



**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)*

Property Owner: Western Realco
 Address: 500 Newport Center Dr - Ste #630 - Newport Beach, CA
 Telephone No.: (949) 920-3787 Fax No.: (949) 920-3790
 Applicant: Antoinette Devich (SIGN/AOE)
 Address: 1711 Westcliff Drive Ste "B" Newport Beach, CA
 Telephone No.: (949) 642-7092 Fax No.: (949) 631-8813
 Applicant's Representative: ABOVE
 Address: _____
 Telephone No.: _____ Fax No.: _____

<i>(For staff use only)</i>	
File No.:	<u>PSGP03-004</u>
Related Files:	_____
Submission Date:	<u>8/8/03</u>
Rec'd By:	<u>TW</u>
Fees Paid: \$	<u>1,048. -</u>
Receipt No.:	<u>R200304660</u>
CK#	<u>2423</u>
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
By:	_____
Date:	_____

SITE INFORMATION

Site Address *(include N, S, E or W)*: 895 So. Rockefeller Ave / 4150 East Wall St
 Assessor's Parcel No.: Commercel 4495
 Development Name: Rockefeller Business Center
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

Rockefeller Commerce Center

PLANNED SIGN PROGRAM
2-24-03

Ontario, California

PREPARED FOR:



WESTERN REALCO

AND THE
CITY OF ONTARIO
421-B NORTH EUCLID AVENUE
ONTARIO CA 91762
TEL (909) 984-2458
FAX (949) 984-6439

PREPARED BY:

sign/age
1711 WESTCLIFF DR.
NEWPORT BEACH, CA 92660
TEL (949) 642-7092
FAX (949) 631-8813

Vicinity Map

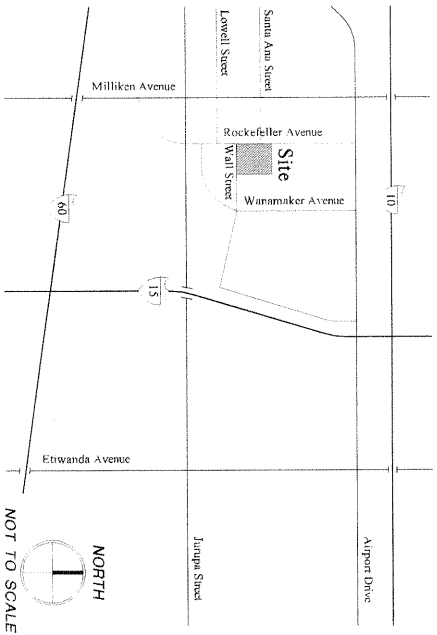


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PROJECT

Rockefeller Commerce Center
Bldg. 1 - 895 S. Rockefeller Ave.
Bldg. 2 - ~~4505~~ E. Wall St.
Ontario, California 4495



1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DATE:

APPROVED BY:

Approved with changes:

DESIGN DATE: 2/24/03 03-4672

DESIGN GUIDELINES FOR EXTERIOR TENANT SIGNS

The purpose of establishing these design guidelines is to ensure that each exterior sign will contribute to the success of the Rockefeller Commerce Center. High quality signage will be used.

A. ILLUMINATION

- Non-illuminated.

B. SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Match project standard finishes.
- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Faces to be white.
- Color of letter returns to be Akzo Nobel Metallic Grey #FLNA9770 here after defined as "Project Grey."

C. TYPESTYLES

Tenants to use "Zapf Humanist BT" type style. Logos and/or icons may be allowed (by Owner approval) that are used on similar locations operated by Tenant in California and/or the U.S. These images must be architecturally compatible and approved by the Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

* Tenant is responsible for all necessary repairs, painting, etc. with sign installation

PROHIBITED EXTERIOR TENANT SIGNS

Only those sign types provided herein and specifically approved in writing by the Owner's will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premises signs: installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval, except when located on public property.
- Vinyl copy applied to glass without Owner approval.

PROJECT

Rockefeller Commerce Center
Bldg. 1 - 895 S. Rockefeller Ave.
Bldg. 2 - 495 E. Wall St.
Ontario, California



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Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DATE:

APPROVED BY:

Approved with changes:

DESIGN DATE: 2/24/03 03-4672

SUBMITTALS & APPROVALS FOR EXTERIOR TENANT SIGNS

There is a formal process for the creation, review and approval of Tenant signs at Rockefeller Commerce Center. All Tenant's signage is subject to the governing agents and Owner (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this Planned Sign Program and applicable provisions of the Uniform Building Code and Uniform Electrical Codes as required by the City of Ontario.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for the Rockefeller Commerce Center.

A. SUBMITTALS TO THE OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to the Owner for approval prior to the City submittals or sign fabrication. Sign drawings are to be prepared by Sign/age of Newport Beach, CA and fabricated, installed by its contracting partner, a licensed, California sign contractor. All signs must conform to the requirements of the City of Ontario Planning Department.

Submittals shall include the following:

1. **SIGN ELEVATION:**
Scaled elevation of the building location depicting the proposed sign design and all the dimensions as they relate to the Tenant's building face.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, and all other details of construction. A section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and

If shop drawings are denied, Tenant must resubmit revised plans until Owner approval is obtained. If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the Owner and the City of Ontario for clarification and determination. The Owner shall then approve signing that best meets the intent of this Planned Sign Program.

B. SUBMITTALS TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or Sign Contractor must submit to the City of Ontario Planning Department, and Tenant will be responsible for all applicable applications and permit fees as required by the City's Planning Department.

All applications for Sign Permits shall be submitted to the City Planning Department on an application obtained from the City. Completed applications shall include detailed drawings to show the dimensions, design, structure, location, relevant landscaping, materials and sign colors. One application may be submitted for multiple signs on the same site. Each application for a sign permit shall be accompanied by the applicable fees in accordance with the City's adopted fee schedule.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and governing agents approval shall be on file in the Owner's office.

2. All Sign Contractors must be fully insured and approved by the Owner prior to installation. The Owner must receive the Sign Contractor's Certificate of Insurance.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. The Owner may, at its sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this Planned Sign Program.

D. If the Tenant chooses to change his exterior sign at anytime, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this Planned Sign Program for this property after the execution of his purchase or lease agreement.

E. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, governing agents, UL and the Uniform Building and Electrical Codes.

F. All Tenant's wall signage shall be provided and maintained at Building Tenant's sole cost and responsibility.

G. All permanent signs shall be maintained at sole cost of the Rockefeller Commerce Center's Owner.

** Sign Program and all sign permits to be approved by Calif. Commerce Center Approving Agent.
Gill Screen 2
909/886-4468*

PROJECT

Rockefeller Commerce Center
Bldg. 1 - 895 S. Rockefeller Ave.
Bldg. 2 - 449 895 E. Wall St.
Ontario, California

DATE:
APPROVED BY:

Approved with changes:



1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 2/24/03 03-4672

FABRICATION REQUIREMENTS FOR EXTERIOR TENANT SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs to consist of 2" deep foam individually cut letters. Letter return to be painted "Project Grey." All letters to have contrasting face color. Logos to be fabricated with same specifications as letters with color as approved by the Owner.
- B. Threaded studs and silicone adhesive shall be used to mount sign letters to the wall.
- C. Any variation in paint colors and finishes from those specified by this Planned Sign Program must be reviewed and approved by the Owner prior to submitting for a sign permit to the City of Ontario. Color coatings shall match exactly the specified colors on the approved plans.
- D. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- E. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593 or Akzo Nobel (404) 662-8464).



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Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DATE:
APPROVED BY:

Approved
with changes:

PROJECT

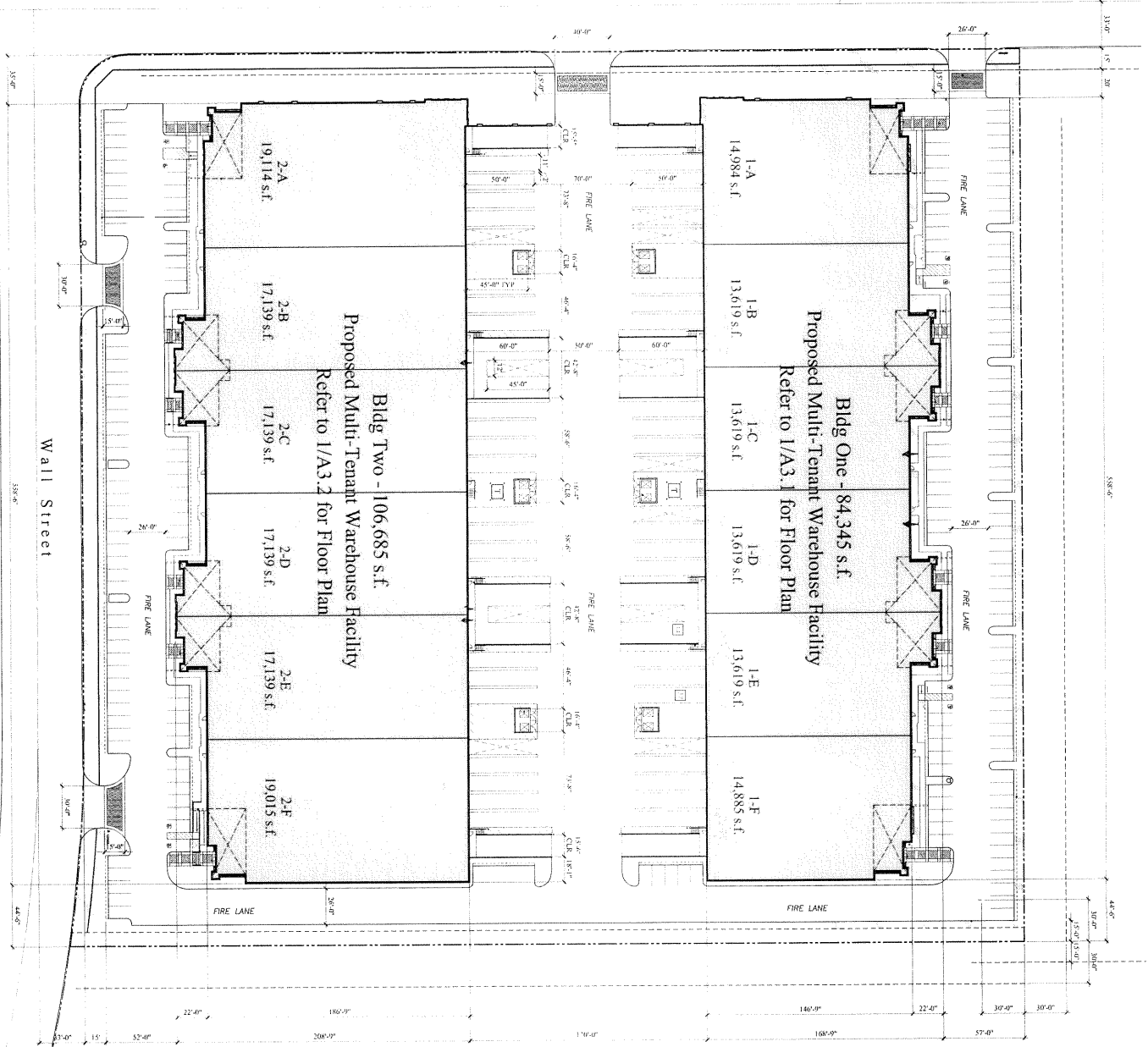
Rockefeller Commerce Center
Bldg. 1 - 895 S. Rockefeller Ave.
Bldg. 2 - 4~~49~~5 E. Wall St.
Ontario, California

DESIGN DATE: 2/24/03 03-4672

Rockefeller Avenue

Santa Ana Street

Wall Street



Overall Site Plan



1711 Westcliff Dr.
 Newport Beach, CA 92660
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 Fax (949) 631-8813 or (949) 675-2896

DATE:
 APPROVED BY:
 Approved with changes:

PROJECT

Rockefeller Commerce Center
 Bldg. 1 - 895 S. Rockefeller Ave.
 Bldg. 2 - 495 E. Wall St.
 Ontario, California

DESIGN DATE: 2/24/03 03-4672

EXHIBIT A PAGE 4



BUILDING ADDRESS

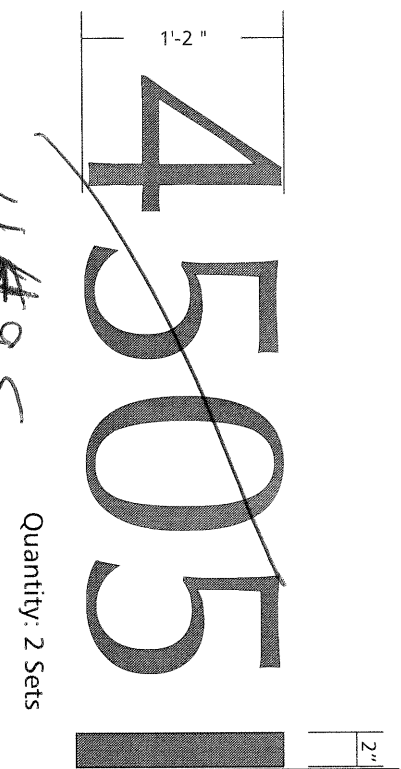
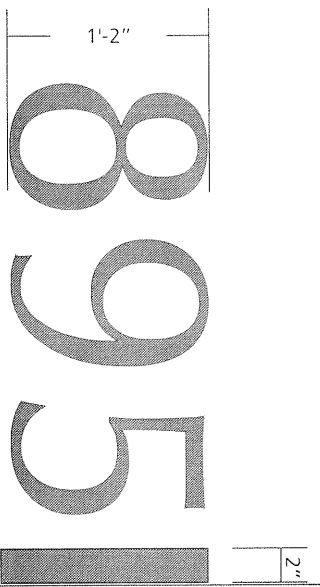
MATERIALS: 2" deep gator foam wall application


QUANTITY: As shown on building elevations

TYPE FACE: Zapf Humanist BT

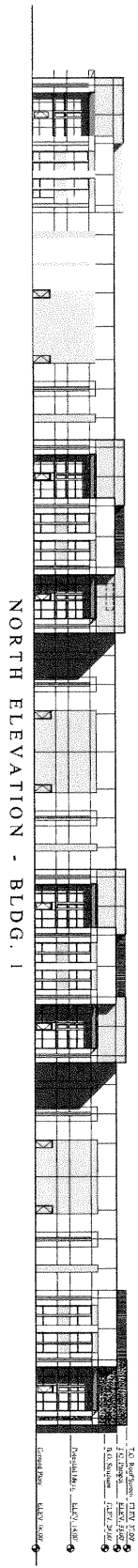
COLOR: Numeral faces and returns to be painted "Project Grey"

LIGHTING: Non-illuminated

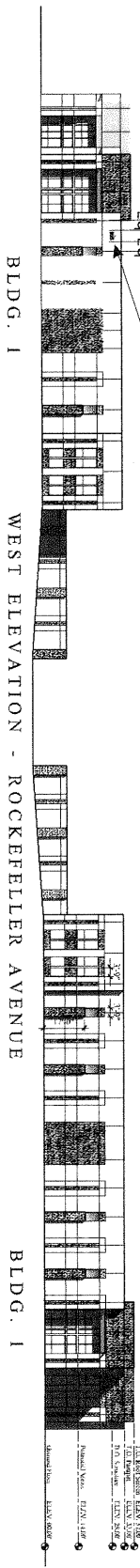


 <p>1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7092 Fax (949) 631-8813 or (949) 675-2896</p>	<p>DATE:</p> <p>APPROVED BY:</p> <p>Approved with changes:</p>
	<p>DESIGN DATE: 2/24/03 03-4672</p>

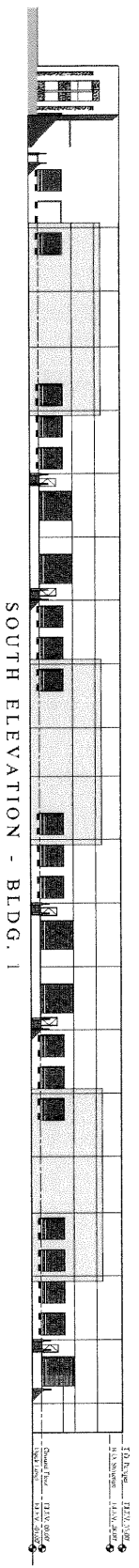
<p>PROJECT</p> <p>Rockefeller Commerce Center Bldg. 1 - 895 S. Rockefeller Ave. Bldg. 2 - 4495 E. Wall St. Ontario, California</p>
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Eq Eq
Center address here



1/24 of Street View, Section 2, 3 and 4 same
Revised in March, Adjunct Wall Service



<p>1711 Westcliff Dr. Newport Beach, CA 92660 Telephone: (949) 642-7092 Fax (949) 631-8813 or (949) 675-2896</p>	DATE:	PROJECT
	APPROVED BY:	Rockefeller Commerce Center Bldg. 1 - 895 S. Rockefeller Ave. Bldg. 2 - 449 E. Wall St. Ontario, California
	Approved with changes:	
	DESIGN DATE: 2/24/03	03-4672



UNIT ID NUMBER

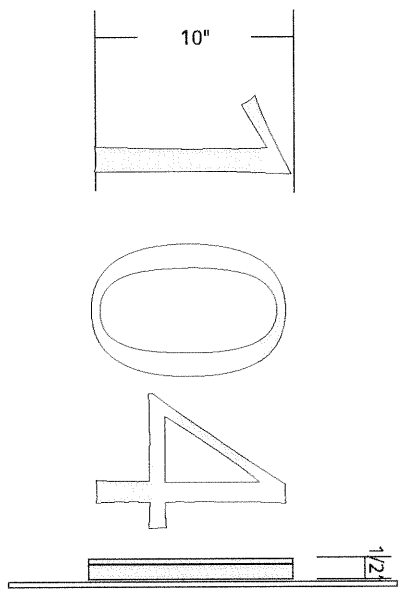
MATERIALS: 1/2" thick acrylic with laminated brushed aluminum faces.

QUANTITY: As shown on building elevations

TYPE FACE: Zapf Humanist BT

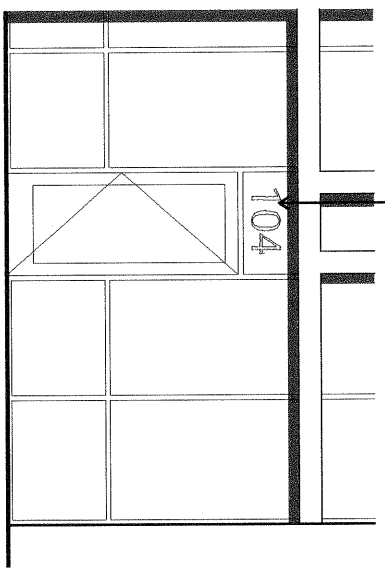
COLOR: 1/2" acrylic to be painted Matthews Acrylic Polyurethane "Brushed Aluminum"

LIGHTING: Non-illuminated



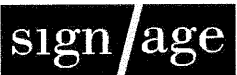
NUMBERS MOUNTED TO GLASS WITH SILICONE ADHESIVE.

UNIT NUMBER TO BE CENTERED OVER ENTRY DOOR IN WINDOW AREA.



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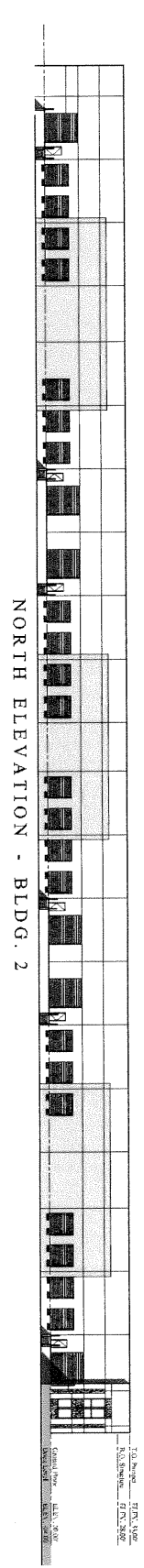
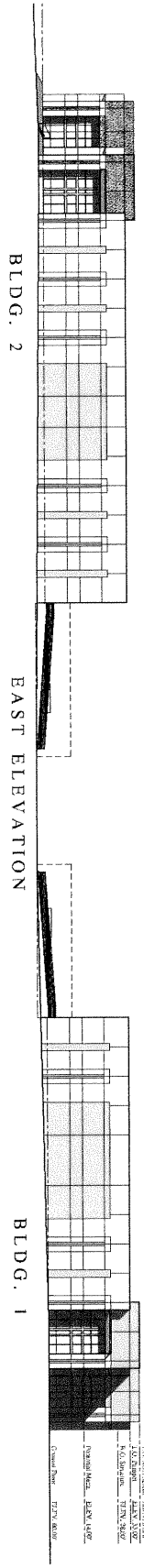
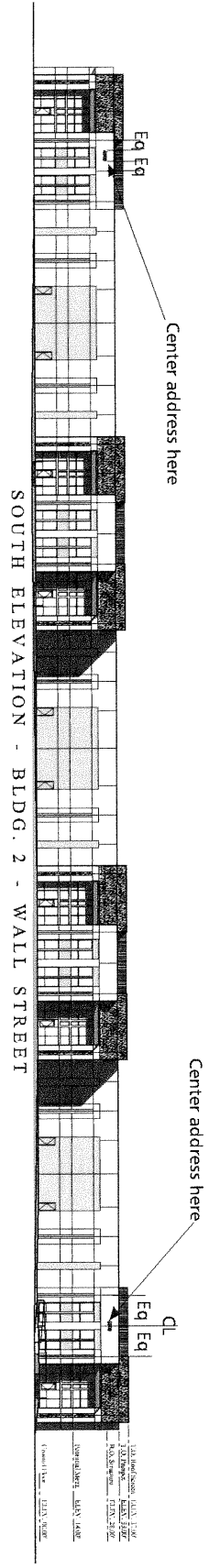



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DATE:
APPROVED BY:

Approved with changes:

DESIGN DATE: 2/24/03 03-4672



 <p>1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7032 Fax (949) 631-3813 or (949) 676-2896</p> <p>DATE: APPROVED BY: Approved with changes:</p> <p>DESIGN DATE: 2/24/03 03-4672</p>	<p>PROJECT</p> <p>Rockefeller Commerce Center Bldg. 1 - 895 S. Rockefeller Ave. Bldg. 2 - 4495 E. Wall St. Ontario, California</p>
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TENANT I. D. WALL SIGNS

SIGN COPY: Signs will be limited to business name/and or approved logo only. Subtitles and other copy are not permitted.

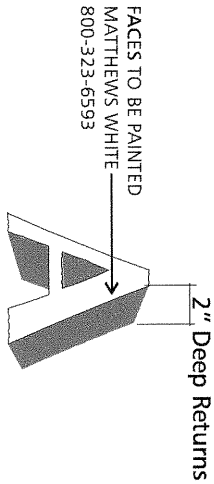
MAX SIZE: As shown on building elevations.

SIGN TYPE: All signs to be 2" deep thick foam. Letter returns to be painted "Project Grey". Sign faces to be Matthews White.

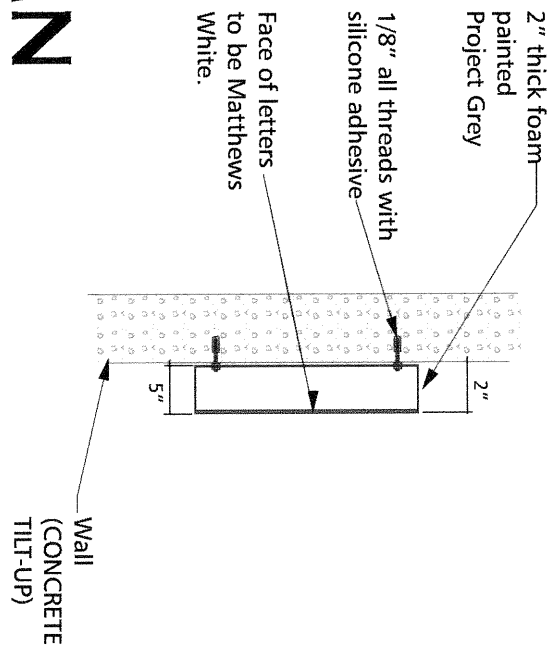
SIGN AREA: As shown on building elevations.

COLOR: Signs to be compatible color and hue as approved by the Owner's as specified in the Planned Sign Program or variations as approved by the Owner's.

LETTER STYLE: Zapf Humanist BT Bold.



RETURNS PROJECT GREY COLOR:
 Akzo Nobel #FLNA9770 Grey Metallic
 Phone number 404-663-8464




A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
0 1 2 3 4 5 6 7 8 9 ! @ ?

ZAPF HUMANIST BT

PROJECT

Rockefeller Commerce Center
 Bldg. 1 - 895 S. Rockefeller Ave.
 Bldg. 2 - 495 E. Wall St.
 Ontario, California

 1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7092 Fax (949) 631-8813 or (949) 675-2896	DATE:
	APPROVED BY:
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DESIGN DATE: 2/24/03 03-4672



TENANT I. D. WALL SIGNS

MAX SIZE: Tenant may have a single line of copy at 18".
Tenant may have two lines of copy as shown.

SIGN LENGTH: 15 feet maximum.

SIGN AREA: 45 square feet maximum.

40

13'-4"
15'-0" MAX

TENANT SIGN

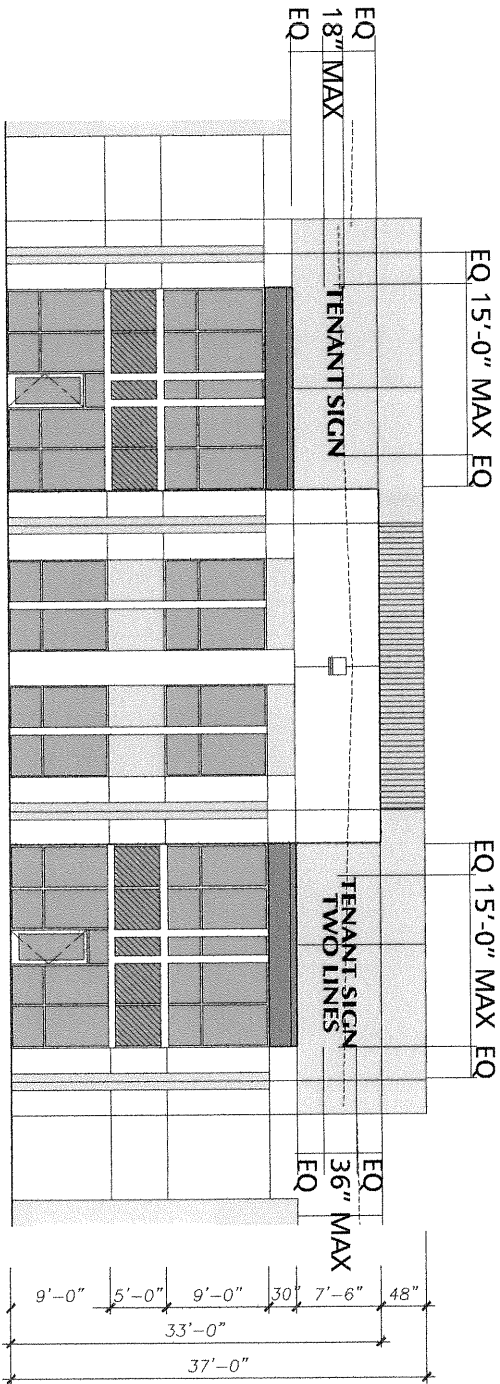
ONE LINE

3'-0" MAX
1'-6" MAX
4" MAX
1'-2" MAX
TENANT SIGN
TWO LINES

13'-4"
15'-0" MAX

3'-0" MAX
1'-2" MAX
8" MAX
1'-2" MAX
TENANT SIGN
TWO LINES

TWO LINES



PARTIAL BUILDING ELEVATION - ENTRY SCALE: 1/16" = 1'-0"



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with changes:

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Rockefeller Commerce Center
Bldg. 1 - 895 S. Rockefeller Ave.
Bldg. 2 - 405 E. Wall St.
Ontario, California

DESIGN DATE: 2/24/03 03-4672