

# MILLIKEN AIRPORT BUSINESS CENTER

## SIGN PROGRAM

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Project Address:

Southwest Corner of Airport Drive  
and Milliken Avenue, Ontario, CA

Property Owner:

Panattoni Development Company, LLC  
19600 Fairchild Road, Suite 285  
Irvine, California 92612-2514  
Tel 949-474-7830  
Fax 949-474-7833

CITY OF ONTARIO PLANNING  
DEPARTMENT

**APPROVED**

FILE NO. PSGP18-002

(Replaces File No. PSGP03-005)

**Date:** 6/20/2018

**Attest:**

  
Charles H. Mercier, Senior Planner

Program Designer

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest CA 92630

Page 1

Page Description	Project Sign Code	Page No.	Sign Location	Max. Quantity	Max. Sign Area (S.F.)	Max. Letter Height (Inches)	Logos Allowed?	Illum?
Title Page		1						
Sign Summary/Table of Contents		2						
Site Plan		3						
Elevations		4						
Tenant I.D. Wall Sign	<b>WT</b>	5a	Wall	1/Tenant	40.0	20	Yes	No
Major Tenant I.D. Wall Sign	<b>WM</b>	5b	Wall	1/Tenant	62.0	36	Yes	Optional
Monument Sign	<b>M</b>	5c	Ground	4	60.0	12	Yes	No
Front Suite I.D.	<b>FID</b>	5d	Window	1/Front Door	1.0	5	No	No
Rear Suite I.D.	<b>RID</b>	5e	Wall	1/Rear Door	3.5	5	No	No
Vehicular Directional	<b>DIR</b>	5f	Ground	6	5.0	4	Yes	No
Building Address	<b>BA</b>	5g	Wall	1/Bldg	N/A	8	N/A	No
Parking Restrictions Sign	<b>P</b>	5h	Ground	1/Entrance	N/A	N/A	N/A	No
Handicapped Parking Signs	<b>H</b>	5i	Ground	1/Stall	N/A	N/A	N/A	No
Purpose and Intent		6a						
General Owner/Tenant Requirements		6a						
General Specifications		6a						
Prohibited Signs		6b						

\* May be further restricted by leasehold size - see elevations.

## INDEX



20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Date: August 11, 2003

## SIGN PROGRAM

### Page 2

## MILLIKEN AIRPORT BUSINESS CENTER

S.W. Corner Airport Dr.  
 And Milliken Avenue  
 Ontario, CA

**SIGNAGE LEGEND**

Monument Sign

**M**

Vehicular Directional

**DIR**

Building Address

**BA**

**COMPLETE  
SITE PLAN**



**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: Not To Scale

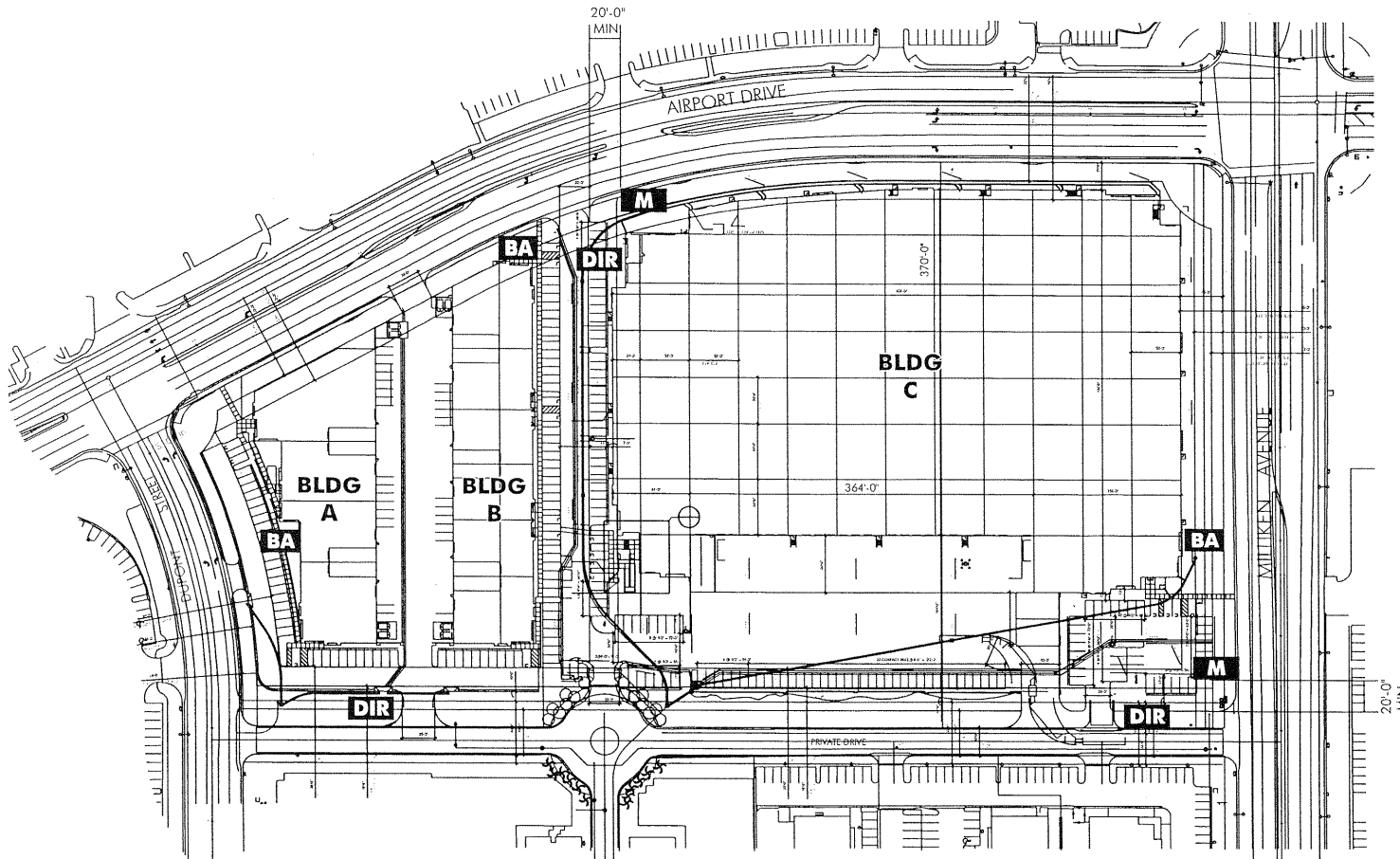
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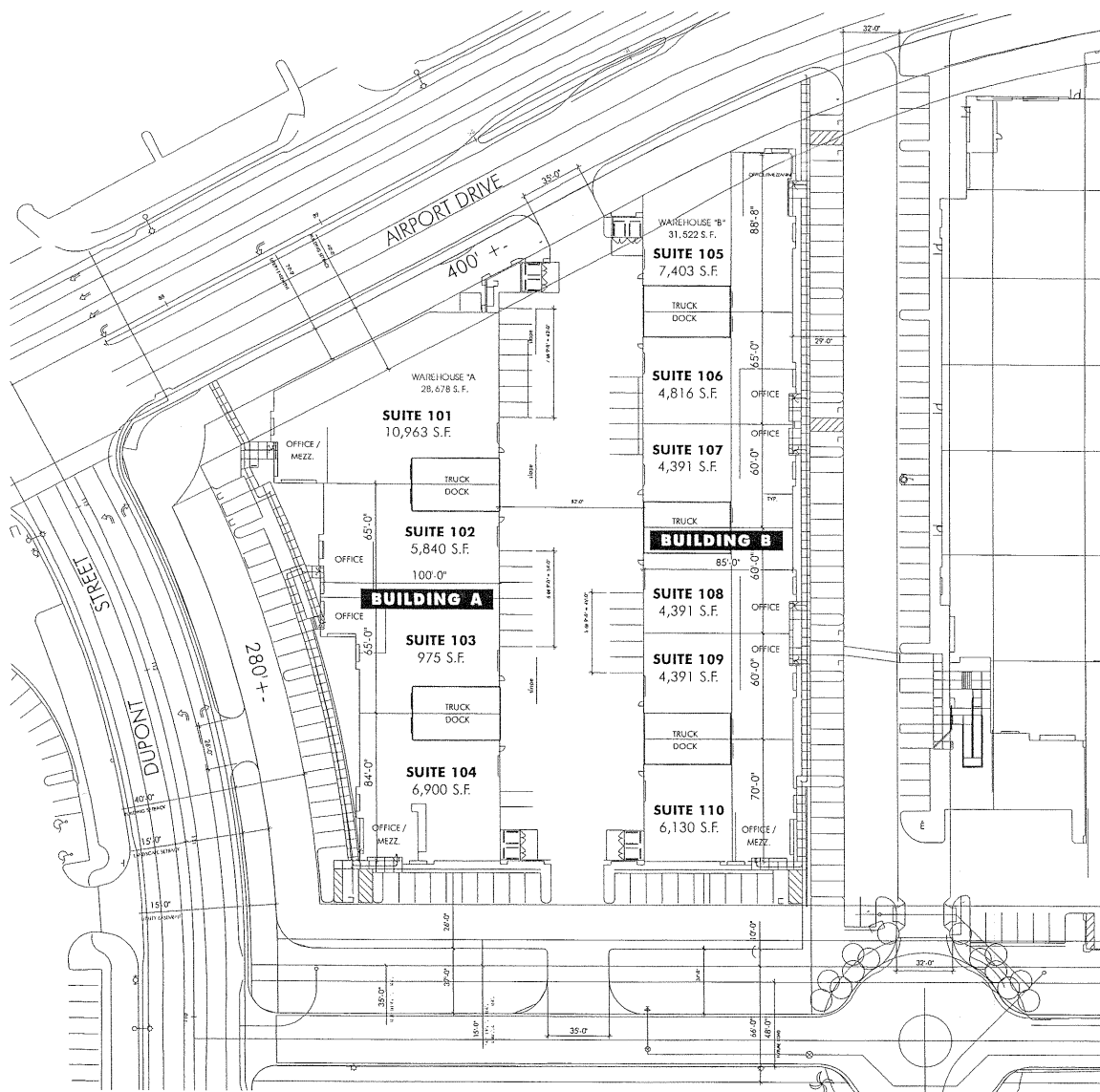
**SIGN PROGRAM**

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**MILLIKEN AIRPORT  
BUSINESS CENTER**

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA





**PARTIAL  
SITE PLAN  
(BLDGS A & B)**



20361 Hermans Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1" = 100'

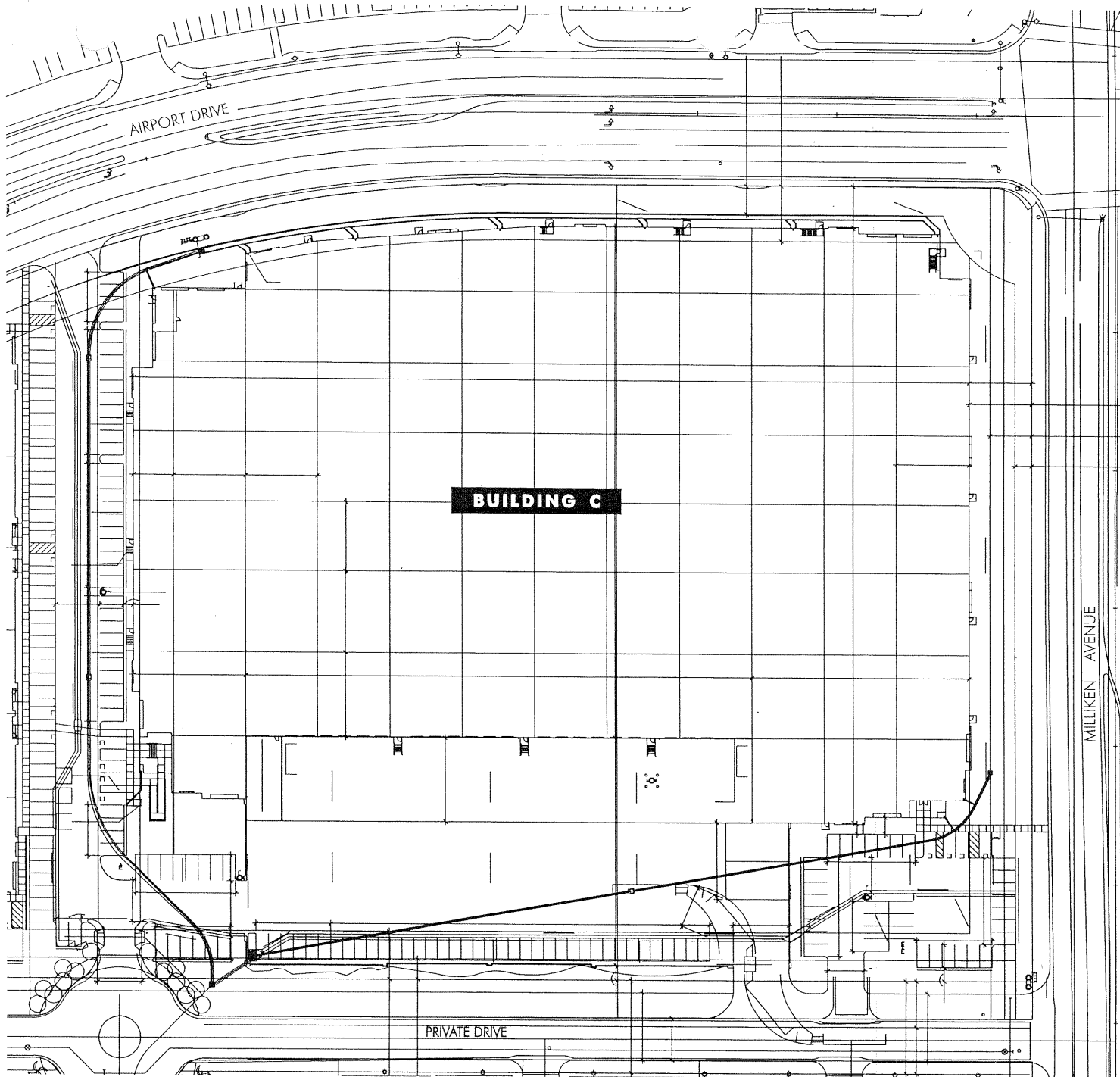
Date: August 11, 2003

**SIGN PROGRAM**

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**MILLIKEN AIRPORT  
BUSINESS CENTER**

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



**PARTIAL  
SITE PLAN  
(BLDG C)**



**Promotional  
Signs**

20361 Hermans Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1" = 100'

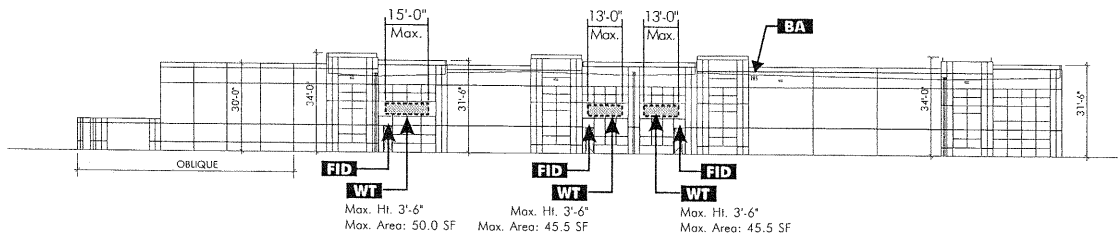
Date: August 11, 2003

**SIGN PROGRAM**

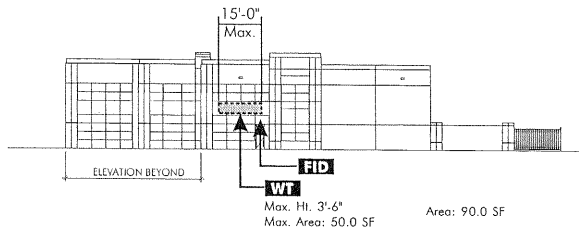
**Page 3c**

**MILLIKEN AIRPORT  
BUSINESS CENTER**

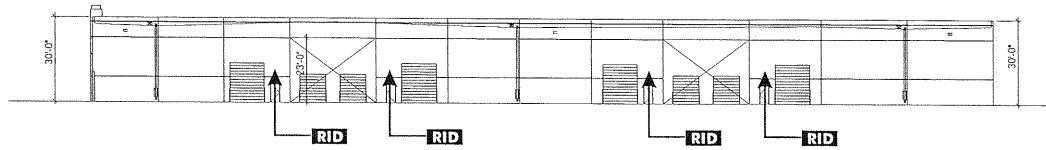
S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



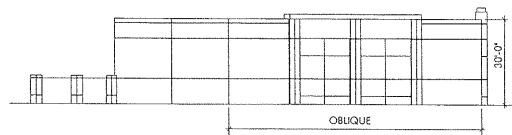
WEST ELEVATION - BUILDING "A"



SOUTH ELEVATION - BUILDING "A"



EAST ELEVATION - BUILDING "A"



NORTH ELEVATION - BUILDING "A"

**SIGNAGE LEGEND:**

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5g)
- FID** = Front Suite I.D. (See Page 5d)
- RID** = Rear Suite I.D. (See Page 5e)

## BUILDING A ELEVATIONS



20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

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

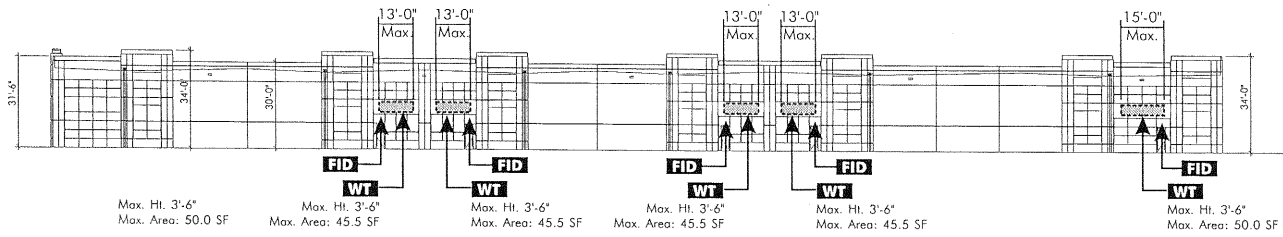
Date: August 11, 2003

## SIGN PROGRAM

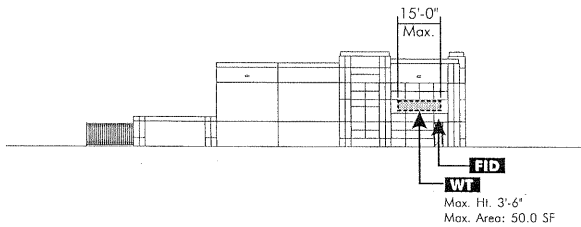
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## MILLIKEN AIRPORT BUSINESS CENTER

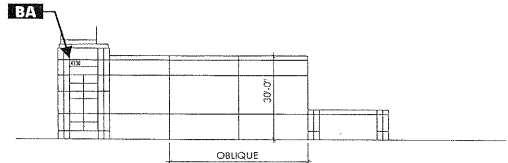
S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



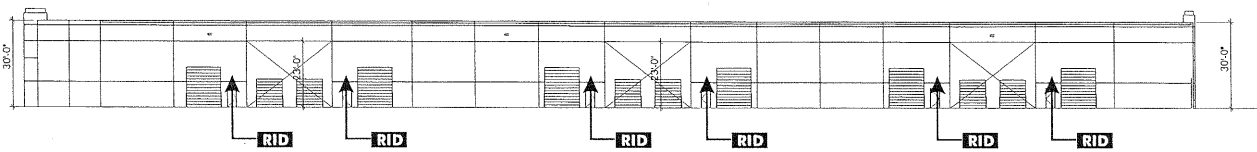
**EAST ELEVATION - BUILDING "B"**



**SOUTH ELEVATION - BUILDING "B"**



**NORTH ELEVATION - BUILDING "B"**



**WEST ELEVATION - BUILDING "B"**

**SIGNAGE LEGEND:**

- WT** = Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5g)
- FID** = Front Suite I.D. (See Page 5d)
- RID** = Rear Suite I.D. (See Page 5e)

**BUILDING B  
ELEVATIONS**



20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

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

Date: August 11, 2003

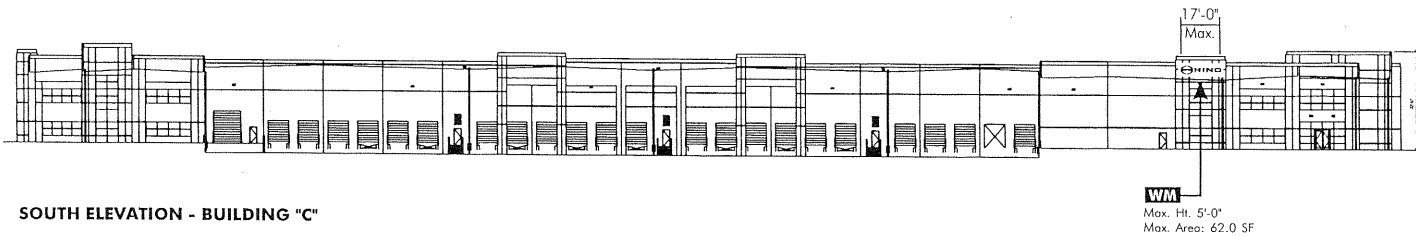
**SIGN PROGRAM**

Page 4b

**MILLIKEN AIRPORT  
BUSINESS CENTER**

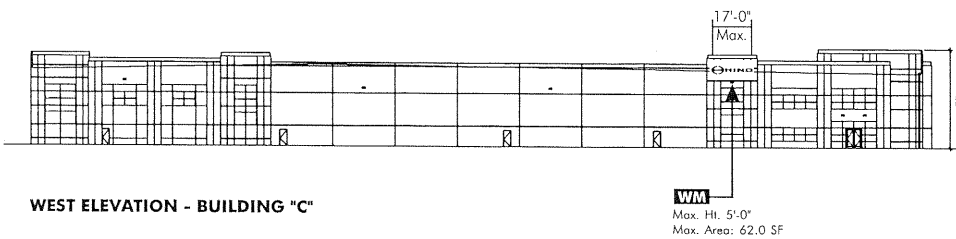
S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA

# BUILDING C ELEVATIONS



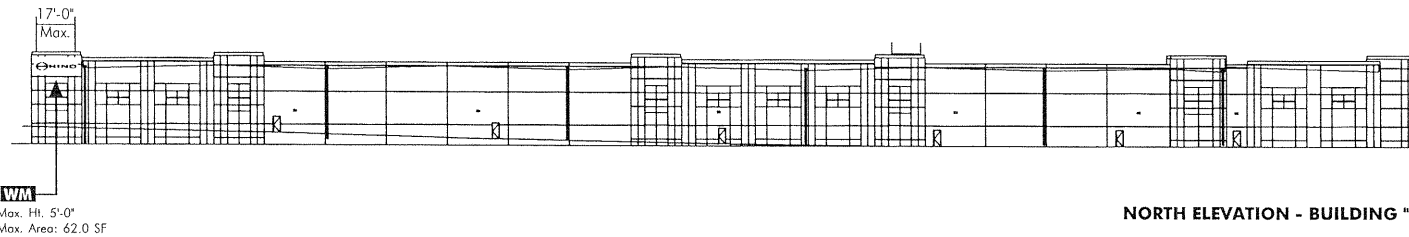
**SOUTH ELEVATION - BUILDING "C"**

**WM**  
Max. Ht. 5'-0"  
Max. Area: 62.0 SF



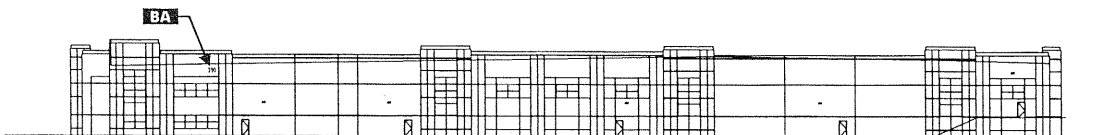
**WEST ELEVATION - BUILDING "C"**

**WM**  
Max. Ht. 5'-0"  
Max. Area: 62.0 SF



**NORTH ELEVATION - BUILDING "C"**

**WM**  
Max. Ht. 5'-0"  
Max. Area: 62.0 SF



**EAST ELEVATION - BUILDING "C"**

**SIGNAGE LEGEND:**

- WM** = Major Tenant Wall Sign (See Page 5a)
- BA** = Building Address (See Page 5g)
- FID** = Front Suite I.D. (See Page 5d)
- RID** = Rear Suite I.D. (See Page 5e)

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1" = 80"

Date: August 11, 2003

## SIGN PROGRAM

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**MILLIKEN AIRPORT  
BUSINESS CENTER**

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA





### TENANT WALL SIGNS

Maximum Quantity: 1 per tenant, to be located above main entrance.

Maximum Sign Area: 40.0 square feet.

Maximum Letter Height: 20 inches.

Maximum Logo Height: 42 inches.

Maximum Stacked Copy Height: 42 inches. (Max. 2 lines of copy)

### SPECIFICATIONS:

Individual letters and optional logo emblem routed out of 1-1/2" thick foam with 1/8" thick adhered acrylic faces.

Color: Acrylic faces to be Black. Edges of foam to be painted Black. Any graphic detail or copy on logo face is to be high-performance White vinyl, not to exceed 50 percent coverage of face.

Font: Tenant's choice, pending Owner approval.

Installation: Letters / logo to be installed flush to concrete fascia using double sided tape and construction adhesive. No holes are to be drilled in wall for the purpose of WT sign installation.

Bldgs A & B  
Tenant  
Wall Signs

Sign Type: **WT**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: No Scale

Date: August 11, 2003

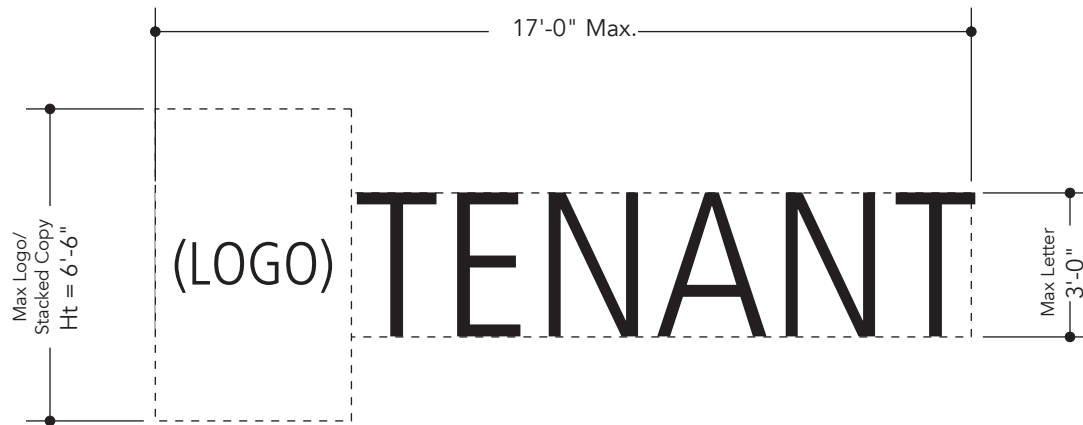
## SIGN PROGRAM

### Sign Specifications

## Page 5a

MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



### MAJOR TENANT WALL SIGNS

Maximum Quantity: Maximum of 1 per tenant per elevation, maximum of 3 per tenant total.

Maximum Sign Area: 62.0 square feet\*.

Maximum Letter Height: 36 inches.

Maximum Logo Height: 78 inches.

Maximum Stacked Copy Height: 60 inches. (Max. 2 lines of copy)

#### SPECIFICATIONS:

Building C tenant has the option of displaying a non-illuminated or an illuminated sign.

#### ► Option #1 (Non-Illuminated):

Individual letters and optional logo emblem routed out of 1-1/2" thick foam with 1/8" thick adhered acrylic faces.

Color: All colors will be subject to the approval of the property owner or its designees. Note that any graphic detail or copy on logo face is to be high performance vinyl and is not to exceed 50 percent coverage of the face.

Installation: Letters / logo to be installed flush to concrete fascia using double sided tape and construction adhesive.

#### ► Option #2 (Illuminated):

Individual reverse pan channel letters and optional logo fabricated from minimum 0.063 aluminum with 0.090 aluminum faces. Internal neon to halo illuminate back onto wall. Channel backs to be 3/16" thick clear Lexan.

Color: All colors will be subject to the approval of the property owner or its designees. Note that any graphic detail or copy on logo face is to be achieved by routing face of logo and backing routed opening with acrylic. Neon to be 6500 White.

Installation: Letters/logo to be installed pin-mounted 1-1/2" off building fascia. Transformers may be remote or contained within channel (self-contained) if possible.

\* Square footage calculated by adding 55 s.f. standard allowance and 2 s.f. per additional 5 ft. setback (setback = 35 feet)

Bldg C  
Tenant  
Wall Signs

Sign Type: **WM**

**Promotional  
Signs**

20361 Hermans Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: No Scale

Date: August 11, 2003

## SIGN PROGRAM

### Sign Specifications

### Page 5b

MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



## Monument

Sign Type: **M**

**Promotional  
Signs**

20361 Hermans Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: No Scale

Date: August 11, 2003

### MONUMENT

Maximum Quantity: 1 per street frontage.

Maximum Area: 60.0 square feet.

Maximum Overall Height: 4'-6".

#### SPECIFICATIONS:

Sign design and colors to be determined.

Sign may be internally or externally illuminated, or may be non-illuminated.

Sign must be located a minimum of 20'-0" from any driveway, and 15'-0" from any curb.

Tenant name shown is for example only; sign may contain name of owner, tenant or building.

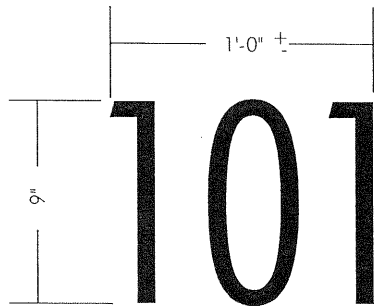
## SIGN PROGRAM

### Sign Specifications

### Page 5c

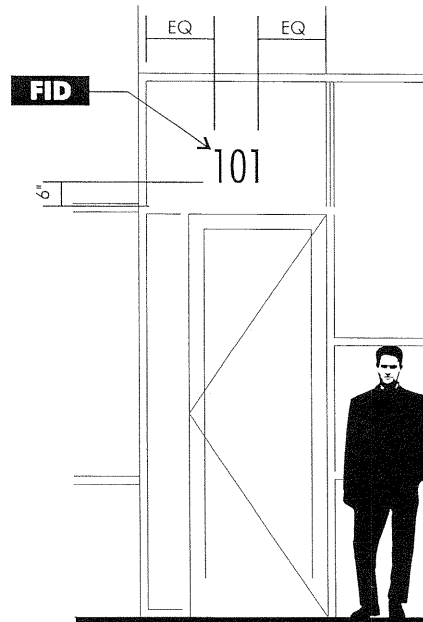
MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



**SUITE I.D. (TENANT FRONT DOOR)**

Individual White high-performance vinyl numerals applied to exterior of transom glass as shown.



**TYPICAL FRONT SUITE  
ENTRANCE ELEVATION**

SCALE: 1/4"=1'-0"

**Front Suite  
I.D.**

Sign Type: **FID**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1-1/2" = 1'-0"

Date: August 11, 2003

**SIGN PROGRAM**

Sign Specifications

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**MILLIKEN AIRPORT  
BUSINESS CENTER**

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



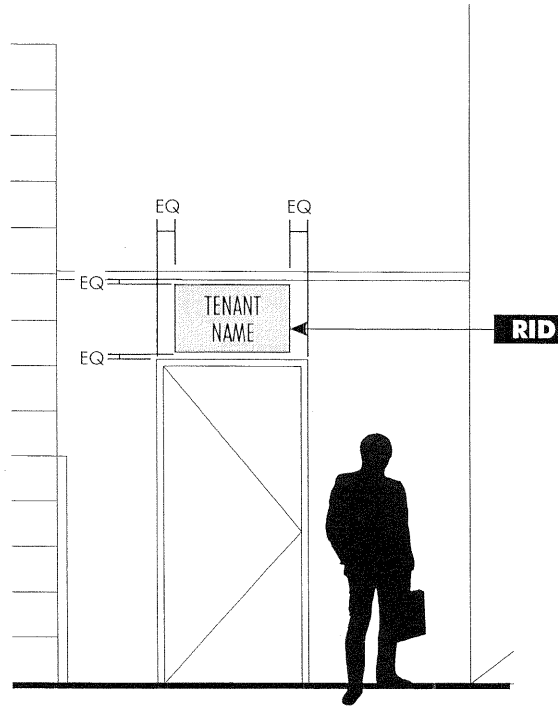
**SUITE I.D. (TENANT REAR DOOR)**

SIGN ELEVATION  
3.5 Sq. Ft.

1/8" thick acrylic rectangular sign panel, with smooth automotive enamel paint finish

Copy to be high-performance black vinyl applied to painted aluminum. Font: Futura Light Condensed.

Sign to affix to exterior wall near rear entrance door using VHB tape and construction adhesive.



**TYPICAL REAR SUITE  
ENTRANCE ELEVATION**

SCALE: 1/4" = 1'-0"

**COLOR SCHEDULE:**

- P1** SHERWIN WILLIAMS 1017 "GARBO SILVER"
- P2** SHERWIN WILLIAMS 2066 "NANTUCKET DUNE"
- P3** SHERWIN WILLIAMS 2050 "DORMER BROWN"

**Rear Suite  
I.D.**

Sign Type: **RID**



20361 Hermans Circle  
Lake Forest, CA 92630  
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Scale: 1" = 1'-0"

Date: August 11, 2003

**SIGN PROGRAM**

**Sign Specifications**

**Page 5e**

**MILLIKEN AIRPORT  
BUSINESS CENTER**

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA

## Vehicular Directional

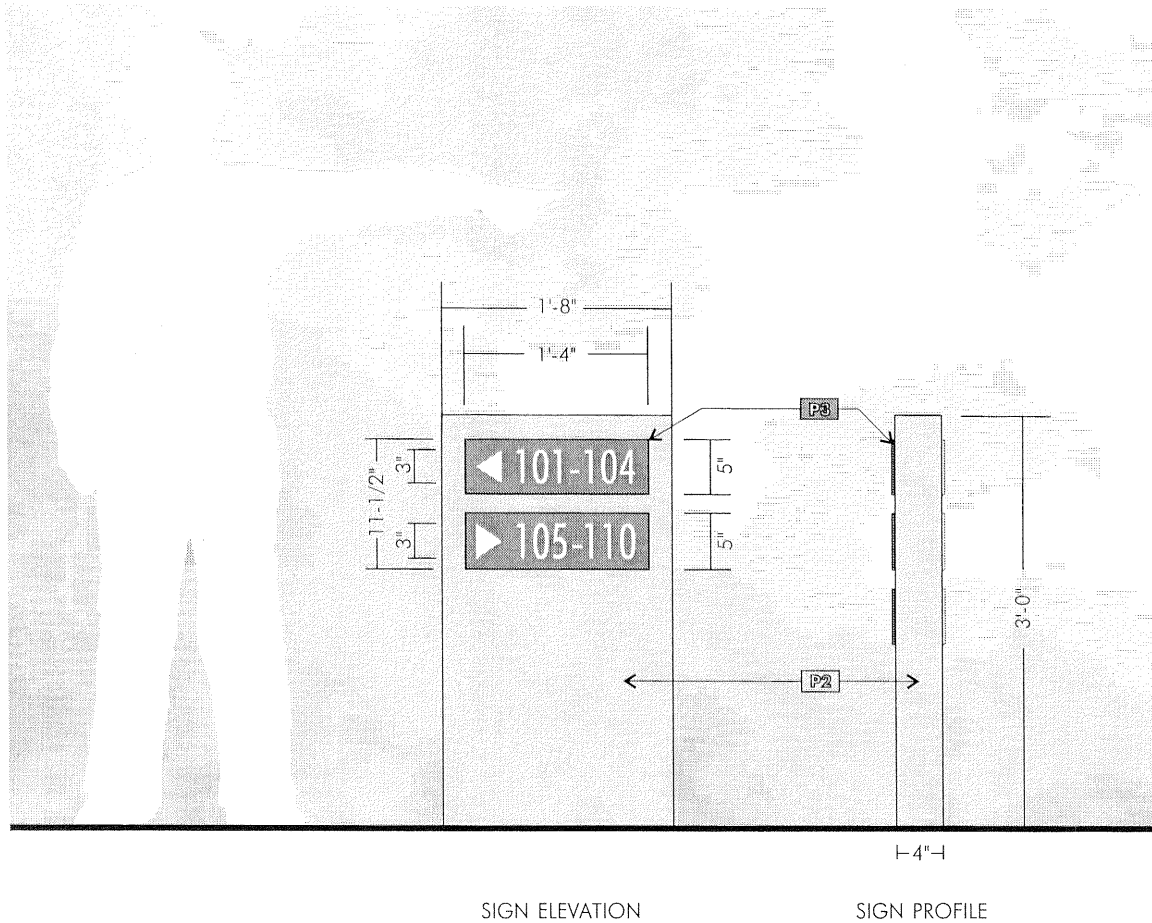
Sign Type: **DIR**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 3/4" = 1'-0"

Date: August 11, 2003



### VEHICULAR DIRECTIONAL SIGN

5.0 Sq. Ft.

Double- or single-faced non illuminated directional sign fabricated from aluminum with smooth automotive enamel paint finish.

Graphics and copy are high-performance vinyl applied to painted aluminum surface.

Font: Futura Light Condensed.

NOTE: ACTUAL COPY MAY VARY

COLOR SCHEDULE:	
P1	SHERWIN WILLIAMS 1017 "GARBO SILVER"
P2	SHERWIN WILLIAMS 2066 "NANTUCKET DUNE"
P3	SHERWIN WILLIAMS 2050 "DORMER BROWN"

## SIGN PROGRAM

### Sign Specifications

## Page 5f

MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA

2'-6"  
18"  
285

**BUILDING A ADDRESS**

3'-4"  
18"  
4230

**BUILDING B ADDRESS**

2'-6"  
18"  
290

**BUILDING C ADDRESS**

#### **BUILDING ADDRESSES**

Minimum Quantity: 1 per building.

#### SPECIFICATIONS:

Individual numerals routed out of 1/2" thick Black PVC.

Font: Futura Light Condensed.

Installation: Address be installed flush to concrete fascia using double sided tape and construction adhesive.

## Building Address

Sign Type: **BA**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1/2" = 1'-0"

Date: August 11, 2003

## SIGN PROGRAM

### Sign Specifications

## Page 5g

MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA



Single-faced porcelain on steel non illuminated sign.

## Parking Regulatory Sign

Sign Type: **PR**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
(949) 458-1000  
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Scale: 1" = 1'-0"

Date: August 11, 2003

## SIGN PROGRAM

### Sign Specifications

### Page 5h

MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA





SIGN R99R12

Single-faced porcelain on steel non illuminated sign.

## Handicapped Parking Sign

Sign Type: **H**

**Promotional  
Signs**

20361 Hermana Circle  
Lake Forest, CA 92630  
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Fax: (949) 458-3530

Scale: 1-1/2" = 1'-0"

Date: August 11, 2003

## SIGN PROGRAM

Sign Specifications

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MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage in Milliken Airport Center reflects the integrity and overall aesthetic values of the Owner and the City of Ontario. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Owner at the expense of the tenant.

B. GENERAL OWNER / TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the Center, the Tenant shall submit to Owner for written approval, two copies detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Ontario.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner.
3. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Ontario.
4. The tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to tenant's name, logo, and/or logotype. The use of brand name logos will not be allowed on the sign unless it is specifically included in the tenant D.B.A.
6. In the event a tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the tenant shall provide a blank panel for any freestanding sign he occupies.
7. Owner reserves the right to periodically hire an independent sign inspector, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner at Tenant's expense.
8. All tenant signs shall be installed prior to opening for business, only after City permits are secured.

9. Cooperative tenant advertising, signing or seasonal event signing will require a specialy event sign permit from the City of Ontario.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on tenant's elevation, and also shall not exceed the general sizes outlined. Owner has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building codes.
4. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
5. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
6. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
7. Signs shall be placed in locations as shown on elevations with Owner approval.
8. All signs shall have its sign permit number, name of fabricator, and date of installation in a visible location.
9. Any tenant sign left thirty (30) days after vacating premises shall become the property of the Owner unless previous arrangements have been agreed upon by Owner and



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Date: August 11, 2003

SIGN PROGRAM

Written Criteria

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MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA

## D. PROHIBITED SIGNS AND SIGN RESTRICTIONS

### Prohibited Signs:

1. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
3. Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
4. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Any advertising device involving animals and human beings.
7. Painted letters will not be permitted.
8. There shall be no rooftop signs.
9. There shall be no flashing, moving, or audible signs.
10. Signs must be architecturally compatible with the entire center and receive approval of Owner and City zoning, planning and building departments.
11. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
12. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.
13. Advertising devices/displays such as balloons, flags and pennants are prohibited.
14. Captive balloons such as blimps, hot air balloons, or similar devices are prohibited.



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Fax: (949) 458-3530

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Date: August 11, 2003

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## SIGN PROGRAM

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Written Criteria

Page 6b

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MILLIKEN AIRPORT  
BUSINESS CENTER

S.W. Corner Airport Dr.  
And Milliken Avenue  
Ontario, CA