

\* NEED TO PAY FEE pd 5-20-07



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: Dolphin Partners Inc.  
Address: 865 S. Milliken Ave # A Ontario Ca.  
Telephone No.: (909) 390-1655 Fax No.: \_\_\_\_\_

Applicant: Ultrasigns Inc.  
Address: 5458 Complex St- San Diego Ca. 92123  
Telephone No.: (858) 569-6716 Ext. 111 Fax No.: 569-6793

Applicant's Representative: Jerry Murdock  
Address: 5458 Complex St San Diego Ca.  
Telephone No.: (858) 569-6716 Fax No.: 569-6793

(For staff use only)

File No.: PS6204-004

Related Files: \_\_\_\_\_

Submission Date: 5/5/04

Rec'd By: RB

Fees Paid: \$ 1048.00

Receipt No.: R200402825

Action:  Approved  Denied

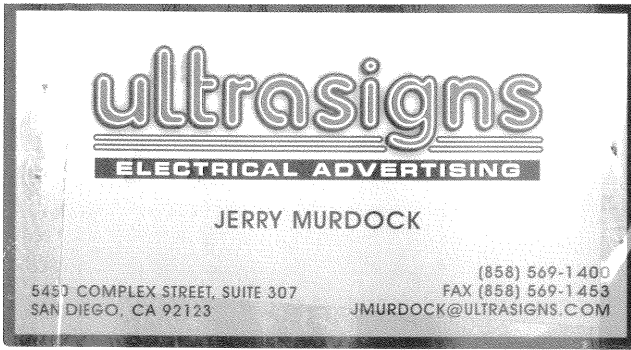
By: CRaney

Date: 6-16-04

## SITE INFORMATION

Site Address (include N, S, E or W): 865 S. Milliken Ave  
Assessor's Parcel No.: #0238 193 23  
Development Name: Ontario Airport Business Park  
Zone: \_\_\_\_\_ Euclid Avenue Overlay District?:  Yes  No

## NOTES



845, 855, 865  
S. Milliken Ave.  
+  
4317, 4319  
E. Santa Ana St.

PLANNING DEPARTMENT

**APPROVED**

SUBJECT TO CONDITIONS

Approved By:

*Cherney*

Date: 6-16-07

# ONTARIO AIRPORT BUSINESS PARK

S I G N P R O G R A M

**PROJECT DIRECTORY**

**OWNER:**

DOLPHIN PARTNERS, INC.  
865 S. MILLIKEN AVENUE #A  
ONTARIO, CA 91761  
TEL (909) 390-1155

**SIGN CONSULTANT:**

ULTRASIGNS ELECTRICAL ADVERTISING  
5450 COMPLEX STREET #307  
SAN DIEGO, CA 92123  
TEL (858) 569-1400 X106  
FAX (858) 569-1453

SIGN ADVANTAGE  
20321 BIRCH STREET #200  
NEWPORT BEACH, CA 92660  
TEL (949) 553-2433  
FAX (949) 553-2436

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# *Ontario Airport Business Park Sign Program*

## A. INTRODUCTION

These criteria have been established for the purpose of assuring an outstanding property, and for the mutual benefit of all Tenants. Conformance will be strictly enforced. Any installed non-conforming or unapproved signs must be brought into conformance at the expense of Tenant. In the event Lessor is required by the governing authority to conform to stricter requirements with regard to the size of signs and architectural design, Tenant will conform respectively with such requirements at tenant's cost.

Exceptions to these standards shall not be permitted without approval from the Landlord and CCC Approving Agent will require approval of a modification to the sign program application by the city.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

## SIGN SUBMITTALS

Sign submittals are to be made to:

DOLPHIN PARTNERS, INC.  
865 S. MILLIKEN AVENUE #A  
ONTARIO, CA 91761

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Tenant shall submit, within forty-five (45) days after mutual Lease execution and before fabrication, three (3) copies of the proposed sign to the Landlord or Agent for approval indicating conformance with the sign criteria herein outlined. These drawings must include location, size and style of lettering, material, type of illumination (if any), installation details and design. It may also include, at Lessor's option, material samples.
2. The Tenant shall pay for all signs, related materials and installation fees (including all inspection costs).
3. The Tenant shall obtain all necessary permits.
4. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
5. It is the responsibility of the Tenant's sign company to verify service access prior to fabrication.
6. Should a sign be removed, it is the Tenant's responsibility to patch and paint all holes to match finish and color of adjacent surface.
7. The Landlord may, at his 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 sign program.
8. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this property after the execution of his lease agreement.

C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. Sign company to be fully licensed with the City and State and shall provide proof of full Workman's Compensation and general liability insurance to building ownership and its managing agent.
3. All penetrations of building exterior surfaces are to be sealed, waterproof, and in color & finish to match existing exterior.
4. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products can be used.
5. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
6. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard.
7. Color coatings shall exactly match the color specified on the approved plans.
8. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
9. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
10. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
11. All materials used in signage construction and installation must be new. No used materials will be allowed.

D. ADDITIONAL SIGNS PERMITTED AND/OR REQUIRED.

Only the following type of non-illuminated construction will be allowed.

\* Flat cut out high density foam with acrylic faces, siliconed and double back taped to mounting surface.

Stacked copy is permitted. In addition to the overall sign height limits, a 2" gap between the two lines of copy is required to ensure adequate readability.

Tenant's who do not have a Regionally or Nationally established/registered letter font for their business are required to select from the following list. Exceptions may be granted at Landlord's or Agent's discretion.

**COOPER BLACK**

**SWISS 721 HEAVY**

**VAG ROUNDED**

**CLARENDON BOLD**

**MICROGRAMMA BOLD EXTENDED**

Tenants may have painted sign lettering or decals signifying tenant's logo or insignia applied directly to storefront glass, provided that such signs are subject to the following requirements:

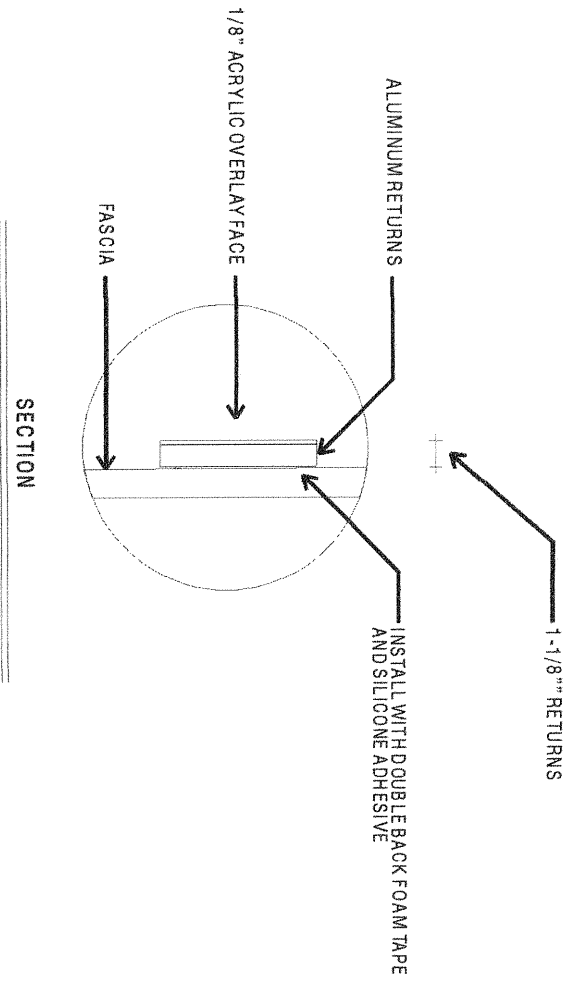
- (1) Such signage shall not include products sold except as part of Tenant's trade name or insignia.
- (2) Such signage shall not exceed in square foot surface area ten percent (10%) of the glass area for any single pane of glass.
- (3) Such signage design shall be submitted to the Lessor for approval based on aesthetics at the sole discretion of the Lessor.
- (4) Tenant's store hours of operation may be displayed subject to the above criteria for window signs. Such lettering shall not exceed one inch (1") in height.

Lighted or neon signs in Tenant's windows shall not be allowed except upon written consent and approval of Lessor. Such signs shall not include products sold except as part of Lessee's trade name or insignia.

## *Ontario Airport Business Park Sign Program*

### E. 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 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 that are prescribed by the laws of the State of California are prohibited.
  3. Painted letters directly on wall will not be permitted.
  4. There shall be no signs that are flashing, moving or audible.
  5. Signs must be architecturally compatible with the entire center.
  6. No sign shall project above or below the signable area. No sign shall project above the top of a parapet, the roof line at the wall, or roof line.
  7. 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.
  8. Banners, Pennants & Balloons Used for Advertising Purposes:  
Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlords, CCC South Association and City approval.
  9. Billboard Signs are not permitted.
  10. The use of permanent sale signs is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
- F. ABANDONMENT OF SIGNS:**  
Any Tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord and removal expense will be billed back to the Tenant.



**NON ILLUMINATED HIGH DENSITY FOAM GRAPHICS**

**ALL TENANT SIGNS SHALL BE**  
**NEW SINGLE FACED NON ILLUMINATED HIGH DENSITY FOAM GRAPHICS WITH ACRYLIC OVERLAY FACES**  
USE STANDARD HIGH DENSITY FOAM GRAPHICS WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,  
USE 1/2" ACRYLIC OVERLAY FACES.





MAXIMUM 75 PERCENT BETWEEN EXPANSION JOINTS

1'-8"  
MAXIMUM  
COPY HEIGHT

**TENANT SIGN**

**SINGLE LINE COPY**

MAXIMUM 75 PERCENT BETWEEN EXPANSION JOINTS

1'-8"  
MAXIMUM  
COPY HEIGHT

**TENANT SIGN  
SECONDARY COPY**

**STACKED COPY**

MAXIMUM SIGN AREA ALLOWANCE WILL BE A MAXIMUM LENGTH OF 24 FEET  
AND 40 SQUARE FEET. MAXIMUM LETTER HEIGHT ALLOWANCE WILL BE UP TO **20 INCHES**.

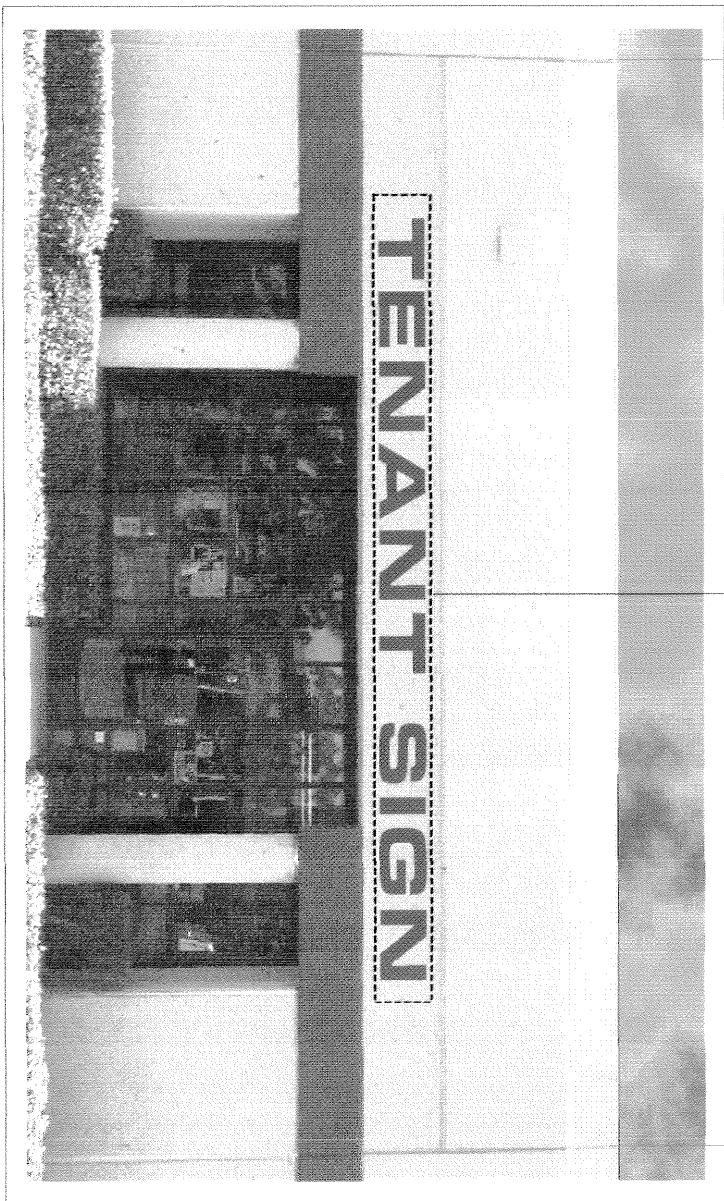
EXPANSION JOINT

MAXIMUM SIGN LENGTH TO BE 75 PERCENT  
OF THE DISTANCE BETWEEN EXPANSION JOINTS

EXPANSION JOINT

32'-0"

CENTER SIGNS HORIZONTALLY ABOVE ENTRY



EQUAL

EQUAL

ELEVATION TYPE **1** TENANT SIGNS ARE TO BE INSTALLED ON AGGREGATE SURFACE AS SHOWN  
LETTER COLOR TO BE BLACK, WHITE, RED, SILVER OR BLUE, OR AT THE LANDLORD'S DISCRETION.

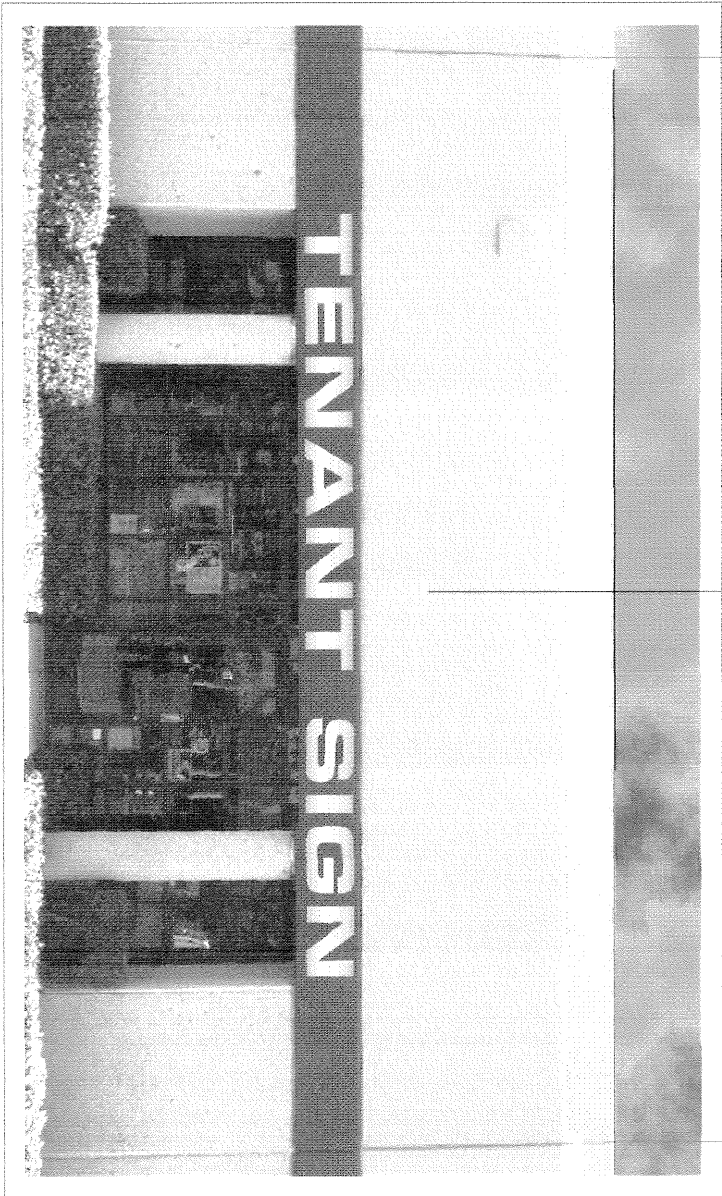
EXPANSION JOINT

MAXIMUM SIGN LENGTH TO BE 75 PERCENT  
OF THE DISTANCE BETWEEN EXPANSION JOINTS

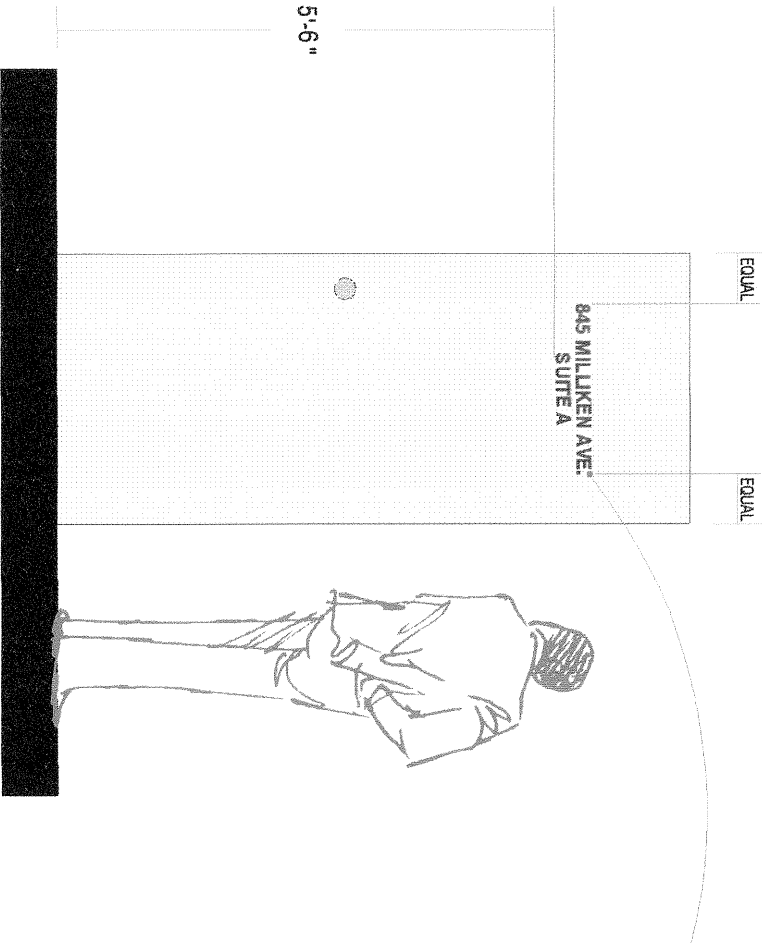
EXPANSION JOINT

32'-0"

CENTER SIGNS HORIZONTALLY ABOVE ENTRY



**ELEVATION TYPE 2** TENANT SIGNS ARE TO BE INSTALLED ON BLUE SURFACE AS SHOWN  
LETTER COLOR TO BE BLACK, WHITE, RED, SILVER OR BLUE, OR AT THE LANDLORD'S DISCRETION.



REAR DOOR ELEVATION SCALE 3/4" = 1'-0"

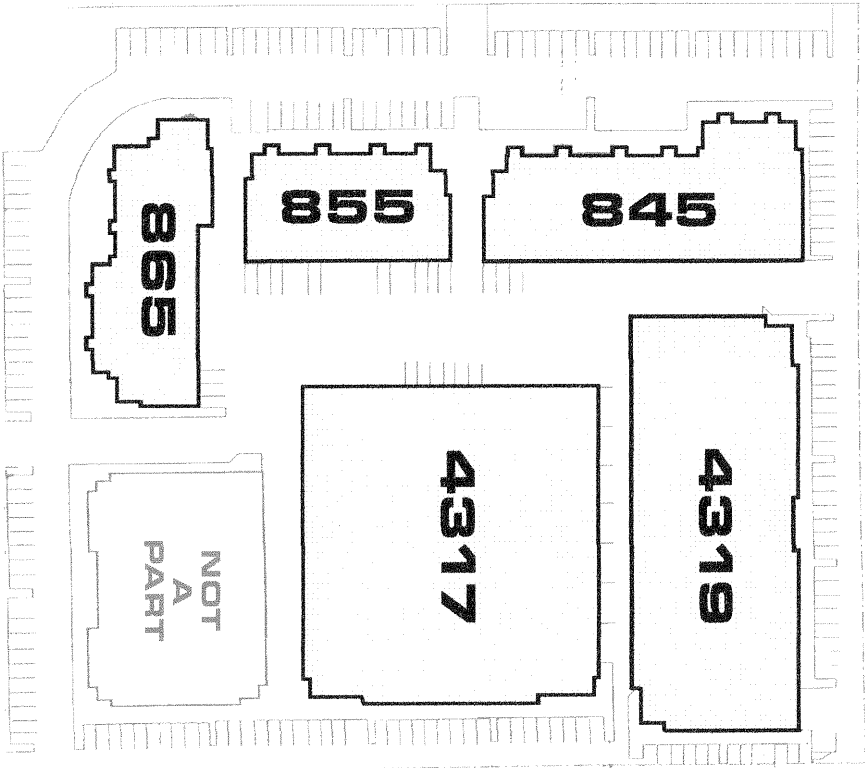
VARIES

**845 MILLIKEN AVE.**  
**SUITE A**

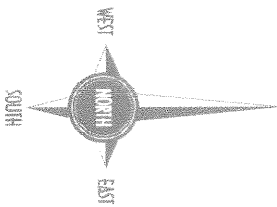
2"  
 2"  
 3/4"

**TENANT SIGNAGE FOR REAR DOORS** SCALE 1-1/2" = 1'-0"  
 USE PRESSURE SENSITIVE VINYL GRAPHICS APPLIED DIRECTLY TO DOOR,  
 COLOR - 3M DARK BLUE  
 LETTER STYLE - SWISS 721 HEAVY (CONDENSED TO 85 PERCENT)

**MILLIKEN AVENUE**



**SANTA ANA AVENUE**  
*STREET*



**ONTARIO  
AIRPORT  
BUSINESS PARK**  
S I T E P L A N

NOTE: IF SINGLE TENANT BLDGS 4317 &  
4319 BECOME MULTI TENANT BLDGS,  
THEY MUST FOLLOW THE SIGN  
PLACEMENT SHOWN ON PREVIOUS PAGES.

