

ONTARIO AIRPORT PLAZA

**PLANNING DEPT
APPROVED**

Permit No. PCFP07-005
By: [Signature]
Date: 8/19/07

**PLANNING DEPT
APPROVED**

Permit No. PCFP07-005 Rev #2
By: [Signature]
Date: 7.9.2008

Presented by



- DATE:
- 5-22-07
 - 6-04-07
 - 6-06-07
 - 6-18-07
 - 6-19-07
 - 6-25-07

PROJECT DIRECTORY

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OWNER: DAYBREAK PROPERTIES, INC.
9007 CENTER AVENUE
RANCHO CUCAMONGA, CA 91730

ARCHITECT: PK ARCHITECTS, PC
1620 N. 48TH STREET #102
PHOENIX, AZ 85008

SIGN CONSULTANT: ONTARIO NEON COMPANY, INC.
303 WEST MAIN STREET
P.O. BOX 9297
JIM BARNETT
ONTARIO, CA. 91762
TEL: (909) 230-5581
FAX: (909) 988-6376

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ONTARIO AIRPORT PLAZA

SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment for the Ontario Airport Plaza. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Ontario. Exceptions to these standards shall be reviewed by the landlord, and the City of Ontario to determine their validity. The City of Ontario Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Ontario Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. The Landlord shall furnish an electrical circuit for each sign. The Landlord shall have control over the hours of illumination of all building signs.
7. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
8. Promotional or special event signs, banners and flags shall be in conformance with the City of Ontario Sign Ordinance and must have prior written approval from the Landlord prior to submission to the City.
9. No other types of signs except those specifically mentioned within this criteria will be allowed without prior written approval from the Landlord and the City.
10. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Center prior to installation.
11. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the Landlord and the City of Ontario.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters or reverse channel letters with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Ontario, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area. Wall signs are not to exceed 75 percent of fascia/building width.
7. Sign square footage shall be calculated by drawing up to (8) straight lines around copy and logo.

OTHER SIGNAGE

FREE STANDING SIGNS:

A total of three (3) monument signs will be allowed. Monument signs will be located at each entrance to the center as shown on site plan.

DIRECTIONAL SIGNS:

Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Ontario.

MENU BOARD SIGNS:

Menu boards located on the interior driveways of drive-through facilities shall not exceed forty eight (48) square feet in area and six (6) feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

MESSAGE SIGNS:

Electronic message signs or time/temperature signs will be allowed. Approval will be on a case by case basis by the Landlord and the City of Ontario and must be in writing.

PROHIBITED SIGNS:

Roof or ground inflated balloons/figures or bench signs except as authorized and approved by the City of Ontario and Landlord.
A-frame signs.
Signs affixed to a vehicle, excluding permanent signs on commercial vehicles.
Signs deemed to be immoral, obscene, or unlawful.
Billboards.
Flashing, blinking, rotating or otherwise animated signs.
Signs that emit or generate sound, smoke or similar material.
Awning signs.

MAJOR TENANT WILL BE ALLOWED THREE (3) WALL SIGNS. INDIVIDUAL ILLUMINATED CHANNEL LETTERS AND ILLUMINATED CAN TYPE LOGOS WILL BE ALLOWED. MAXIMUM SIZE OF SIGNAGE PER ELEVATION NOT TO EXCEED ONE HUNDRED (100) SQ. FEET PER SIGN. SIGNS ARE LOCATED ON THE EAST, WEST, AND SOUTH ELEVATIONS AS SHOWN ON THE SITE PLAN.

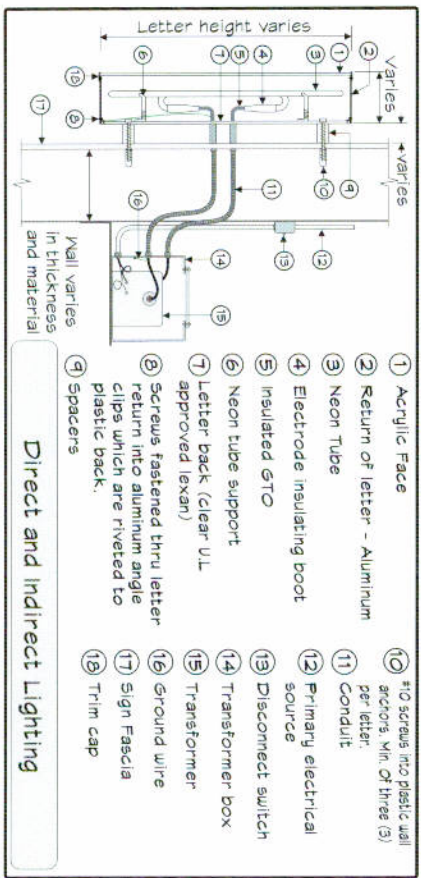
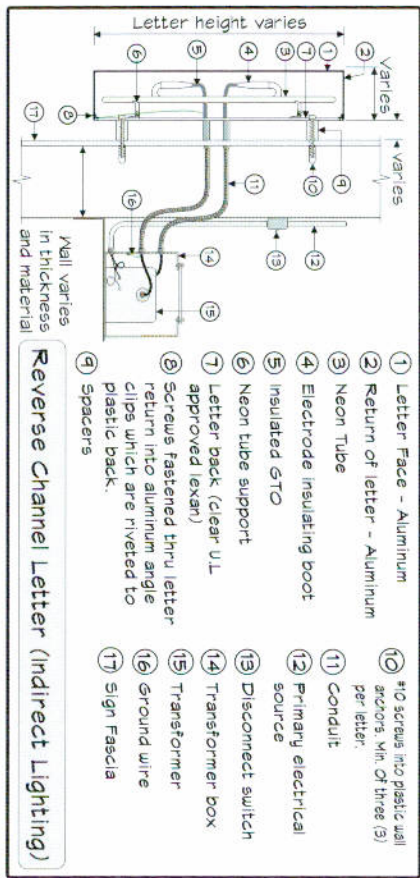
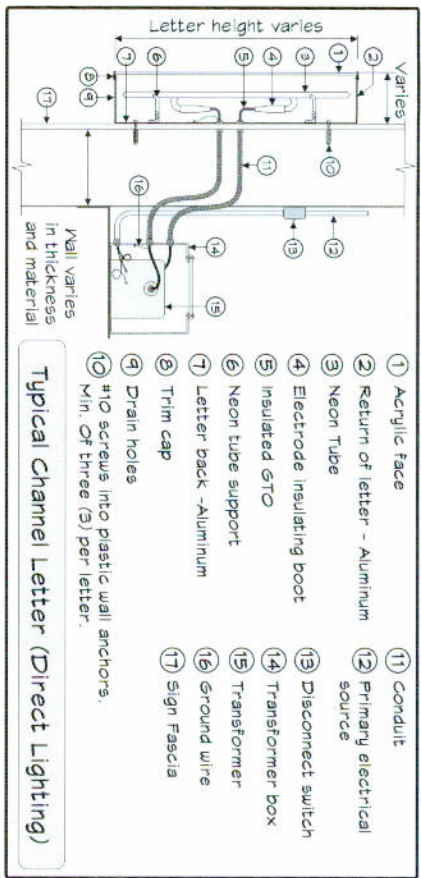
OFFICE BUILDING WILL BE ALLOWED SIX (6) TENANT SIGNS. TENANT SIGNS ARE ALLOWED UP TO 24" LETTER HEIGHT. TWO LINES NOT TO EXCEED 36", INCLUDING SPACE BETWEEN LINES. TOTAL AREA OF SIGNS LOCATED ON THE EAST ELEVATION WILL BE ONE AND ONE-HALF (1 ½) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE. TOTAL AREA OF SIGNS LOCATED ON THE EAST AND WEST ELEVATIONS WILL BE ONE (1) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE. IN THE EVENT THAT A TENANT DESIRES A DIFFERENT SIGN LOCATION ON THE BUILDING, THE LANDLORD AND THE CITY OF ONTARIO SHALL REVIEW THE APPLICATION AND HAVE THE RIGHT TO DETERMINE THE VALIDITY OF THE REQUEST.

RETAIL BUILDING WILL BE ALLOWED EIGHT (8) TENANT SIGNS TO BE LOCATED AS FOLLOWS:

THREE (3) ON NORTH ELEVATION, TWO (2) EACH ON SOUTH & EAST ELEVATIONS, AND ONE (1) ON WEST ELEVATION. THE LANDLORD HAS SOLE DISCRETION IN GRANTING SIGN RIGHTS ON THE SIDE ELEVATIONS. RETAIL TENANT SIGNS ARE ALLOWED UP TO A 24" LETTER HEIGHT. TWO LINES NOT TO EXCEED 30", INCLUDING SPACE BETWEEN LINES. TOTAL AREA OF SIGNS LOCATED ON THE NORTH AND SOUTH ELEVATIONS WILL BE ONE AND ONE HALF (1 ½) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF TENANT LEASED SPACE. SIGNS LOCATED ON EAST AND WEST ELEVATIONS WILL BE ALLOWED ONE (1) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE.

STARBUCKS/QUIZNOS BUILDING: EACH TENANT WILL BE ALLOWED ONE (1) WALL SIGN PER ELEVATION. ILLUMINATED CHANNEL LETTERS AND ILLUMINATED CAN TYPE LOGOS WILL BE ALLOWED. EACH TENANT WILL BE ALLOWED SEVENTY-FIVE (75) SQ. FEET PER SIGN.

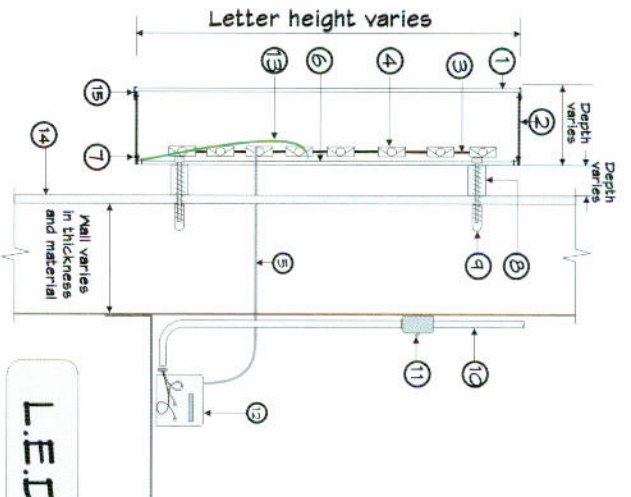
COLOR OF FACES, TRIM CAP AND LETTER RETURNS SHALL BE BY TENANT'S CHOICE. EXCESSIVE COLORS WILL NOT BE ALLOWED. WRITTEN APPROVAL OF COLORS BY LANDLORD SHALL BE OBTAINED PRIOR TO SUBMITTING TO CITY OF ONTARIO.



CONSTRUCTION REQUIREMENTS FOR ALL SIGNS

1. Sign contractors must be U.L. Approved, fully licensed with the city and state, with full Workman's Compensation and general liability insurance.
2. Signs must be constructed of durable, rust-inhibited materials that complement the design intent of the tenants identity and are complementary to the architecture.
3. No exposed conduit, transformers, or wiring will be permitted on the fascia. Exposed raceways are not allowed unless they are incorporated into the overall design of the sign. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. Color and finish to match existing wall.
4. No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.
5. All signs shall bear the Underwriters Laboratories label, and shall comply with local building and electrical codes.
6. It is the responsibility of the tenants sign company to obtain a sign permit from the City of Ontario and verify the location of each sign and the type of wiring method required.
7. All sign fabrication and lighting must match the specifications of the approved working drawings. Internal illumination to be 30 millilamp neon or L.E.D. modules. Sloan or Gelcore are the approved L.E.D. systems to be used.
8. L.E.D. or neon accent lighting may be approved on a case by case basis by Landlord and City of Ontario.

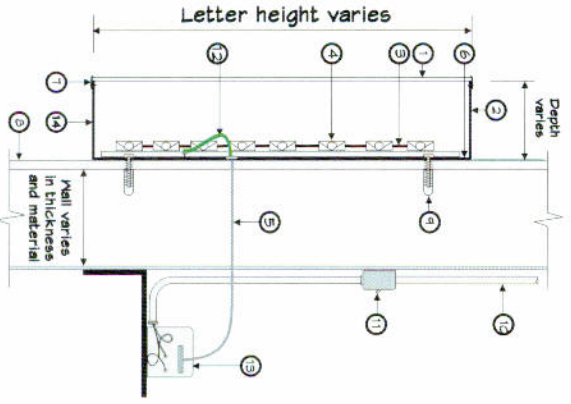
***SEE PAGE #6 FOR L.E.D. DETAILS**



- ① Acrylic Face
- ② Return of letter (-ALUMINUM)
- ③ 14 AWG Power Supply Leads
- ④ LED. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back -clear U.L. Approved lexan.
- ⑦ Screws Fastened thru letter return & into aluminum angle clips which are riveted to plastic back.
- ⑧ Spacers
- ⑨ #10 screws into plastic wall anchors, Min. Of three (3) per letter.

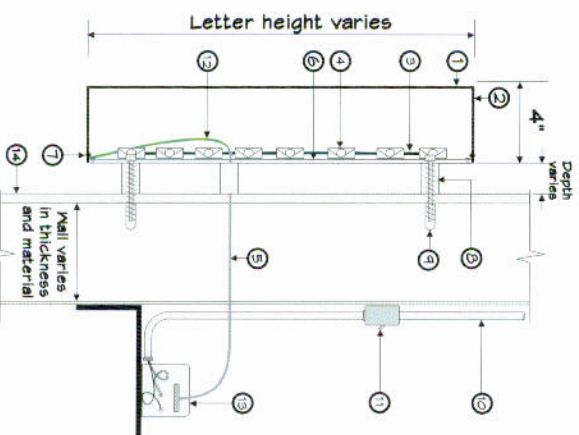
L.E.D. DIRECT AND INDIRECT LIGHTING

- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ Transformer
- ⑬ Ground wire
- ⑭ Sign Fascia
- ⑮ Trim cap



- ① Acrylic face
- ② Return of letter -Aluminum
- ③ 14 AWG Power supply Leads
- ④ LED. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back -Aluminum
- ⑦ Trim cap
- ⑧ sign Fascia
- ⑨ #10 screws into plastic wall anchors, Min. Of three (3) per letter.
- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ ground wire
- ⑬ Drain holes (min 2 per letter)

L.E.D. DIRECT LIGHTING

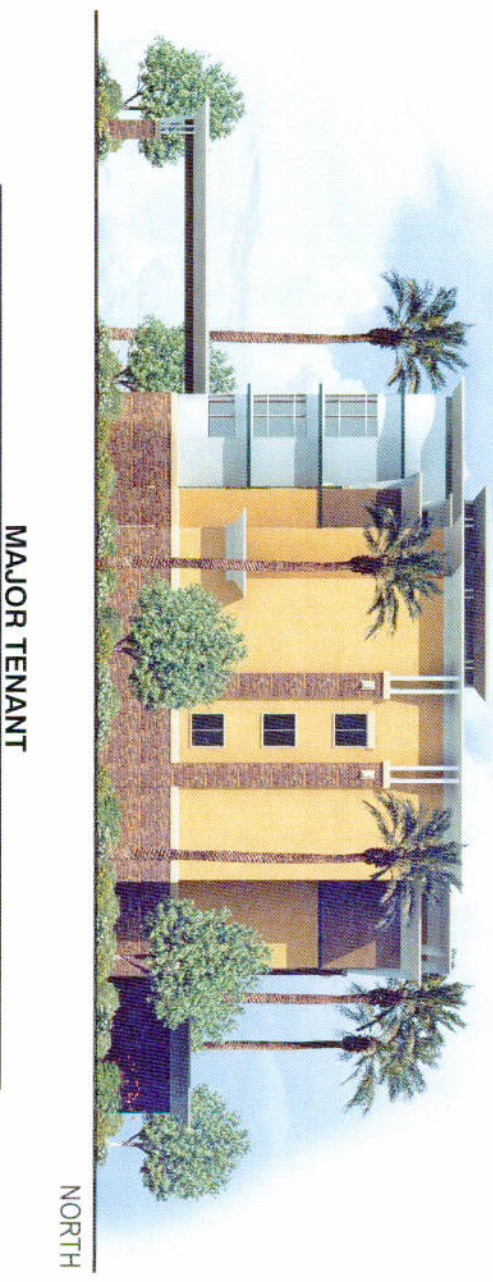


- ① Letter face -aluminum
- ② Return of letter -aluminum
- ③ 14 AWG Power Supply Leads
- ④ LED. Module
- ⑤ 14 AWG Wire
- ⑥ Letter back- clear U.L. Approved lexan.
- ⑦ Screws Fastened thru letter return & into aluminum angle clips which are riveted to plastic back.
- ⑧ Spacers
- ⑨ #10 screws into plastic wall anchors, Minimum of three (3) per letter
- ⑩ Primary electrical source
- ⑪ Disconnect switch
- ⑫ Ground wire
- ⑬ Transformer
- ⑭ sign fascia

L.E.D. INDIRECT LIGHTING



EAST



MAJOR TENANT

NORTH



SOUTH



WEST

MAJOR TENANT



NORTH



WEST

OFFICE BUILDING ELEVATIONS



EAST

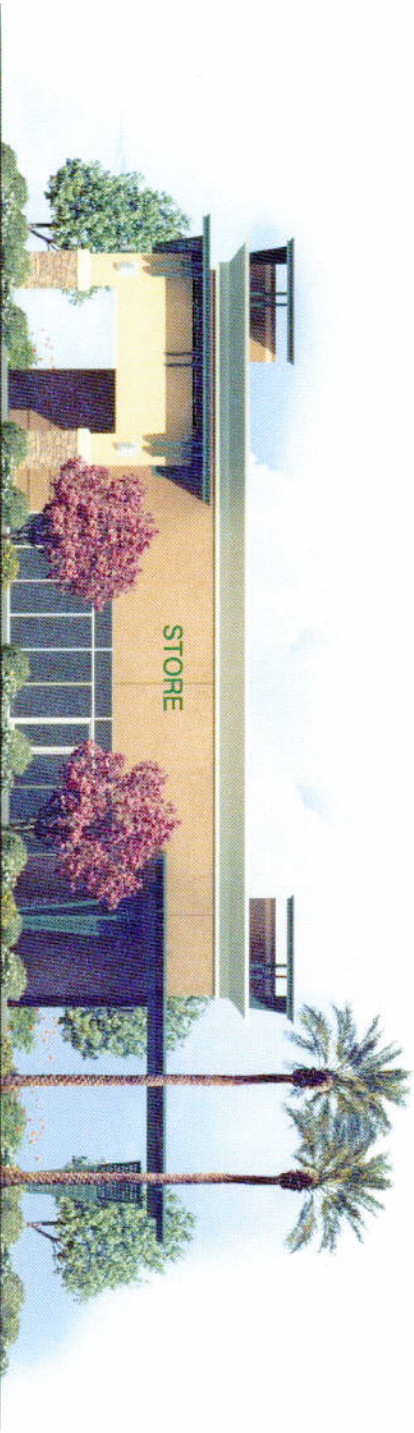


SOUTH

OFFICE BUILDING ELEVATIONS



NORTH



WEST

RETAIL ELEVATIONS



RETAIL ELEVATIONS



NORTH

WEST

STARBUCKS/QUIZNO'S BUILDING ELEVATIONS



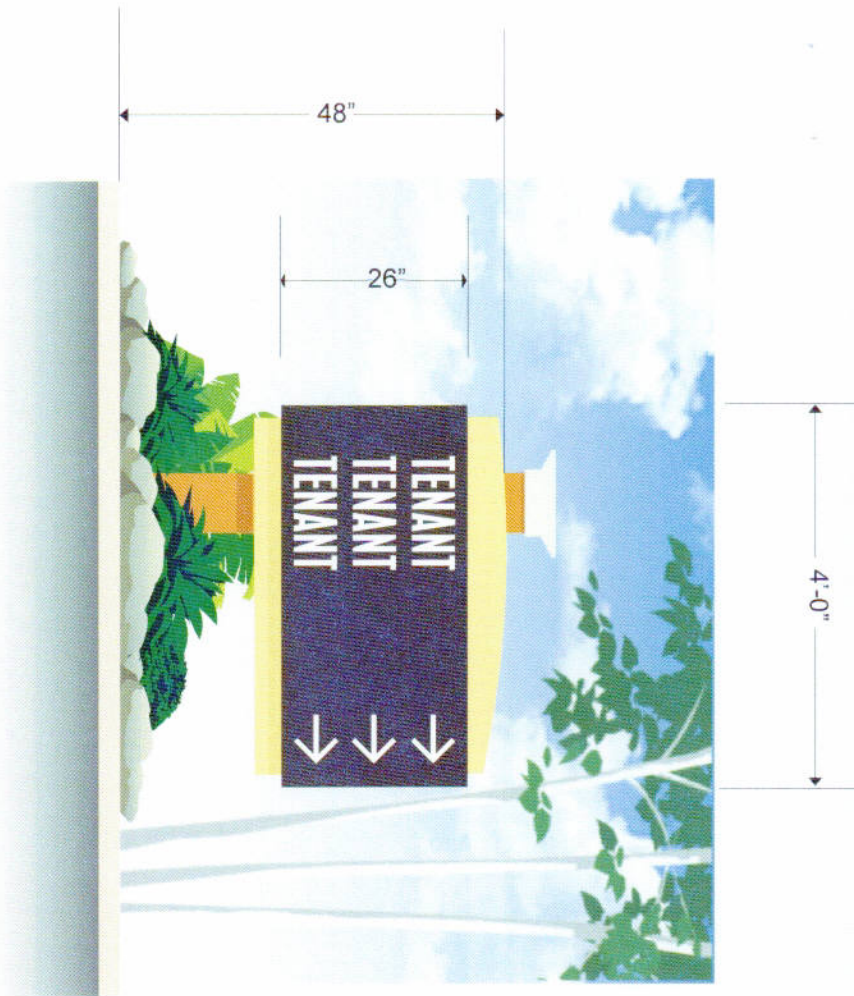
EAST

Optional third Quizno's sign location



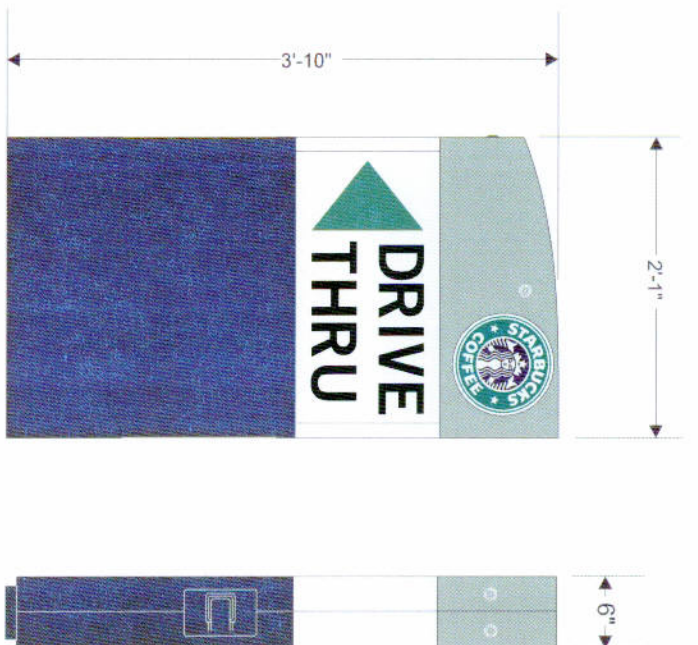
SOUTH

STARBUCKS/QUIZNO'S BUILDING ELEVATIONS



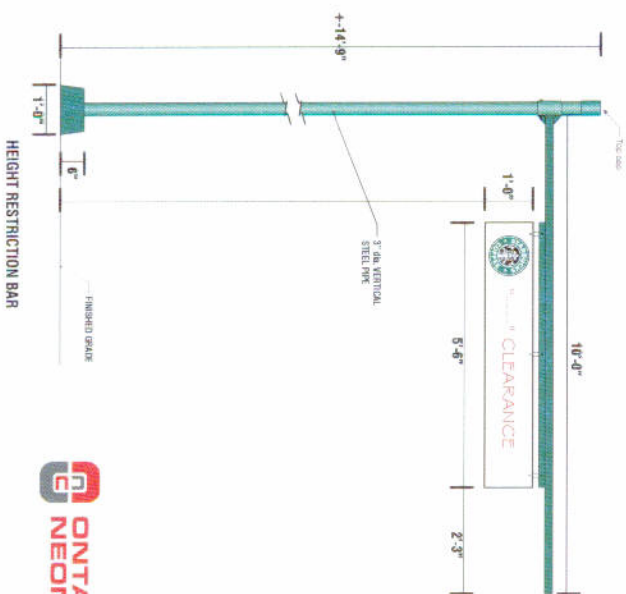
DOUBLE FACED DIRECTIONAL SIGN

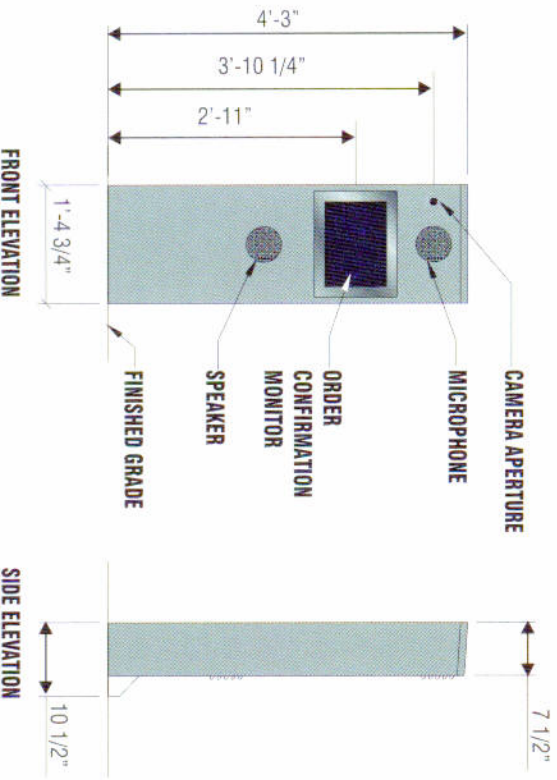
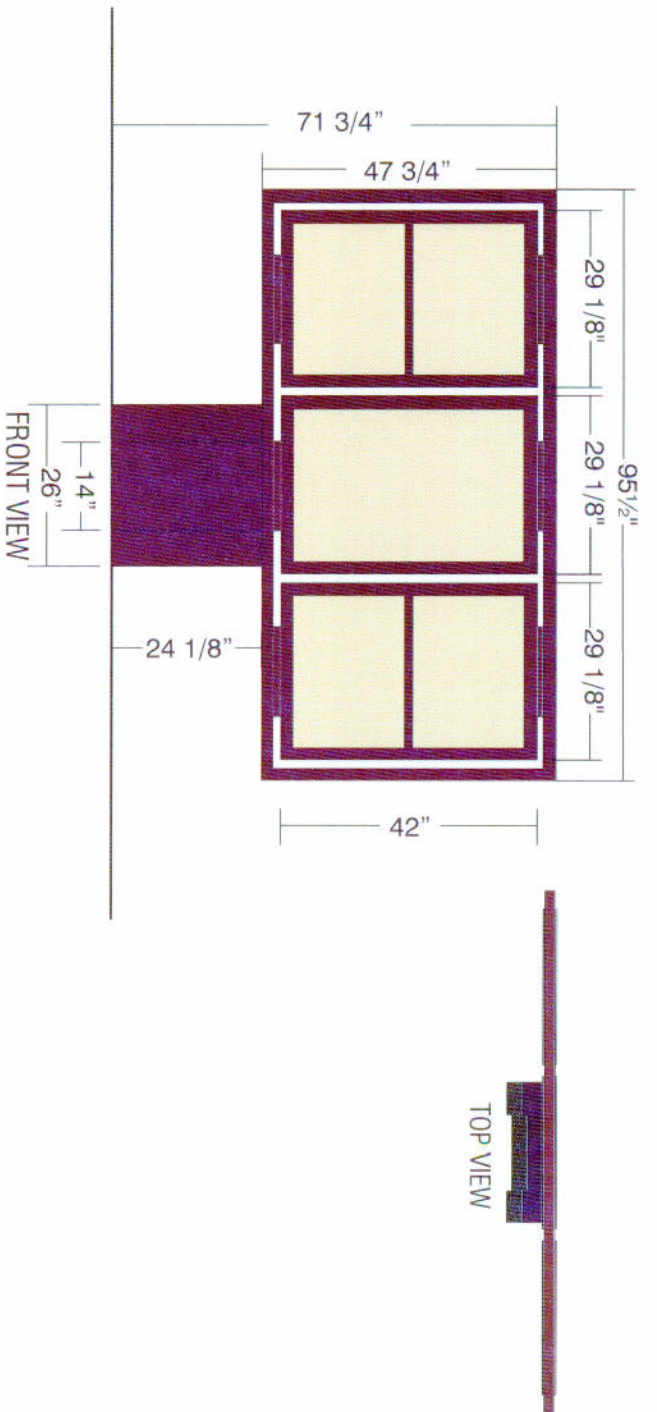
SCALE: 1/2" = 1'-0"



TWO (2) DOUBLE FACED DIRECTIONAL SIGNS

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





ORDER CONFIRMATION SYSTEM POST

MANUFACTURE & INSTALL:

SCALE: 3/16" = 1'-0"

DOUBLE FACE CABINET: ALUMINUM CONSTRUCTION PAINTED TO MATCH PRIMARY BUILDING COLOR, SATIN FINISH.

INDIVIDUAL LETTERS: 1/4" THICK FLAT CUT OUT LETTERS PAINTED TO MATCH ACCENT BUILDING COLOR.

FACES: ROUTED ALUMINUM PAINTED TO MATCH ACCENT BUILDING COLOR, SUEDE FINISH AND BACKED-UP WITH ACRYLIC.

STONE: TO MATCH STONE ON BUILDING.

ILLUMINATION: 800 HO LAMPS.

