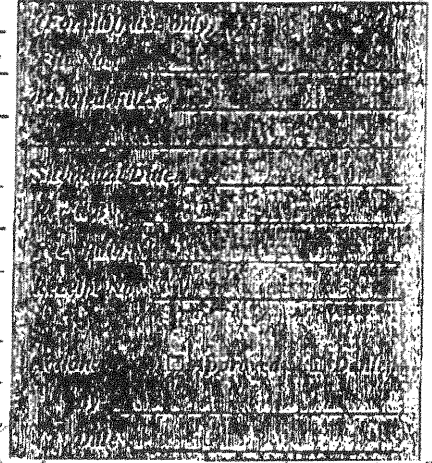
City of Ontario  
 Planning Department  
 303 East "B" Street  
 Ontario, CA 91764  
 Phone: (909) 395-2036  
 Fax: (909) 395-2420

# Sign Program Application

**APPLICANT/OWNER INFORMATION** (print or type)

PS6P03-002

Property Owner: CONCOURS PLAZA, LLC  
 Address: 30100 TOWN CENTER DR, LAGUNA HILLS, CA 92653  
 Telephone No.: 949 499-6096 Fax No.: \_\_\_\_\_



Applicant: ONTARIO NEON, INC.  
 Address: 303 W. MAIN ST. ONTARIO, CA 91762  
 Telephone No.: 909 986-4632 Fax No.: 909 988-6376

Applicant's Representative: JIM BARUETT  
 Address: 303 W MAIN ST ONTARIO, CA 91762  
 Telephone No.: 909 986-4632 Fax No.: 909 988-6376

Approved: E Jewell 7/4/03

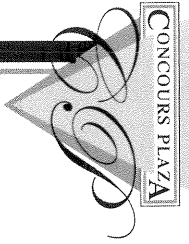
**SITE INFORMATION**

Site Address (include N, S, E or W): 975 & 951 N. HAVEN & 3491 & 3495 E. CONCOURS  
 Assessor's Parcel No.: \_\_\_\_\_ 3333 E. CONCOURS, Bldgs. 1-9  
 Development Name: CONCOURS PLAZA  
 Zone: GARDEN COMMERCIAL Euclid Avenue Overlay District?:  Yes  No

**NOTES**

\_\_\_\_\_  
 \_\_\_\_\_  
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**X REVISED  
 APPROVED BY RZ  
 6-24-05**



# CONCOURS PLAZA

CONCOURS & HAVEN  
ONTARIO, CA

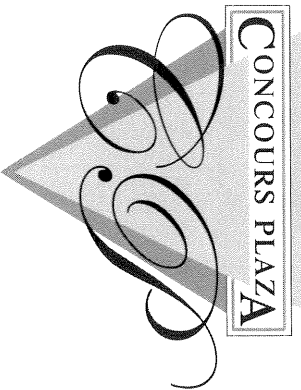
## SIGN PROGRAM

PREPARED BY:

ONTARIO NEON CO.  
303 WEST MAIN STREET  
ONTARIO, CA 91762

revised: June 30, 2003  
July 08, 2003  
July 24, 2003  
Oct. 07, 2004  
June 06, 2005  
June 13, 2005

<b>PLANNING DEPARTMENT APPROVED</b>	
<i>PSG P03-002</i>	
<input type="checkbox"/> SUBJECT TO CONDITIONS	
<i>REVISED SIGN PROGRAMS</i>	
Approved By: <i>[Signature]</i>	Date: <i>6/24/05</i>



# CONCOURS PLAZA

## 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 or the City of Ontario. 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

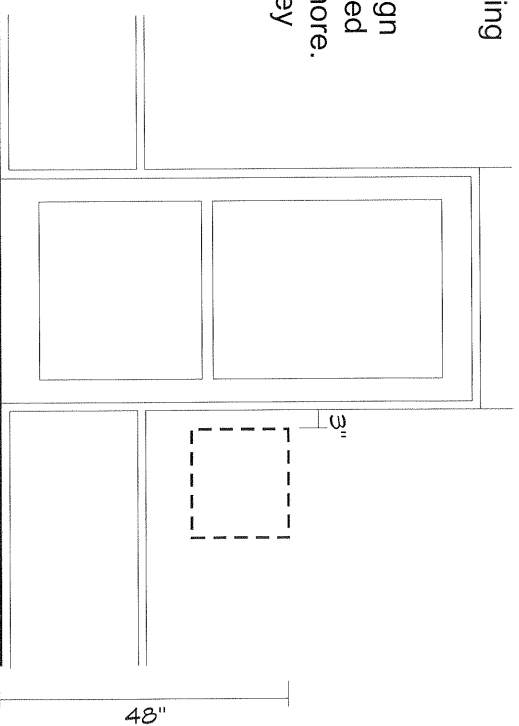
1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, 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 for each sign. 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. Promotional or special event signs, banners and flags shall be in conformance with the City Sign Ordinance and must be approved by the Landlord prior to submission to the City.
9. The Owners of Retail Buildings #2 and #3 shall be responsible for designating which tenants will have use of the monument sign panels, for monuments #1 through #4.
10. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
11. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.

12. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenant's expense, any signs not maintained properly or not in accordance with sign program.

**B. DESIGN REQUIREMENTS: FASCIA SIGNS**

1. For retail buildings, two fascia signs per tenant shall be allowed as per the accompanying site plan. Each end tenant shall be allowed three fascia signs. (Signs shall not face the same direction).
2. For office buildings, two building identification signs and four tenant signs shall be allowed, or any combination thereof, not to exceed a total of six signs per building (maximum of four tenant signs).
3. In the event that a tenant desires a different sign location 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 the maximum sign area or letter size.
4. The maximum letter height for building A and D shall be 24", maximum 120 square feet of sign area.
5. The maximum letter height for building B and C shall be 18", maximum 22 square feet of sign area.
6. Sign length not to exceed 75% of the leasable frontage.
7. Double lines not to exceed 36", including space between lines.
8. Sign copy shall contain tenant's name only. No other services or advertising unless it is part of the tenant's trade name.
9. Fascia sign placement must be centered both vertically and horizontally within the sign fascia area.
10. The letter style shall be optima, semi bold, all upper case, as shown.
11. Letter colors allowed to be #7328 white, #2793 red, #2030 green or #2114 blue. Trim cap and return colors may vary per building, depending on the wall color. All trim cap and returns to be painted medium bronze or black. Each building to be consistent.
12. All exterior (exposed) surfaces shall be primed and painted or pre-coated.
13. Tenants with different letter styles, and colors other 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 or more.
14. Logos are allowed with Landlord and City of Ontario approval, provided they are registered, contained within the net sign area and do not exceed the maximum letter height.
15. All fascia signs shall consist of individual, interior illuminated, plastic faced metal channel letters
16. The neon tubing shall be 6500 white.
17. In addition to the signs described above, each tenant shall be permitted to place white vinyl lettering to provide store name and hours information. The total area for this sign shall not exceed 280 square inches (see right).
18. All buildings to have one set of flat cut-out non-illuminated address numerals, 12" high with reflective vinyl on faces.

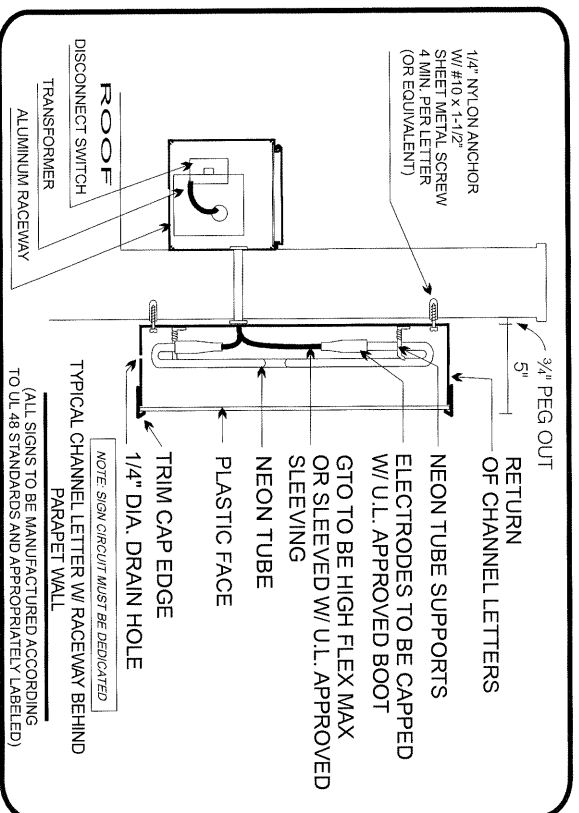
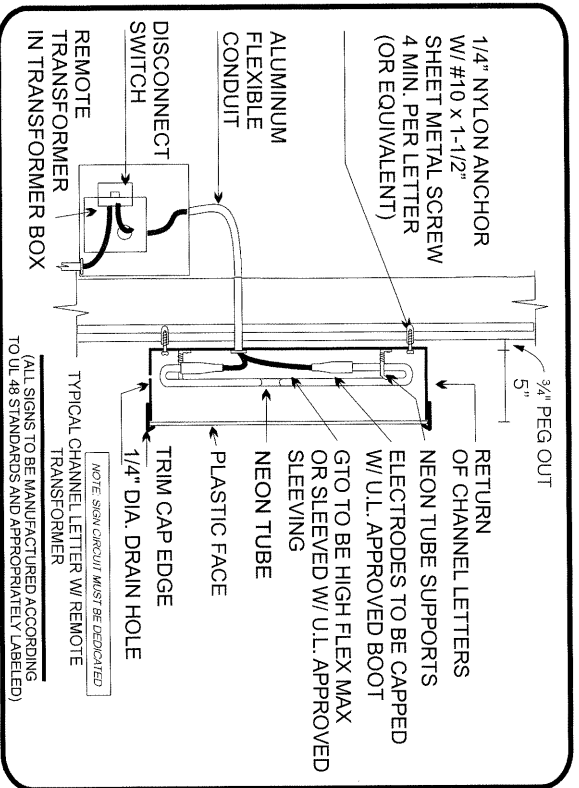
**ABCDEFGHIJLMN  
OPQRSTUVWXYZ**



**STOREFRONT ELEVATION - WINDOW VINYL**  
 GRAPHICS TO BE FIRST SURFACE HIGH PERFORMANCE  
 WHITE VINYL, APPLIED TO STOREFRONT GLASS.

## C. CONSTRUCTION REQUIREMENTS: FASCIA SIGNS

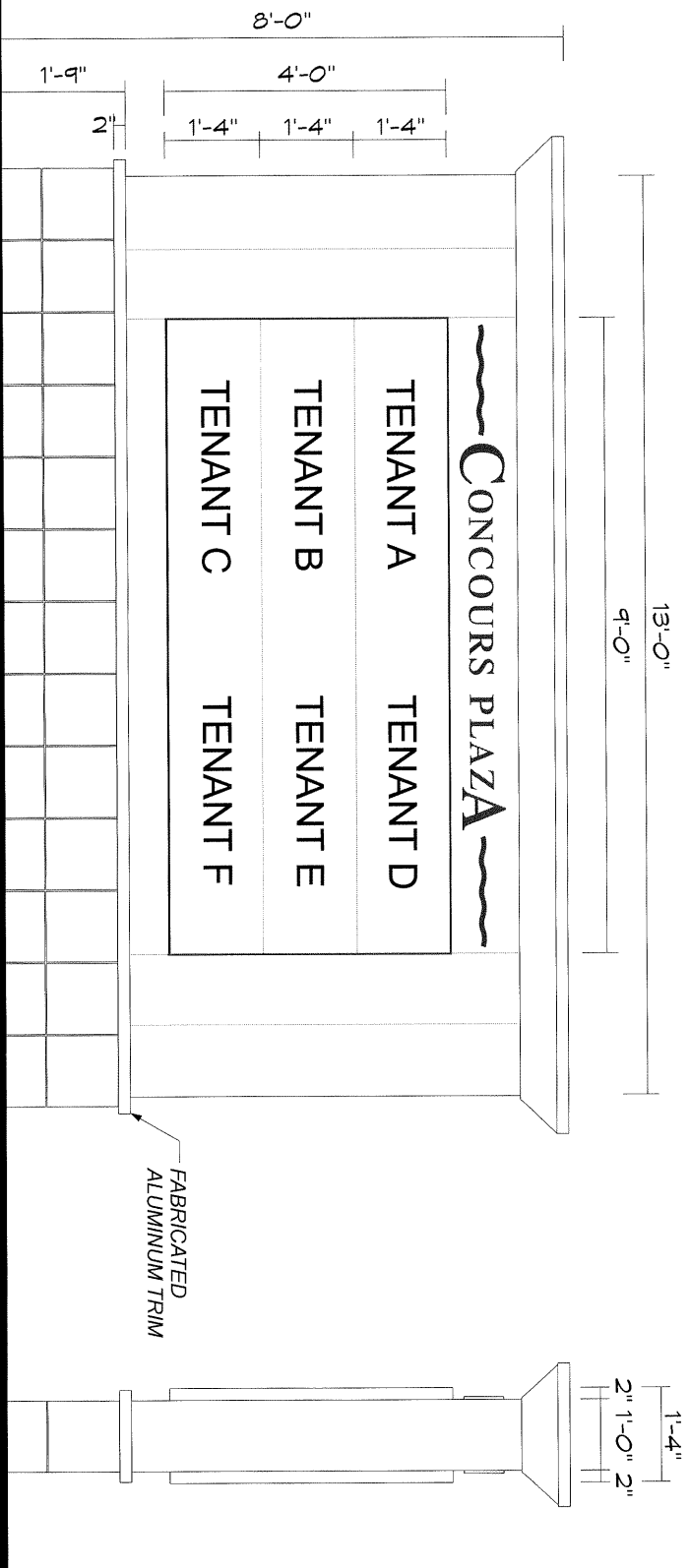
1. Letter sides to be 5" deep .063 precoated aluminum, pegged off wall 3/4".
2. Letter backs to be .090 precoated aluminum.
3. Letter faces to be 3/16" acrylic.
4. Trim cap to be 3/4" Jewelite.
5. The neon tubing shall be 13mm double tube.
6. Transformers to be 30 M.A. N.P.F.
7. No exposed conduit, transformers, 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.

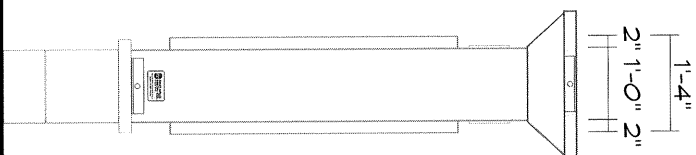
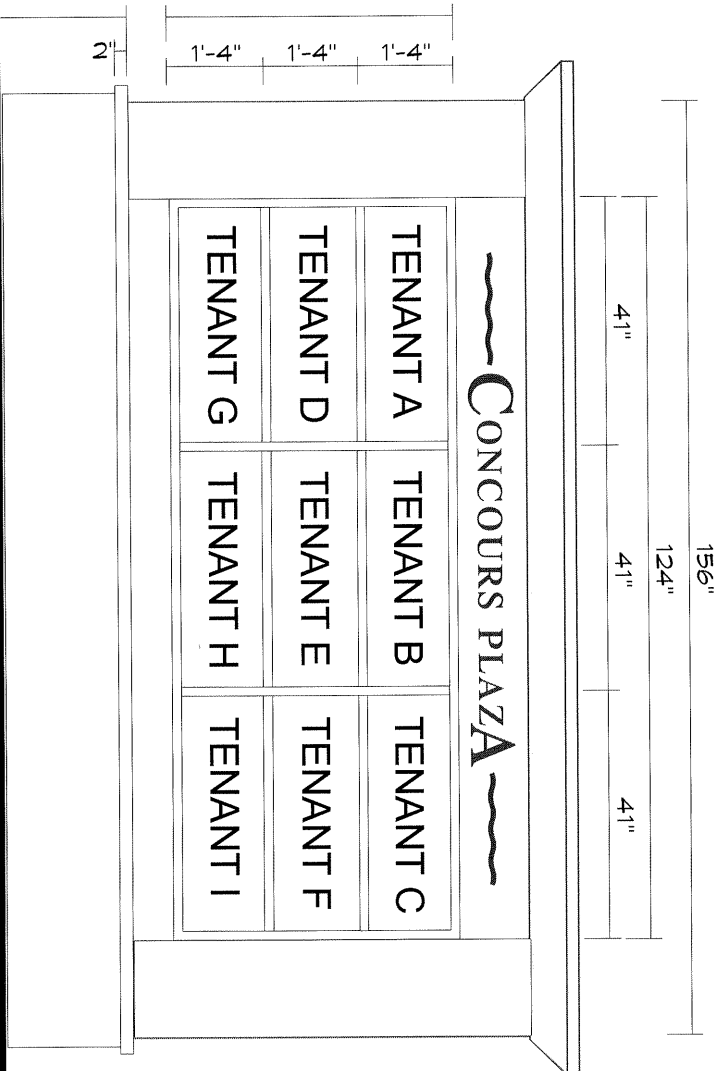
## D. MONUMENT SIGNS

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 building colors. Center logo/copy to be routed out and backed with 1/2" clear push-through with vinyl on face.
4. Base, cornice, and sides to match the building colors.
5. Signs to be internally illuminated with fluorescent lamps.
6. Maximum area of 36 square feet per monument sign, four total tenant monument signs.
7. Monument signs to have a minimum of three tenants and a maximum of six tenants.



**PROPOSED DOUBLE FACE ILLUMINATED MONUMENT SIGNS #1 & #2**  
SCALE: 3/8" = 1'-0"  
(REFER TO SITE PLAN FOR LOCATION)

**SIDE VIEW**



**ALTERNATE DOUBLE FACE ILLUMINATED MONUMENT SIGN #3 FOR PHASE 2**

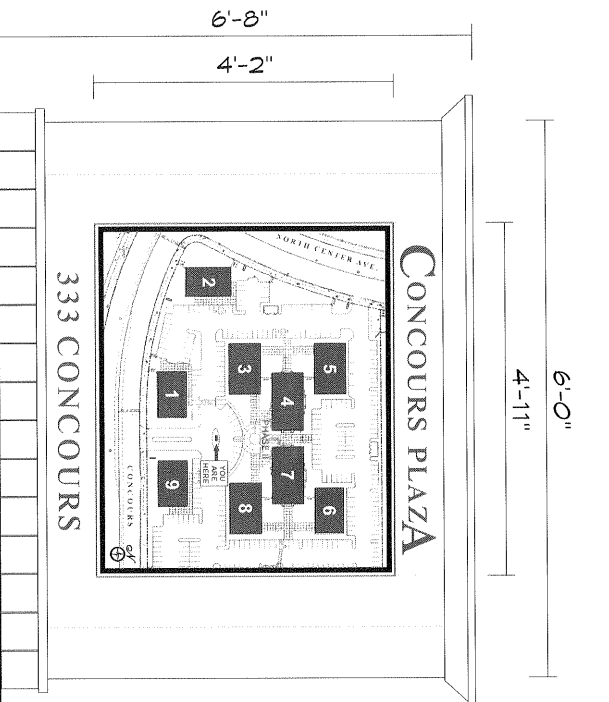
**SIDE VIEW**

SCALE: 3/8" = 1'-0"

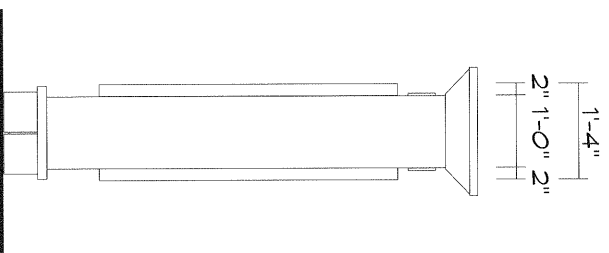
(REFER TO SITE PLAN FOR LOCATION)

**E. FUTURE DIRECTORY SIGN - EXACT DESIGN, LOCATION AND SIZE TO BE DETERMINED PRIOR TO INSTALLATION**

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 face shall be fabricated from .090 aluminum with map area routed out and backed up with 3/16" clear acrylic. Map graphics to be digitally printed onto vinyl and applied second surface. Center logo/copy to be routed out and backed with 1/2" clear push-through with vinyl on face.
4. Base, cornice, and sides to match the building colors.
5. Sign to be internally illuminated with fluorescent lamps.



**PROPOSED SINGLE FACE ILLUMINATED DIRECTORY SIGN**  
SCALE: 3/8" = 1'-0"

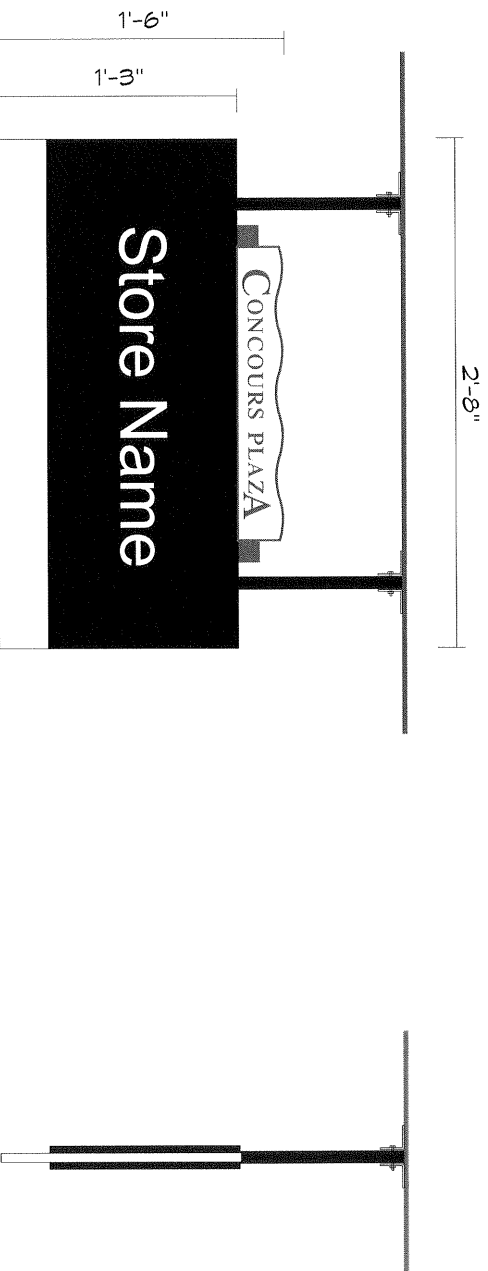


**SIDE VIEW**



## F. ARCADE SIGN

1. Each tenant shall be allowed one non-illuminated "arcade" sign.
2. Letter style and color shall be the same as the tenants fascia sign.
3. Sign panel shall be fabricated from layers of 1/4" thick sintra, copy routed out to show-through background. Sign color coated to match the building colors. Center logo/copy to be vinyl overlay.
4. Sign to be a maximum of four square feet.

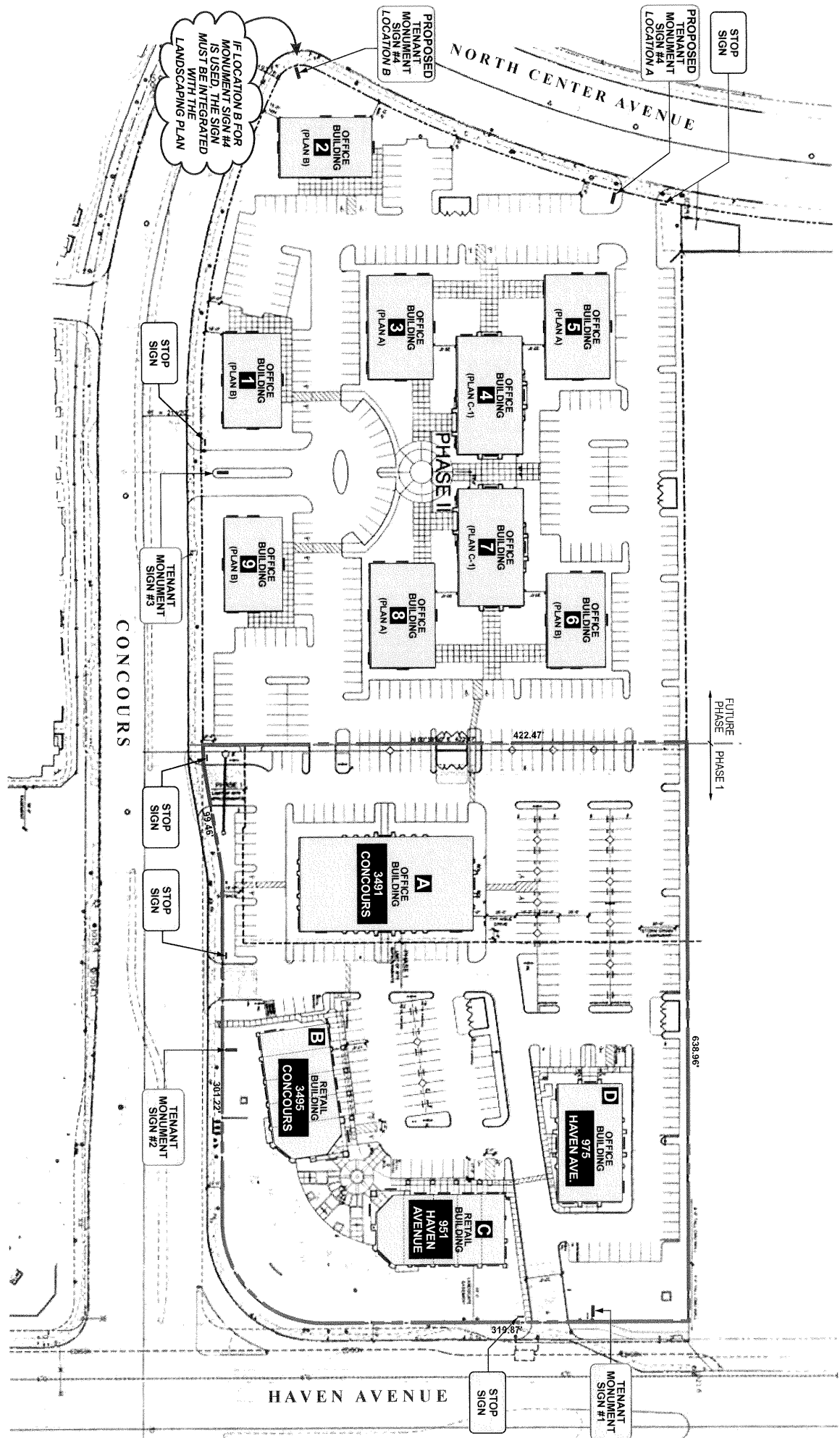


**PROPOSED DOUBLE FACE NON-ILLUMINATED ARCADE SIGN**  
SCALE: 1" = 1'-0"

**SIDE VIEW**

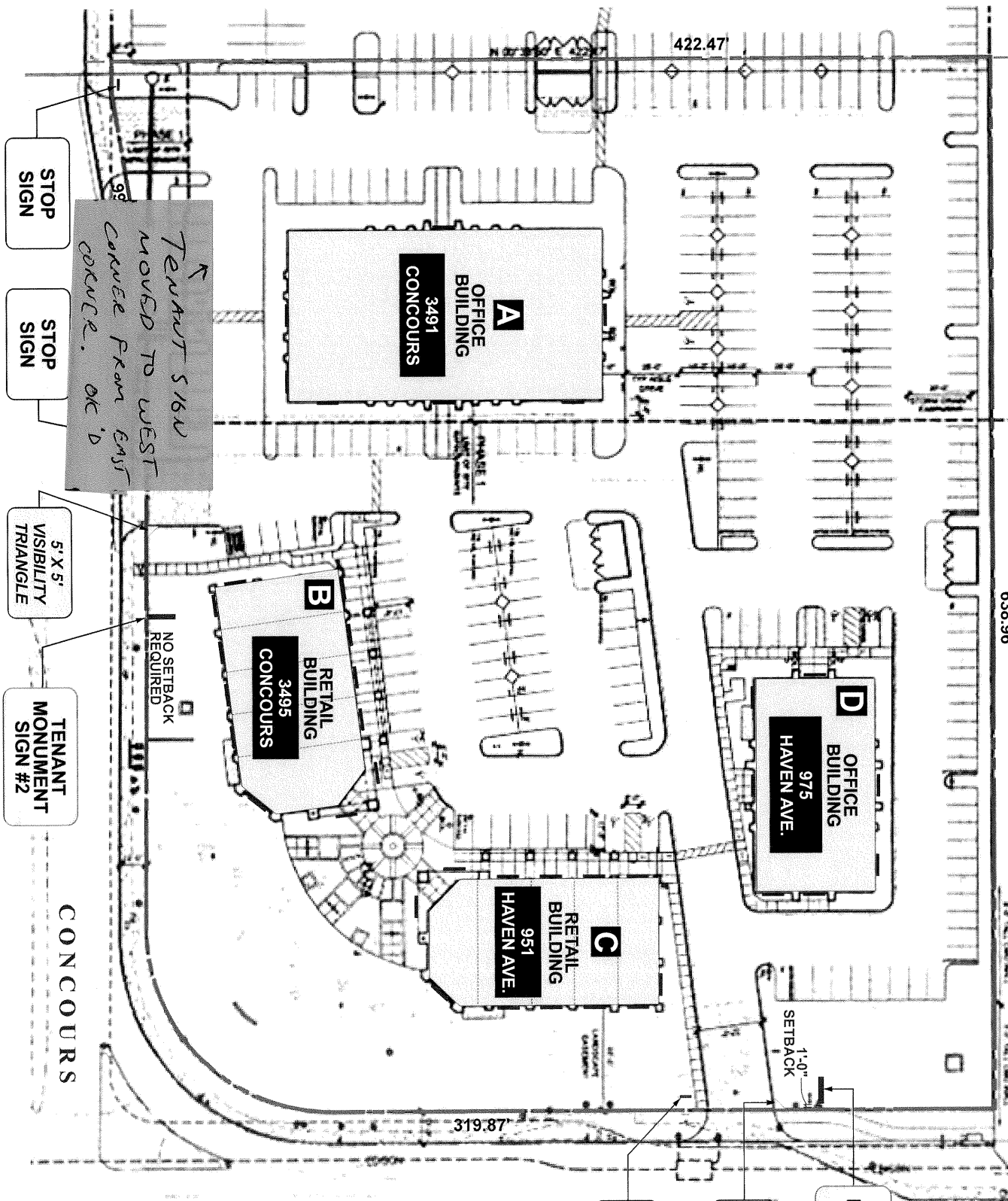
## G. PROHIBITED SIGNS

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.



FUTURE PHASE 1

638.96'



TENANT SIGN  
 MOVED TO WEST  
 CORNER FROM EAST  
 CORNER. OK 'D'

STOP SIGN

STOP SIGN

5' X 5' VISIBILITY TRIANGLE

TENANT MONUMENT SIGN #2

CONCOURS

NO SETBACK REQUIRED

1'-0" SETBACK

STOP SIGN

5' X 5' VISIBILITY TRIANGLE

TENANT MONUMENT SIGN #1

HAVEN AVENUE



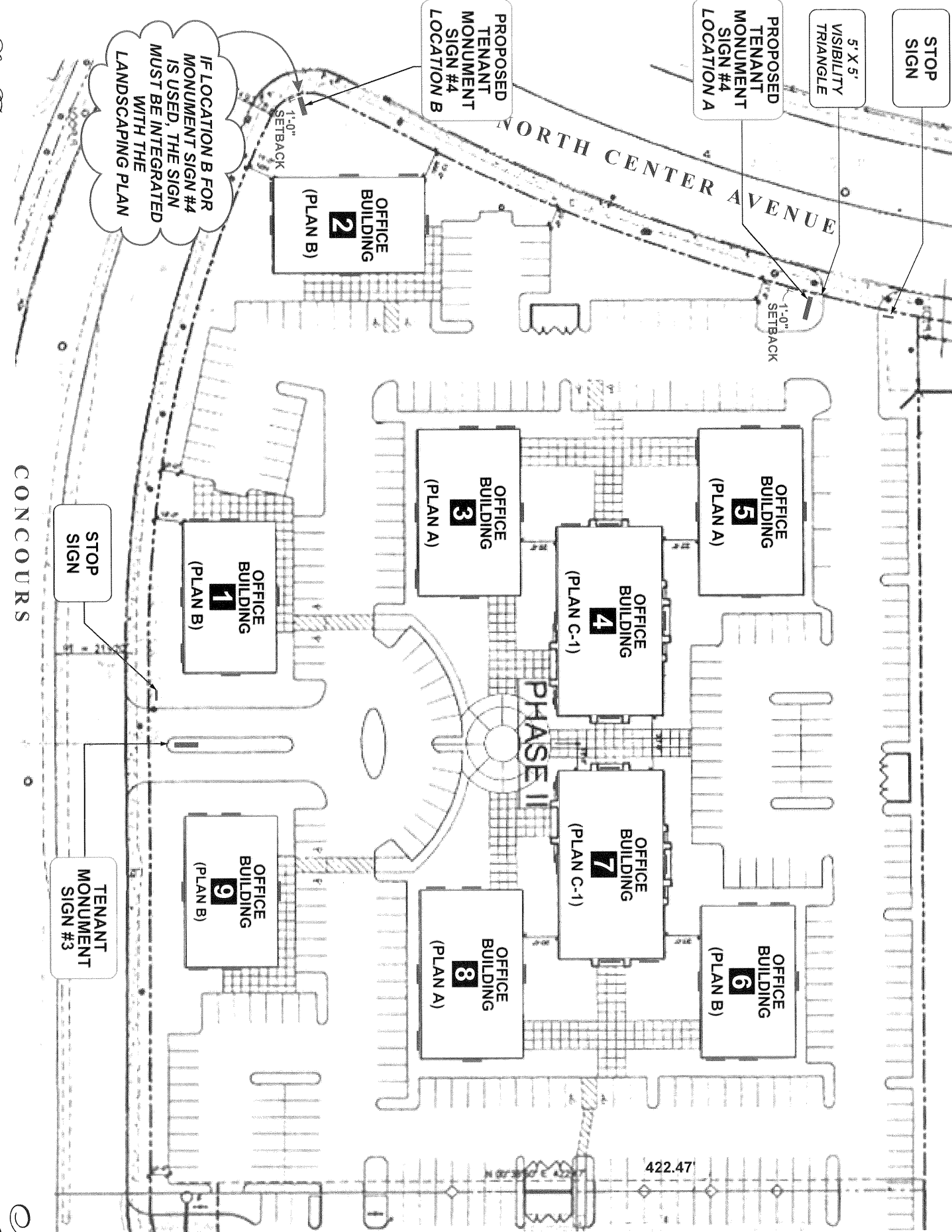
STOP SIGN

5' X 5' VISIBILITY TRIANGLE

PROPOSED TENANT MONUMENT SIGN #4 LOCATION A

PROPOSED TENANT MONUMENT SIGN #4 LOCATION B

IF LOCATION B FOR MONUMENT SIGN #4 IS USED, THE SIGN MUST BE INTEGRATED WITH THE LANDSCAPING PLAN



NORTH CENTER AVENUE

OFFICE BUILDING 2 (PLAN B)

OFFICE BUILDING 5 (PLAN A)

OFFICE BUILDING 3 (PLAN A)

OFFICE BUILDING 4 (PLAN C-1)

OFFICE BUILDING 1 (PLAN B)

OFFICE BUILDING 6 (PLAN B)

OFFICE BUILDING 8 (PLAN A)

OFFICE BUILDING 7 (PLAN C-1)

OFFICE BUILDING 9 (PLAN B)

PHASE II

CONCOURS

STOP SIGN

TENANT MONUMENT SIGN #3

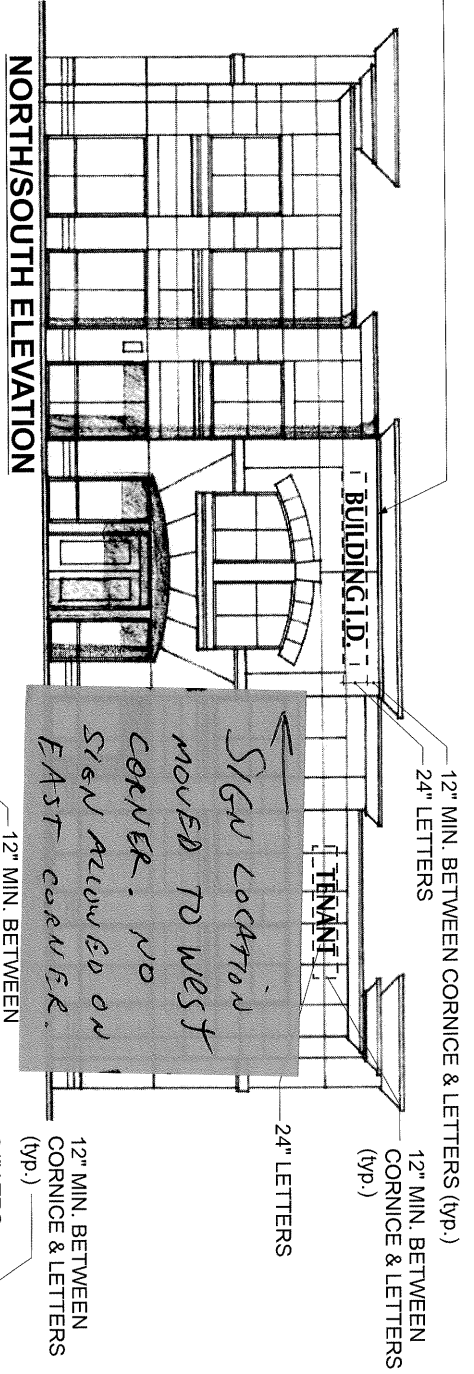
422.47'



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

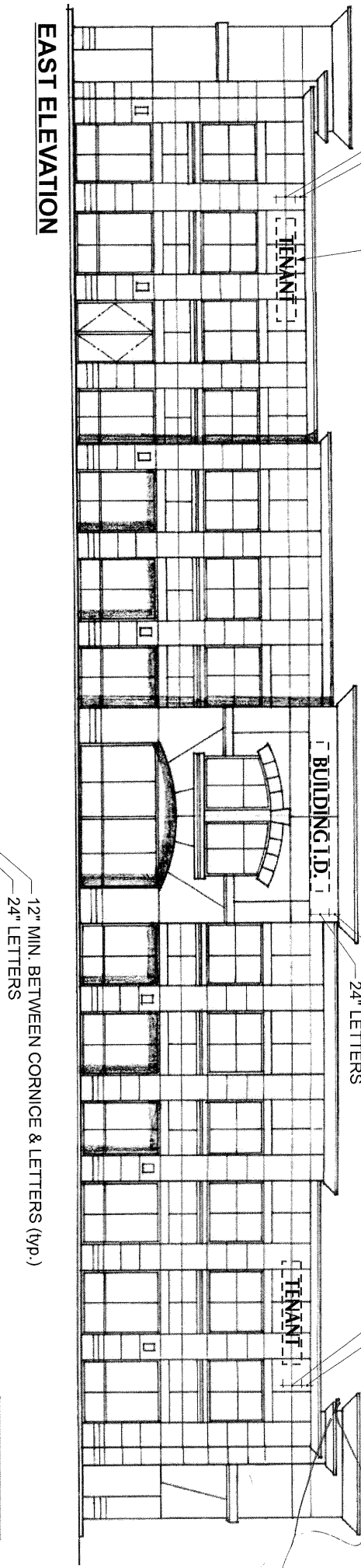
TENANT FASCIA SIGN  
MAX. 22 SQ. FT.  
(Typical)  
12" MIN. BETWEEN  
CORNICHE & LETTERS  
(yp.)  
24" LTRS.

### NORTH/SOUTH ELEVATION

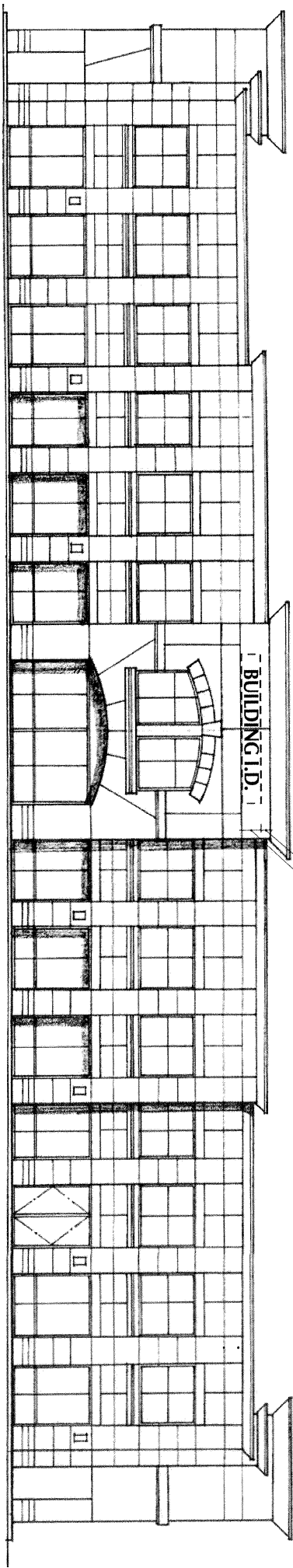


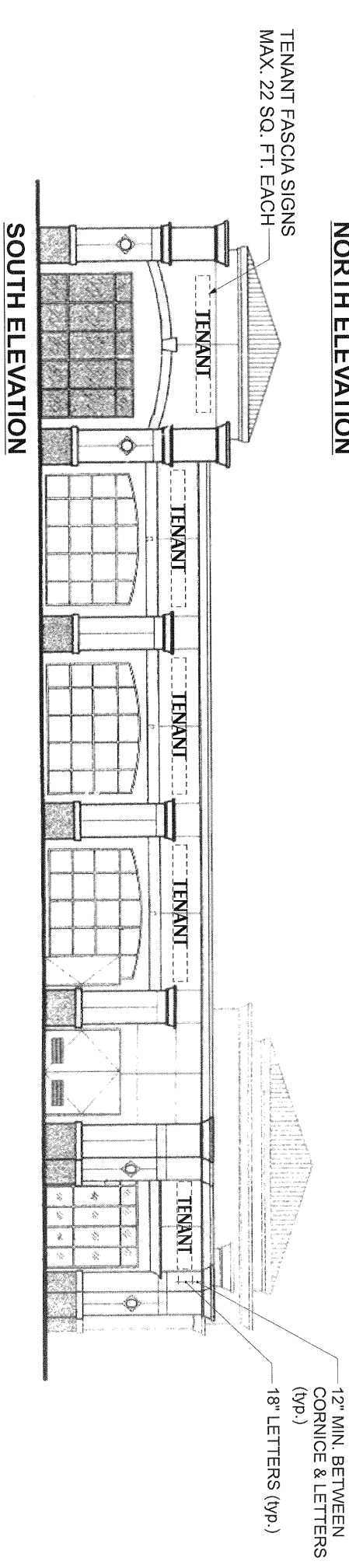
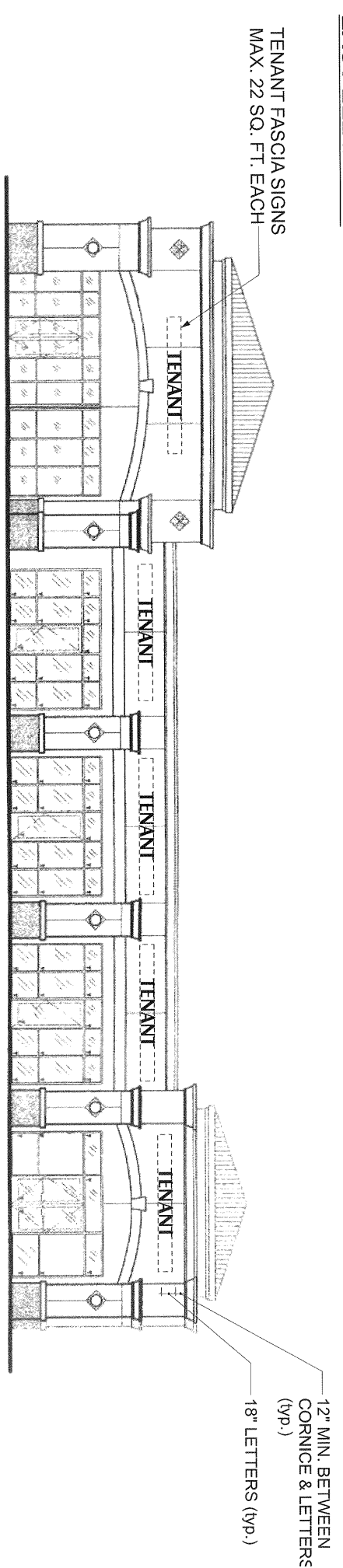
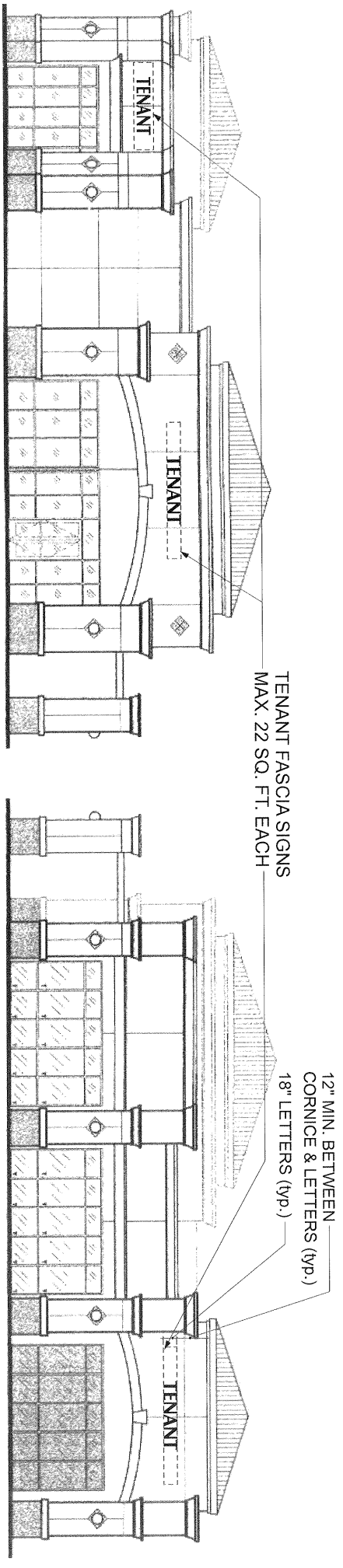
←  
SIGN LOCATION  
MOVED TO WEST  
CORNER. NO  
SIGN ALLOWED ON  
EAST CORNER.

### EAST ELEVATION

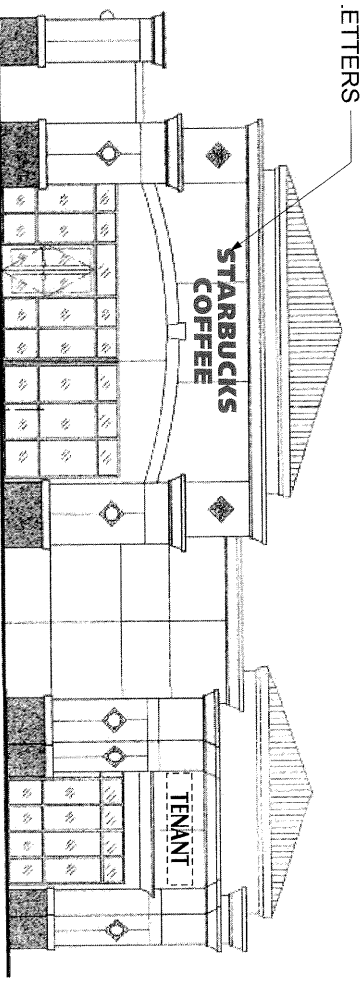


### WEST ELEVATION



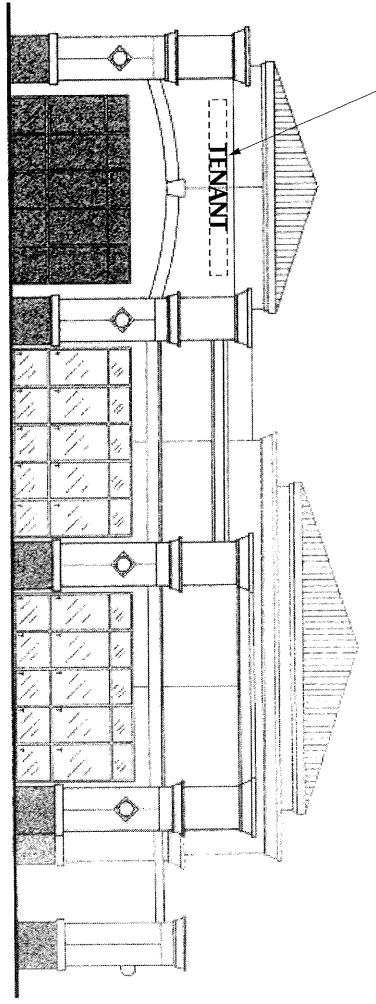


8" HIGH CHANNEL  
LETTERS



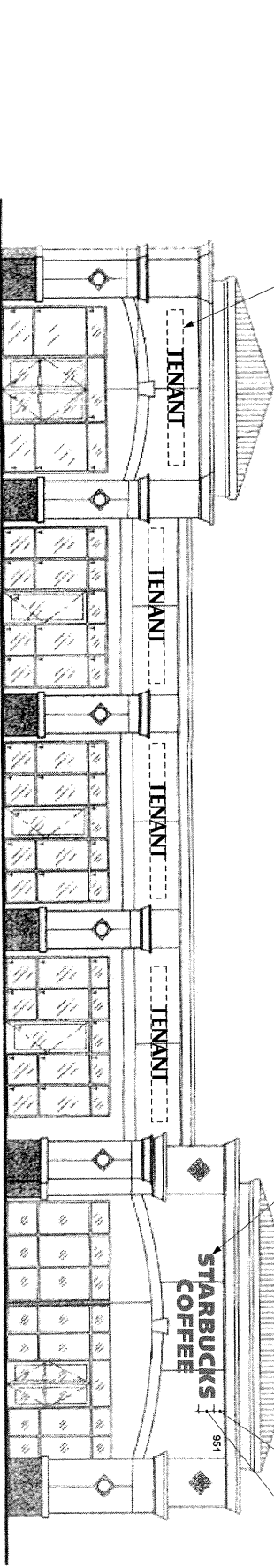
**SOUTH ELEVATION**

TENANT FASCIA SIGNS  
MAX. 22 SQ. FT. EACH



**NORTH ELEVATION**

TENANT FASCIA SIGNS  
MAX. 22 SQ. FT. EACH

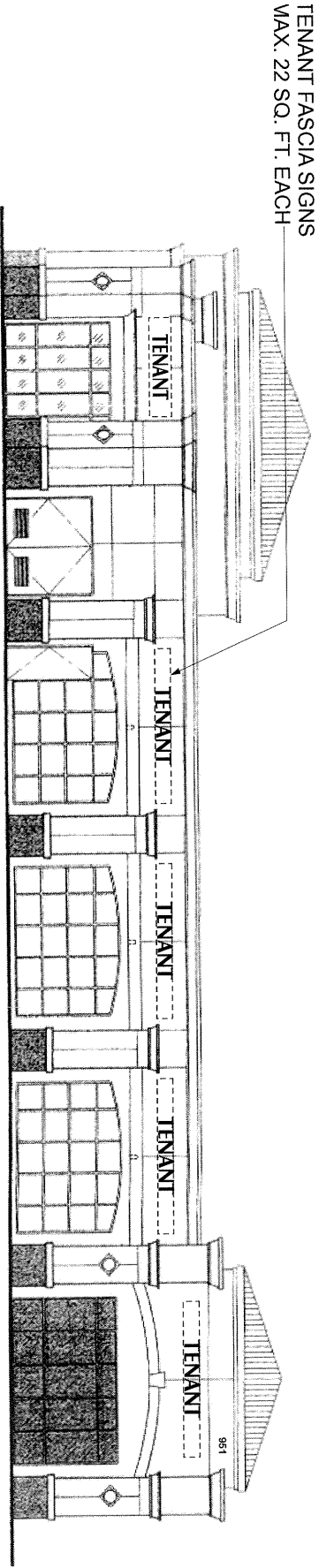


**WEST ELEVATION**

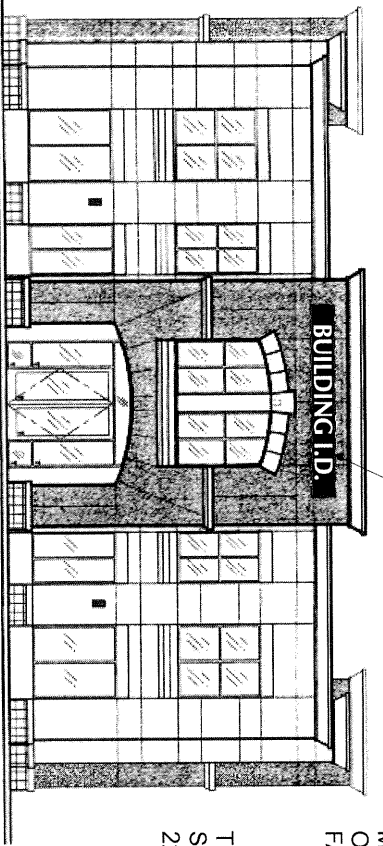
18" HIGH CHANNEL  
LETTERS

12" MIN. BETWEEN  
CORNICE & LETTERS  
(yp.)  
18" LETTERS (yp.)

TENANT FASCIA SIGNS  
MAX. 22 SQ. FT. EACH



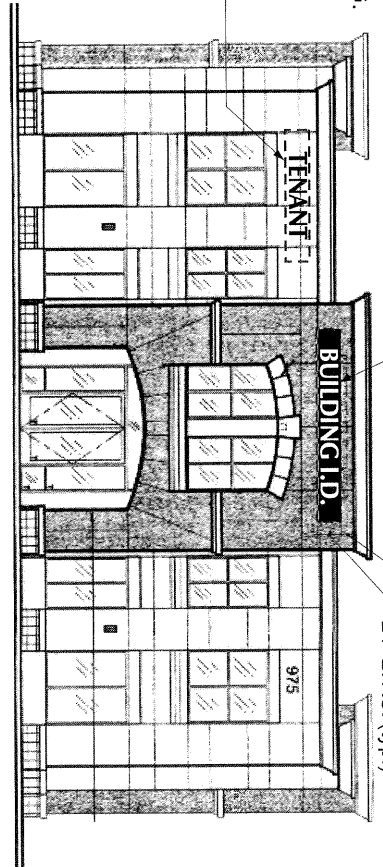
**EAST ELEVATION**



**WEST ELEVATION**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

TENANT FASCIA  
SIGN, MAX.  
22 SQ. FT.

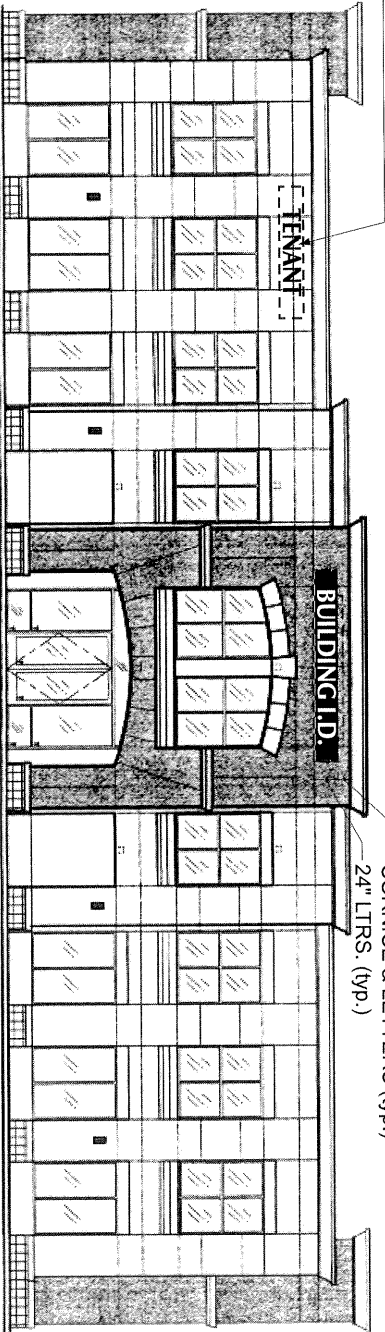


**EAST ELEVATION**

12" MIN. BETWEEN  
CORNICE & LETTERS (typ.)  
24" LTRS. (typ.)

TENANT FASCIA SIGN  
MAX. 22 SQ. FT.

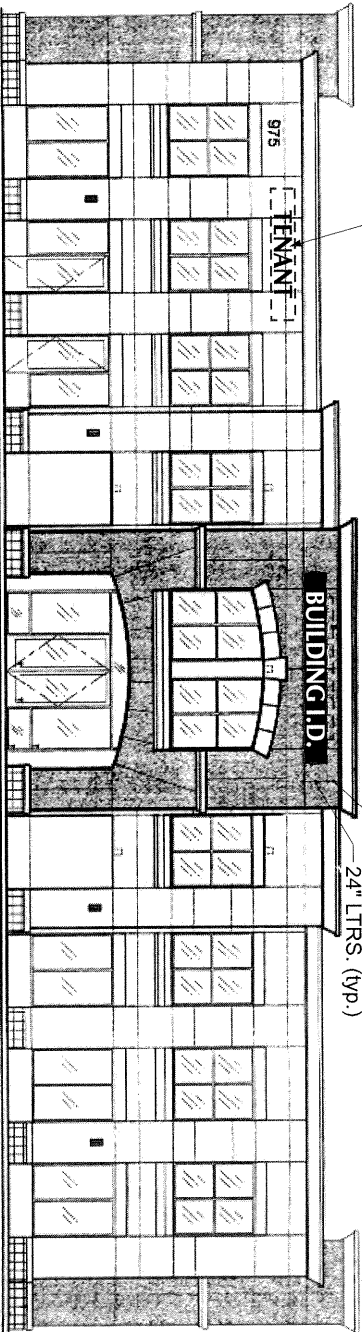
12" MIN. BETWEEN  
CORNICE & LETTERS (typ.)  
24" LTRS. (typ.)



**NORTH ELEVATION**

TENANT FASCIA SIGN  
MAX. 22 SQ. FT.

12" MIN. BETWEEN  
CORNICE & LETTERS (typ.)  
24" LTRS. (typ.)



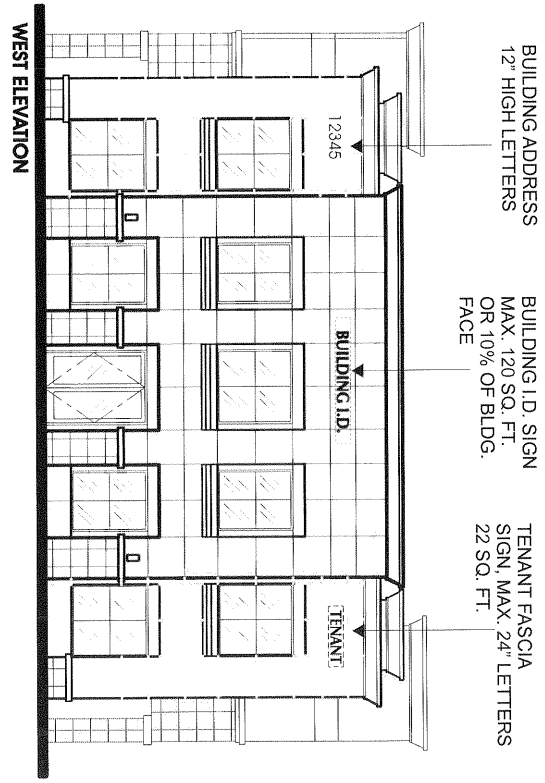
**SOUTH ELEVATION**





BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

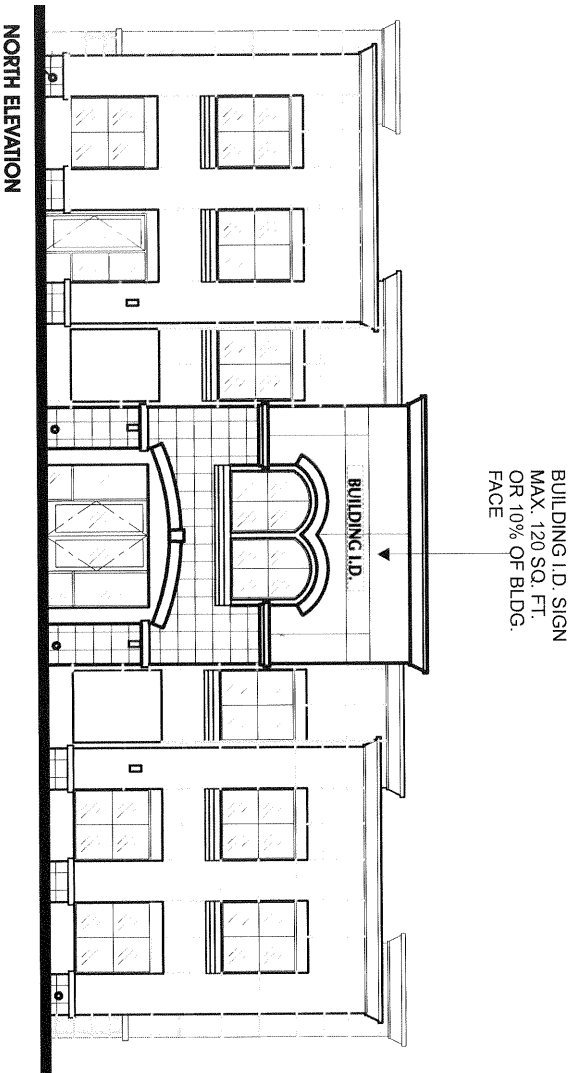
TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



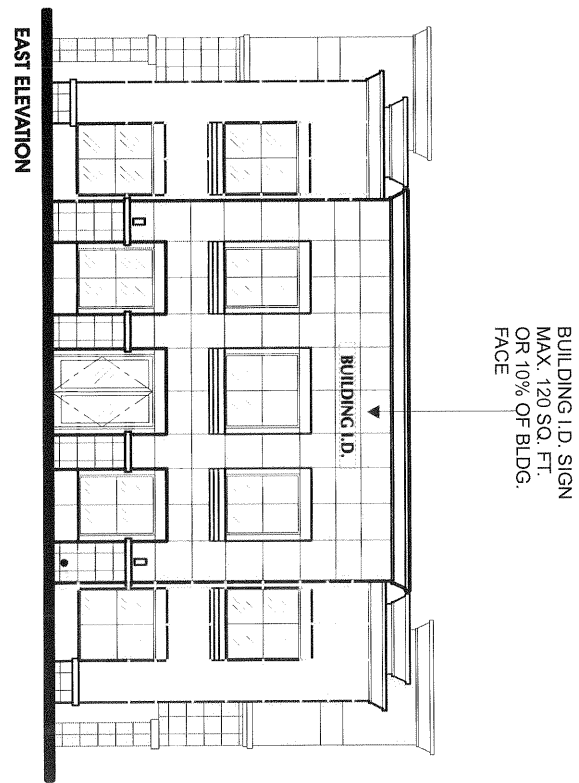
BUILDING ADDRESS  
12" HIGH LETTERS

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

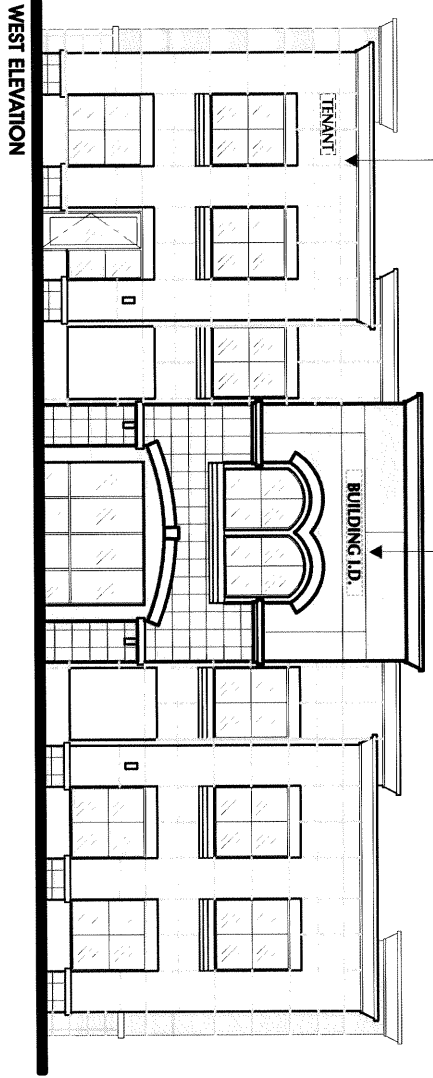


BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

OFFICE BUILDING : PLAN B - BLDG. #1

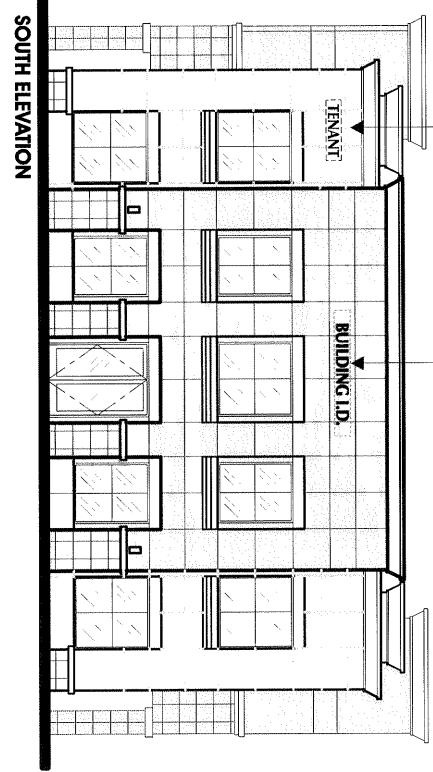
TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



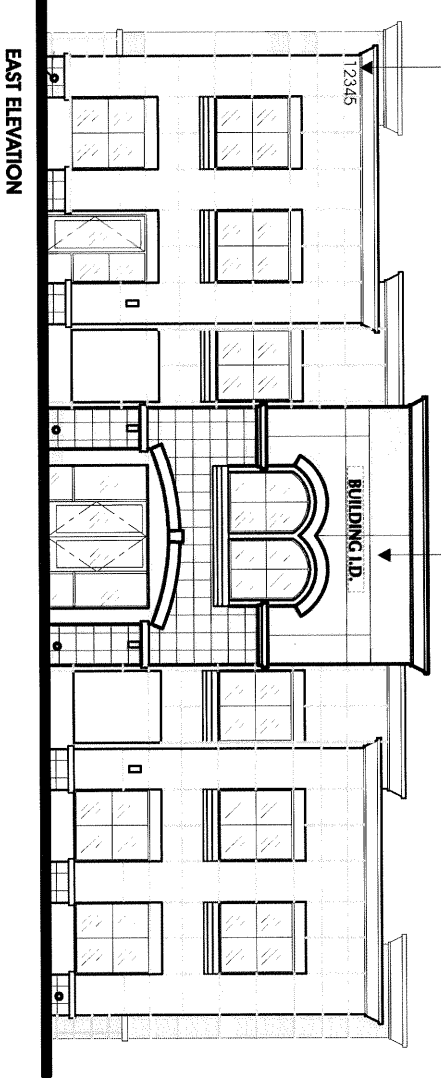
TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

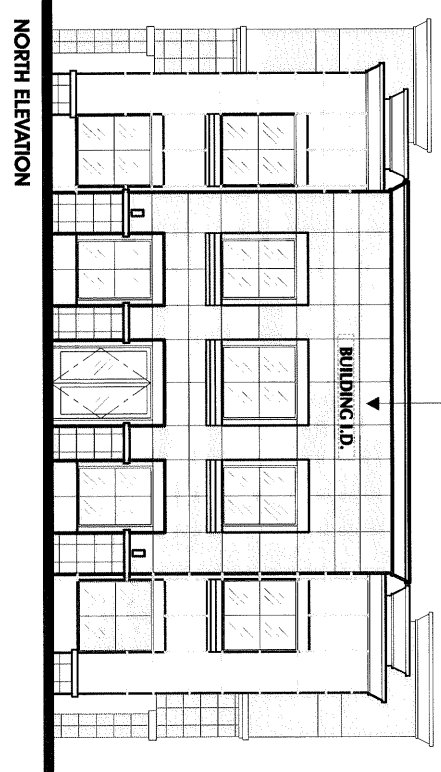


BUILDING ADDRESS  
12" HIGH LETTERS

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



**OFFICE BUILDING : PLAN B - BLDG. #2**

BUILDING ADDRESS  
12" HIGH LETTERS

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

**SOUTH ELEVATION**

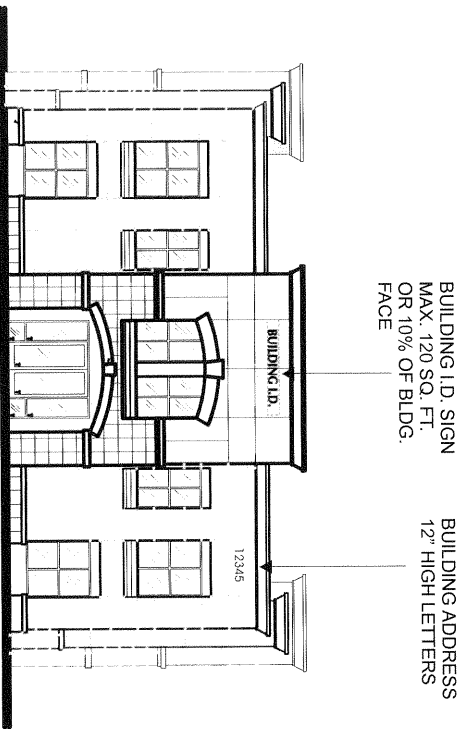
**WEST ELEVATION**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

**NORTH ELEVATION**

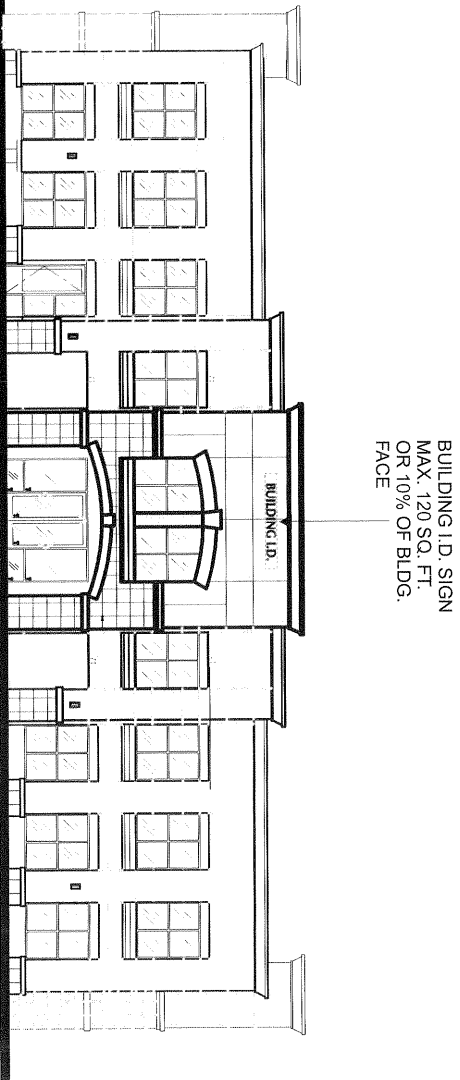
**EAST ELEVATION**



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

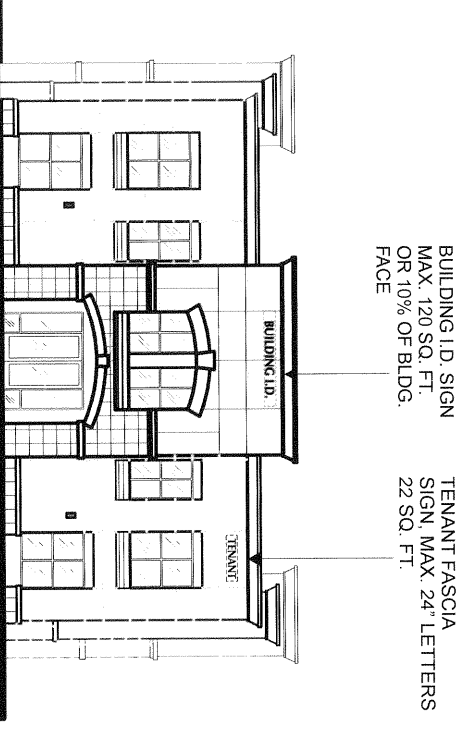
BUILDING ADDRESS  
12" HIGH LETTERS

**EAST ELEVATION**



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

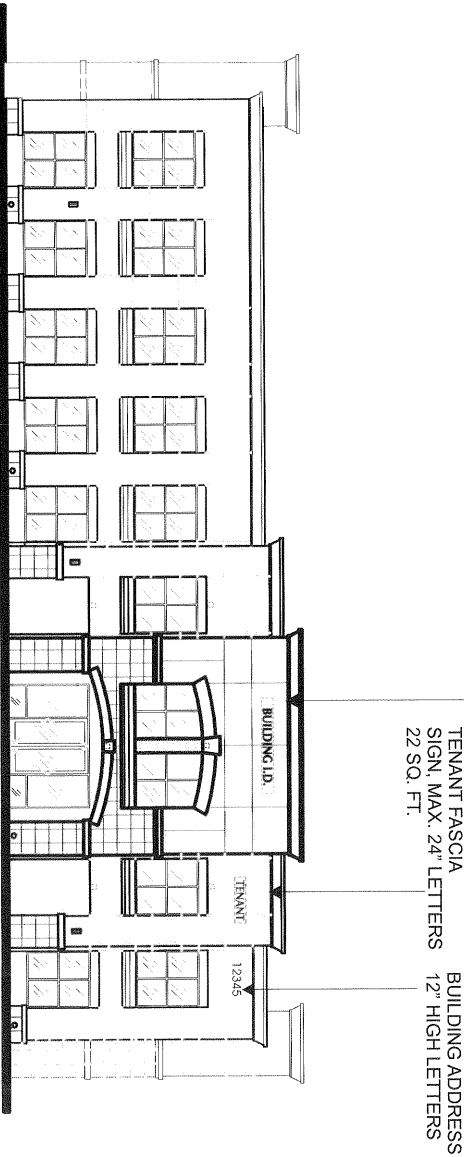
**NORTH ELEVATION**



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

**WEST ELEVATION**



BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

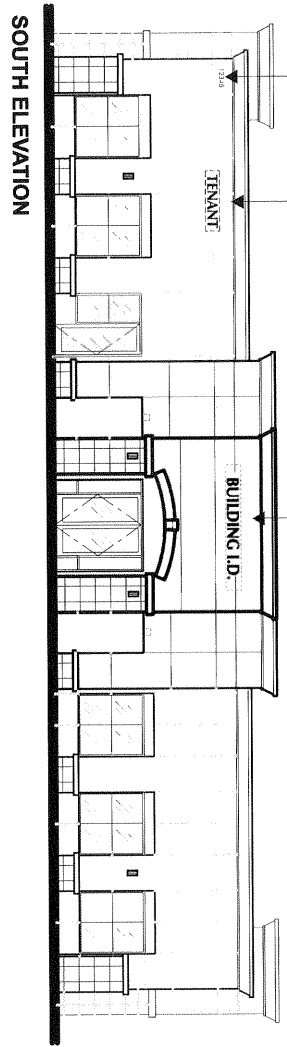
BUILDING ADDRESS  
12" HIGH LETTERS

**SOUTH ELEVATION**

BUILDING ADDRESS  
12" HIGH LETTERS

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

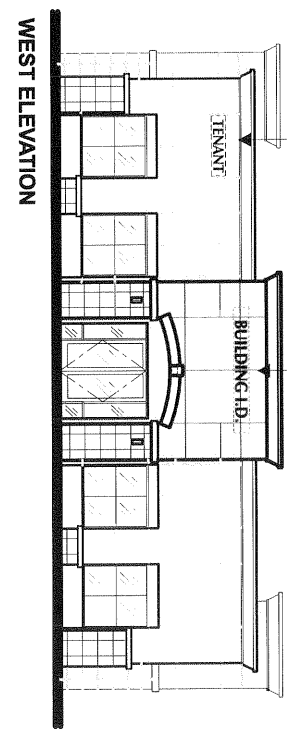
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



**SOUTH ELEVATION**

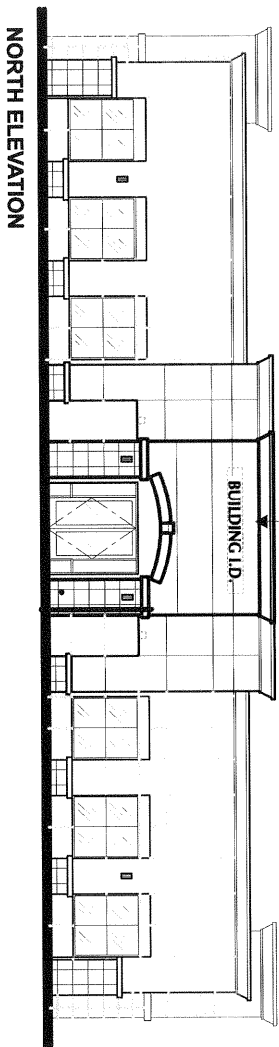
TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)



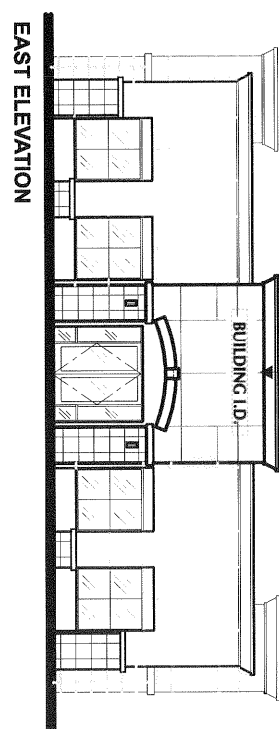
**WEST ELEVATION**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



**NORTH ELEVATION**

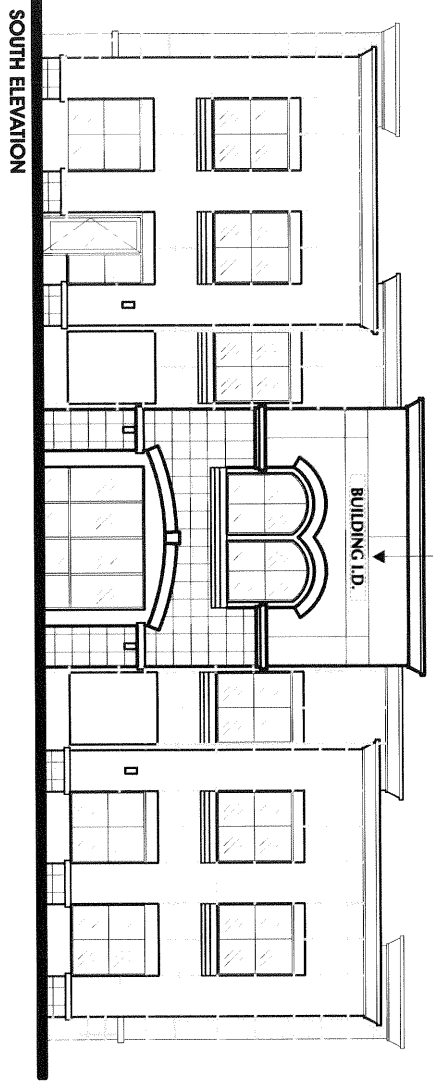
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)



**EAST ELEVATION**

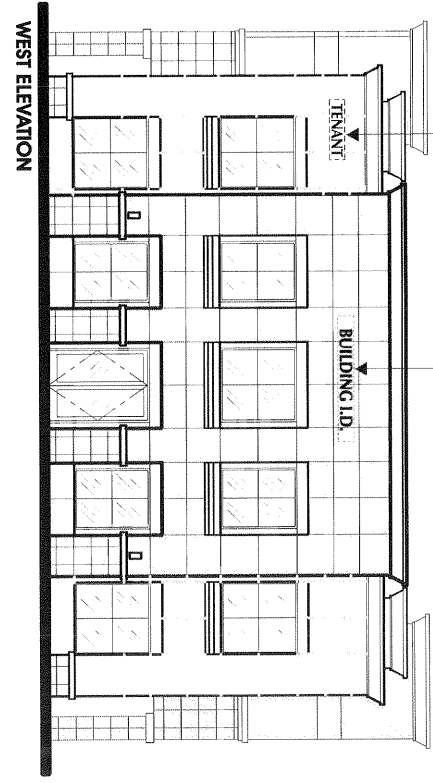
**OFFICE BUILDING : PLAN A- BLDG. #5**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



**SOUTH ELEVATION**

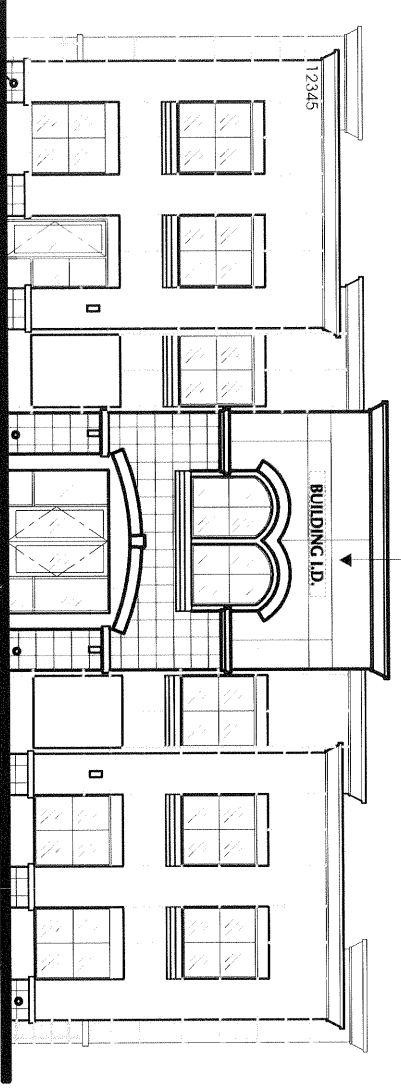
TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



**WEST ELEVATION**

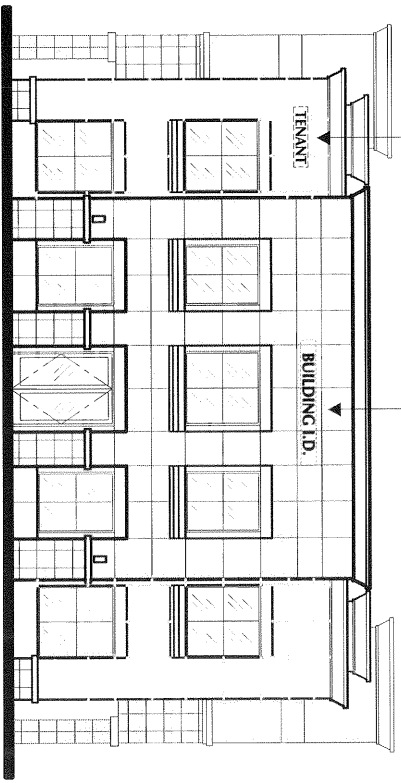
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



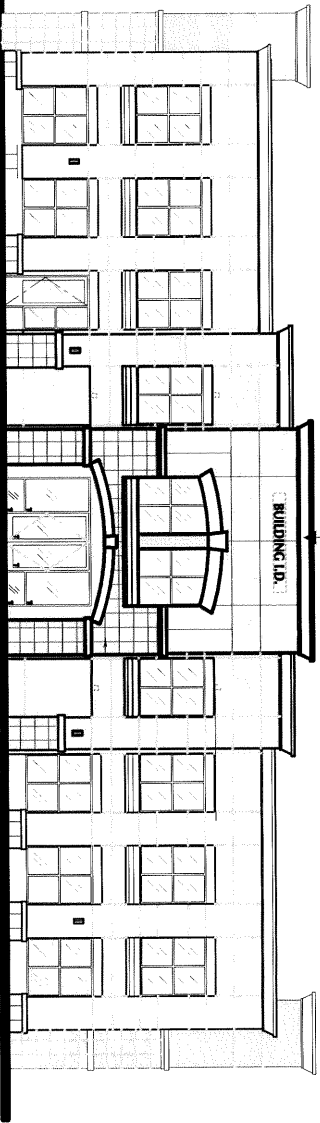
**NORTH ELEVATION**

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



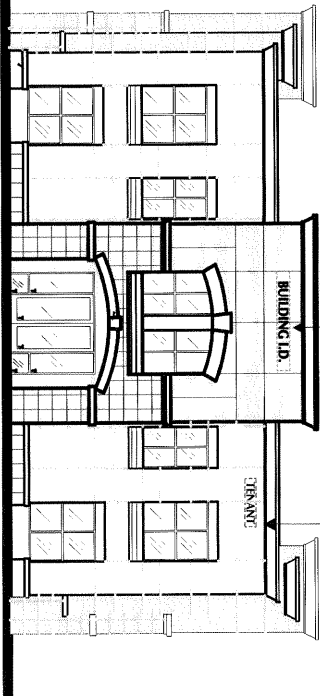
**EAST ELEVATION**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

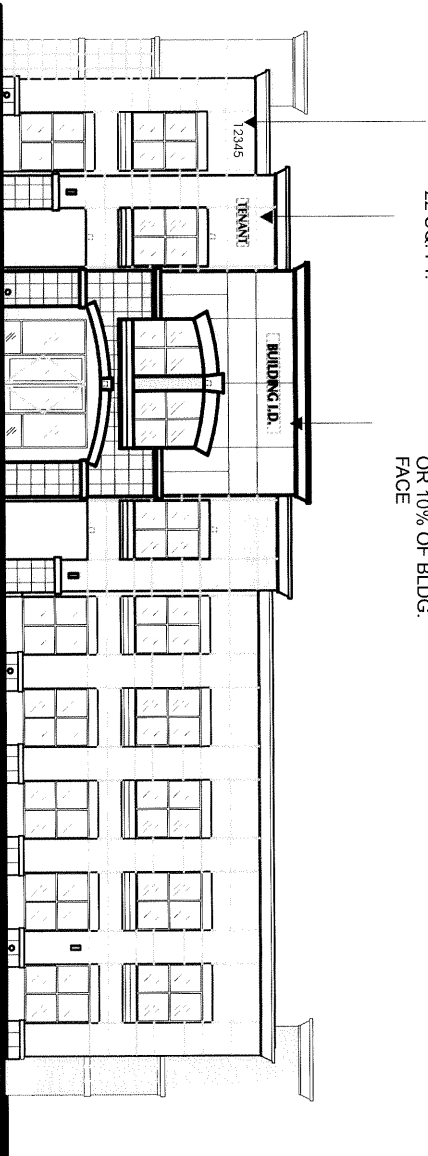
**NORTH ELEVATION**



BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

TENANT FASCIA  
 SIGN, MAX. 24" LETTERS  
 22 SQ. FT.

**EAST ELEVATION**

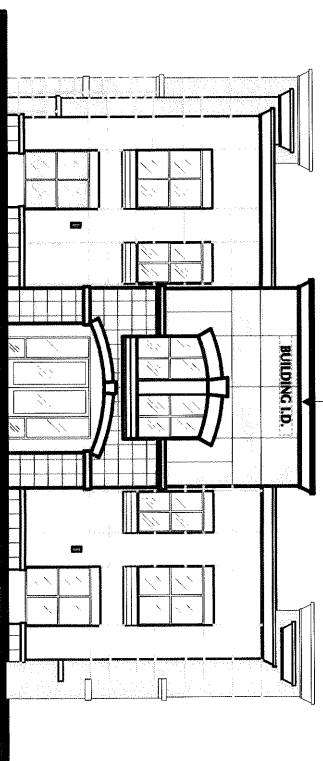


BUILDING ADDRESS  
 12" HIGH LETTERS

TENANT FASCIA  
 SIGN, MAX. 24" LETTERS  
 22 SQ. FT.

BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

**SOUTH ELEVATION**



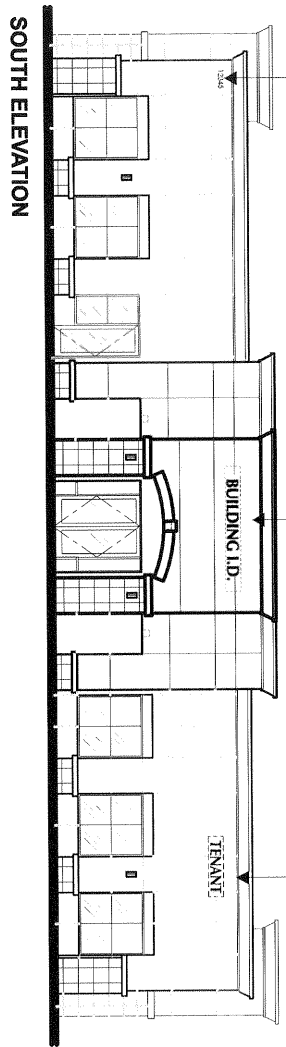
BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

**WEST ELEVATION**

BUILDING ADDRESS  
12" HIGH LETTERS

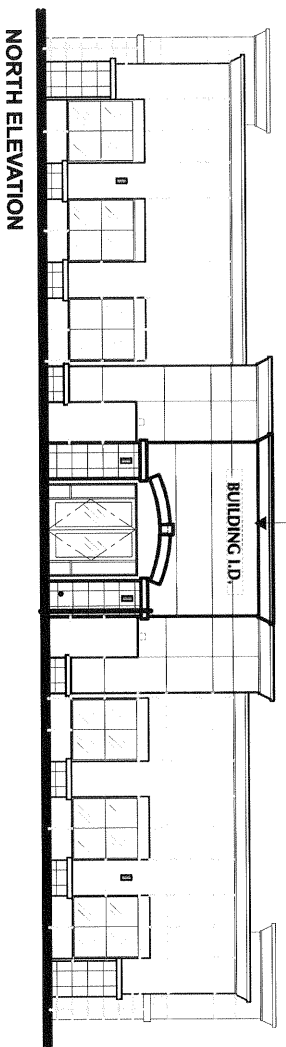
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



**SOUTH ELEVATION**

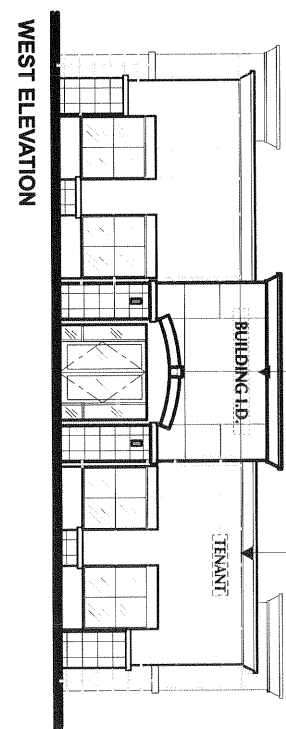
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE



**NORTH ELEVATION**

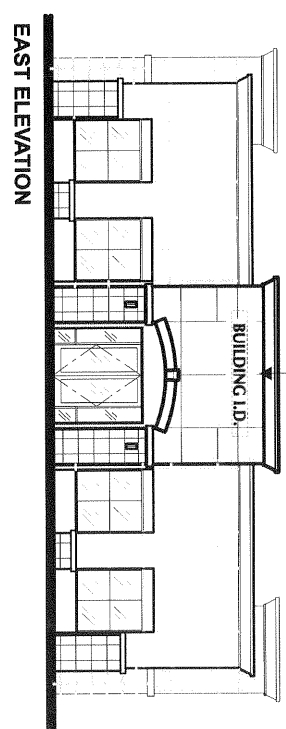
BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)

TENANT FASCIA  
SIGN, MAX. 24" LETTERS  
22 SQ. FT.



**WEST ELEVATION**

BUILDING I.D. SIGN  
MAX. 120 SQ. FT.  
OR 10% OF BLDG.  
FACE (Typical)



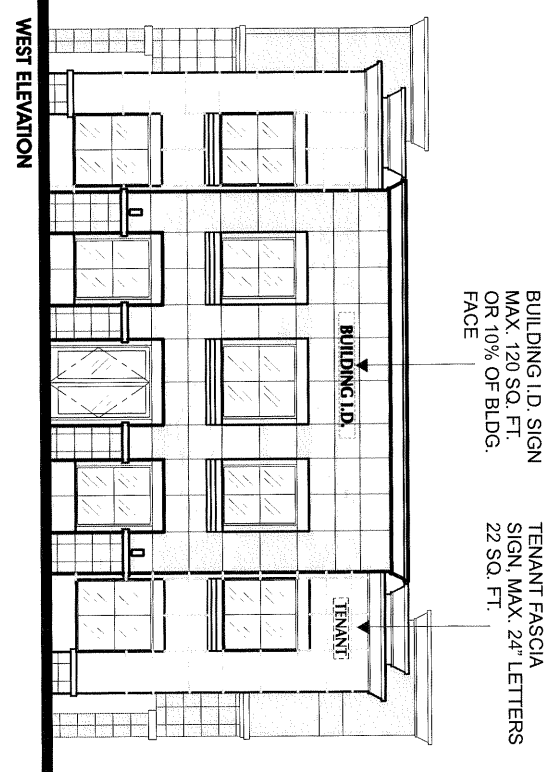
**EAST ELEVATION**

**OFFICE BUILDING : PLAN A- BLDG. #8**





BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

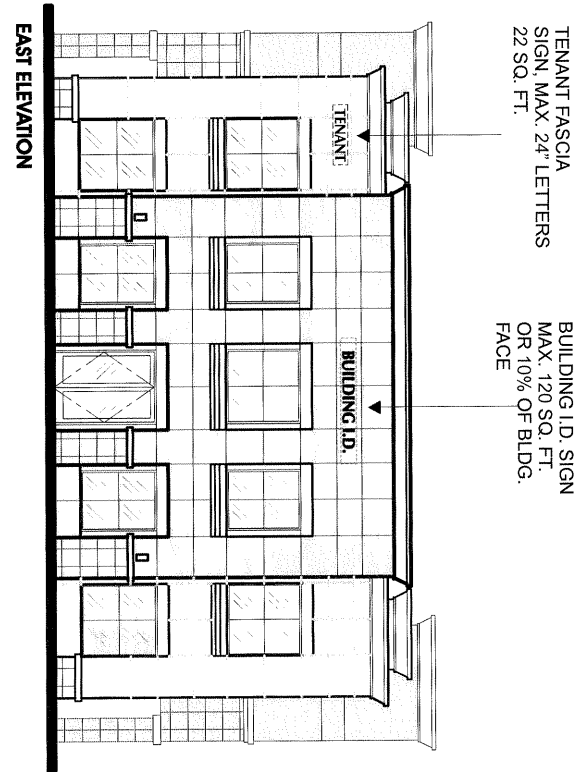


BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

TENANT FASCIA  
 SIGN, MAX. 24" LETTERS  
 22 SQ. FT.



BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE



TENANT FASCIA  
 SIGN, MAX. 24" LETTERS  
 22 SQ. FT.

BUILDING I.D. SIGN  
 MAX. 120 SQ. FT.  
 OR 10% OF BLDG.  
 FACE

**OFFICE BUILDING : PLAN B - BLDG. #9**