



736 W. Katella Ave. Orange, CA 92867

ARCHIBALD'S PLAZA DRIVE-THRU

SIGN CRITERIA CITY OF ONTARIO

September 13, 2005

PREPARED BY:



736 West Katella Avenue
Orange, CA 92867
714-516-9222
www.megabrightsigns.com

PLANNING DEPARTMENT APPROVED	
<input type="checkbox"/> SUBJECT TO CONDITIONS	<i>PSG-P04-008</i>
Approved By: <i>[Signature]</i>	Date: <i>10/3/05</i>



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Archibald Drive Thru Plaza Sign Program

The purpose of this criteria has been established for the intent of assuring and outstanding shopping center and mutual benefit of all Tenants. Conformance will be strictly enforced. Any installed non-conforming or unapproved signs will be brought into conformance at the expense of the Tenant.

I. SITE IDENTIFICATION SIGNAGE:

A. MONUMENT SIGNS AND DIRECTIONAL SIGNS

Monument Signs provide for the identification of tenants from vehicular traffic along Archibald Avenue and Riverside Avenue. Approved Monument Signs are shown on Exhibit "A".

II. BUILDING SIGNS

- A. Shop tenants shall be allowed one (1) sign per building frontage as illustrated on (Exhibit "B") with a maximum of two (2) wall signs allowed if the tenant is on the corner. Can signs are not allowed. At the landlords discretion, tenant shall be allowed signage on two (2) of the existing monuments signs along the main street if space is available.
- B. The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:
 - 1. Single line signs shall not exceed 18" in height. Signs may include a Double line sign and may not exceed 36" including the space between the line in total height and no individual line shall be more the 18" in height. (Exhibit " B") Except for Building "A" units 2, 3 & 4 to be in single line, letter height shall not exceed 16", overall sign height not to exceed 20". (Exhibit "C") Installation as per Section C-1
 - 2. Upper and lower case signs shall not exceed 22" in height including down strokes.

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3. The length of sign shall not exceed 70% of shop frontage. Shop frontage shall be defined as storefront dimension.
4. All signage shall be front lit, and or front & back lit, channel letter style as per Section B-1, B-2, & C-1.
 - A. Internally illuminated channel letters shall consist of, maximum 15mm neon tubes with 30 mm electrode and 30 mm transformer, 3/16" plastic faces, 1" tirmcap.
 - B. Channel letters shall be made of 5" .040 aluminum return and .063 aluminum backs. Reverse halo channel letters to be 1/8" aluminum face and return with .177 Polycarbonate backing
 - C. Transformers shall be housed with the individual letters or in a raceway (Units 2,3,4 of Building "A" only) located behind the sign fascia or in the attic.
 - D. All metal surfaces shall be primed and painted to match colors specified in design drawings.
 - E. Individual letters styles trademark/logos are allowed, provided that design, color and spacing of letters have been approved in writing by landlord/ its representative and City.

III. DRIVE-THRU BUSINESSES

- A. Drive-thru businesses shall generally conform to the guidelines for shop tenants.
- B. Restaurants, financial services and other permitted drive-thru businesses may install additional signs which meet the following criteria:
 1. Ground-mounted directional signs may be permitted where the placement does not interfere with the sight-lines of traffic. Directional signs shall not be included in the maximum building sign area calculation.

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2. Each sign shall identify the business and shall incorporate a directional arrow. Directional signs shall not exceed eight (8) square feet per sign face with a maximum height of four (4) feet.
3. A maximum of two (2) single- faced menu signs shall be permitted adjacent to the drive-thru lane and shall not exceed a maximum area of forty (40) square feet each.
4. Menu signs may be internally illuminated and shall be oriented towards drive-thru traffic. Signs shall not serve as an advertising device or be oriented off property or towards common center property. A single speaker is permitted per site. Any speaker shall be directed towards the customer/driver with volume set at the minimum practical level.

IV. GENERAL GUIDELINES

1. Landlord appoints Megabright Signs Inc. as approved sign company for the plaza. All other sign contractor's shall submit 3 sets of plans with exact sign specifications, copy and colors, and review fee of \$175.00 payable to Megabright Signs Inc., prior to Landlord's and city approval.
2. All approvals or disapprovals of sign submittals based on esthetics and design shall remain sole right of the Landlords and local governing authorities...
3. All signs shall be fabricated and installed per UL and City standards.
4. No exposed lamps, raceways (Units 2,3,4, Building "A" only) crossovers, conduit, conductors, transformers or similar devices shall be permitted.
5. All maintenance of signage shall be the responsibility of the Tenant. If Tenant fails to repair said sign Landlord may, at Landlord's option, repair said sign and bill Tenant.
6. No audible, flashing, animated, revolving, odor producing or formed plastics or injection -molded plastic signs will be permitted.
7. Electrical service to all signs will be connected to Tenant's electrical meter at Tenant's expense.

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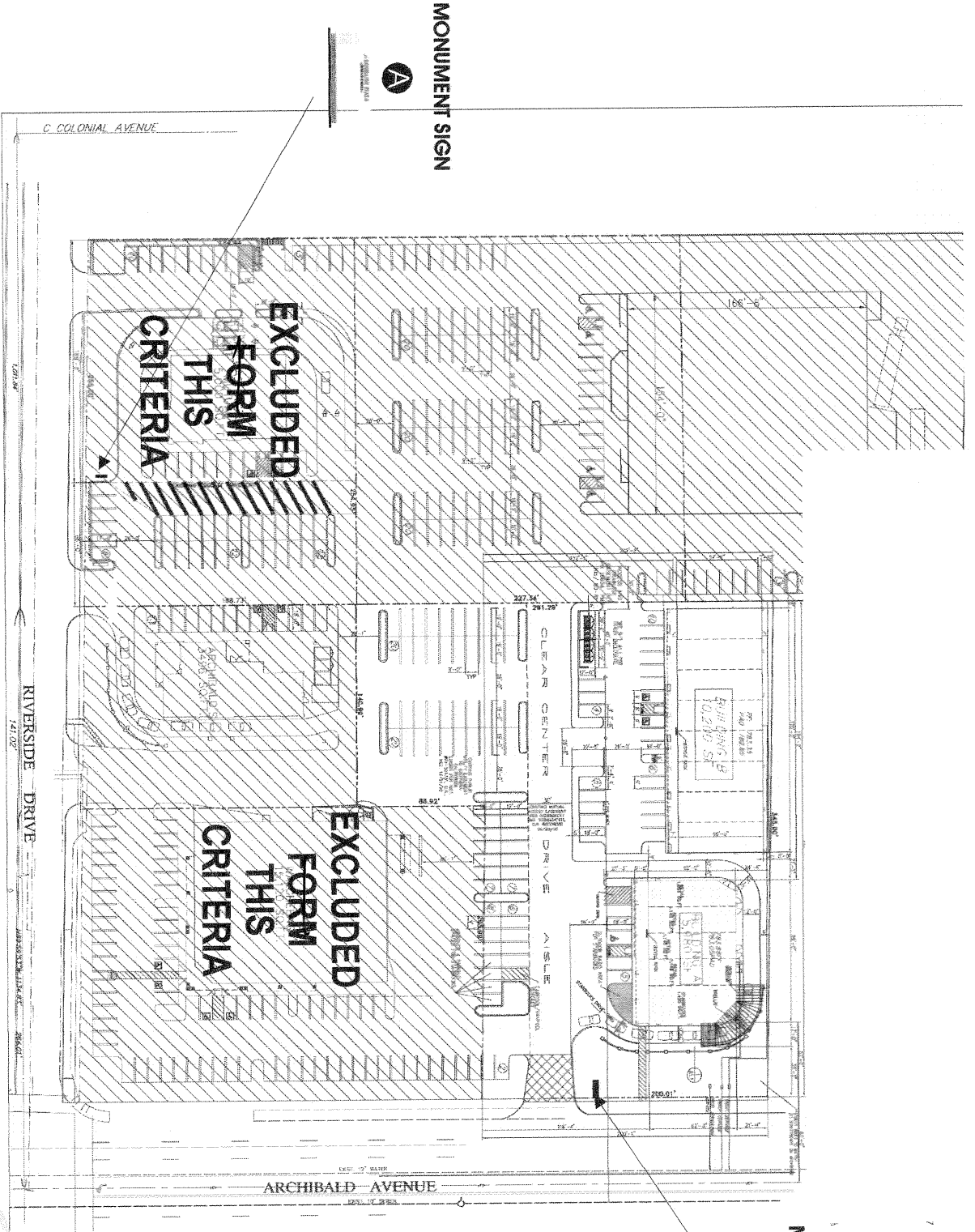
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8. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish. At termination of lease when sign is removed. It is Tenant's responsibility to patch and paint and restore to "as was" condition.

EXHIBIT A



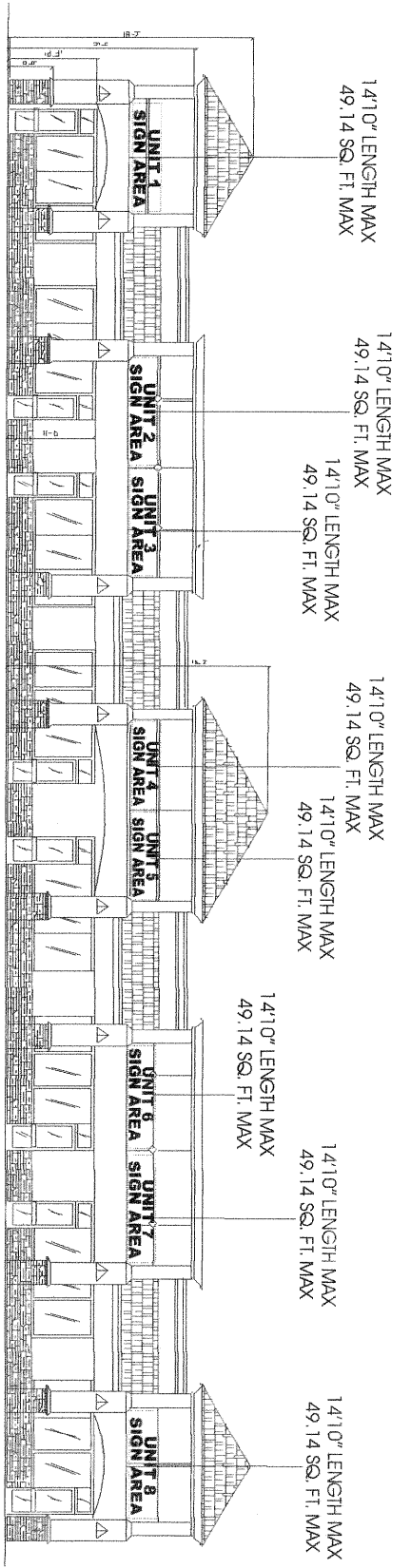
MONUMENT SIGN

MONUMENT SIGN

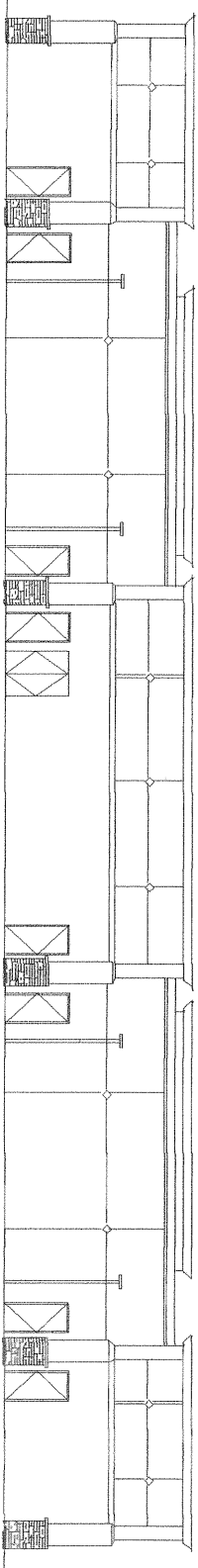
Megabright Signs

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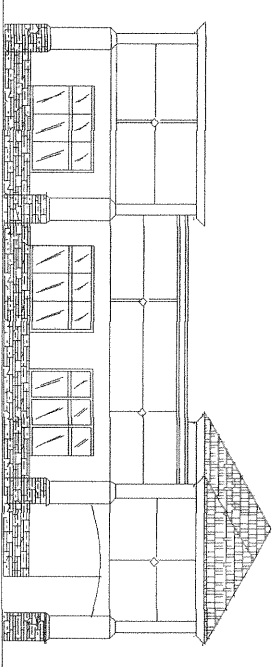
EXHIBIT B



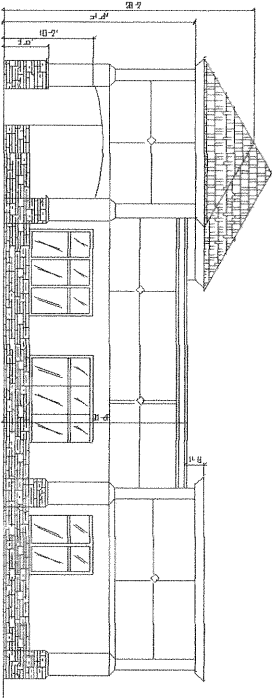
BUILDING B FRONT (SOUTH ELEVATION)



BUILDING B REAR (NORTH ELEVATION)



BUILDING B LEFT (WEST ELEVATION)

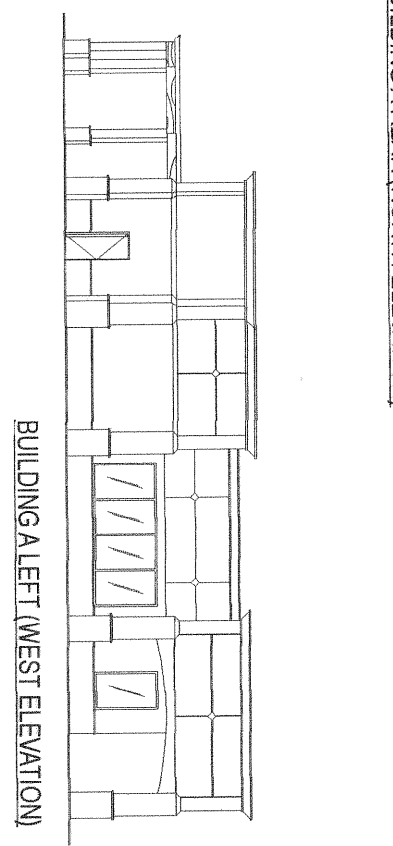
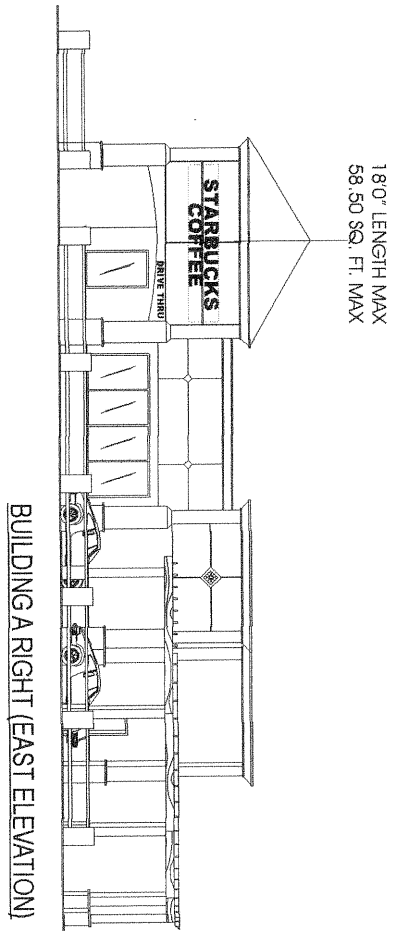
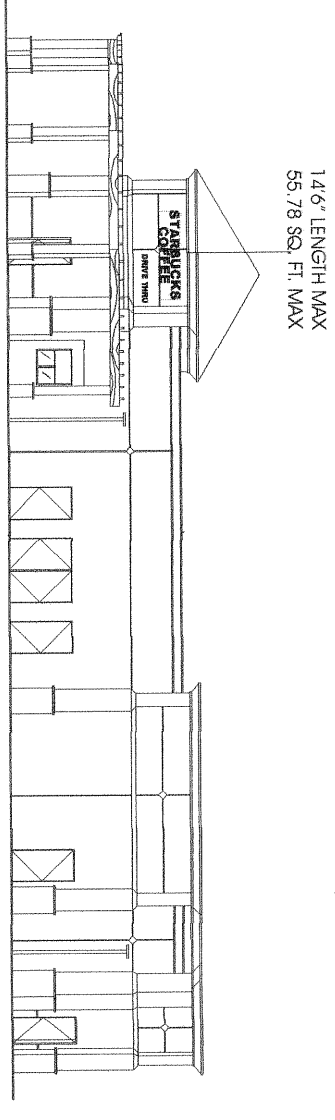
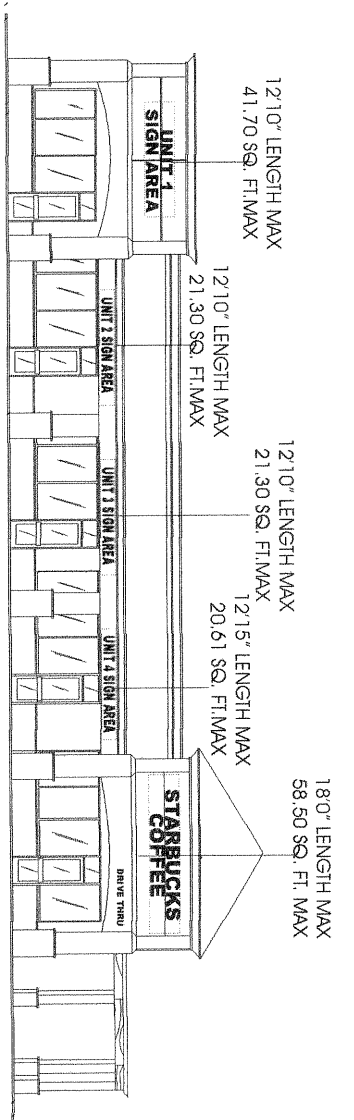


BUILDING B RIGHT (EAST ELEVATION)

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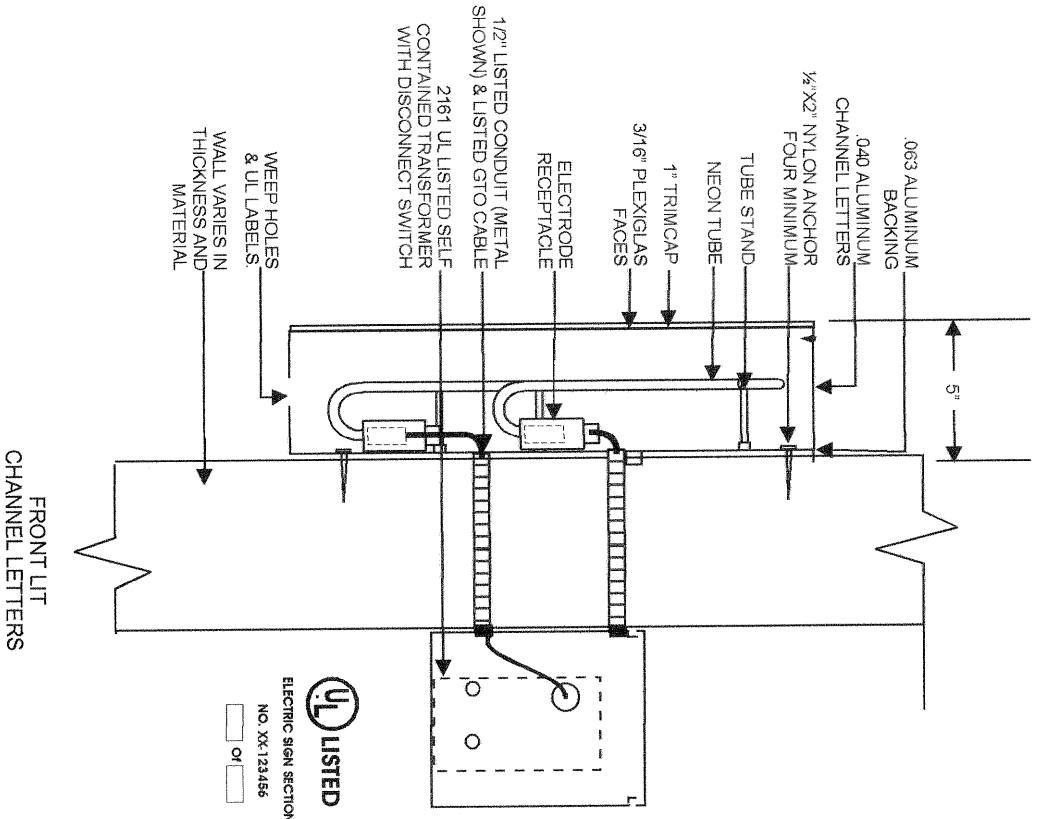
EXHIBIT C



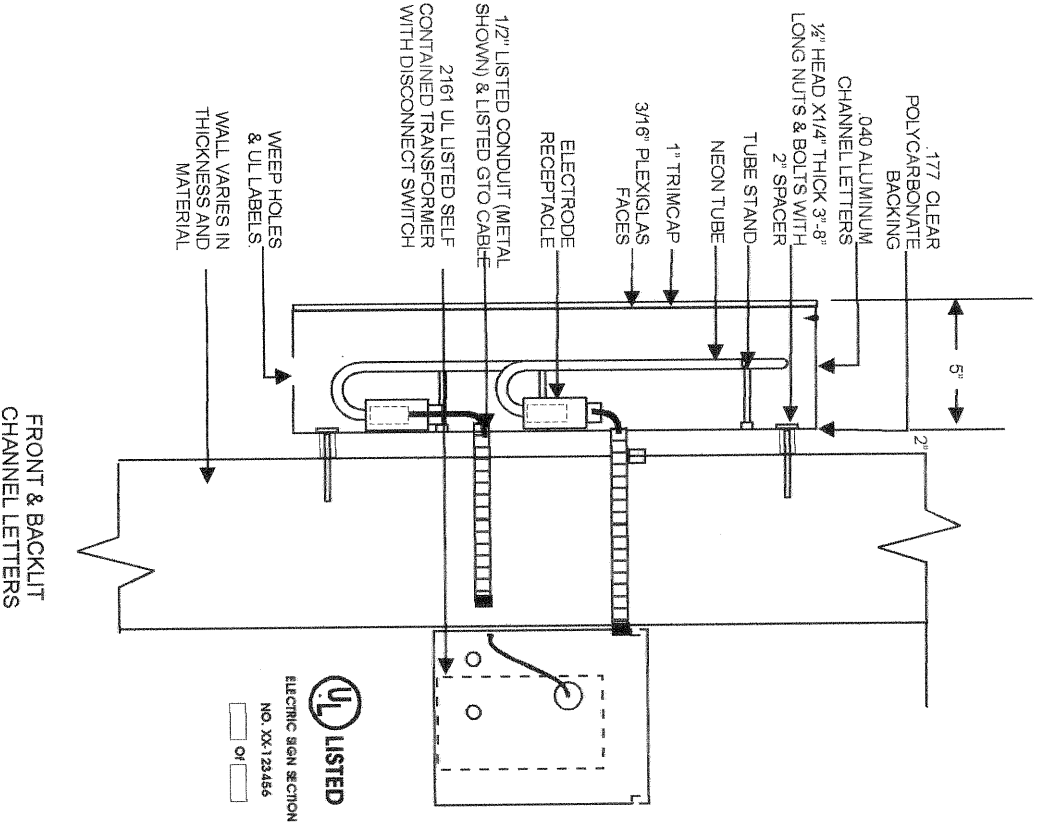
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SECTION B-1



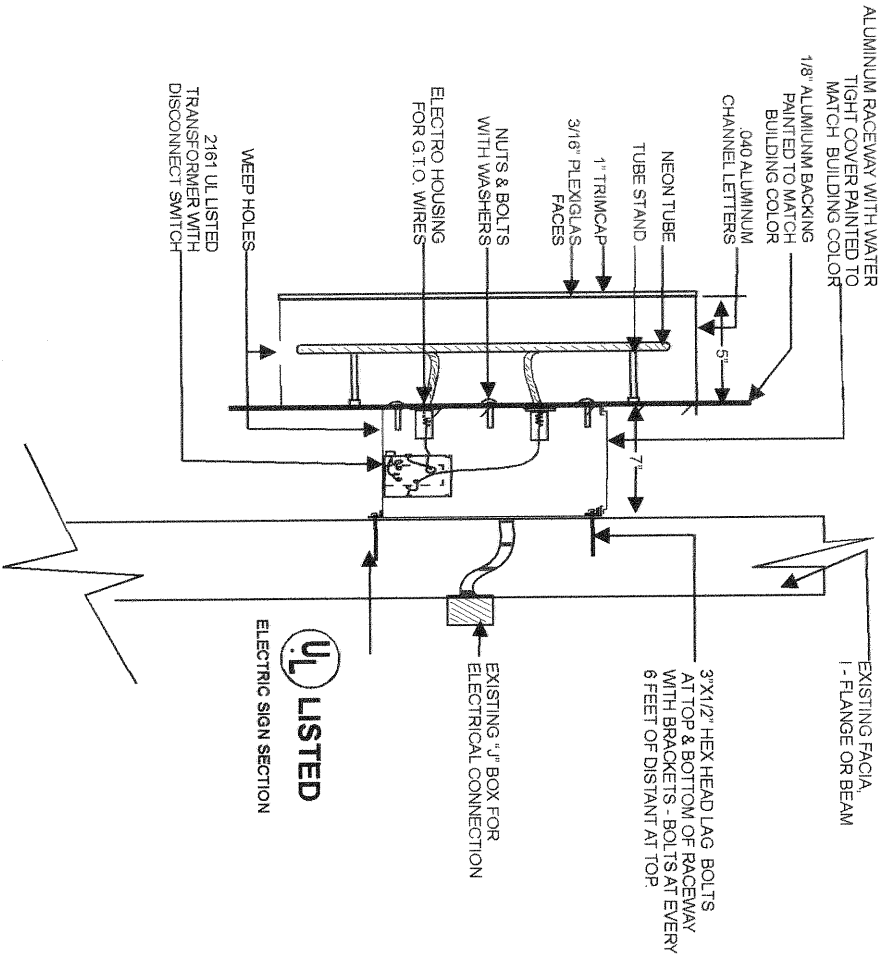
SECTION B-2



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SECTION C-1



FRONT LIT CHANNEL LETTERS
WITH ALUMINIUM BACKING
& RACEWAY
ONLY FOR BUILDING "A"
UNITS "2" "3" & "4"

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