

# ONTARIO TOWN CENTER

815 WEST HOLT BLVD.  
ONTARIO, CA.



C & C SIGNS  
Garden Grove, California

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<b>PLANNING DEPARTMENT APPROVED</b>	
<b>SUBJECT TO CONDITIONS</b>	
<i>PSGP10-007</i>	
<i>(revision to PSGN04-011)</i>	
Approved By: <i>Chamey</i>	Date: <i>9-15-10</i>

# ONTARIO TOWN CENTER TENANT SIGN PROGRAM

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Shopping Center for the mutual benefit of all tenants, and to comply with the regulations of the local municipal sign and electrical codes. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the sole cost and expense of the tenant.

## GENERAL REQUIREMENTS

- A. Prior to fabrication, Tenant shall submit or cause to be submitted for Landlord's approval four (4) copies of detailed drawings indicating the location, size, layout, design, color, illumination, materials, and method of attachment.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All permits for signs and their installation shall be obtained by Tenant or Tenant's representative.
- D. Tenant shall be responsible for the fulfilment of all requirements and specifications, including those of local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign(s). Should Tenant's sign(s) require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to affect said maintenance or repair. Should Tenant fail to do so, Landlord may undertake repairs, and Tenant shall reimburse Landlord within ten (10) days of receipt of Landlord's invoice -- together with interest thereon at the rate of twenty-four percent (24%) per annum.
- G. Signing for major tenants occupying five thousand (5,000) square feet or more and having a chain store operating with more than five (5) locations will be considered on an individual basis at Landlord's sole discretion, and are subject to review and approval by the City of Ontario.
- H. Signing for tenants of single purpose, free-standing buildings shall be commensurate with the architecture of the building and shall be considered on an individual basis subject to the approval of Landlord and review and approval by the City of Ontario.
- I. Advertising devices such as attraction boards, posters, banners, and flags shall not be permitted.

## SPECIFICATIONS - TENANT SIGNS (RETAIL SHOPS)

### A. General Specifications

- 1. No animated, flashing, or audible signs shall be permitted.
- 2. All signs and their installation shall comply with all local building and electrical codes.
- 3. No exposed raceways, crossovers, or conduit shall be permitted.
- 4. All cabinets, conductors, transformers, and other equipment shall be concealed.
- 5. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
- 6. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant, or by Landlord at Tenant's cost.
- 7. Wall signs painted directly onto storefront shall not be permitted.

### B. Location of Signs

- 1. All signs or devices advertising an individual use, business, or building shall be attached to the building within the sign band area specified on the elevations provided within this sign program.
- 2. At Landlord's discretion, a single suite that is occupied by one (1) or more businesses having more than one (1) DBA may be allotted additional signage above or adjacent to their leasehold. Said signs must be located within the sign band area specified on the elevations provided, and may extend beyond the sign band area only with prior Landlord approval.

## DESIGN REQUIREMENTS

Individual illuminated letters will be aluminum channel letters with five inch (5") deep returns. Letter faces will be of acrylic with a three-quarter inch (3/4") trim cap molding for securing the acrylic face to aluminum letters. Illumination will be provided by 15mm neon tubing mounted within channel letters. Neon should be of sufficient quality to provide even distribution of light within each letter. All attachments, conduit, transformers, and other components to illuminate sign are to be mounted inside of building fascia.

### A. Letter or Logo Style Restrictions

- 1. Tenants with an established letter and/or logo style are still subject to review and approval by both the Landlord and the City of Ontario. Tenants without an established letter and/or logo style are encouraged to select one for purposes of legibility and coordination with existing signage, subject to review and approval by both the Landlord and the City of Ontario.

### B. Letter and Logo Size Restrictions

The size restrictions on individual illuminated channel letters and logos for Secondary Tenants are as follows:

- 1. Secondary Tenants shall be allowed one (1) line of copy with letter height not to exceed twenty inches (20"), unless otherwise restricted as noted on the elevations provided. Exception: Secondary Tenants with a Tower may, with Landlord approval, be allowed two (2) lines of copy, each line not to exceed twenty inches (20") in letter height.



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PAGE: 1

\_\_\_\_\_  
DATE: 09-27-04

\_\_\_\_\_  
CITY OF ONTARIO  
ONTARIO TOWN CENTER SIGN CRITERIA  
NAME:

\_\_\_\_\_  
DRAWN BY: C. Lord

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NOTES/REVISIONS:  
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**B. Letter and Logo Size Restrictions Continued ...**

- 2. Total sign square footage shall not exceed one (1) square foot of signage per linear foot of Tenant's store front width (leasehold width). Overall sign square footage shall not exceed 70% of Tenant's store front width (leasehold width).

The size restrictions on individual illuminated channel letters and logos for Anchor Tenants (tenants occupying 50,000 square feet or more) are as follows:

- 1. Primary Sign: One (1) business identification sign, to be located within the sign band area specified on the elevations provided. Maximum sign area shall equal one (1) square foot per linear foot of business frontage, not to exceed 200 square feet.
- 2. Secondary Sign(s): Secondary signage shall be permitted for the purpose of identifying available goods and services, not to exceed a total of four (4) words and associated icons. Signs shall be located within and restricted to the sign band area specified on the elevations provided.
- 3. Sub-Tenant Sign(s): Anchor Tenant of Building A shall be allowed up to two (2) Sub-Tenant signs, to be located within the sign band area specified on the elevations provided. Each Sub-Tenant sign shall be limited to one (1) line of copy, with a maximum letter height of twenty inches (20")

**C. Letter and Logo Color Restrictions**

- 1. Letter and logo color combinations should be aesthetically pleasing and shall comply with the Tenant's Registered Trademark agreement and any established letter, logo, or symbol colors. Tenants without an established color scheme may choose from the following colors:
  - a. Sign Faces: Acrylite #211 Red, #048 White, #607 Blue, #407 Yellow, #506 Green.
  - b. Trim Cap: 3/4" Red, Black, White, or painted to match letter/logo face.
  - c. Letter/Logo Returns: 5"-deep Red, Black, White, or painted to match letter/logo face.
- 2. All artwork submitted by Tenant is subject to review and approval by Landlord or Landlord's agents, and the City of Ontario.

**D. Under-Canopy Sign Restrictions**

- 1. Sign shall be double-faced, non-illuminated, and sandblasted redwood.
- 2. Raised border edges shall be stained Vista #7978 "Proud Mary".
- 3. Background stain shall be Vista #7671 "Grand Valley".
- 4. Letter color shall match storefront letter and/or logo colors.
- 5. Sign shall be four feet (4') wide and eleven and one-half inches (11 1/2") tall and two inches (2") deep.
- 6. Sign shall be hung using stainless steel chain and mounting fixtures painted Vista #7978 "Proud Mary".
- 7. All colors used are subject to Landlord approval.

**TENANT SUITE NUMBER**

- A. Each tenant must install a suite number, as assigned by the Landlord, over the entry door(s). These numbers must be white die-cut Vinyl six inches (6") in height, and utilize the project type style. These numbers are to be installed centered both horizontally and vertically on the glass panel over the door(s).
- B. Refer to the design drawing on page 10 of this sign program designated "Tenant Suite Number" for example of layout.

**ENTRY INFORMATION SIGN**

- A. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information, such as store hours, telephone numbers, emergency information, or other business instruction.
- B. This sign is to be white die-cut Vinyl, in project style, and applied to store window adjacent to entry door.
- C. The recommended area allowed for this sign is 300 square inches, or ten percent (10%) of the square footage of storefront glass. Maximum letter height allowed is two inches (2").
- D. Refer to the design drawing on page 10 of this sign program designated "Tenant Entry Information Sign" for example of layout.

**CONSTRUCTION REQUIREMENTS**

- A. All exterior signs shall be secured by concealed fasteners plated in stainless steel, nickel, or cadmium.
- B. All penetrations of the building structure required for sign installation shall be neatly sealed to a water-tight condition.
- C. No label or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- D. Tenant shall be fully responsible for the operations of Tenant's sign contractors, and shall indemnify, defend, and hold Landlord harmless for, from, and against damages or liabilities on account thereof.

**MISCELLANEOUS**

- A. Tenant shall be responsible for selecting a sign company that carries workman's compensation and commercial general liability insurance against all damage suffered or done to any persons and/or property while engaged in the construction or erection of Tenant's sign(s), with a combined single limit in an amount not less than one million dollars (\$1,000,000.00) per occurrence.



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PAGE:

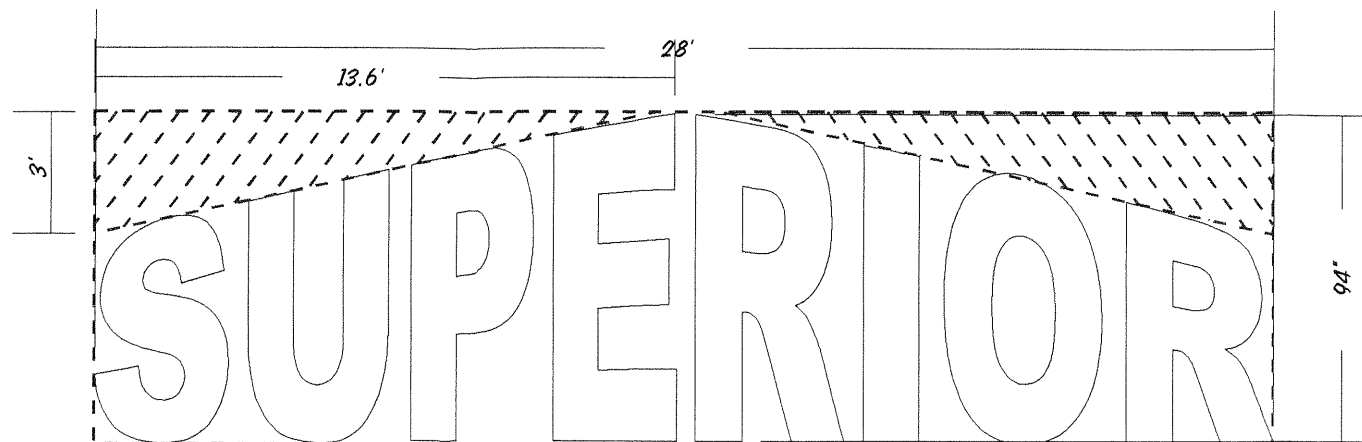
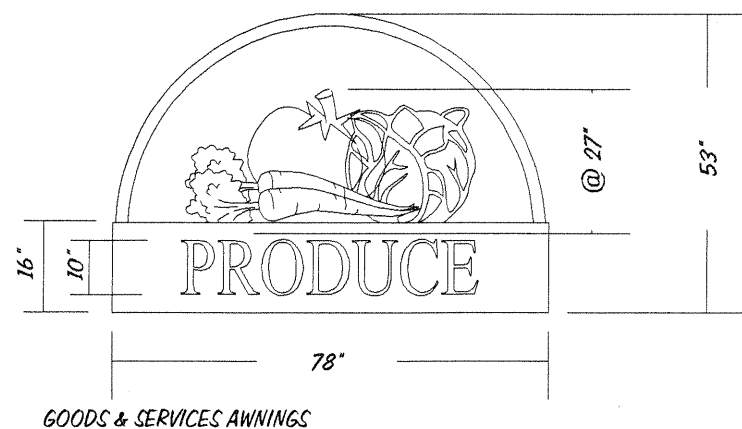
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NAME:

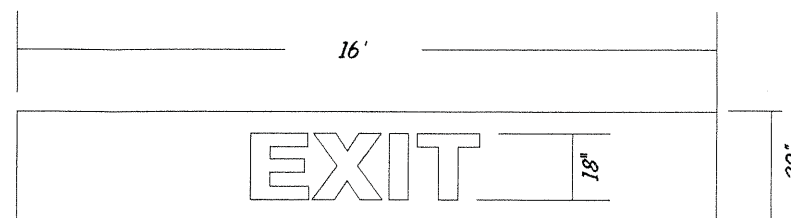
C. Lord  
DRAWN BY:

NOTES/REVISIONS:  
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**BUILDING A**  
ELEVATIONS SHOWING ALLOWABLE  
SIGN BAND AREA.

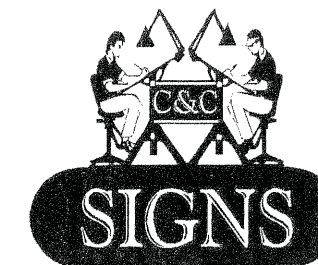
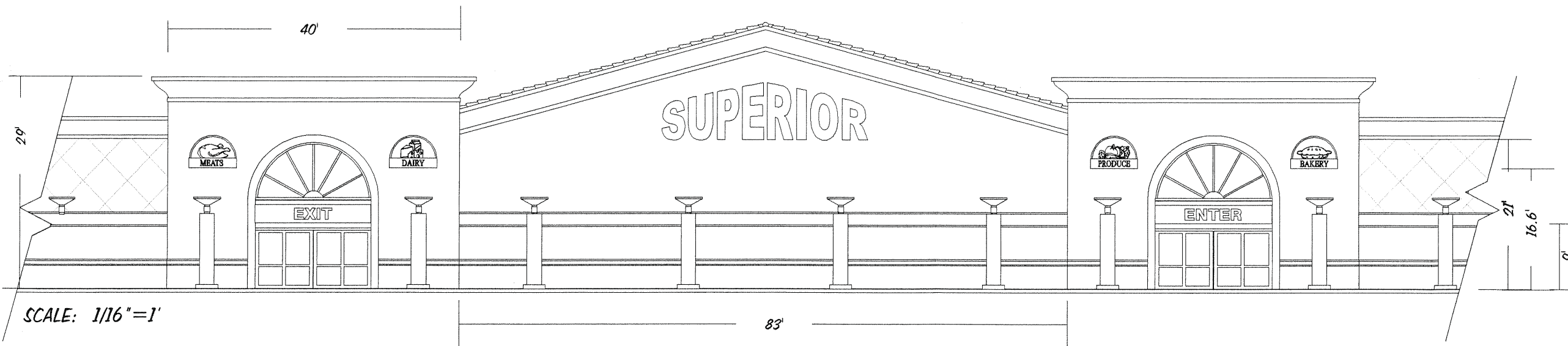


STOREFRONT SIGN  
TOTAL SQUARE FOOTAGE: 28' X 7.8' = 220.57sq. ft. - EXCLUDED 40.8 sq. ft. = 179.7 sq. ft. OF SIGNAGE AREA



ENTER/EXIT CANOPIES

**SUPERIOR**  
- ANCHOR BUILDING W/ 58,930 SQ.FT.



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3a

PAGE:

09-27-04

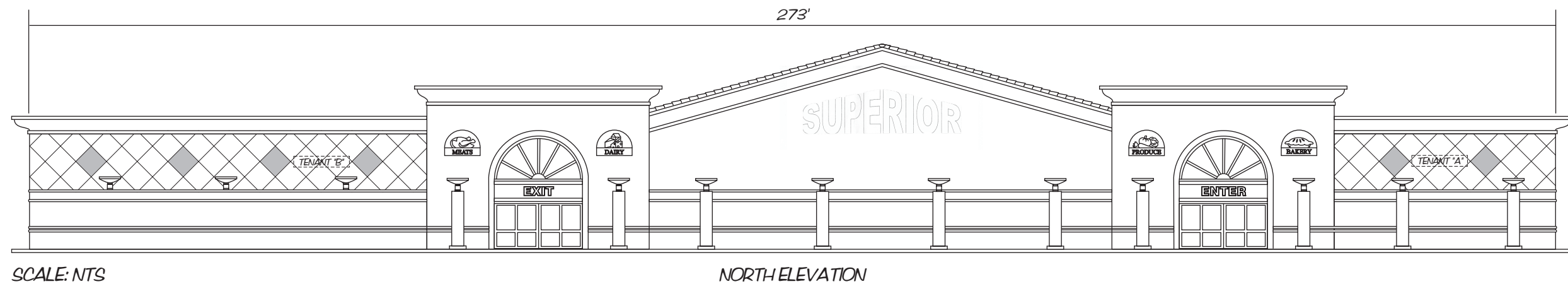
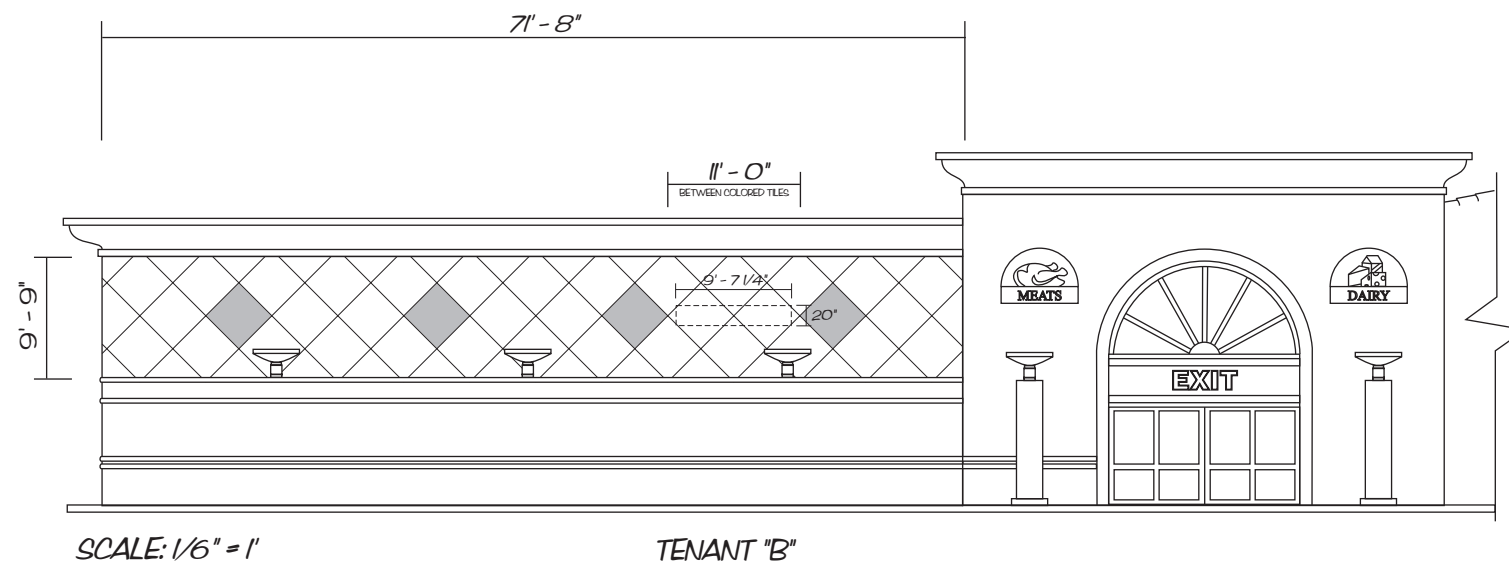
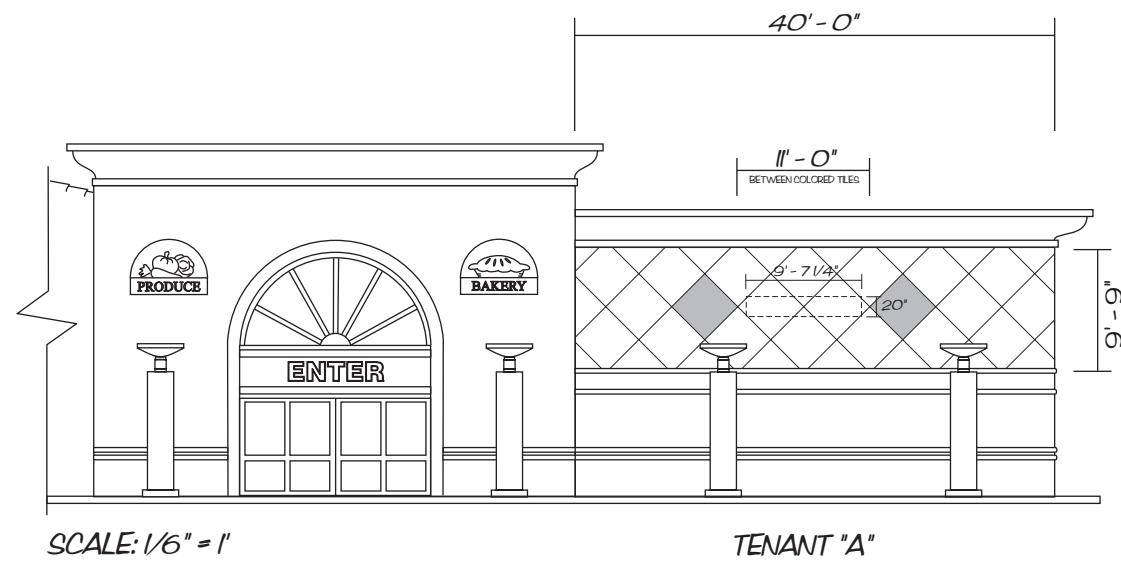
DATE:

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NAME:

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DRAWN BY:

NOTES/REVISIONS: **BUILDING A**

BUILDING A (Continued)  
 ELEVATIONS SHOWING ALLOWABLE  
 SIGN BAND AREA



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 NAME:

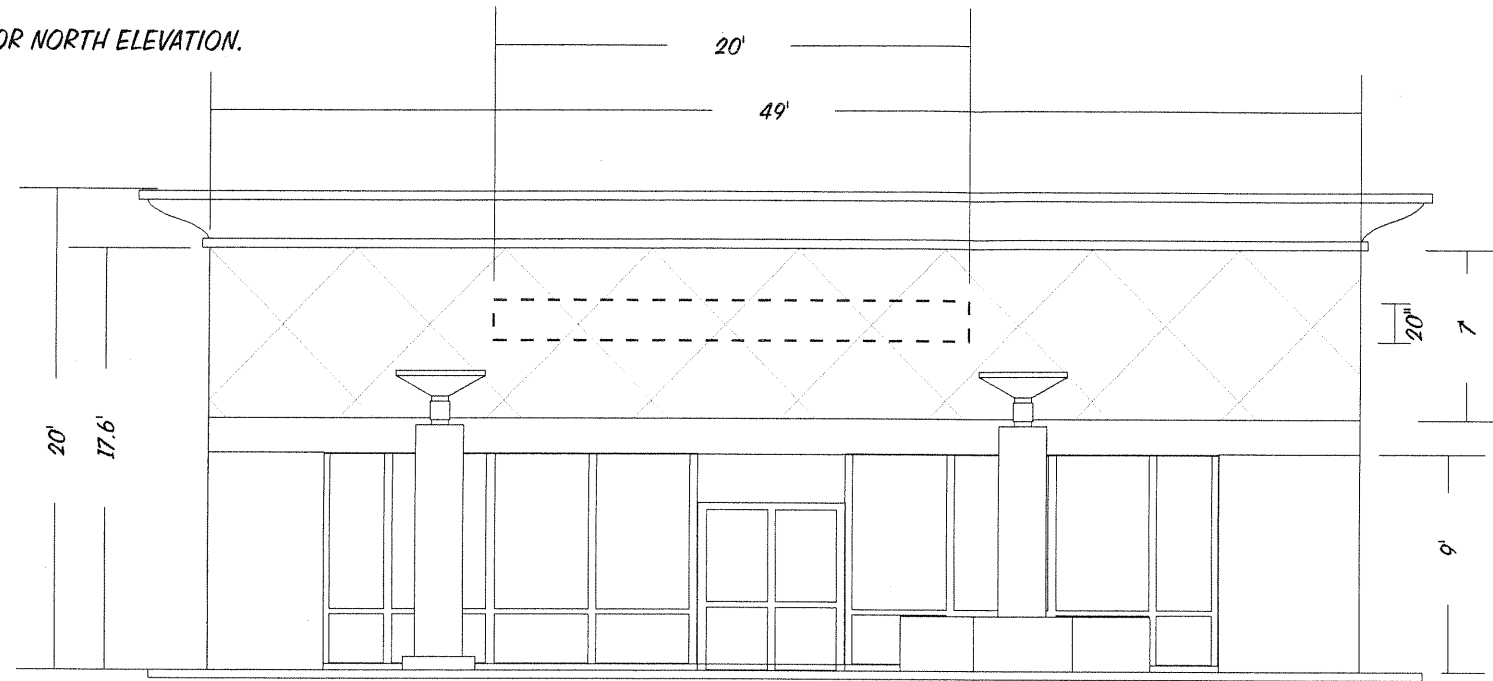
C. Lord

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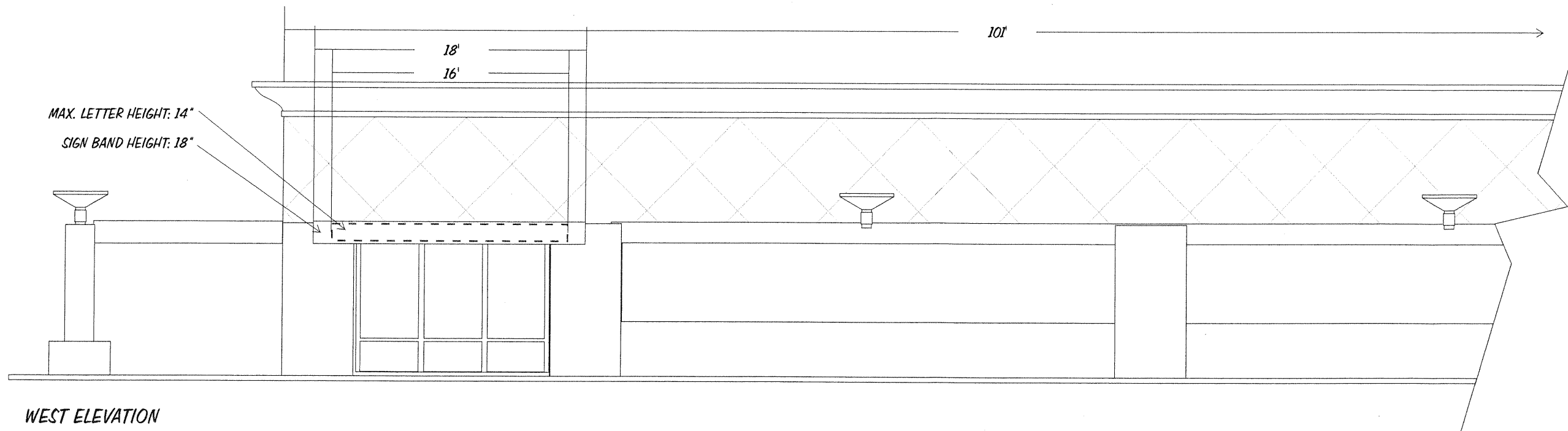
NOTES/REVISIONS: BUILDING A

**BUILDING B**  
**ELEVATIONS SHOWING ALLOWABLE**  
**SIGN BAND AREA.**

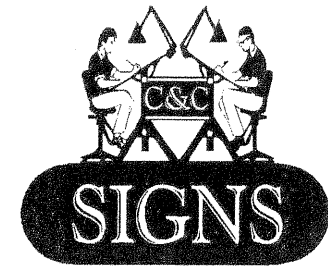
TENANT MUST HAVE SIGN INSTALLED UPON BUILDING FACADE (SHOWN BELOW) FOR NORTH ELEVATION.  
 \*SIGN MUST BE INSTALLED UPON CANOPY (SHOWN BELOW) FOR WEST ELEVATION.  
 \*SIGN BAND FOR THE WEST ELEVATION IS 18" IN HEIGHT, THEREFORE MAXIMUM HEIGHT OF LETTERS WILL BE 14" HEIGHT.  
 A 20" MAXIMUM ALLOWABLE LETTER HEIGHT FOR NORTH ELEVATION.



**NORTH ELEVATION**  
**SCALE: 1/8"=1'**



**WEST ELEVATION**  
**SCALE: 1/8"=1'**



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DATE: 09-27-04 / 11/24

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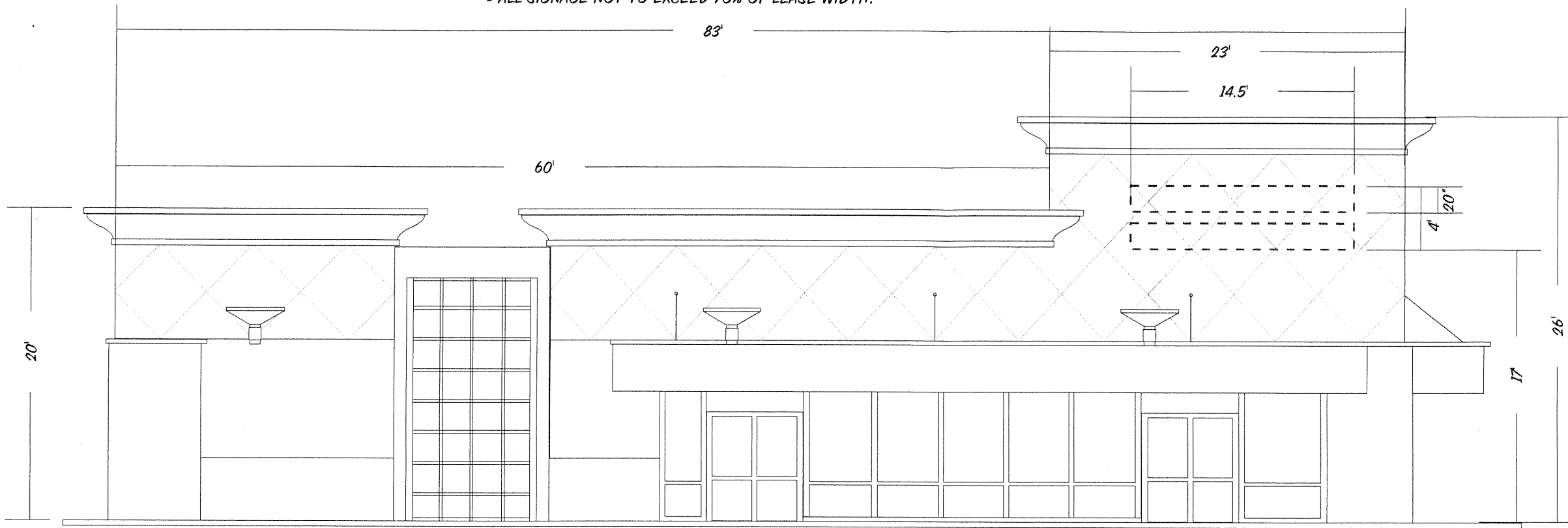
NOTES/REVISIONS: **BUILDING B**

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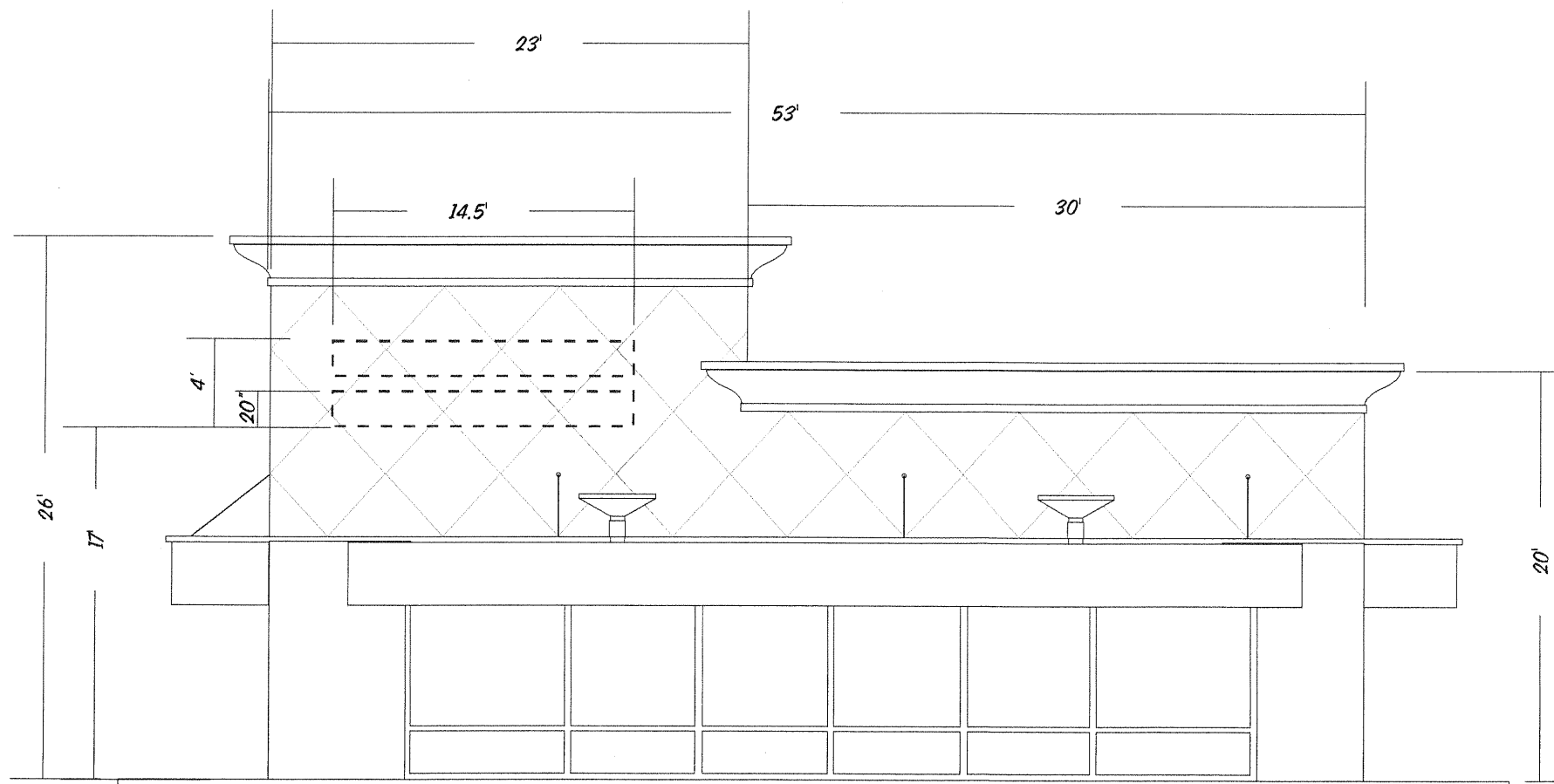
**BUILDING C**  
 ELEVATIONS SHOWING ALLOWABLE  
 SIGN BAND AREAS. (STOREFRONT/CANOPY)

\*SIGNS WILL BE MOUNTED UPON SIGN BAND AREA PROVIDED WITH SIGNAGE SPECS AS FOLLOWS:

- LETTERS WILL NOT EXCEED 20" IN HEIGHT
- MAXIMUM OF TWO LINES OF COPY FOR TOWER/ANCHOR TENANTS
- 1:1 RATIO (1 SQUARE FOOT FOR EVERY LINEAR FOOT OF STORE FRONT WIDTH)
- ALL SIGNAGE NOT TO EXCEED 70% OF LEASE WIDTH.



**EAST ELEVATION**  
 SCALE: 1/8"=1'



**NORTH ELEVATION**  
 SCALE: 1/8"=1'



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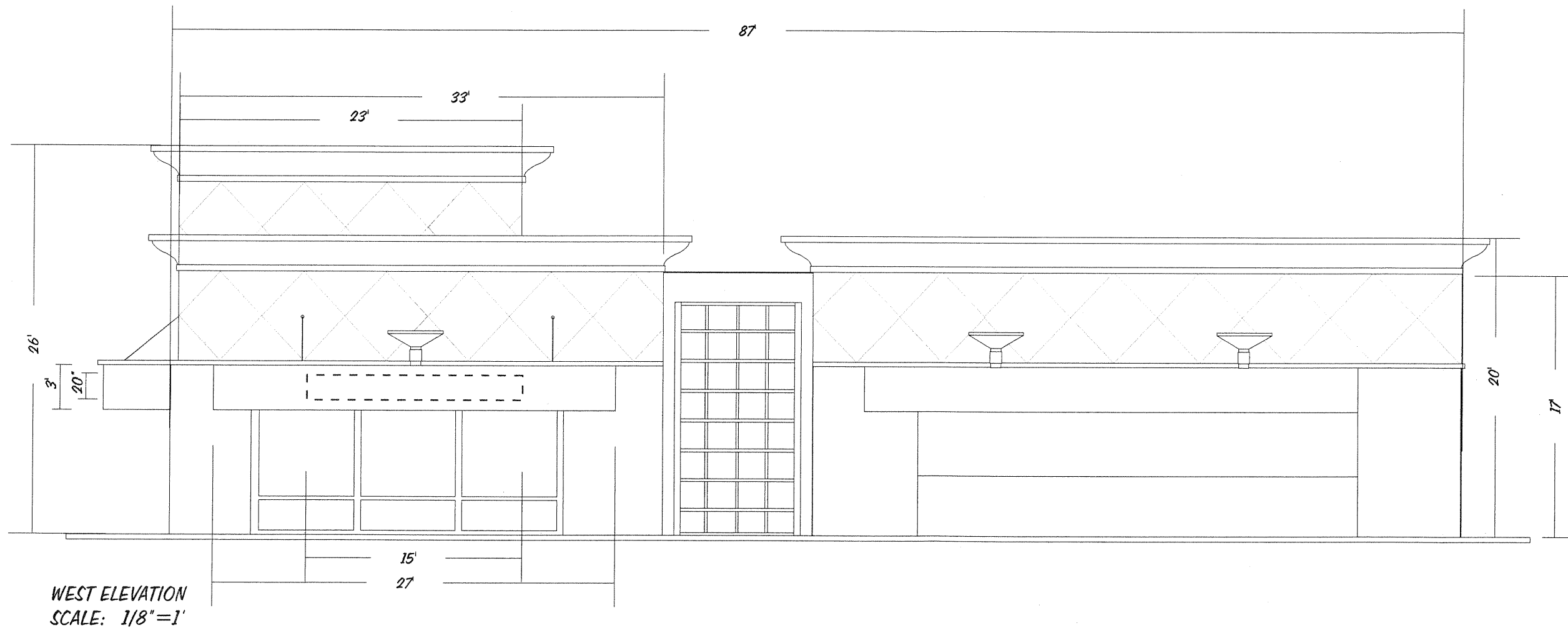
NOTES/REVISIONS: **BUILDING C**

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BUILDING C (Continued)  
 ELEVATIONS SHOWING ALLOWABLE  
 SIGN BAND AREA.

\*SIGNS WILL BE MOUNTED UPON SIGN BAND AREA PROVIDED WITH SIGNAGE SPECS AS FOLLOWS:

- LETTERS WILL NOT EXCEED 20" IN HEIGHT
- MAXIMUM OF TWO LINES OF COPY FOR TOWER/ANCHOR TENANTS
- 1:1 RATIO (1 SQUARE FOOT FOR EVERY LINEAR FOOT OF STORE FRONT WIDTH)
- ALL SIGNAGE NOT TO EXCEED 70% OF LEASE WIDTH.



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*C. Lord*

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NOTES/REVISIONS: **BUILDING C**

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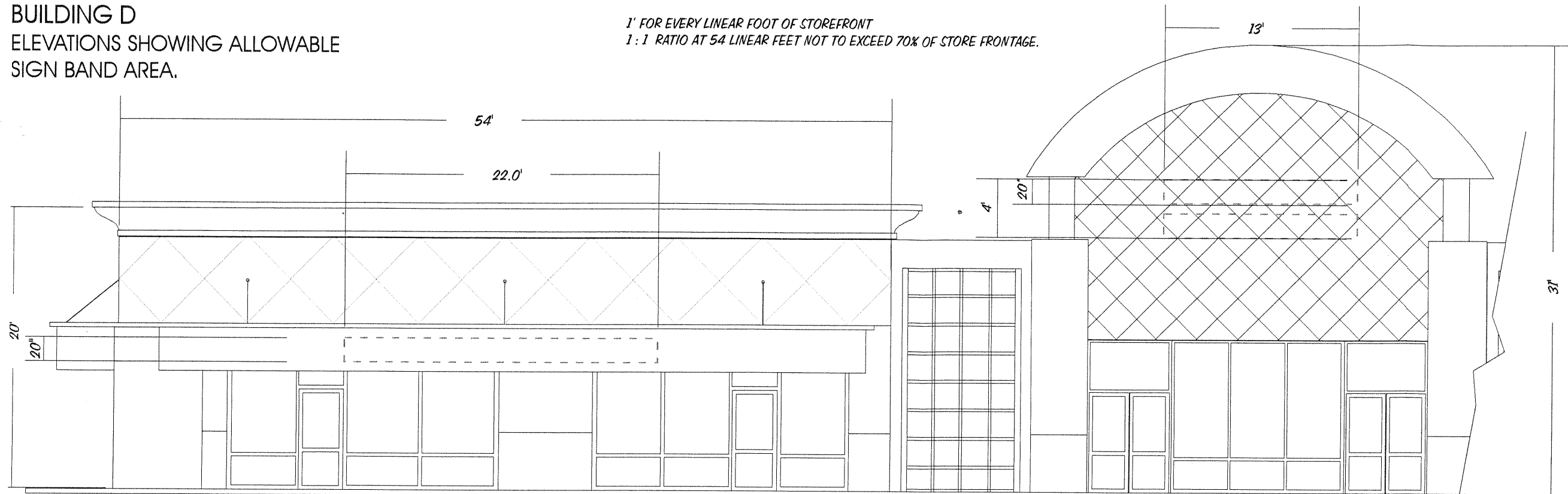


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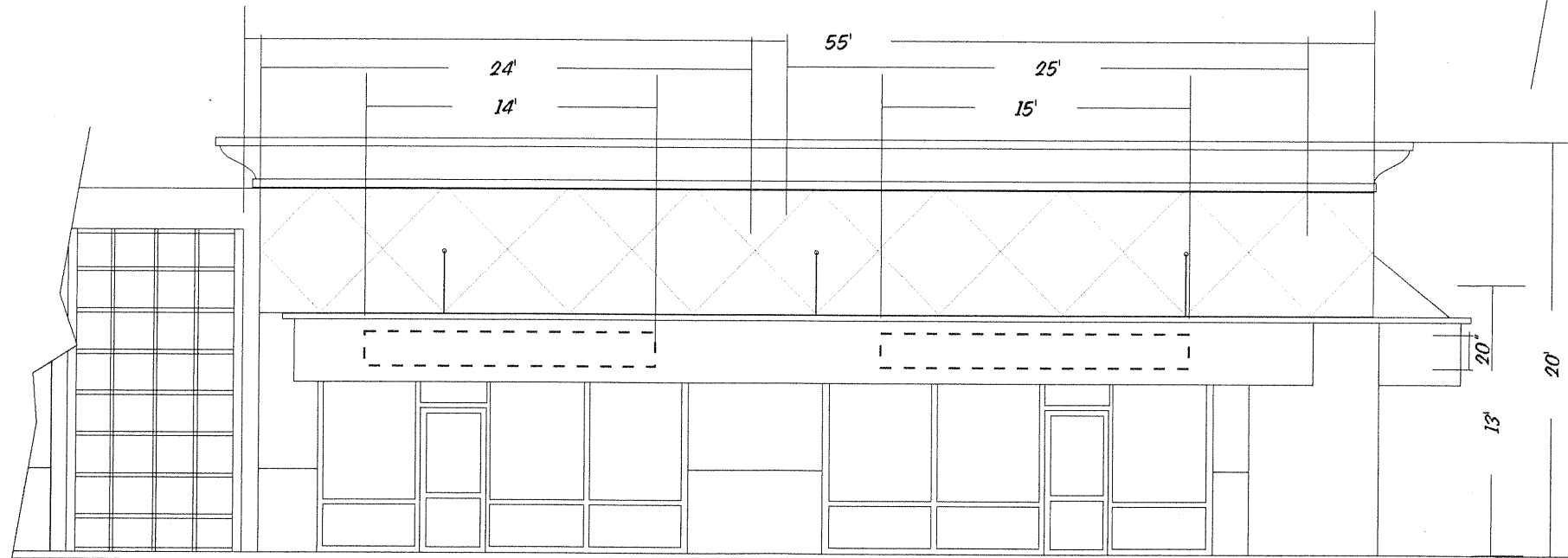


**BUILDING D**  
**ELEVATIONS SHOWING ALLOWABLE**  
**SIGN BAND AREA.**

1' FOR EVERY LINEAR FOOT OF STOREFRONT  
 1 : 1 RATIO AT 54 LINEAR FEET NOT TO EXCEED 70% OF STORE FRONTAGE.



**WEST ELEVATION**  
**SCALE: 1/8"=1'**



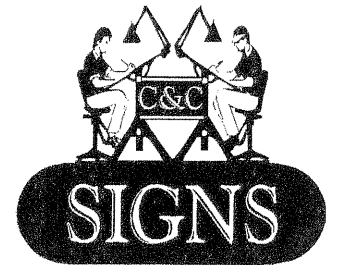
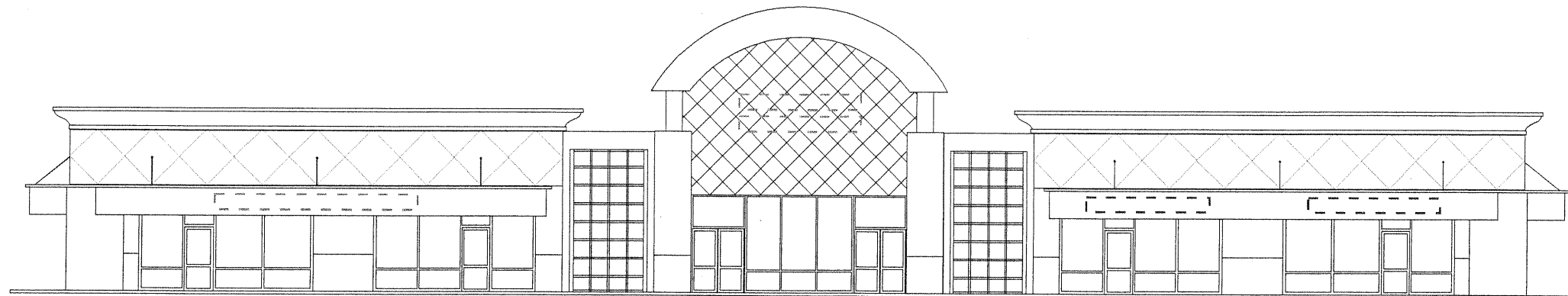
--- SHOWS ALLOWABLE SIGN AREA FOR ONE TENANT OCCUPYING ONE SUITE.  
 --- SHOWS ALLOWABLE SIGN AREA WHEN ONE TENANT OCCUPIES AND COMBINES TWO ADJACENT SUITES.

**WEST ELEVATION (CONTINUED)**  
**SCALE: 1/8"=1'**

1' FOR EVERY LINEAR FOOT OF STOREFRONT  
 (1 : 1 RATIO AT 24 LINEAR FEET)

1' FOR EVERY LINEAR FOOT OF STOREFRONT  
 (1 : 1 RATIO AT 25 LINEAR FEET)

**WEST ELEVATION (COMPLETE)**  
**SCALE: 1/16"=1'**



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09-27-04 *11/24*

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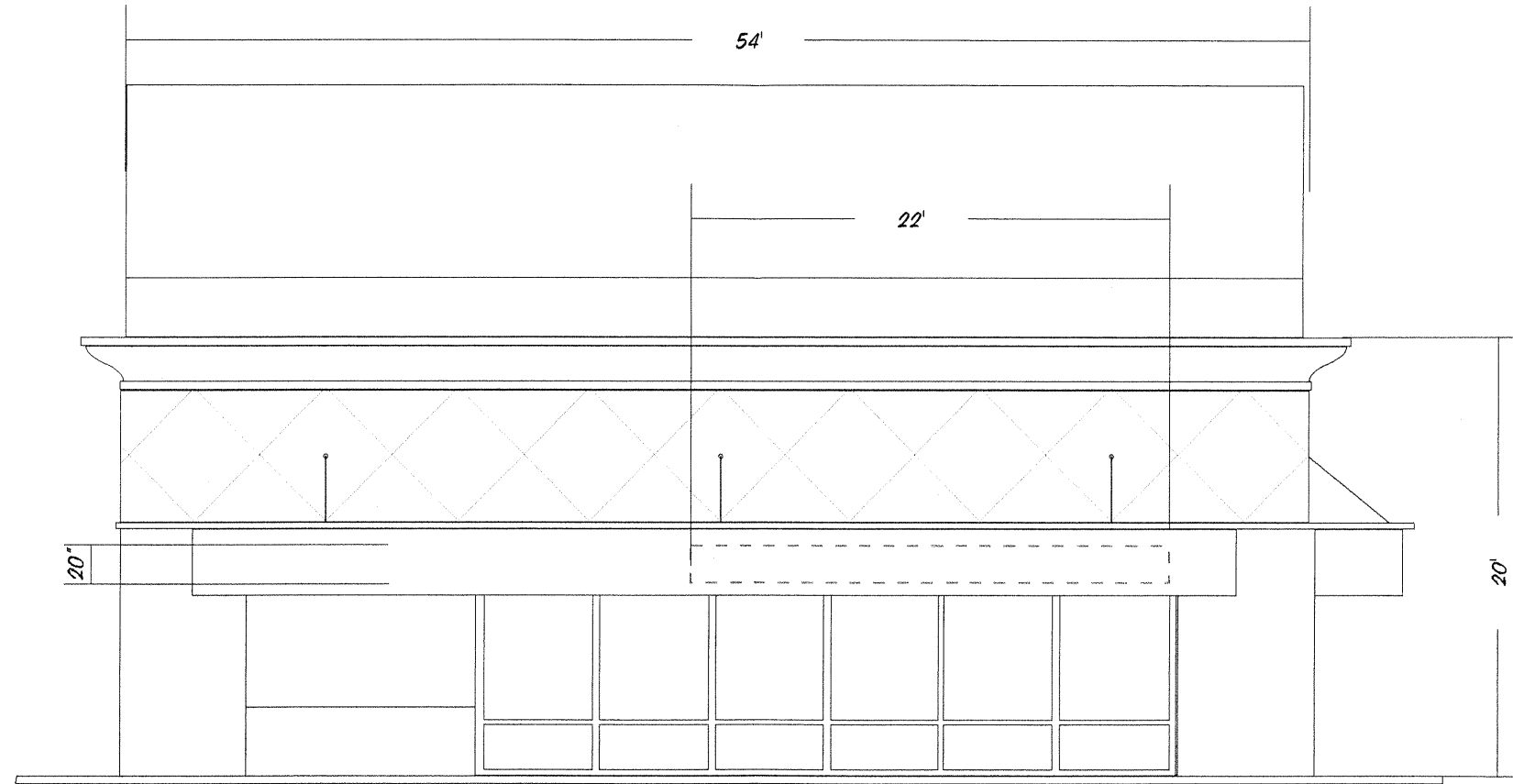
NOTES/REVISIONS: **BUILDING D**  
**REVISED SIGN PLACEMENT &**  
**SIGN RESTRICTION FORMULAS.**

BUILDING D (Continued)  
 ELEVATIONS SHOWING ALLOWABLE  
 SIGN BAND AREA.

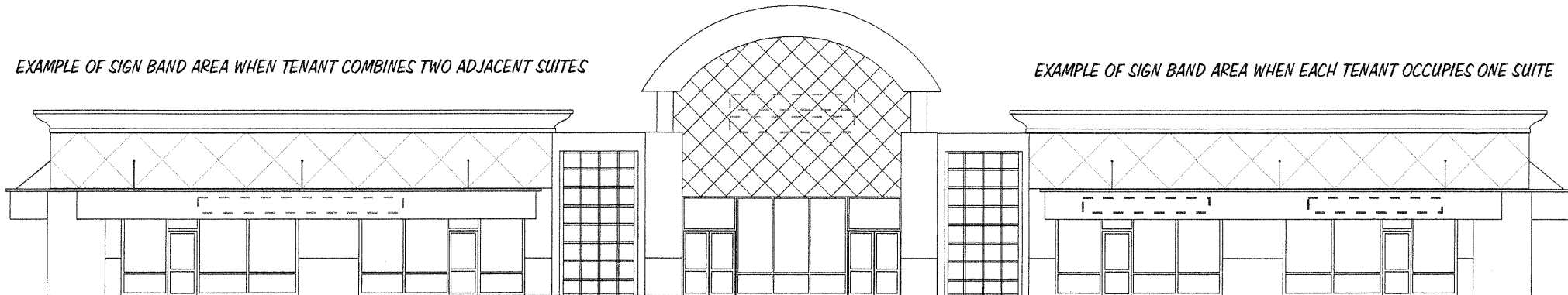
SIGNS WILL BE MOUNTED UPON SIGN BAND AREA PROVIDED WITH SIGNAGE SPECS AS FOLLOWS:

- LETTERS WILL NOT EXCEED 20" IN HEIGHT
- MAXIMUM OF TWO LINES OF COPY FOR TOWER TENANTS
- 1:1 RATIO (1 SQUARE FOOT FOR EVERY LINEAR FOOT OF STORE FRONT WIDTH)
- ALL SIGNAGE NOT TO EXCEED 70% OF LEASE WIDTH.

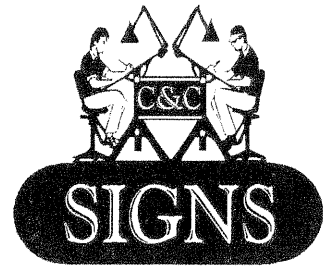
----- SHOWS ALLOWABLE SIGN AREA FOR ONE TENANT  
 OCCUPYING ONE SUITE.  
 ----- SHOWS ALLOWABLE SIGN AREA WHEN ONE TENANT  
 OCCUPIES AND COMBINES TWO ADJACENT SUITES.



NORTH ELEVATION  
 SCALE: 1/8"=1'



NORTH FACADE  
 (SHOWN ABOVE) →  
 WEST ELEVATION (COMPLETE)  
 SCALE: 1/16"=1'



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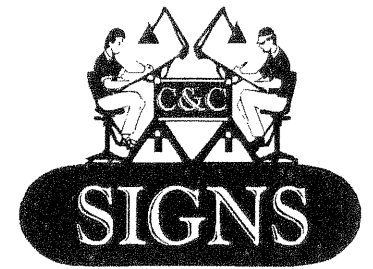
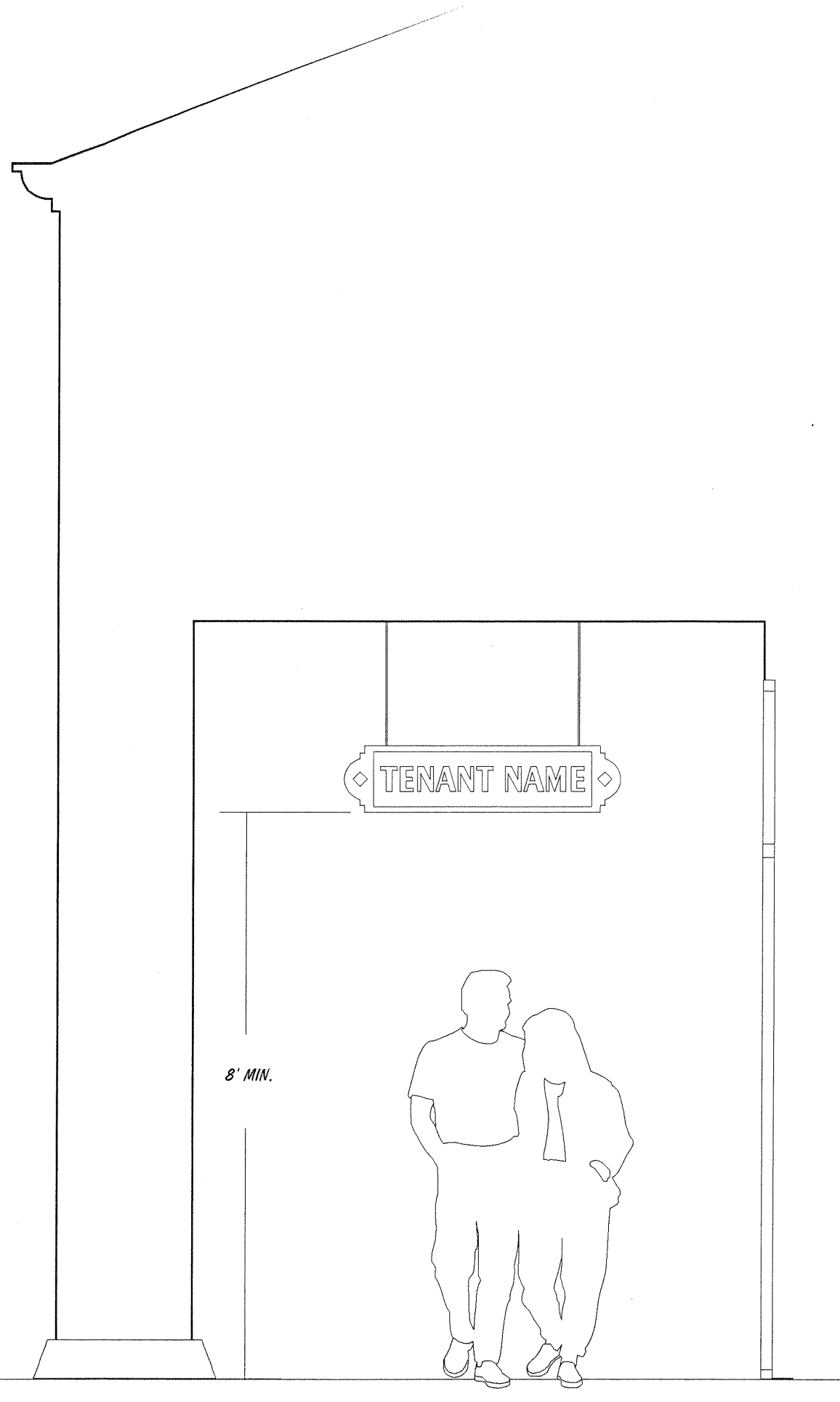
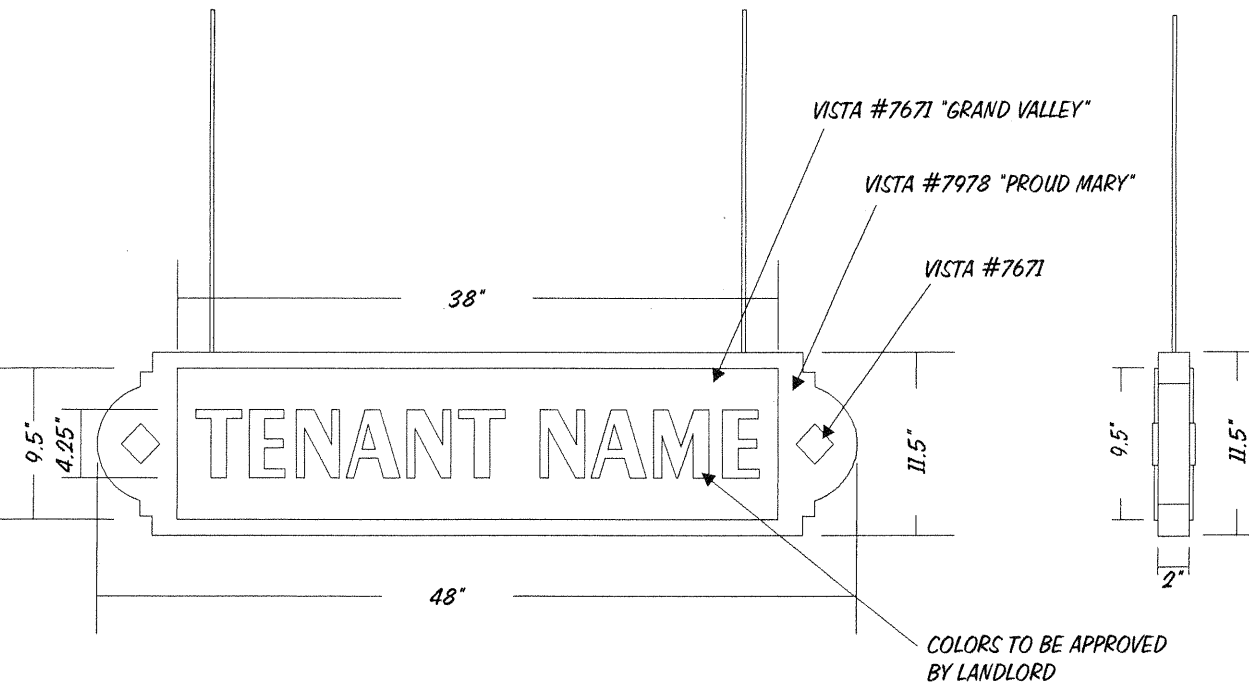
CITY OF ONTARIO  
 ONTARIO TOWN CENTER SIGN CRITERIA  
 NAME:

C. Lord  
 DRAWN BY:

NOTES/REVISIONS: BUILDING D  
 REVISED SIGN PLACEMENT &  
 SIGN RESTRICTION FORMULAS.

TENANT SUITE SIGNS - UNDER CANOPY SIGNS (OPTIONAL)

Double faced, non-illuminated pedestrian oriented store sign to be fabricated from 2x12 wood with dryvit stucco finish (to match existing buildings).  
 Sign panel to be a double-faced, sandblasted wood sign to match project accent color with tenant copy.  
 Sign to be suspended with stainless steel cable/chain & mounting fixtures (painted to match building) and installed under canopy.



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NOTES/REVISIONS:

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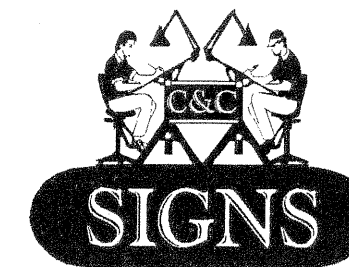
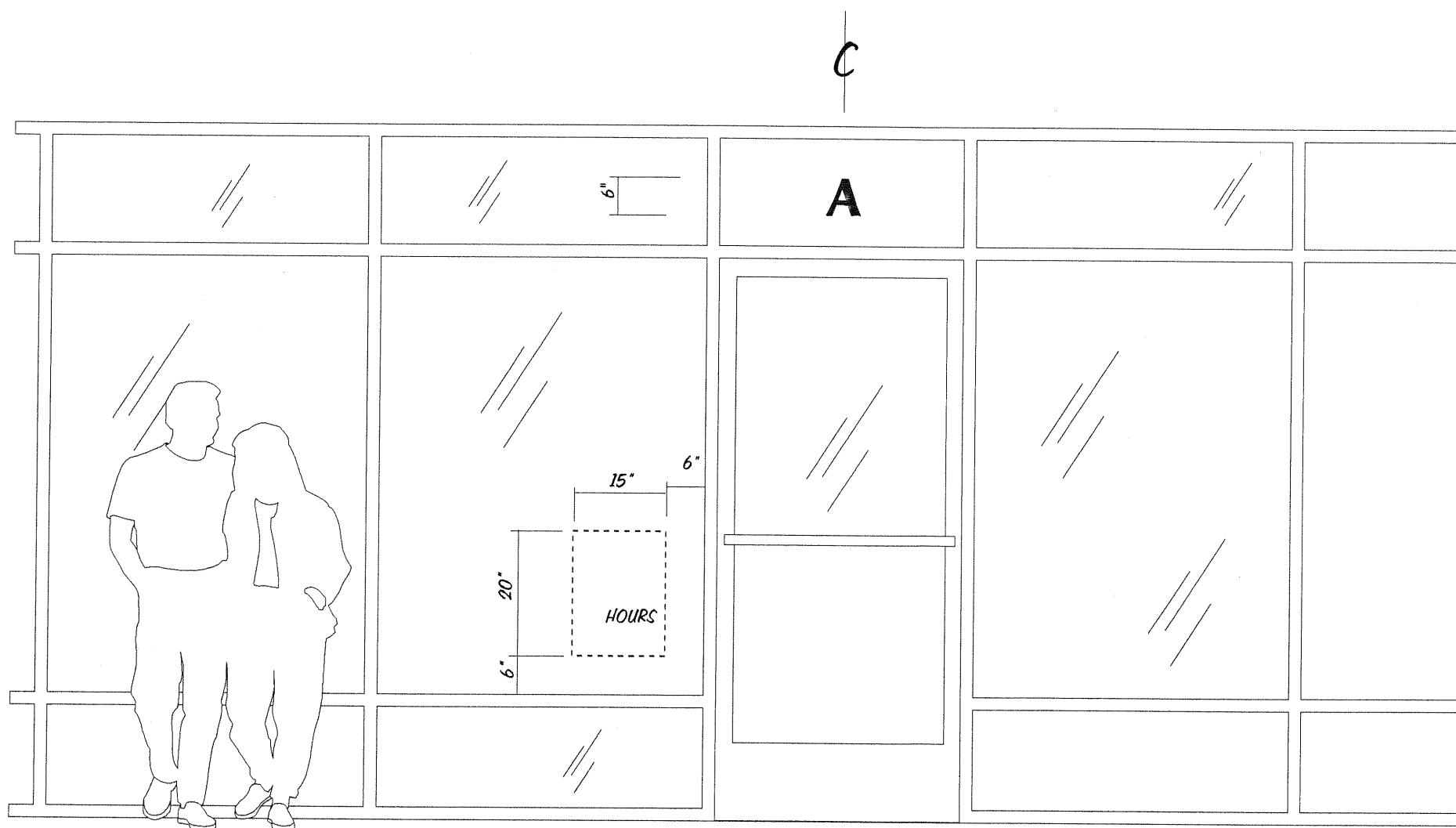
# TYPICAL TENANT ENTRY

## TENANT SUITE NUMBER

White die-cut vinyl in Optima Semi Bold typestyle, 6" high, applied to glass, centered above entry door(s).

## TENANT ENTRY INFORMATION SIGN

White die-cut vinyl in Optima Semi Bold typestyle. Recommended maximum letter height 2" with maximum sign area 300 square inches. Or 10% of storefront glass square footage.



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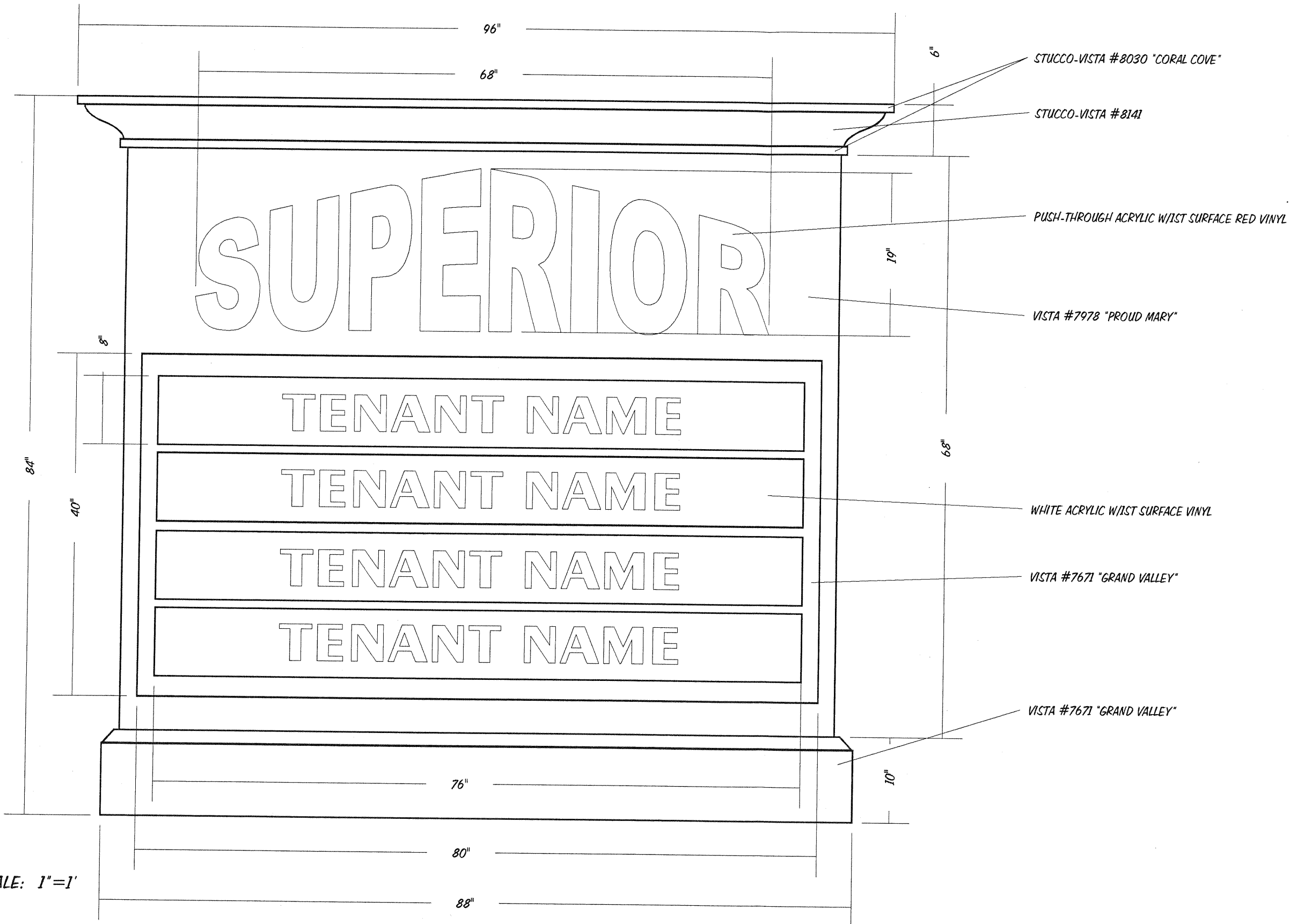
CITY OF ONTARIO  
ONTARIO TOWN CENTER SIGN CRITERIA  
NAME:

C. Lord  
DRAWN BY:

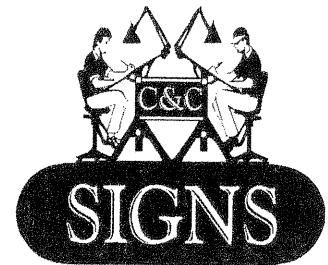
NOTES/REVISIONS:  
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MONUMENT SIGN

INTERNALLY ILLUMINATED, 7' MAXIMUM HEIGHT,  
TOTAL OF 50 SQ.FT. OF SIGN AREA, DOUBLE-  
FACED WITH A MAXIMUM OF FIVE TENANT PANELS.



SCALE: 1"=1'



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DATE:

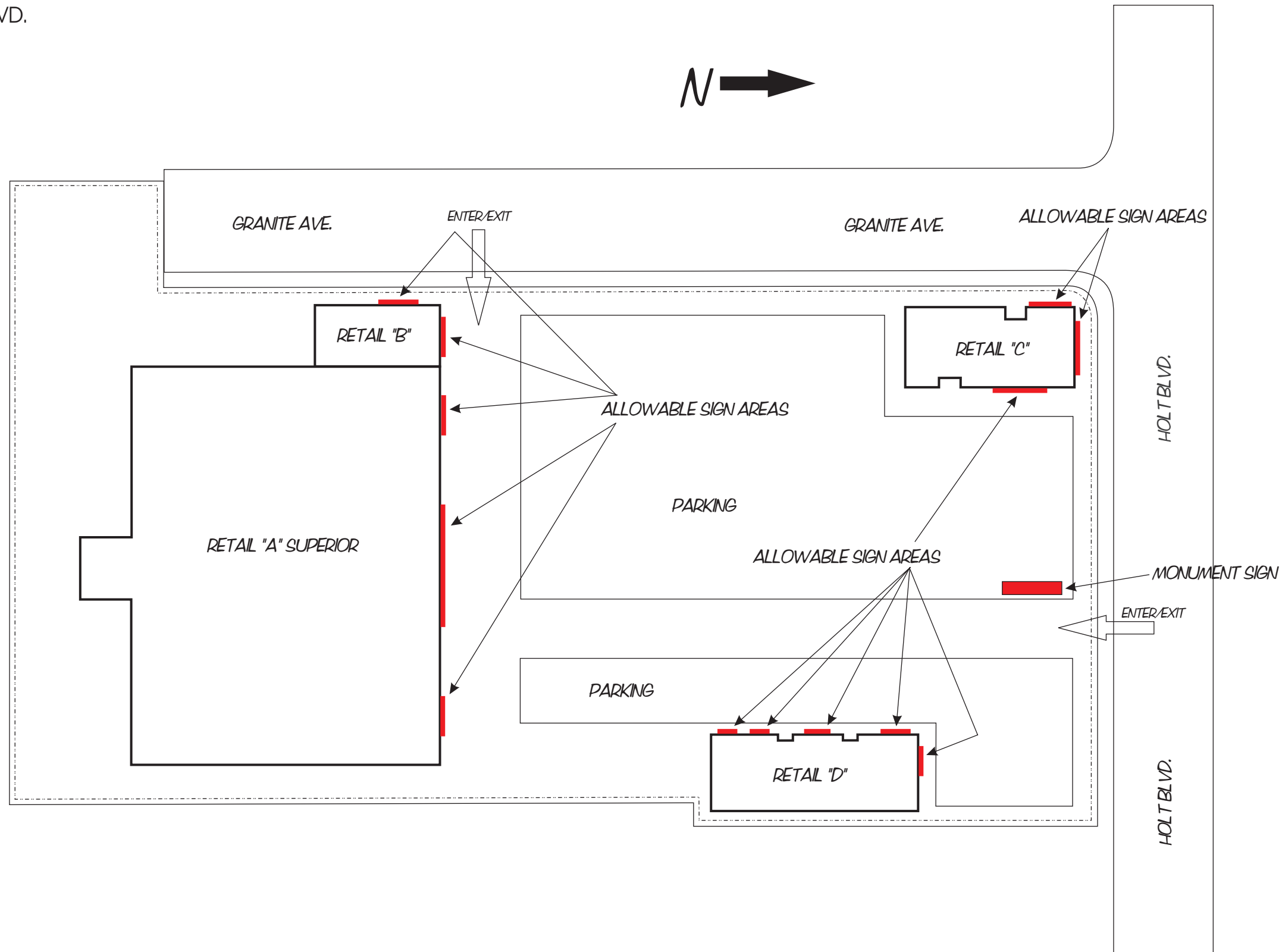
CITY OF ONTARIO  
ONTARIO TOWN CENTER SIGN CRITERIA  
NAME:

C. Lord  
DRAWN BY:

NOTES/REVISIONS:  
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SITE PLAN  
 PLANS SHOWS ALL BUILDINGS WITHIN PROPERTY LINES  
 & ALLOWABLE SIGN LOCATIONS

ONTARIO TOWN CENTER  
 815 WEST HOLT BLVD.  
 ONTARIO, CA.



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 NAME:

DRAWN BY: C. Lord

NOTES/REVISIONS: SITE PLAN

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