



**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: RMS Empire Development Co. LLC
 Address: 4041 MacArthur Blvd, Newport Beach CA 92660
 Telephone No.: 949 851 2300 Fax No.: 949 851-2301

Applicant: STEVEN PELOSIO (Partner)
 Address: SAME
 Telephone No.: 714 342 2168 Fax No.: 949 851 2301

Applicant's Representative: SAME
 Address: SAME
 Telephone No.: SAME Fax No.: _____

(For staff use only)

File No.: PSGPOS-004
 Related Files: _____
 Submittal Date: 6/8/05
 Rec'd By: RD
 Fees Paid: \$ 4225.00
 Receipt No.: R2005-03137

Action: Approved Denied
 By: 6/6/05 RD
 Date: _____

SITE INFORMATION

Site Address (include N, S, E or W): 3595 EAST Inland Empire Blvd
 Assessor's Parcel No.: 0210-203-38, 0210-203-37
 Development Name: Empire Office Center
 Zone: OUTPARK Center Euclid Avenue Overlay District?: Yes No

NOTES

EMPIRE OFFICE CENTER

3595 E. Inland Empire
Ontario, CA

PLANNED SIGN PROGRAM

April 21, 2005
Revised May 26, 2005
Revised June 6, 2005

Prepared by



2000 Placentia Ave., Costa Mesa, CA 92627 949-631-2499

PLANNING DEPARTMENT	
APPROVED	
PSG-P05-004	
<input type="checkbox"/> SUBJECT TO CONDITIONS	
<i>PREV03-061</i>	
Approved By: <i>[Signature]</i>	Date: <i>6/14/05</i>

INDEX

Page Description	Project Sign Code	Page No.	Sign Location	Quantity	Max. Sign Area (S.F.)	Max. Letter/ Logo Height (Inches)	Max. Ht. Above Ground (Feet)	Logos Allowed	Illum?
Title Page		1							
Sign Summary / Index		2							
Site Plan		3							
<hr/>									
Elevations		4-8							
Primary Tenant Wall Sign	W1	4-8	Wall	10	Not to Exceed 50 sq. ft. Logo not to exceed 30" Height Subject to Landlord Approval	24 (min. 12)	Per Code	Y	Optional
Monument Sign	G1	9	Ground	1	50		5'	N	Optional
Tenant Monument Sign	G2	10	Ground	1	50		5'	N	Optional
Directional Sign	G3	11	Ground	1	6		4'	N	Optional
<hr/>									
Purpose & Intent		12							
Sign Section Details		13							
Window Vinyl & Typeface Criteria		14							
Prohibited Signs & Restrictions		15							



GERARD Signs & Graphics, Inc.

 2000 Piacentia Ave. Costa Mesa, California 92627

 Ph. 949/631.2499 Fax. 949/548.7058

Sign Summary

 April 21, 2005

 Revised May 26, 2005

 Revised June 6, 2005

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EMPIRE OFFICE CENTER

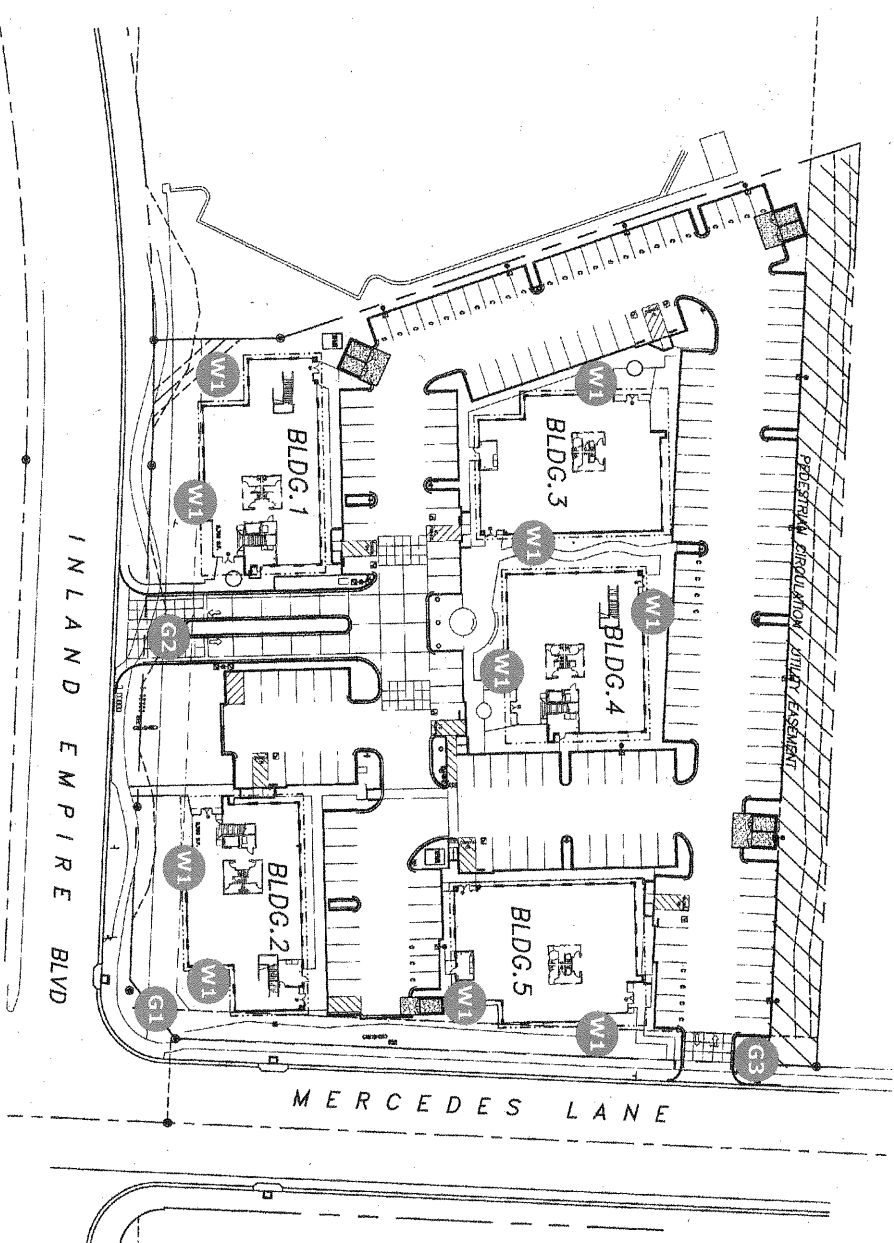
 Sign Program

 3595 E. Inland Empire,

 Ontario



SITE PLAN



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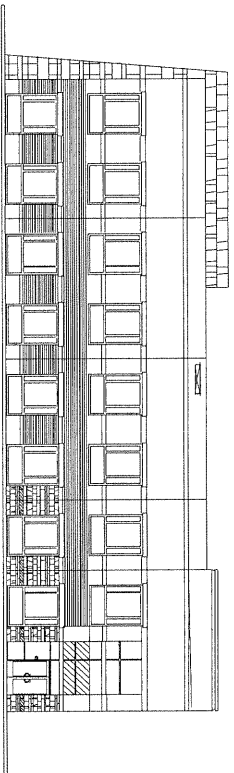
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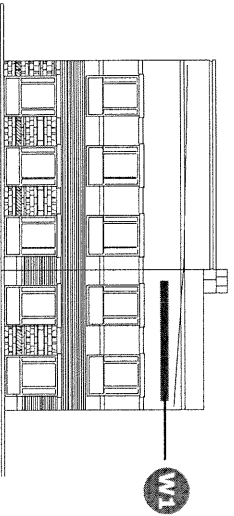
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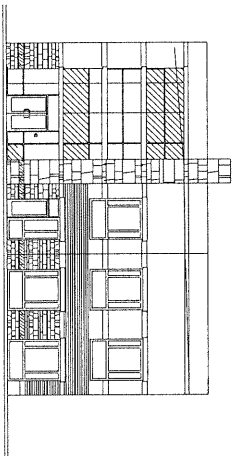
BUILDING 1A ELEVATIONS



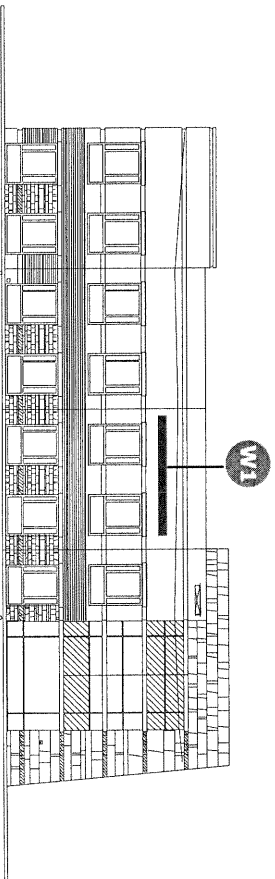
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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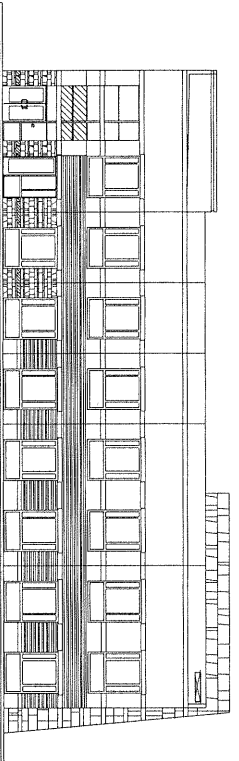
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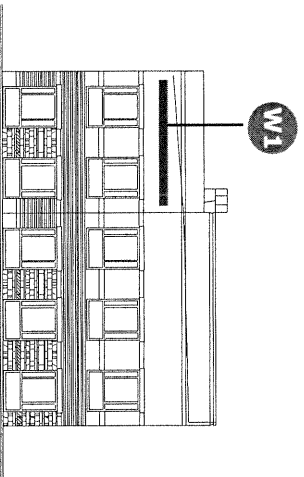
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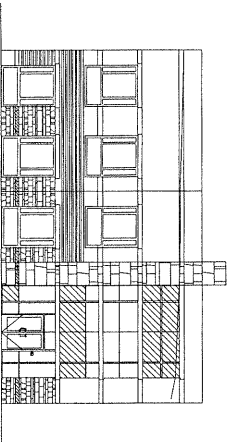
BUILDING 2A ELEVATIONS



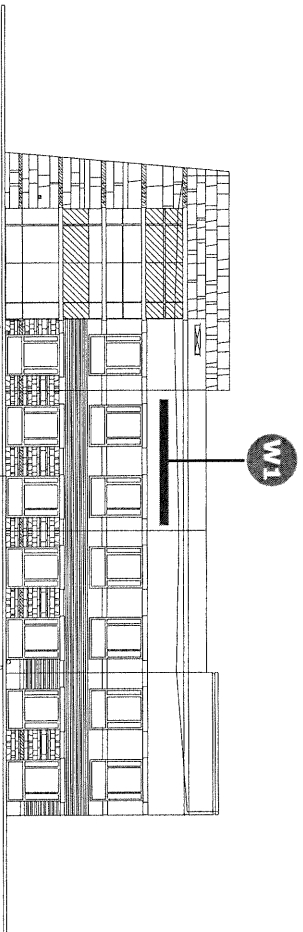
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

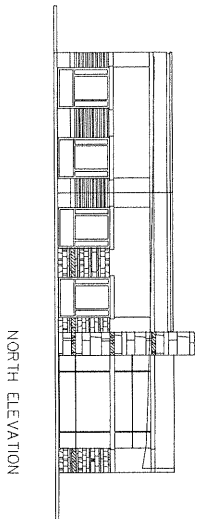
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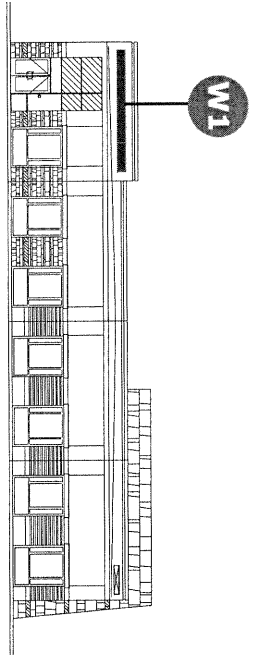
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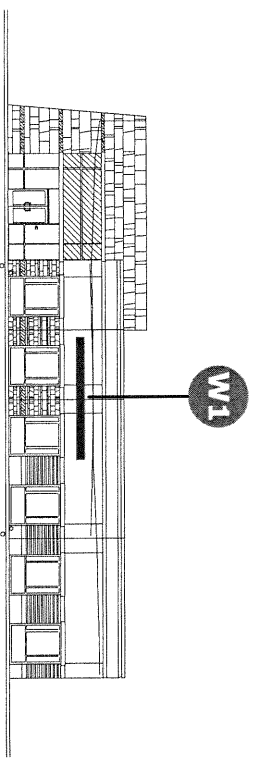
BUILDING 3A ELEVATIONS



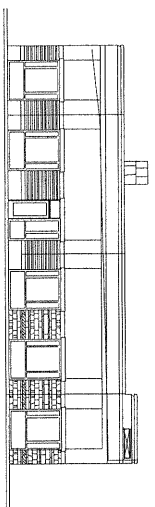
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

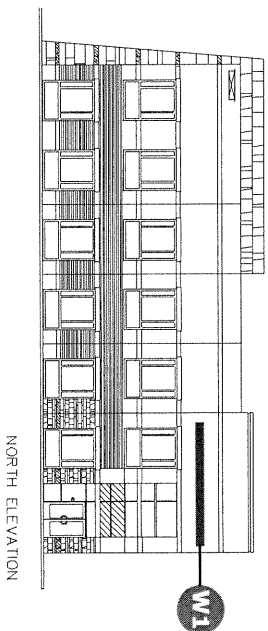

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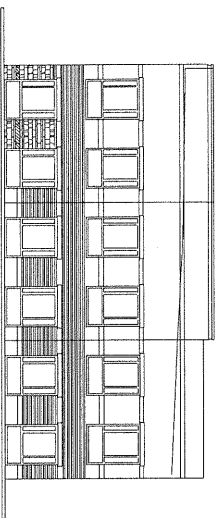
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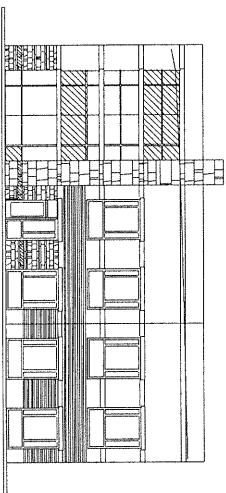
BUILDING 4A ELEVATIONS



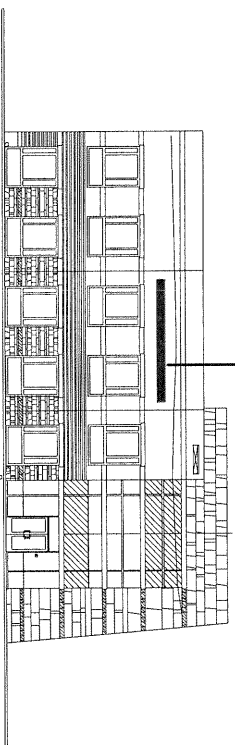
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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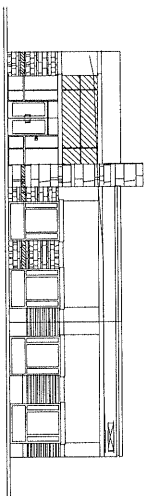
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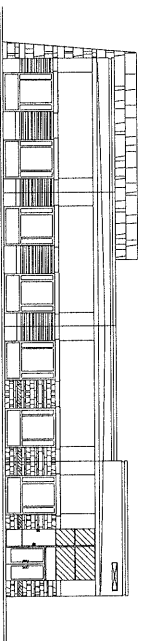
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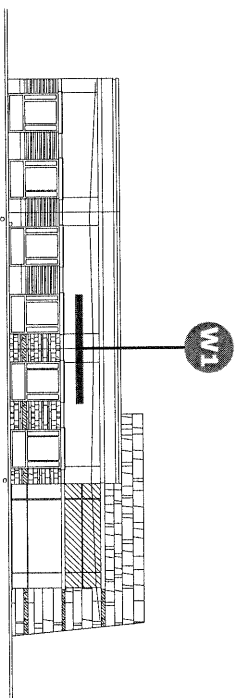
BUILDING 5A ELEVATIONS



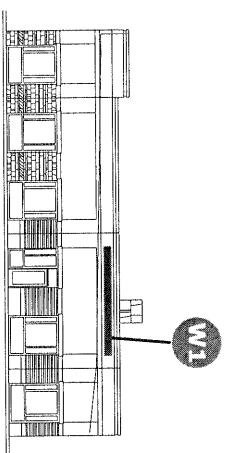
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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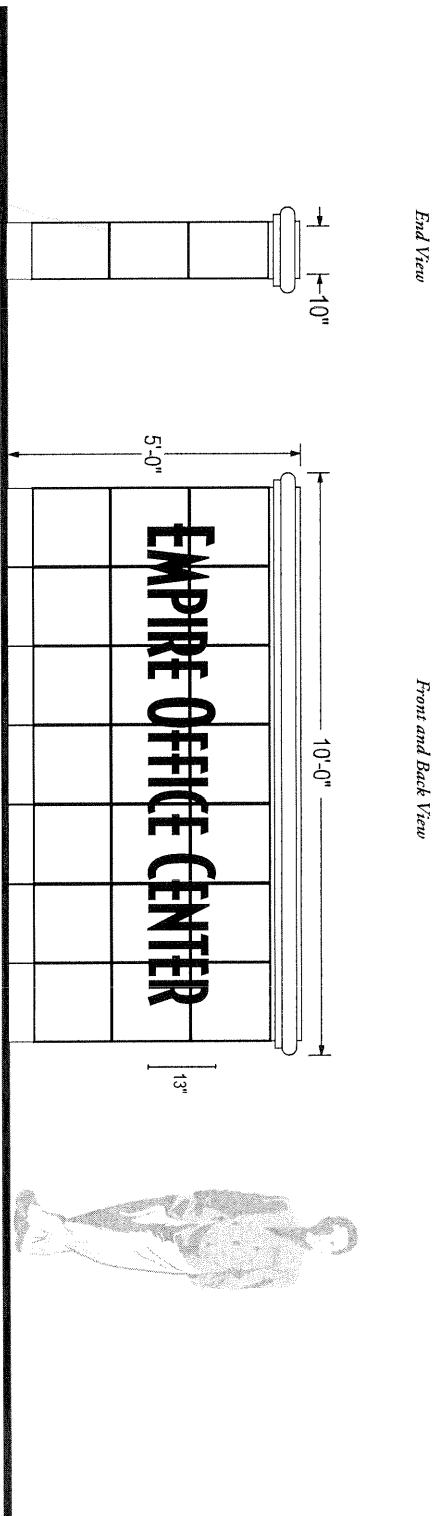
Proposed Ground Monument Sign

MONUMENT SIGN

Specifications:

- Architectural Sign Structure
- Cinder Block Core
- Finish Surface is Slate Tile (to match Building)
- Concrete Footing as Required by Local Code
- "Empire Office Center" to be 3/4" Acrylic Flat Cut Out Letters Flush Mounted
- Concrete Header

Size: 5' 0" x 10' 0"
Overall Sq/Ft: 50



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EMPIRE OFFICE CENTER
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Proposed Double-Sided Monument Tenant Directory Sign

Tenant Directory Monument Sign

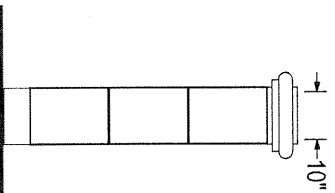
Specifications:

- Architectural Sign Structure
- Cinder Block Core
- Finish Surface is Slate Tile (to match Building)
- Concrete Footing as Required by Local Code
- "Empire Office Center" to be 3/4" Acrylic Flat Cut Out Letters Flush Mounted Concrete Header
- Tenant ID Panels to be 3/8" Clear Acrylic w/ Brushed Aluminum Standoffs
- Lettering to be Flat Cut Out Acrylic

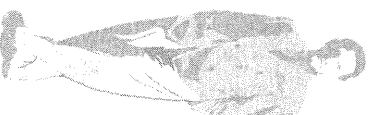
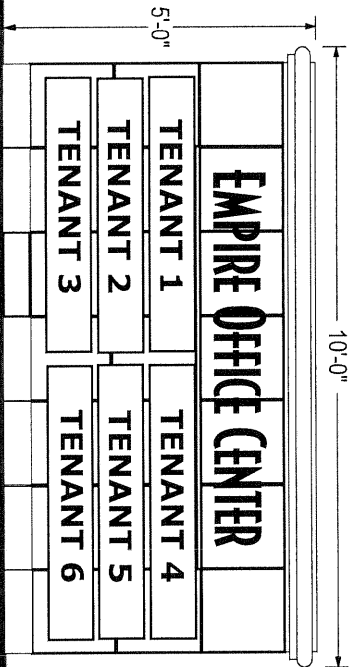
Size: 5' 0" x 10' 0"
Overall Sq/Ft: 50

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End View



Front and Back View



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EMPIRE OFFICE CENTER
Sign Program

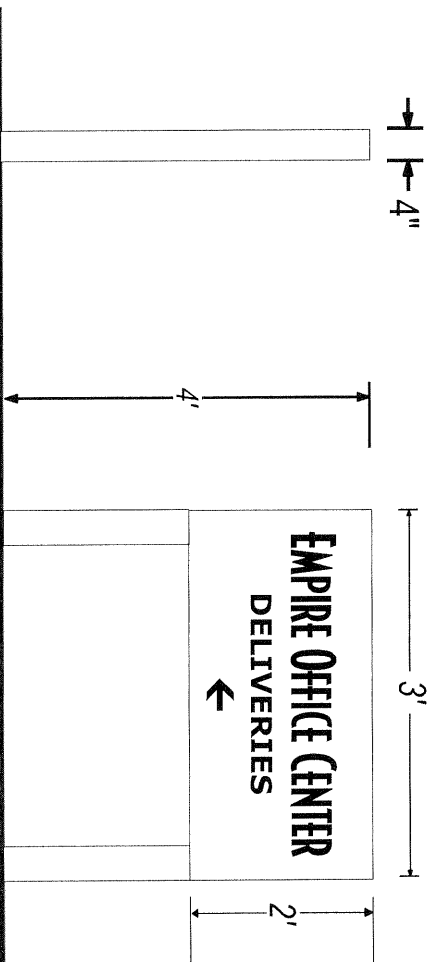
3595 E. Inland Empire,
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Proposed Ground Monument Sign

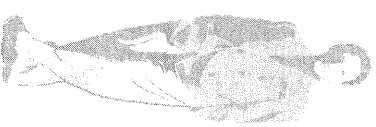
Specifications:

- Architectural Sign Structure
- Post & Panel Aluminum
- Painted w/ 2 Part Acrylic Polyurethane
- Graphics in HP Computer Cut Vinyl Film
- Single Faced
- Concrete Footing Per Code

End View



Front View



Monument Directional Sign

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EMPIRE OFFICE CENTER
Sign Program

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EMPIRE OFFICE CENTER

WRITTEN CRITERIA

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at 3595 E. Inland Empire reflects the integrity and overall aesthetic values of the Association, owners, and City of Ontario. Conformity of this program will be strictly enforced. Nonconforming signs shall be removed by the tenant at their expense. The City of Ontario Development Code governs all signage not addressed in this sign program.

B. GENERAL REQUIREMENTS

1. Prior to manufacture of any sign in the Center, the Tenant shall submit to the Association for written approval, four copies of 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 Board.
3. Prior to the manufacture and install of any sign, the Tenant and owner shall obtain a sign permit from the City of Ontario.
4. The tenant shall pay for all signs, related material, and installation fees (including final inspection).
5. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
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.
7. Association reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies corrected at their expense.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on tenants elevations, and also shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage.
2. Sign shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company approved by the Association, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with Association approval.
9. All signs shall have their sign permit number, name and date of installation, and voltage in a visible location.
10. Any tenant sign left (60) days after vacating the premises shall become the property of the landlord unless previous arrangements have been agreed upon by landlord and tenant.



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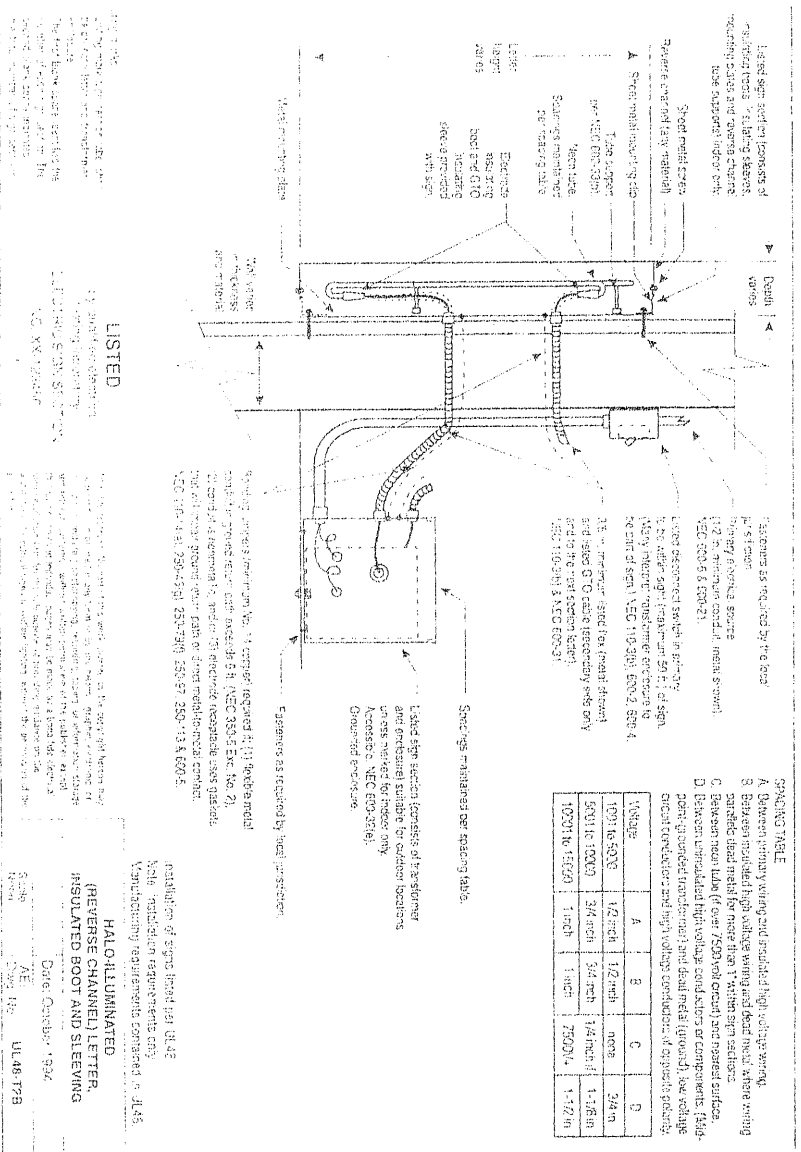
3595 E. Inland Empire,
Ontario

A. FASCIA SIGNS: DESIGN CRITERIA

1. Two fascia signs per building shall be allowed as per accompanying site plan. Signs shall not be on the same elevation.
2. In the event that a tenant desires a different sign location on a building, the Association 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 Association or the City of Ontario approve a sign that exceeds the maximum sign area or letter size.
3. The maximum letter height for building tenant signage will be 24", maximum 80 square feet of sign area.
4. Sign copy shall contain tenant's name only in Verdanan Bold typeface, all upper case.
5. Letter color will be duromonic bronze, painted in an acrylic.
6. All fascia signs shall consist of individual, interior halo illuminated metal channel letters.
7. The neon tubing shall be 6500 white.
8. All buildings to have one set of matching non-illuminated address numerals, 12" high.

B. FASCIA SIGNS: CONSTRUCTION CRITERIA

1. Letter sides to be 4" deep .063 aluminum pegged off wall 3/4".
2. The neon tubing shall be 13mm double tube.
3. Transformers to be 30 M.A. N.P.F.
4. No exposed conduit, transformers, or raceways will be permitted on the fascia.
5. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition.
6. It is the responsibility of the tenant's sign company to verify the location of each sign and the status of the type of wiring method that will be required.
7. No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.
8. All signs shall bear the Underwriters Laboratories label, and shall comply with local building and electrical codes.



SPACING TABLE

A. Given primary wiring and standard high voltage wiring.
 B. Given standard high voltage wiring and dual metal, where zoning particle dead metal for more than 1" within sign sections.
 C. Given main duct (if over 7500 volt circuit) and reverse surface.
 D. Between unimulated high voltage and dual metal (ground), low voltage circuit conductor and high voltage conductor, all specified in feet by:

Voltage	A	B	C	D
100V to 500V	1/2 inch	1/2 inch	none	3/4 inch
500V to 1000V	3/4 inch	3/4 inch	1/4 inch	1-1/8 inch
1000V to 1500V	1 inch	1 inch	7/8 inch	1-1/2 inch

FASCIA SIGNAGE

DESIGN & CONSTRUCTION CRITERIA



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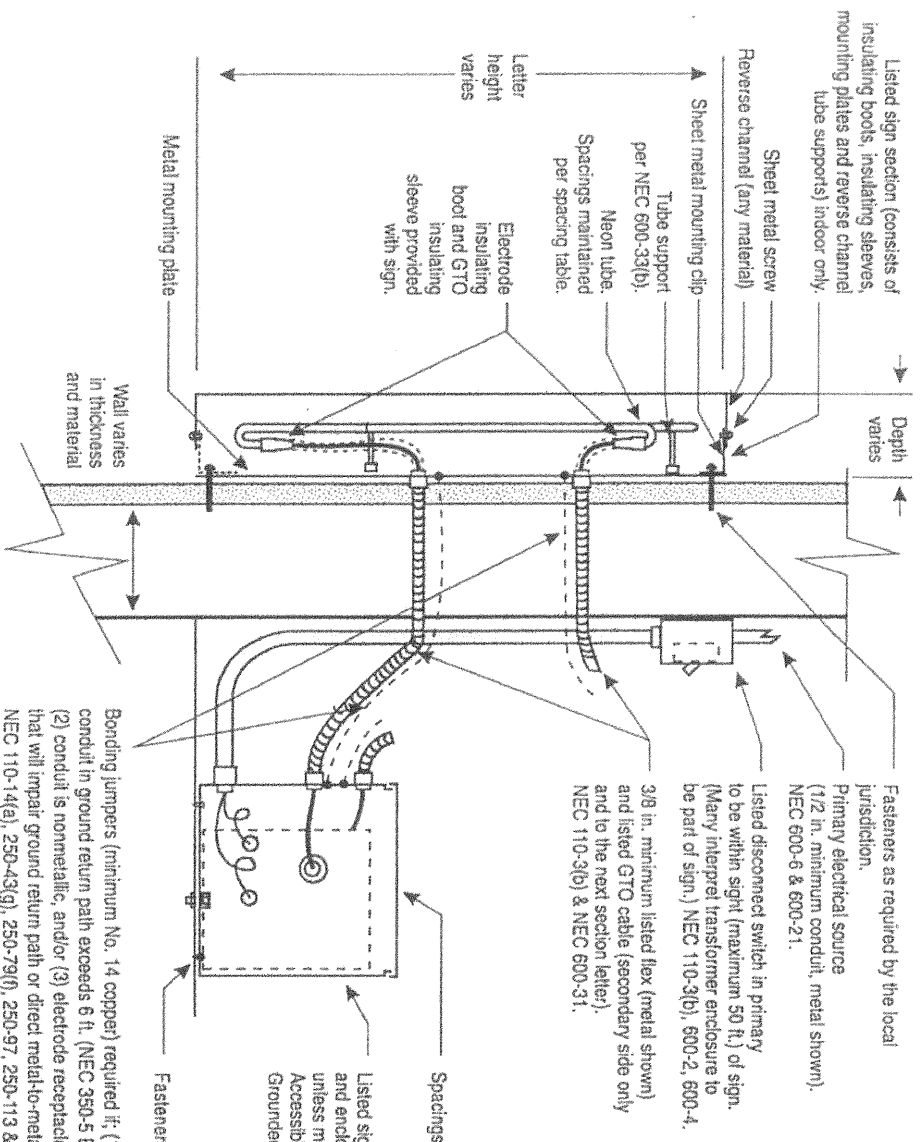
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3595 E. Inland Empire,
 Ontario

** See Attached*

** Attachment*



SPACING TABLE

A. Between primary wiring and insulated high voltage wiring.
 B. Between insulated high voltage wiring and dead metal where wiring parallels dead metal for more than 1" within sign sections.
 C. Between neon tube (if over 7500 volt circuit) and nearest surface.
 D. Between uninsulated high voltage conductors or components. (Nite-point-grounded transformer) and dead metal (ground). Low voltage circuit conductors and high voltage conductors of opposite polarity.

Voltage	A	B	C	D
1001 to 5000	1/2 inch	1/2 inch	none	3/4 in
5001 to 10000	3/4 inch	3/4 inch	1/4 inch if	1-1/8 in
10001 to 15000	1 inch	1 inch	7500V+	1-1/2 in

sign marks:
 Listing mark sign section label shall be on each letter and transformer enclosure.
 The first blank space identifies the number of each sign section. The second blank space indicates the total number of sign sections.

LISTED
 by qualified electrical testing laboratory
ELECTRIC SIGN SECTION
 NO. XX-123456
 of

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HALO-ILLUMINATED (REVERSE CHANNEL) LETTER, INSULATED BOOT AND SLEEVING	
Date: October 1994	IAEI
Scale: None	Dwg. No. UL48-72B

Installation of signs listed per UL48
 Note: Installation requirements only.
 Manufacturing requirements contained in UL48.

EMPIRE OFFICE CENTER

Typeface: Decotura ICG

ABCDEFGHIJKLMN
OPQRSTUVWXYZ

WINDOW VINYL
& TYPEFACE
CRITERIA

TENANT

Typeface: Verdana Bold

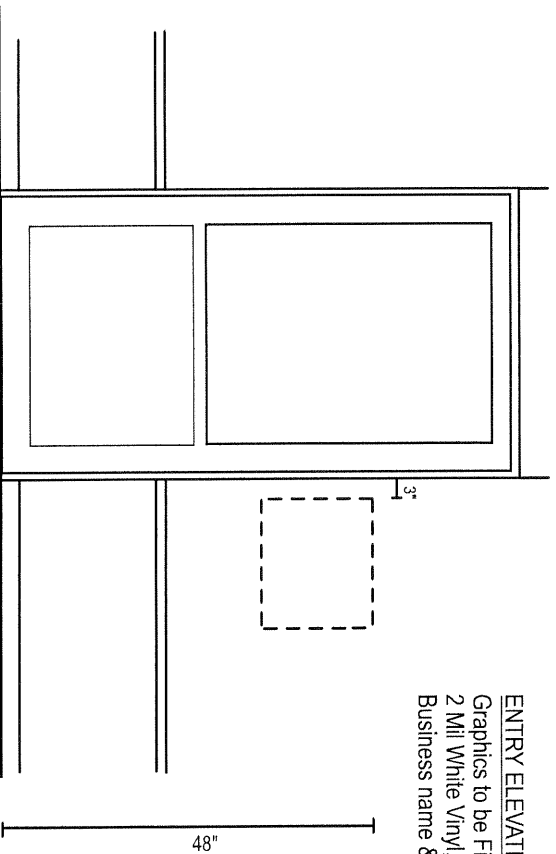
ABCDEFGHIJKLMN
OPQRSTUVWXYZ

WINDOW VINYL

Typeface: Verdana

ABCDEFGHIJKLMN
OPQRSTUVWXYZ

ENTRY ELEVATION - WINDOW VINYL MARKING
Graphics to be First Surface High Performance
2 Mil White Vinyl, Applied to Glass.
Business name & hours (optional).




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PROHIBITED SIGNS & SIGN RESTRICTIONS

A. 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. Cabinet/fluorescent illuminated signs will not be allowed.
9. Exposed neon and raceways are prohibited.
10. There shall be no rooftop signs.
11. There shall be no flashing, moving, or audible signs.
12. Signs must be architecturally compatible with the entire center and receive approval of the Association and City zoning, planning and building departments.
13. 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.
14. 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 Association when the display is an integral part of the design character of the activity to which it relates.
15. Advertising devices/displays such as balloons, flags and pennants are prohibited.
16. Captive balloons such as blimps, hot air balloons, or similar devices are prohibited.
17. Raceways will not be permitted.



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