



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: PANATTONI Development Company, LLC
 Address: 34 Tesla - Suite 200 • IRVINE, CA 92618
 Telephone No.: (949) 474-7830 Fax No.: (949) 474-7833

Applicant: ARCHITECTURAL Design + SIGN, INC
 Address: 2950 PALISADES DRIVE • CORONA, CA 92880
 Telephone No.: (951) 278-0680 Fax No.: (951) 278-0681

Applicant's Representative: Gail Cassman
 Address: 2950 Palisades Drive - Corona, CA 92880
 Telephone No.: (951) 278-0680 Fax No.: (951) 278-0681

(For staff use only)
 File No.: PSGP07-011
 Related Files: _____
 Submittal Date: 11/06/07
 Rec'd By: MAS
 Fees Paid: \$ 1,225.00 CHK # 11489
 Receipt No.: R 205705175

Action: Approved Denied
 By: CMR/UCR
 Date: 4.23.2008

SITE INFORMATION

Site Address (include N, S, E or W): 901 Via PIEMONTE
 Assessor's Parcel No.: 021020361
 Development Name: ONE PIEMONTE AT ONTARIO CENTER • OFFICE PARK
 Zone: SP Euclid Avenue Overlay District?: Yes No

NOTES X Please call Gail @ 951-278-0680
with EUCODC Estimated Time of approval.

10-0-2013

**PLANNING DEPARTMENT
APPROVED
SUBJECT TO CONDITIONS**

Approved

Approved By:

[Signature]

Date:

4-23-08

One Piemonte at Ontario Center Office Park



SIGN CRITERIA

September 2014, 2007
Revised 03-03-08



17357

OWNER

Painatoni
34 Teaso, Suite 200
Irvine, CA 92618
Tel. 949.474.7830 Fax. 949.474.7833

SIGN CONSULTANT

AD/S
ARCHITECTURAL
DESIGN SERVICES
Architectural Design & Signs
2950 Redwood Drive,
Carroll, California 92680
Tel. 951.278.0680 Fax. 951.270.2005

ARCHITECT

Ware Malcomb
10 Edelman
Irvine, CA 92618
Tel. 949.660.9128 Fax. 949.863.1581

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O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Owner, and the project's graphic design consultant. Signage at One Piemonte at Ontario Center Office Park, City of Ontario, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Owner / Tenant and city relationship.

The Owner will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting, installation and maintenance of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Owner.



SIGN SIZE PARAMETERS

(A) Project Low-Rise Monument Sign (Exhibits PL1 - PL3)

Overall height of sign not to exceed 6' - 0".
Sign to consist of address numeral of low-rise building and a maximum of four (4) Tenant names.

(B) Project High-Rise Monument Sign (Exhibit PH1)

Overall height of sign not to exceed 8' - 0"
Sign to consist of copy of project name, address numeral and a maximum of five (5) Tenant names

(C) Office Tenant Wall Signs

One-Story Building (Building "B"):

• The maximum allowable letter/logo height not to exceed eighteen (18") inches and up to a maximum of sign area of thirty (30) square feet.

Two-Story Building (Buildings "A" & "C"):

• The maximum allowable letter (1st letter)/logo height not to exceed twenty-four (24") inches, with subsequent lettering not to exceed eighteen (18") inches and up to a maximum sign area of thirty (30) square feet.

High Rise Building

• Parapet Sign - The maximum allowable letter/logo height not to exceed thirty-six (36") inches and up to a maximum sign area of seventy-five (75) square feet.

• Eyebrow Sign - The maximum letter/logo height not to exceed eighteen (18") inches and up to a maximum of sign area of thirty (30) square feet.

Note:

- At the sole discretion of the Owner, Tenants with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation.
- The overall width of any sign shall not exceed 75% of any uninterrupted architecture treatment or leased frontage, whichever is smaller.

SIGN STYLES

Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Owner reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Acceptable sign styles may include:
It is the intention of this Criteria, subject to review, to permit:

1. Halo illuminated letters, 3" deep minimum.



Graphic Example



Halo Illumination

TYPE STYLES & LOGOS

Project standard lettering shall be used for all Tenant signs. Sign lettering may be combined with company logos. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. In the event that the Tenant has a corporate trademarked sign, the Tenant should identify the trademarked protected logo and lettering in their submission to the Owner to assist in the review process.

LIGHTING

Tenant signs shall be illuminated using the following lighting techniques. One or more of the following are allowed:

1. Neon
2. Light Emitting Diodes (LED's)

If it is determined by Owner at any time that the primary lighting of Tenant's wall sign is too intense, the Owner may require at Tenant's expense to install a dimmer switch.

COLORS

Signs, face and returns, shall be painted Matthews brushed aluminum (silver). In some cases, Owner may approve different variations depending upon the Tenant's corporate trademarked signage.

FONTS

All signage copy to use Futura Book font designated for this location.



THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED.

1. A sign consisting of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards, unless with specific prior approval from Owner and City of Ontario.
3. Window signs or sign blocking doors or fire escapes, unless approved by the Owner
(Note: Box signs hanging in display windows are not allowed).
4. Gold leaf treatments on windows, box signs and exposed neon window displays without the City of Ontario and Owner's written approval.
Note: Approval is at Owner's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts.
(Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional or directional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Wording of signs will not include the product sold except as part of the Tenant's established trade name or insignia, or if the main product and generic name are one in the same.
21. Inflatable signs
22. Reader board signs

APPROVAL PROCESS

The Owner has engaged the services of a SIGN CONSULTANT for the entire project who will assist in the review and approval of Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA. Applicants must pay a fee of \$300.00 to the Owner for the processing of this design approval service. This fee does not include the additional permit fees required by the City of Ontario.

At least thirty (30) days prior to the Owner's scheduled delivery of the premises, Tenant shall provide the following information to the Owner for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name:

Store Logo (in color with colors identified);

Store interior materials, colors and finishes.

Allowing reasonable time for Owner's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Owner's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Owner's Tenant coordinator.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" = 1'-0".

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Owner will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Owner's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Owner's satisfaction.

Upon receipt of final sign approval from the Owner, Tenant shall submit three (3) sets of colored drawings of the proposed sign to the City of Ontario, CA for approval and installation permits. Tenants are required to provide one (1) set of the City approved drawings to the Owner prior to commencing any installation.



FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Owner. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from carring and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned a maximum of two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear polycarbonate backing.
9. All Signs to be pegged a minimum of 1/2" from wall or facade onto which the letters are attached.
10. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be carefully patched to match adjacent finish.

INSTALLATION

The Tenant's sign installer will provide the following:

1. Provide the Owner with an original certificate of insurance naming the Owner as an additional insured for liability coverage in an amount required by Owner.
2. Obtain all required sign permits from the City of Ontario, California and deliver copies to the Owner before installing the signs.
3. Keep a Owner approved set of sign drawings on site when install the sign.
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

MAINTENANCE OF SIGN

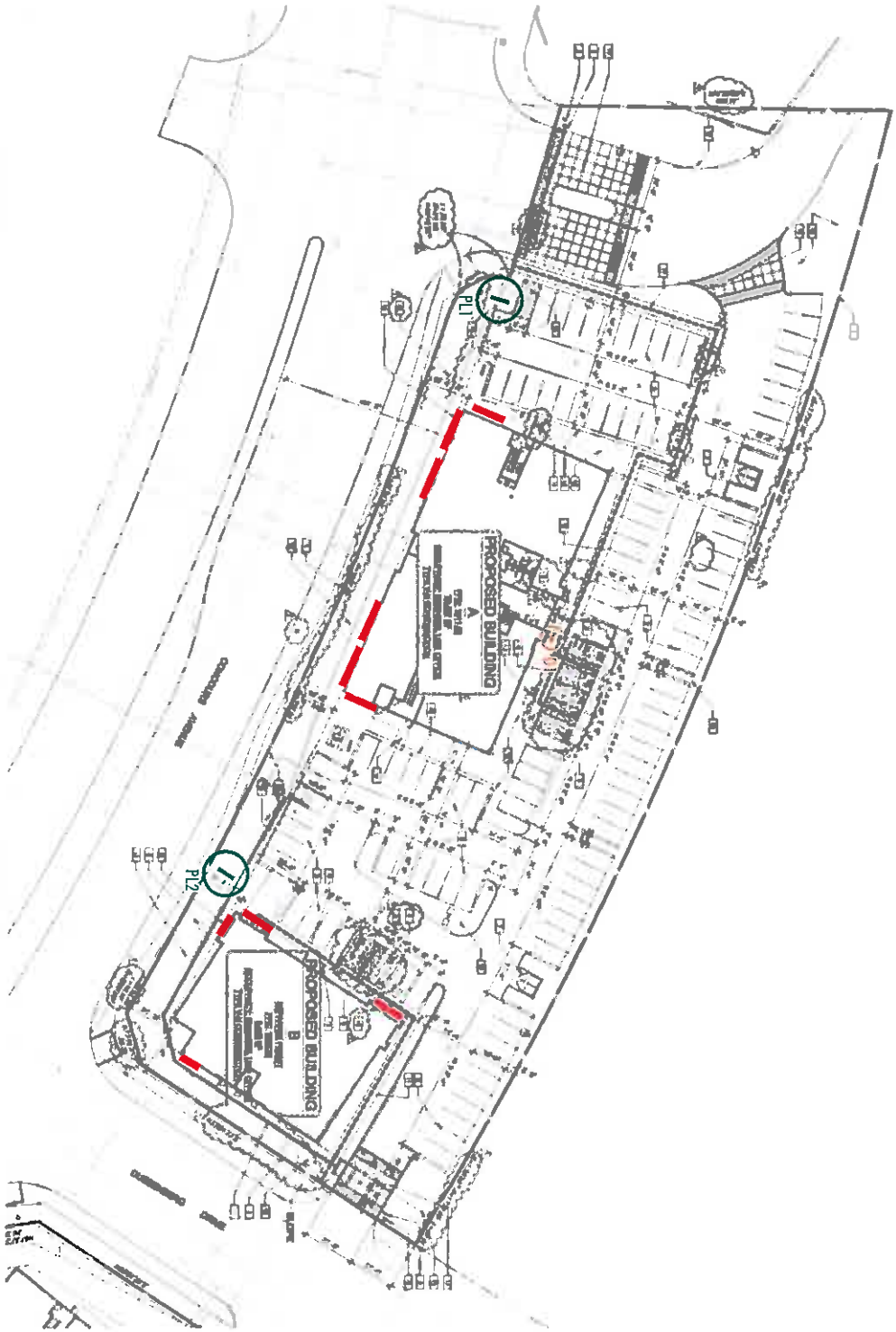
The Tenant shall employ professional sign fabricators and installers approved by the Owner who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this One Piemonte at Ontario Center Office Park Sign Criteria.

Only those sign types provided for and specifically approved by the Owner in Tenant's sign submission documents will be allowed. The Owner may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Owner's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Owner with a copy of all sign fabrication and installation permits prior to installation.

All signs shall be kept in a "like new" condition. Cracked, damaged, faded, or discolored sign faces shall be replaced by Tenant as required by Owner or the applicable government agencies. Upon notice by the Owner, a Tenant will be required to refurbish any signing which does not qualify as an acceptable standard or which has deteriorated unacceptably.

Upon the removal of the sign letters for any reason, the Tenant shall contract for the patching of drill holes, resurfacing the stucco to match the facade texture, repainting of the sign area from screed line to screed line to the end that there is a "like new" condition. No security deposit shall be returned to Tenant until the satisfactory completion of this work. If Tenant fails to complete this work within 15 days from the date of expiration or early termination of the Lease, Owner shall cause the work to be completed at Tenant's expense.

SITE PLAN (LOW-RISE BUILDINGS A & B)



- █ = Wall Signs
- █ = PL (Projed Low-Rise Monument)
- █ = D1 (Exterior Directory)

All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.

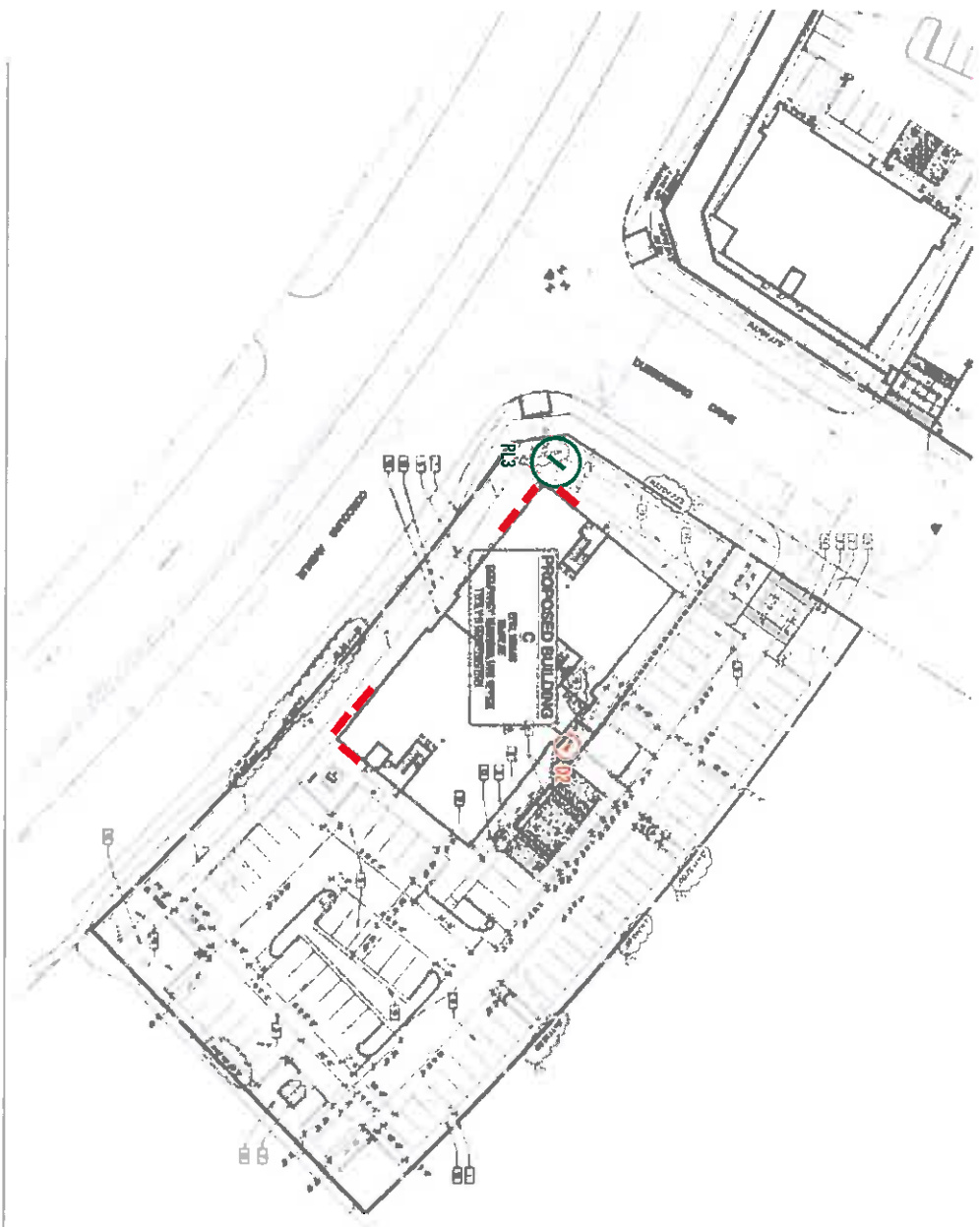
SITE PLAN



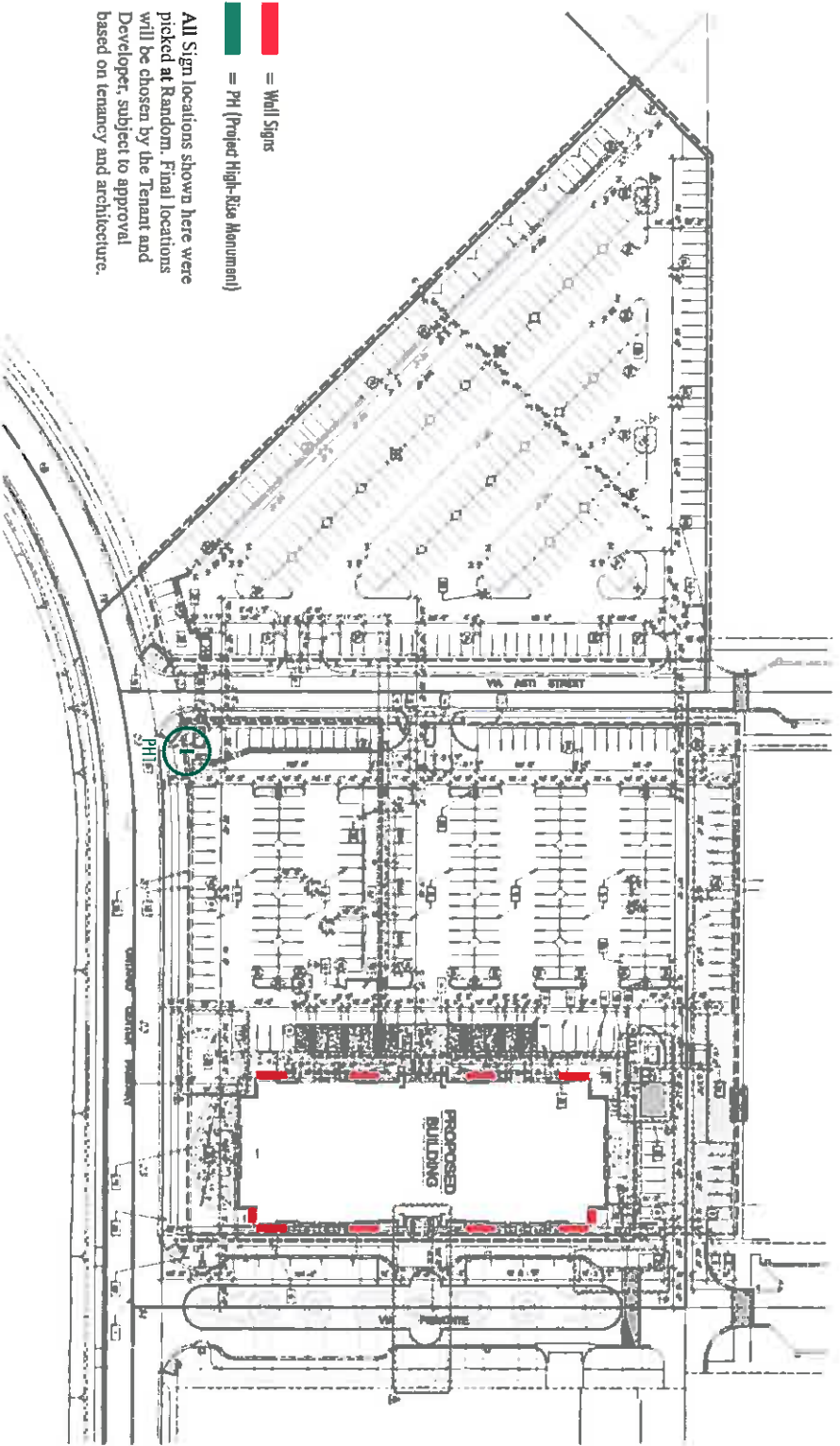
SITE PLAN (LOW-RISE BUILDING C)

- █ = Wall Signs
- █ = PL (Projected Low-Rise Monument)
- █ = DZ (Exterior Directory)

All Sign Locations shown here were picked at Random. Final Locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.



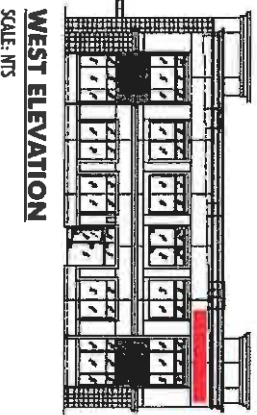
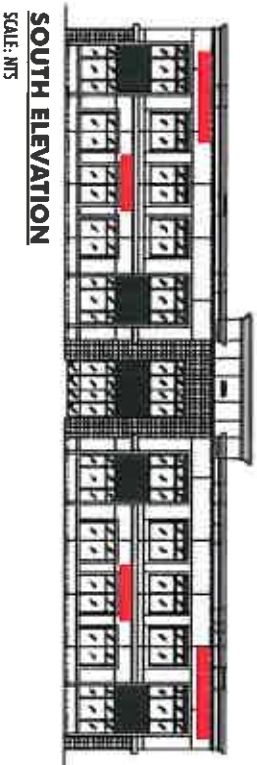
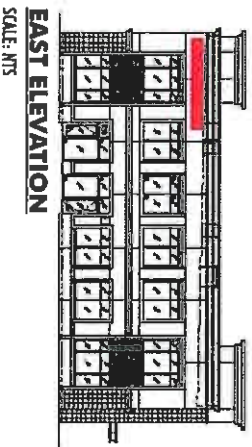
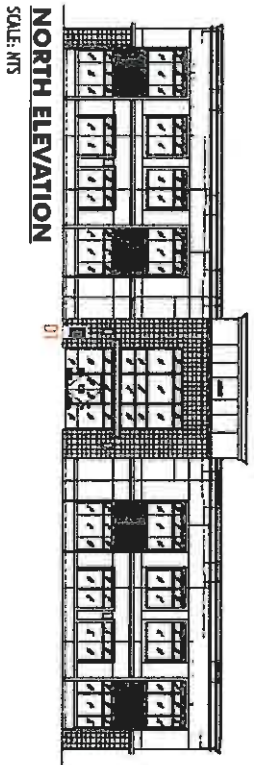
SITE PLAN (HIGH-RISE BUILDING)



- █ = Wall Signs
- █ = PH (Project High-Rise Monument)

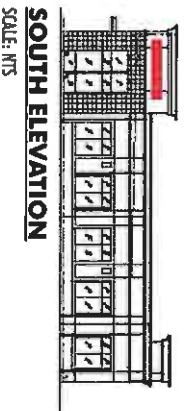
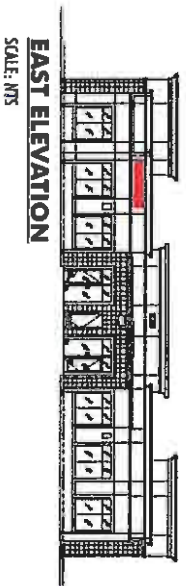
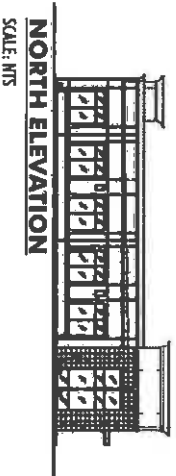
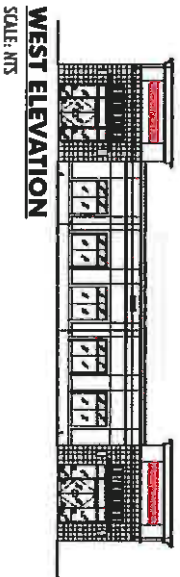
All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.

BUILDING "A" TWO-STORY ELEVATIONS



= Wall Signs
 All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.

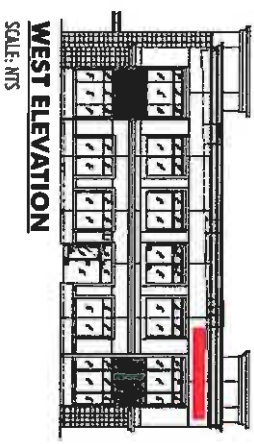
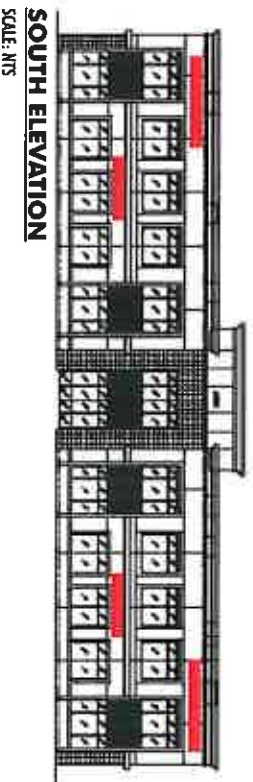
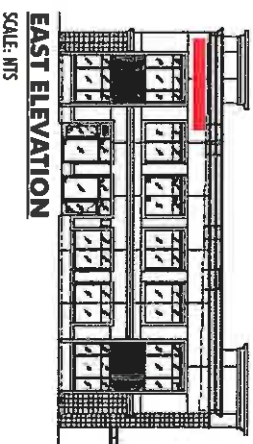
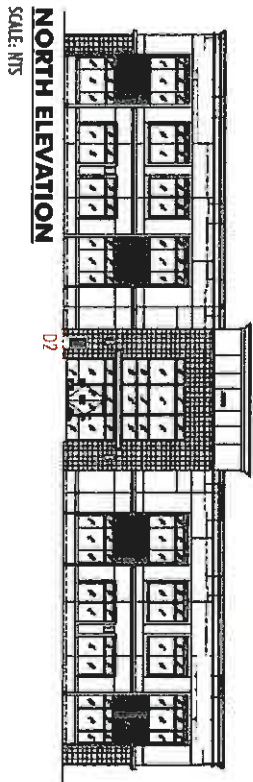
BUILDING "B" ONE-STORY ELEVATIONS



= Wall Signs

All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.

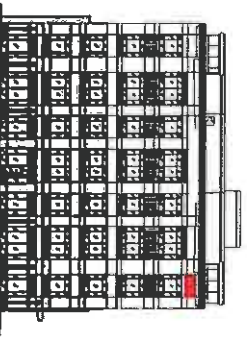
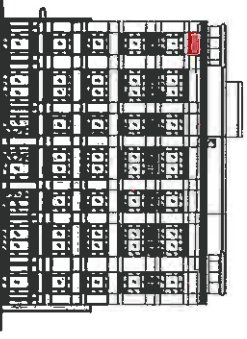
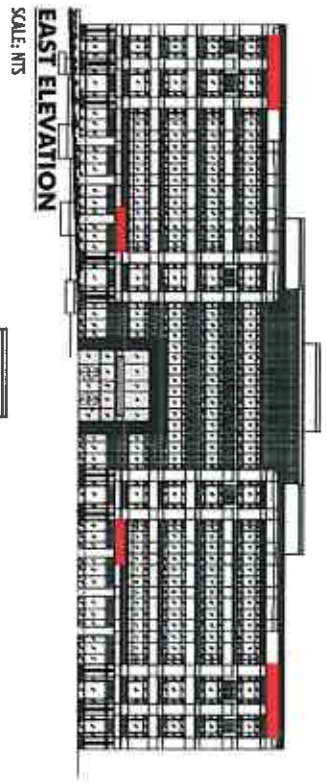
BUILDING "C" TWO-STORY ELEVATIONS



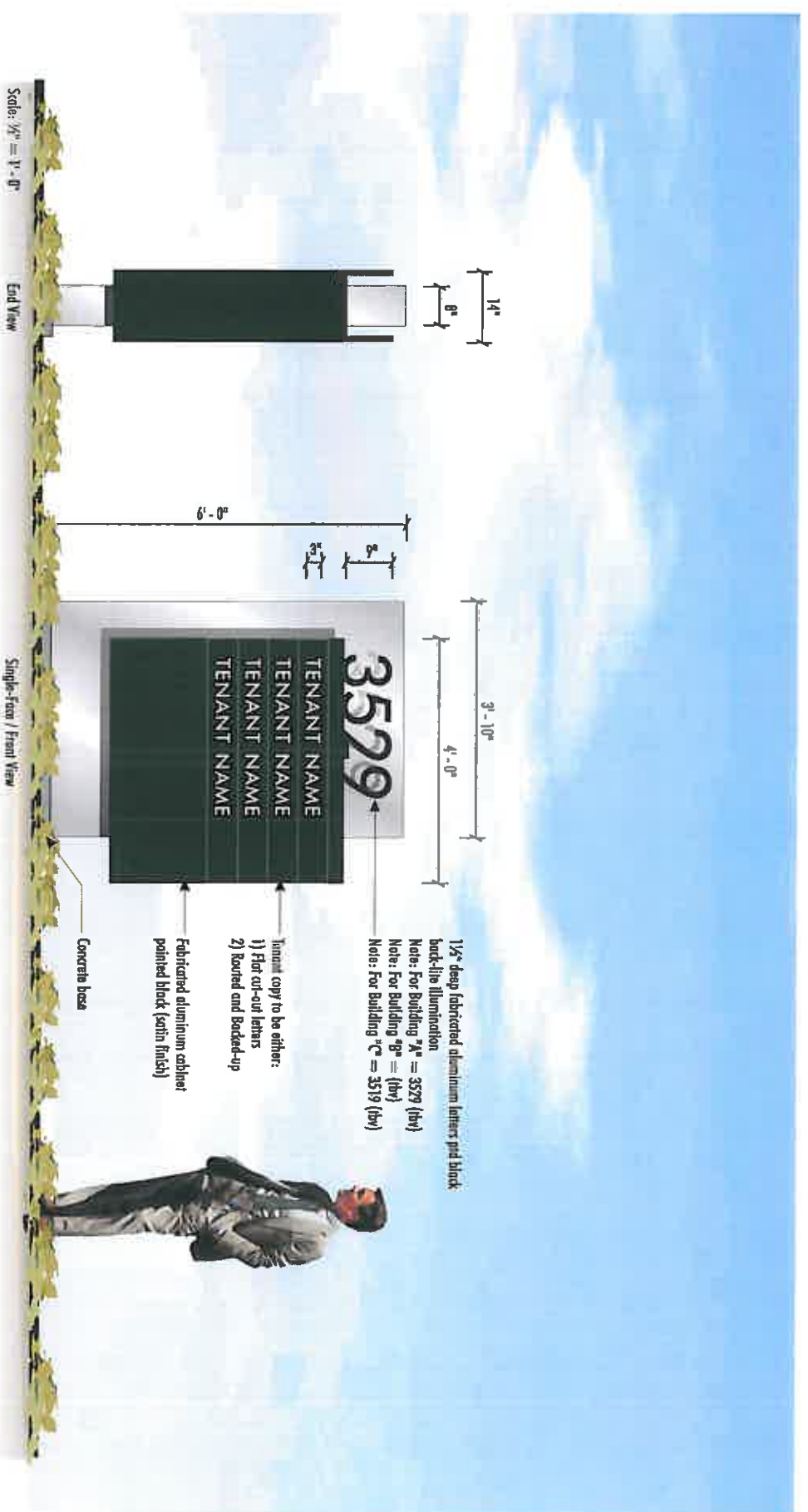
= Wall Signs
 All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.

HIGH RISE ELEVATIONS

█ = Wall Signs
 All Sign locations shown here were picked at Random. Final locations will be chosen by the Tenant and Developer, subject to approval based on tenancy and architecture.
 30' high non-illuminated address numerals.
 Brushed stainless steel or polished stainless steel



PROJECT MONUMENT SIGN (PL1 - PL3)



1 1/2" deep fabricated aluminum letters and black back-tilt illumination

Note: For Building "A" = 3529 (hw)

Note: For Building "B" = (hw)

Note: For Building "C" = 3519 (hw)

Font: copy to be either:

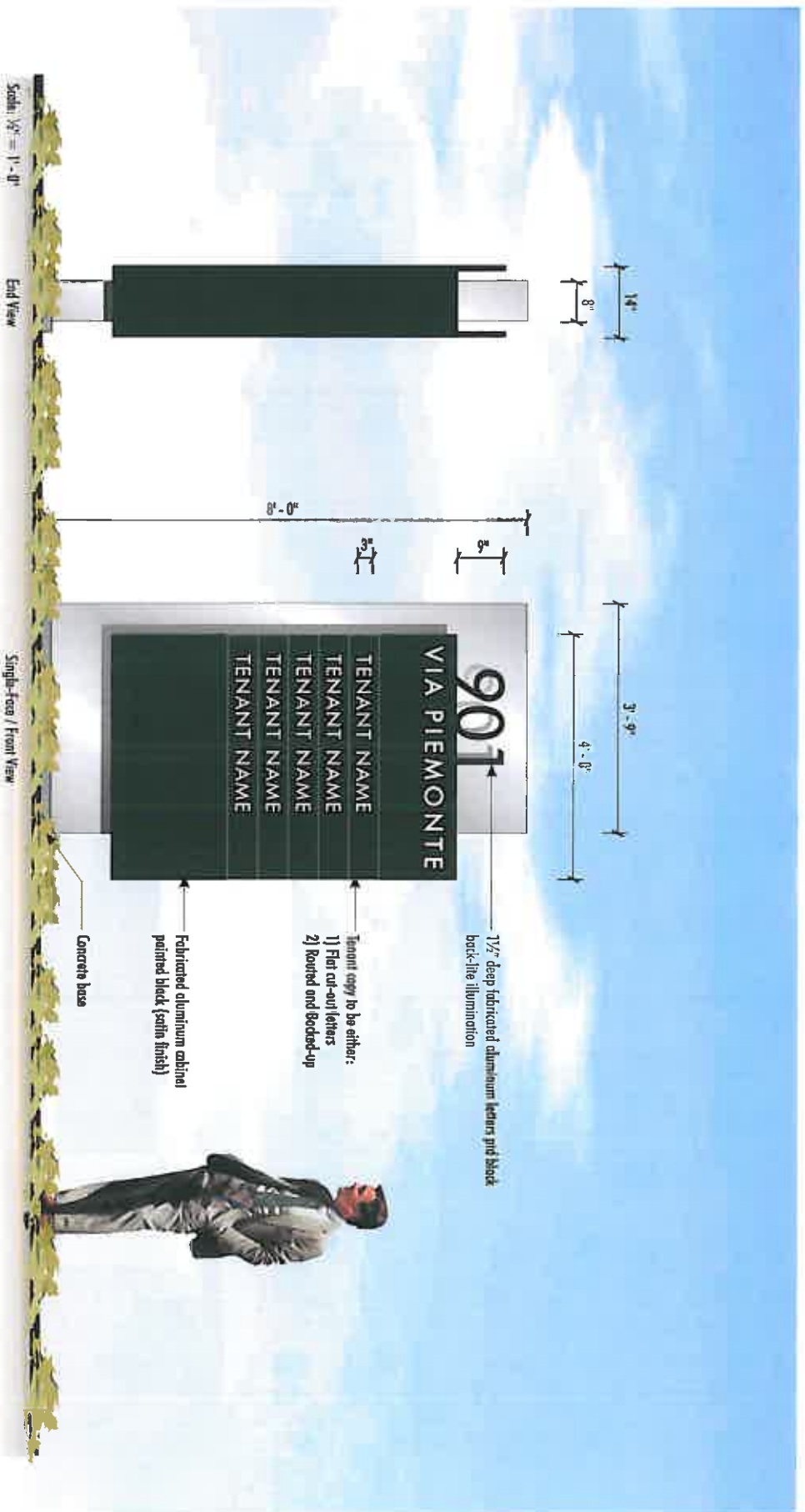
- 1) Flat cut-out letters
- 2) Beveled and Beveled-up

Fabricated aluminum cabinet painted black (soft finish)

Concrete base

OPTION - "A"

PROJECT MONUMENT SIGN (PH1)



1 1/2" deep fabricated aluminum letters and block back-like illumination

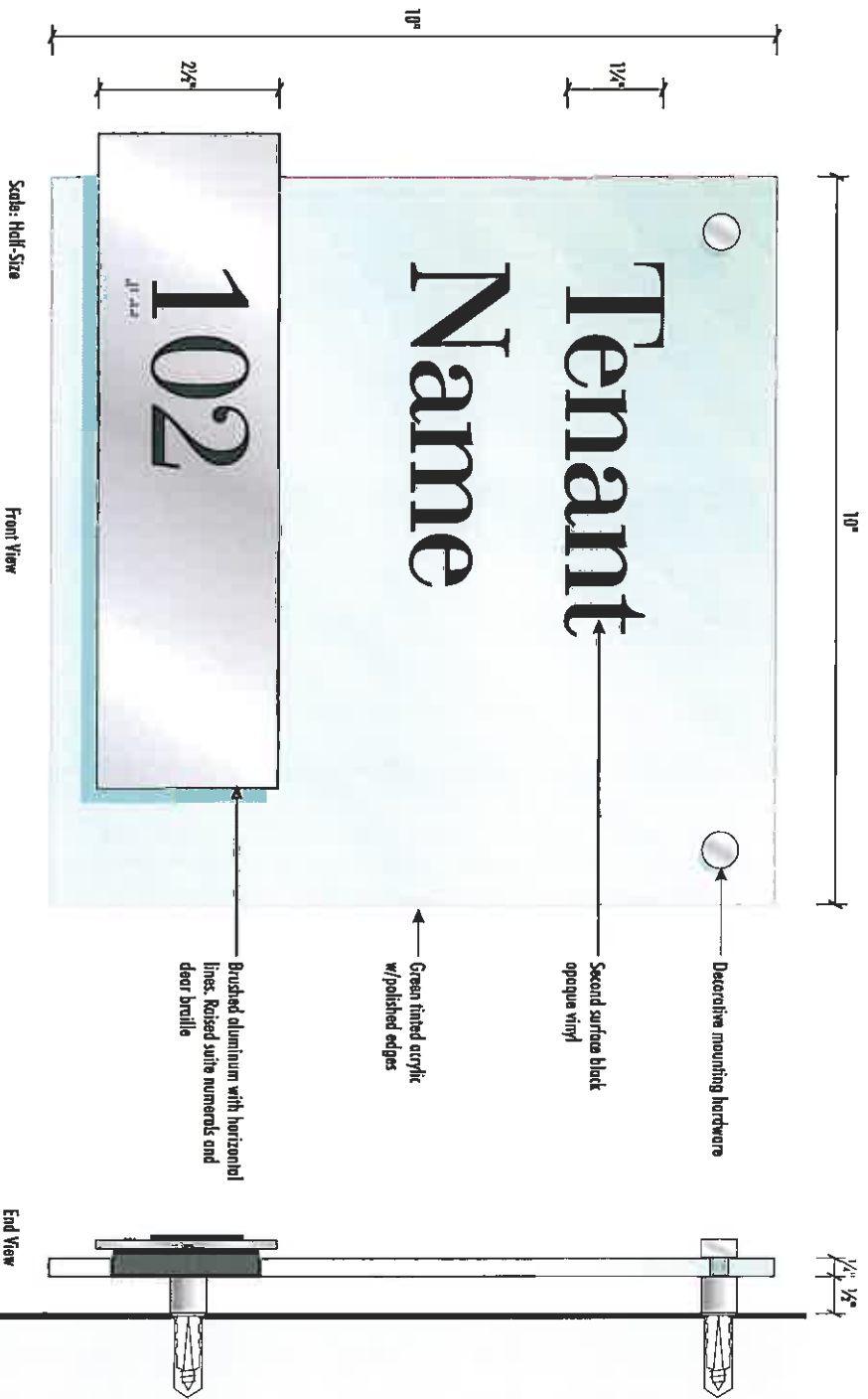
Tenant copy to be either:
 1) Flat cut-out letters
 2) Routed and beaded-up

Fabricated aluminum cabinet/painted black (sofin finish)

Concrete base

OPTION - 'A'

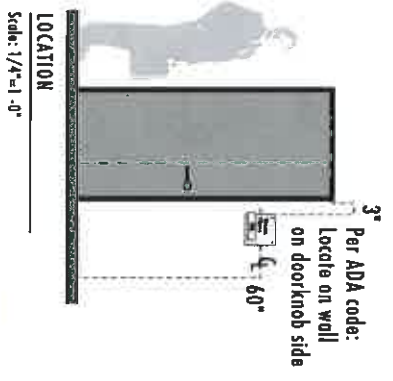
SUITE IDENTIFICATION



Scale: Half-Size

Front View

End View

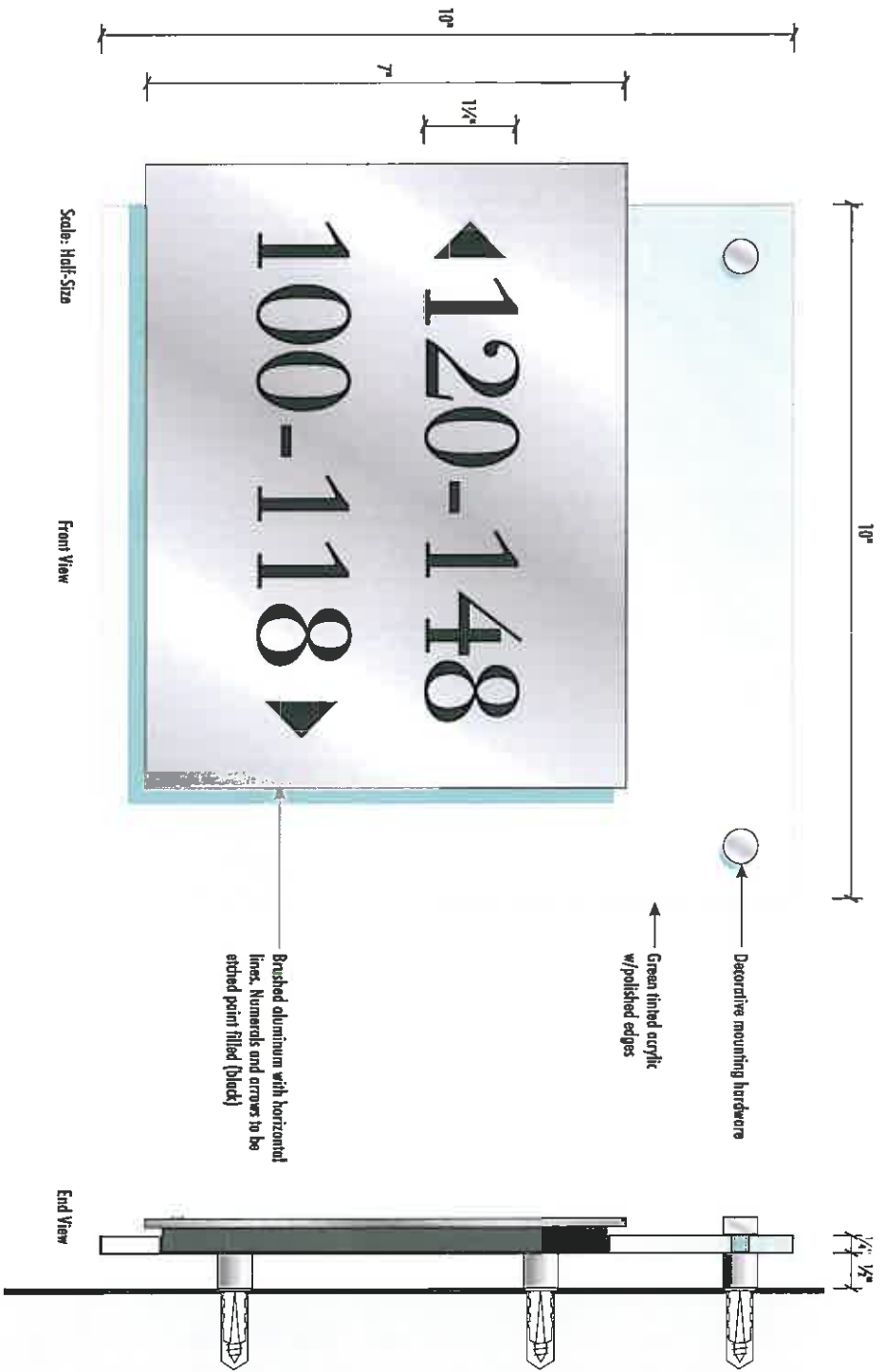


LOCATION

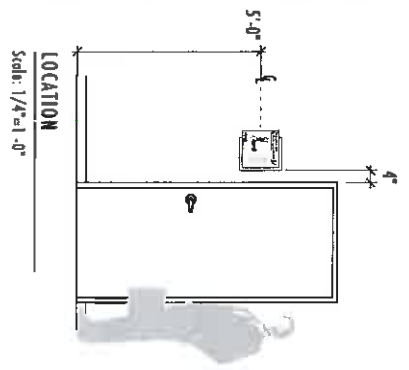
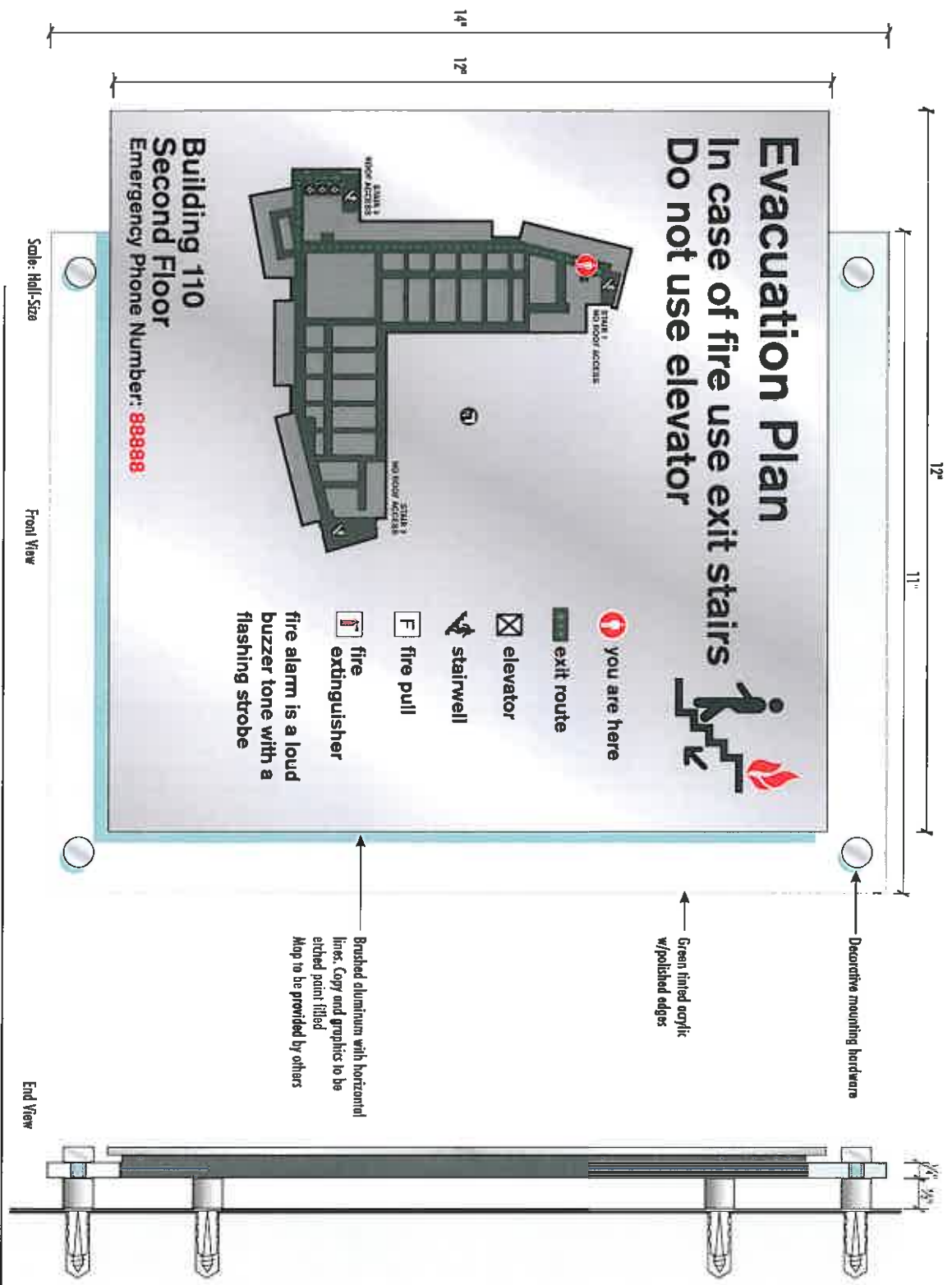
Scale: 1/4"=1'-0"

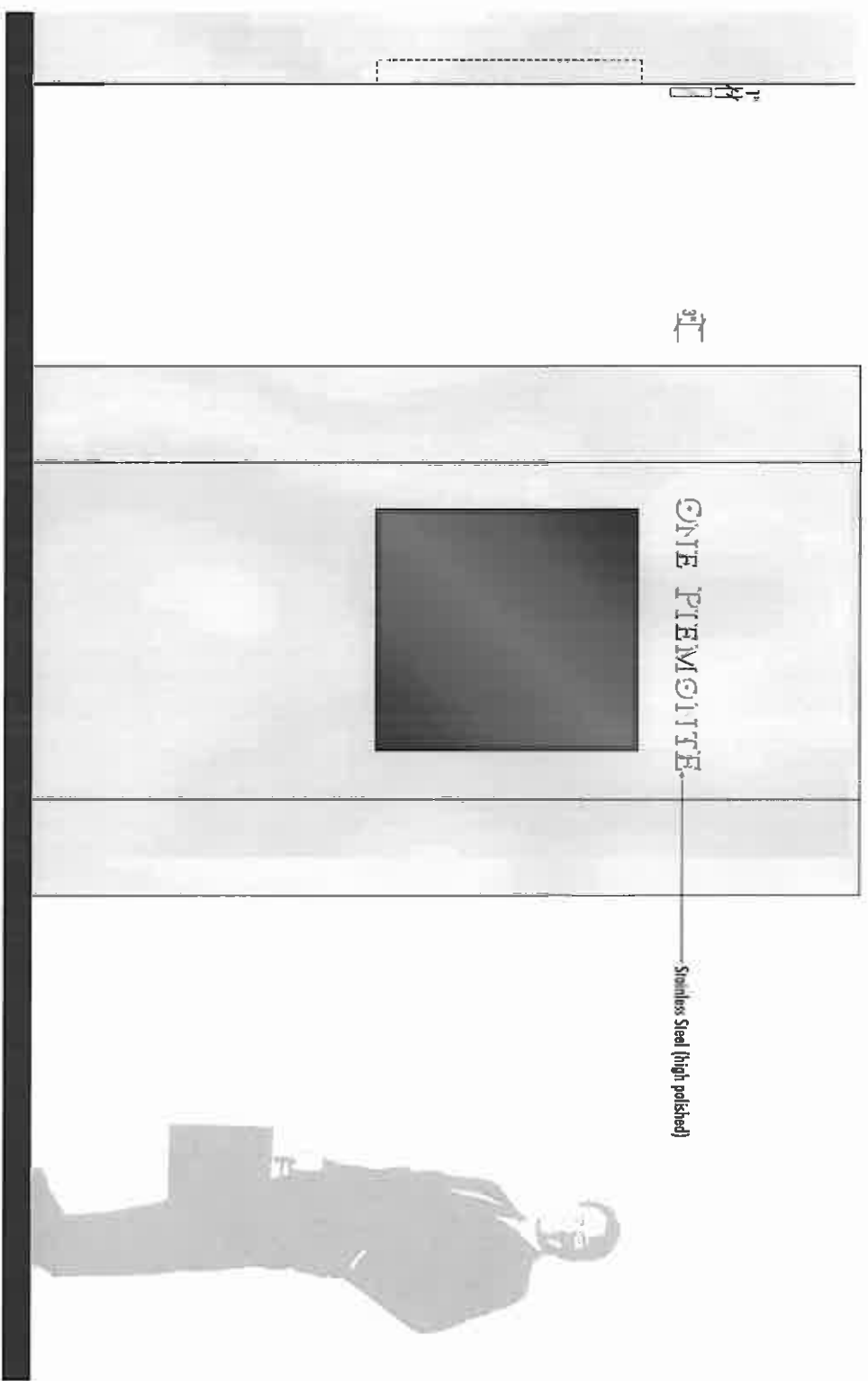


FLOOR IDENTIFICATION



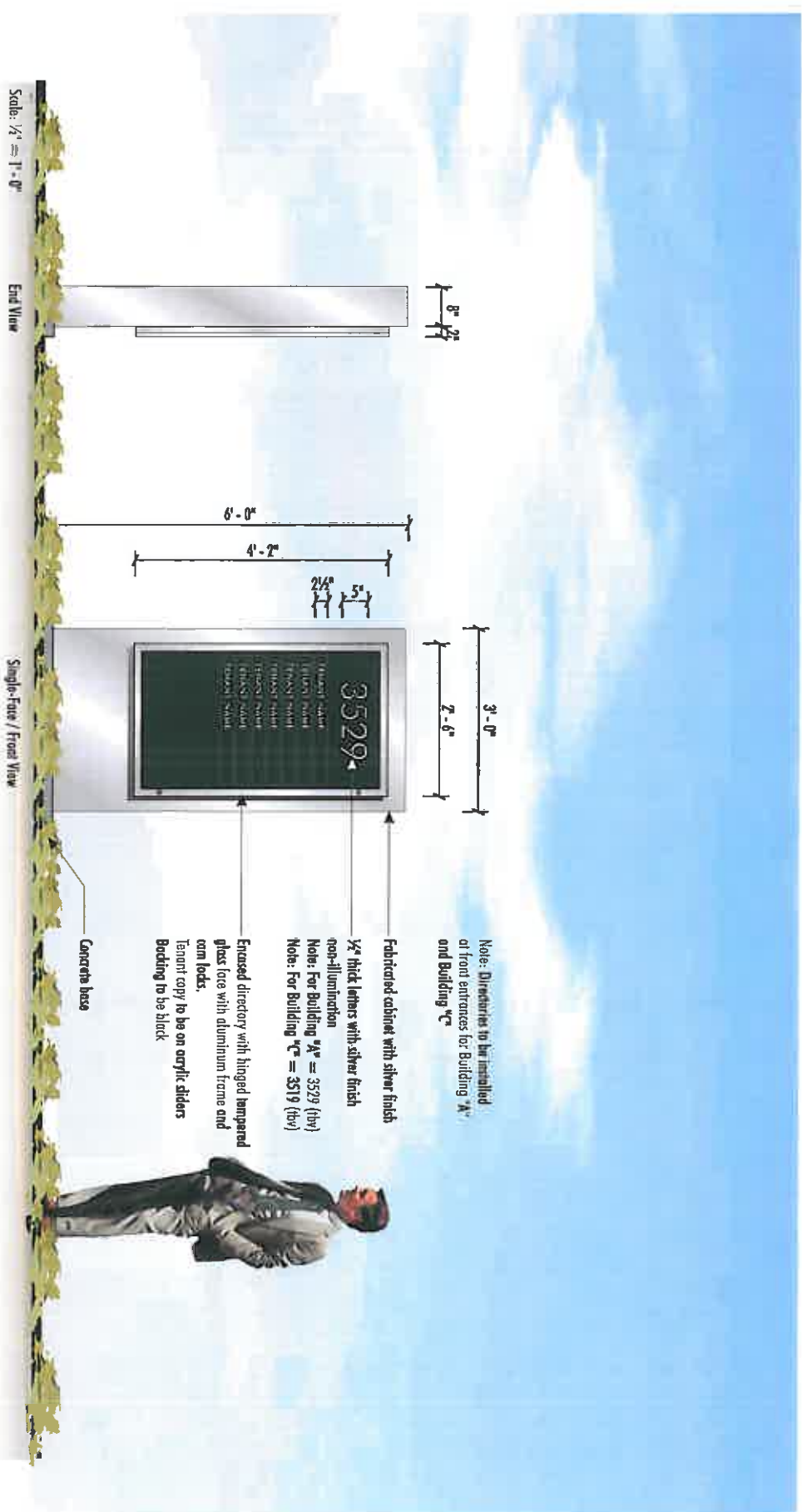
EVACUATION MAP





NOTE: Lobby Directory still to be Finalized

EXTERIOR DIRECTORY (D1 & D2)



Note: Directories to be installed at front entrances for Building "A" and Building "C"

Fabricated cabinet with silver finish
 1/2" thick letters with silver finish non-illumination
 Note: For Building "A" = 3529 (thv)
 Note: For Building "C" = 3519 (thv)

Embossed directory with hinged tempered glass face with aluminum frame and cam locks.
 Tenant copy to be on acrylic sliders
 Bidding to be thick

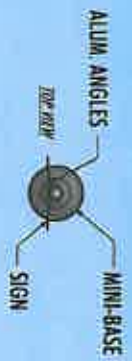
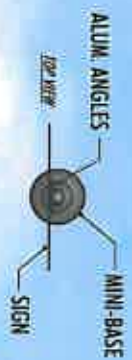
Concrete base

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

End View

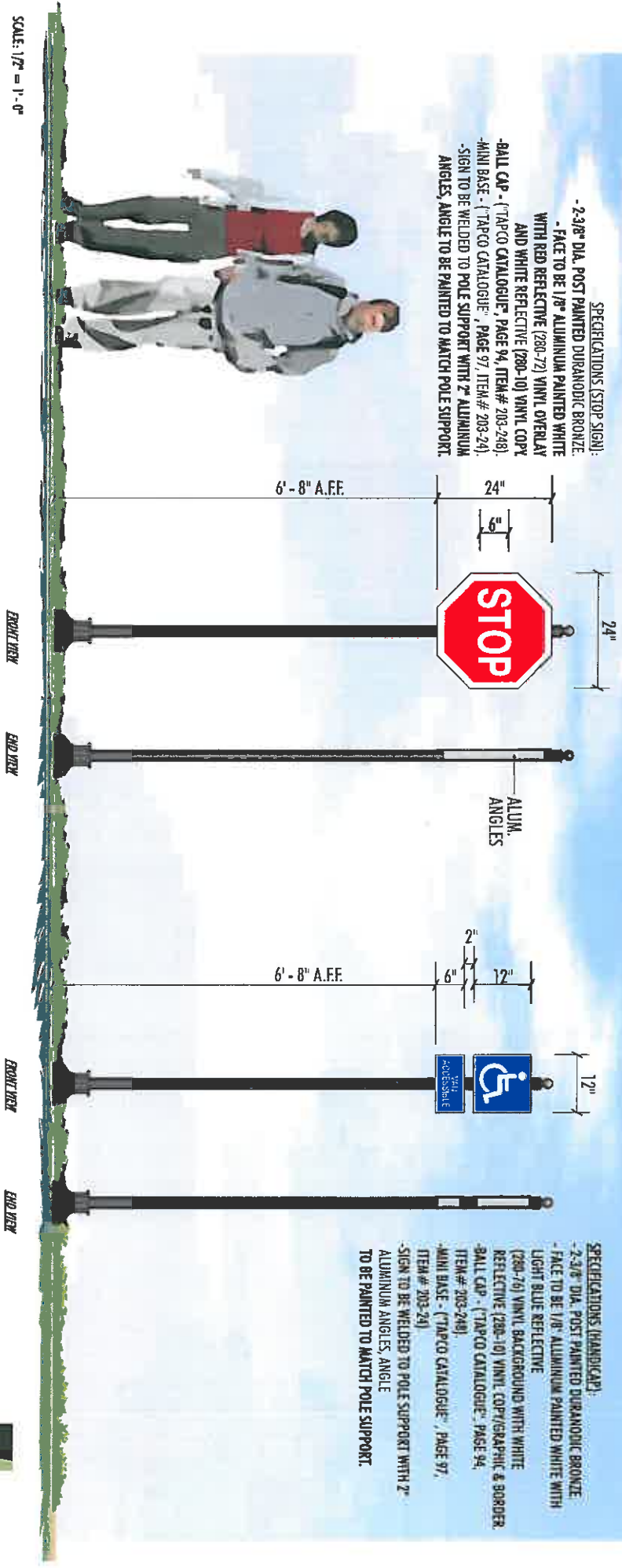
Single-Face / Front View

STOP AND HANDICAP SIGN



- SPECIFICATIONS (STOP SIGN):**
- 2-3/8" DIA. POST PAINTED DURANODIC BRONZE
 - FACE TO BE 1/8" ALUMINUM PAINTED WHITE WITH RED REFLECTIVE (280-72) VINYL OVERLAY AND WHITE REFLECTIVE (280-10) VINYL COPY
 - BALL CAP - (TAPCO CATALOGUE, PAGE 94, ITEM# 203-248)
 - MINI BASE - (TAPCO CATALOGUE, PAGE 97, ITEM# 203-24)
 - SIGN TO BE WELDED TO POLE SUPPORT WITH 2" ALUMINUM ANGLES, ANGLE TO BE PAINTED TO MATCH POLE SUPPORT.

- SPECIFICATIONS (HANDICAP):**
- 2-3/8" DIA. POST PAINTED DURANODIC BRONZE
 - FACE TO BE 1/8" ALUMINUM PAINTED WHITE WITH LIGHT BLUE REFLECTIVE
 - (280-76) VINYL BACKGROUND WITH WHITE REFLECTIVE (280-10) VINYL COPY/GRAPHIC & BORDER
 - BALL CAP - (TAPCO CATALOGUE, PAGE 94, ITEM# 203-248)
 - MINI BASE - (TAPCO CATALOGUE, PAGE 97, ITEM# 203-24)
 - SIGN TO BE WELDED TO POLE SUPPORT WITH 2" ALUMINUM ANGLES, ANGLE TO BE PAINTED TO MATCH POLE SUPPORT.



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



PARKING CODE ENTRY & RECYCLED WATER SIGN

- SPECIFICATIONS:**
- 2.3/8" DIA. POST PAINT DURANODIC BRONZE
 - FACE TO BE 1/2" ALUMINUM PAINTED GREEN (COLOR TBD)
 - COPY TO BE OPACQUE WHITE (275-10) VINYL
 - "HANDICAP" LOGO TO BE REFLECTIVE LIGHT BLUE (280-79) AND WHITE (280-10) VINYL
 - "FINE LANE" TO BE REFLECTIVE RED (280-72) AND WHITE (280-10) VINYL
 - BALL CAP - ("TARCO CATALOGUE", PAGE 94, ITEM# 203-248)
 - MINI BASE - ("TARCO CATALOGUE", PAGE 97, ITEM# 203-24)
 - SIGN TO BE WELDED TO POLE SUPPORT WITH 2" ALUMINUM ANGLES, ANGLE TO BE PAINTED TO MATCH POLE SUPPORT.

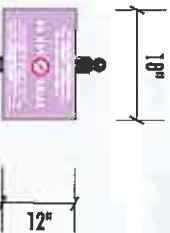


24"
3'-10"
20"

FRONT VIEW

END VIEW

- SPECIFICATIONS:**
- 2.3/8" DIA. POST PAINT DURANODIC BRONZE
 - FACE TO BE 1/2" ALUMINUM PAINTED TO MATCH PMS 572 (LIGHT PURPLE)
 - COPY TO BE REFLECTIVE WHITE VINYL
 - "DO NOT" & "DRINK" TO BE REFLECTIVE WHITE (280-10) VINYL
 - LOGO - REFLECTIVE RED (280-72) AND WHITE (280-10) VINYL
 - BALL CAP - ("TARCO CATALOGUE", PAGE 94, ITEM# 203-248)
 - MINI BASE - ("TARCO CATALOGUE", PAGE 97, ITEM# 203-24)
 - SIGN TO BE WELDED TO POLE SUPPORT WITH 2" ALUMINUM ANGLES, ANGLE TO BE PAINTED TO MATCH POLE SUPPORT.



18"
12"
12"

FRONT VIEW

END VIEW

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

Receipt Validation
Office Use Only

PAID \$1,225.00
11-06-2007/001-00050732/46515-001
USER:HB TOTAL:\$1,225.00
001-00050732

City of Ontario
303 East "B" Street
Ontario, CA 91764

FEE STATEMENT

PERMIT/CASE #: PSGP07-011
TYPE: Sign Program
SITE ADDRESS: 901 N VIA PIEMONTE ONTA
GENERAL LOCATION:
PARCEL:
RECEIPT NUMBER: R200705175
Sign Program for One Piemonte at Ontario Center - Office Park

TRANSACTION DATE: 11/06/2007

TOTAL PAYMENT:

1,225.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	11489	1,225.00

ACCOUNT ITEM LIST:

Item#	Description	Account Code	Current Pmts
5860	Sign Program	46515-001	1,225.00

RECEIPT ISSUED BY: MSOLIS
ENTERED DATE: 11/06/2007

INITIALS: MAS
TIME: 03:29 PM

Customer Copy