

Vineyard Airport Center

Ontario, CA

Sign Program

405 N. Vineyard Avenue
Ontario CA. 91764

City of Ontario

PLANNING DEPARTMENT
APPROVED



SUBJECT TO CONDITIONS

Shown amongst signs are
EXISTING & NOT NEW
SIGNS.

Approved By:

Date:

[Signature] 3/19/19

PSGP18-003

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Landlord

Vineyard Airport Center, LLC
15565 Brookhurst Street Suite B
Westminster CA 92683
ph (714) 839-6876
request@etwmanage.com

Sign Consultant



Carl J. Stephens
ph (951) 285-9595
Lic. 911728

1. Introduction

The purpose of this sign criteria is to provide guidelines to achieve a uniform and balanced sign environment throughout Vineyard Airport Center, and to comply with the sign regulations of the City of Ontario. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant. Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

2. Background

A. Submittal / Approval Requirements

1. Each Tenant shall submit detailed shop drawings to the Landlord for written approval prior to fabrication. The shop drawings shall show sign layout on building elevations, noting size, materials, colors, construction details and lighting techniques. All conforming with established sign criteria.
2. Each Tenant shall submit to the City of Ontario (3) copies of detailed sign proposal drawings for city sign permit. (one of which must have written approval by the Landlord)
3. The Tenant or Tenants sign company shall obtain and pay for all necessary permits and inspection costs. The Tenant is responsible for fulfillment of all requirements of this sign criteria.

3. General Construction Requirements

1. All signs shall be constructed and installed at the Tenant's expense.
2. All signs and their installation shall comply with all local building and electrical codes.
3. Sign company to be fully licensed with the county and state and shall have general liability insurance and full workman's compensation as required.
4. All electrical signs will be fabricated according to U.L. specifications and bear U.L. labels.
5. Signs must be fabricated of durable weather resistant materials complementary to building.
All sign fabrication shall be of excellent quality.
Finished surfaces of metal shall be free from canning and warping.
6. Sign contractor shall repair any damage caused by his work. Any damage that is not repaired by the sign contractor shall become the tenant's responsibility to correct.
7. Any Tenant vacating the premises shall be responsible for the removal of their signage.
Removal of signage must be completed within (10) days of vacating premises.
Responsibilities include removal of signage, safely securing electrical wiring, and filling all holes with patch and paint to bring to match the current building exterior.
8. The Landlord may, at its sole discretion and at the Tenant's expense, correct, replace, or remove any signage that is installed without prior written approval and/or that is deemed unacceptable to the sign program.

4. Signage Requirements (see also Building Elevations pg. 7)

1. Tenant shall be responsible for the installation and maintenance of tenant's sign. Should Tenant's sign require maintenance and or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair.
2. All signs and their installation shall comply with all local building and electrical codes.
3. Acceptable sign fabrication methods to include
 - Front illuminated channel letters with acrylic faces
 - Halo illuminated channel letters with opaque faces
 - Front and halo illuminated channel letters with acrylic faces
4. Channel letters to be 3" - 5" deep returns.
Maximum 2" spaced off from wall or background upon which it is placed.
5. One wall sign per building elevation, not to exceed 2 signs.
6. Maximum sign area to be 1' per lineal foot of lease frontage
 - Maximum Letter height to be 24"
 - For multiple lines of copy 30" maximum for all lines
 - Maximum logo height to be 48"
 - *Maximum sign Height not to exceed 70% of background height upon which it is placed*
 - *Maximum sign Width not to exceed 70% length of lease frontage*
7. Electrical raceways and conduits shall be painted to match building background. So they will not be visible from public view.
8. On site identification signs / hours of operation affixed to the windows, and doors of permanent structures, which do not exceed four inches in letter height and four square feet in area are permitted.

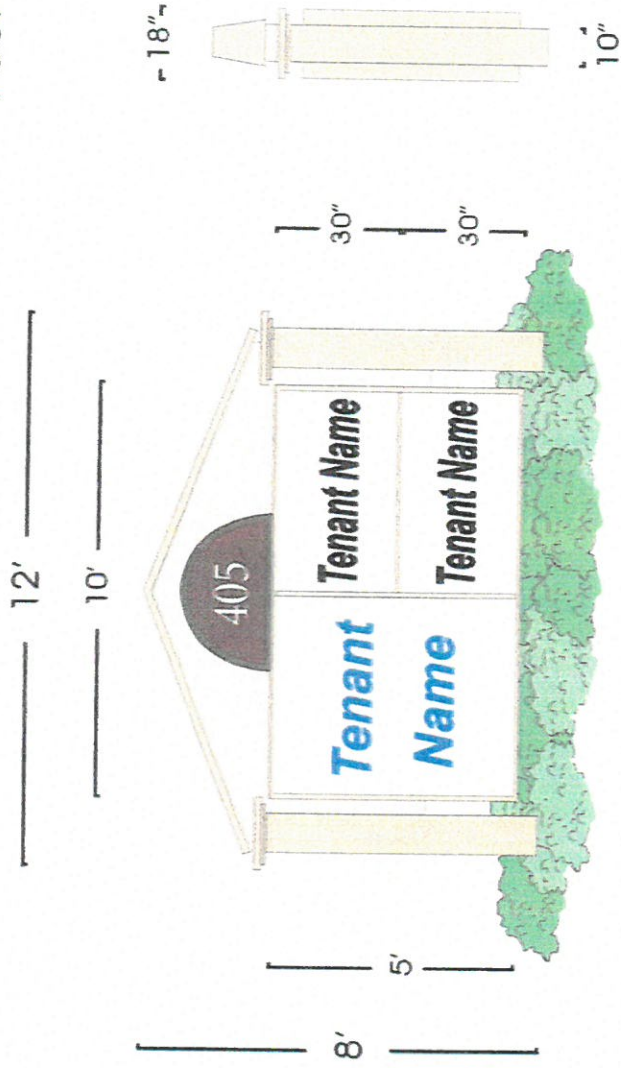
5. Prohibited Signs

1. Banners, flags, pennants and balloons used for advertising purposes, (unless approved in writing by Landlord and City of Ontario for temporary purposes only)
2. Cabinet or box signs with slide in faces.
3. Signs illuminated by lighting that changes color, brightness or flash. Also any signs making noise or constituting a traffic hazard.
4. Signs affixed to trucks, automobiles, trailers or other vehicles which advertise.
5. Signs erected on roofs, or that project above the eave, or roofline of building.
6. Primary or secondary signs painted directly on the building.
7. Light bulb strings, or external displays other than temporary holiday lighting.
8. Exposed raceways, unless necessary and forms a creative design element of the sign.
9. Paper, cardboard or styrofoam signs.
10. Lit borders of neon or LED fixtures which are affixed around the interior or exterior perimeter of windows.
11. All window displays or graphics unless approved by Landlord and conform to all city regulations.
12. All other signs listed under Ontario city code section 8.01; prohibited signs

6. Monument Signs

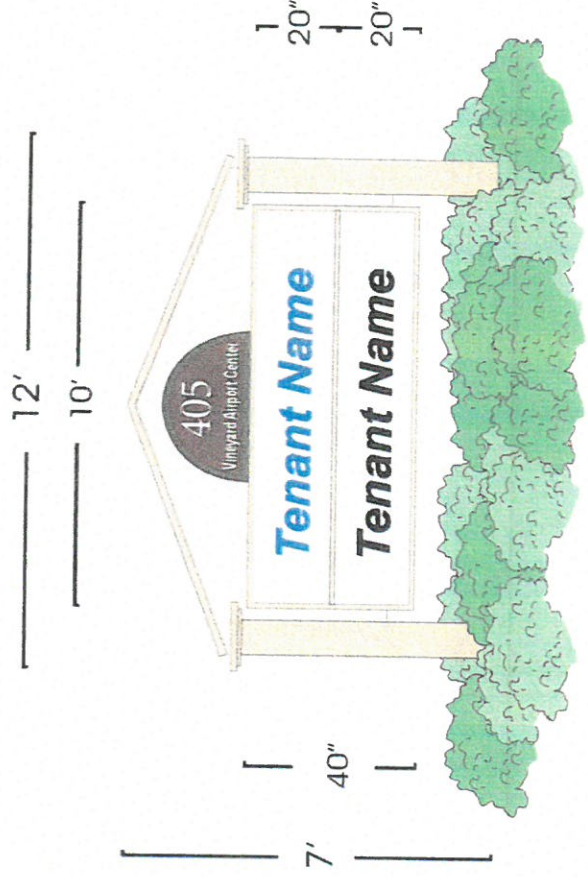
M1 (map pg.8)

1. Existing illuminated monument sign
2. The Landlord shall determine and approve the availability and positions of all monument faces
3. Faces to be White
3/16" High Impact Acrylic faces
4. Copy to be 3M outdoor translucent vinyl or equal
5. Copy minimum letter height is 8"
6. Maximum height 8' feet

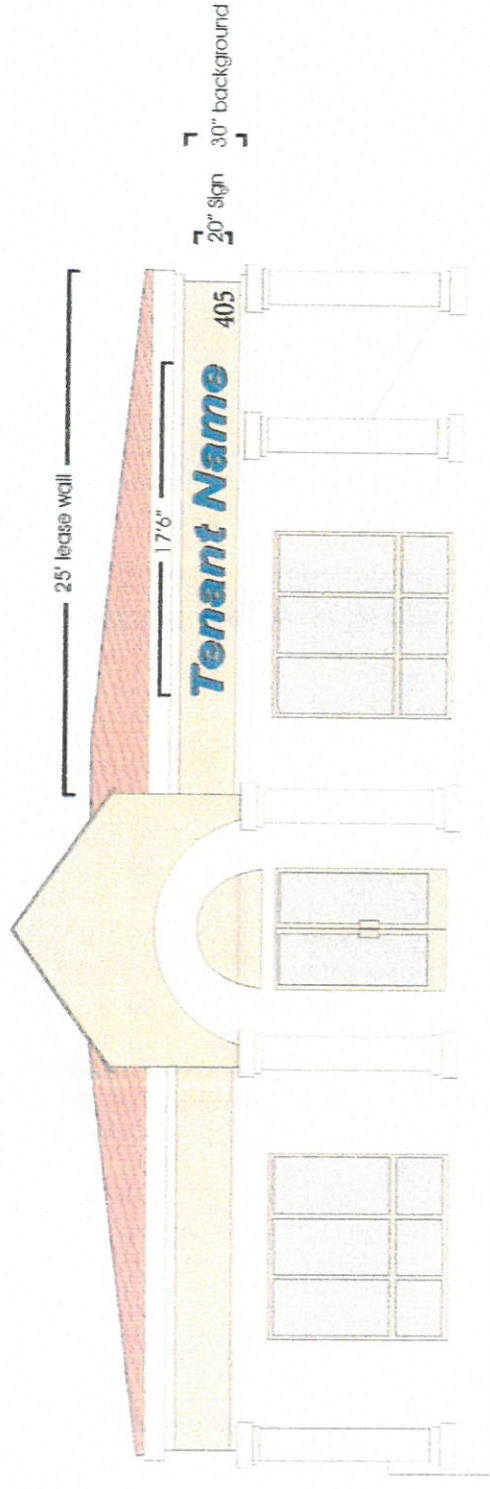


M2 (map pg.8)

1. Existing illuminated monument sign
2. The Landlord shall determine and approve the availability and positions of all building id. sign faces
3. Faces to be White
3/16" High Impact Acrylic faces
4. Copy to be 3M outdoor translucent vinyl or equal
5. Copy minimum letter height is 8"
6. Maximum height 7' feet



7. Building Elevations



Maximum sign Width Not to exceed 70% of wall upon which it is placed

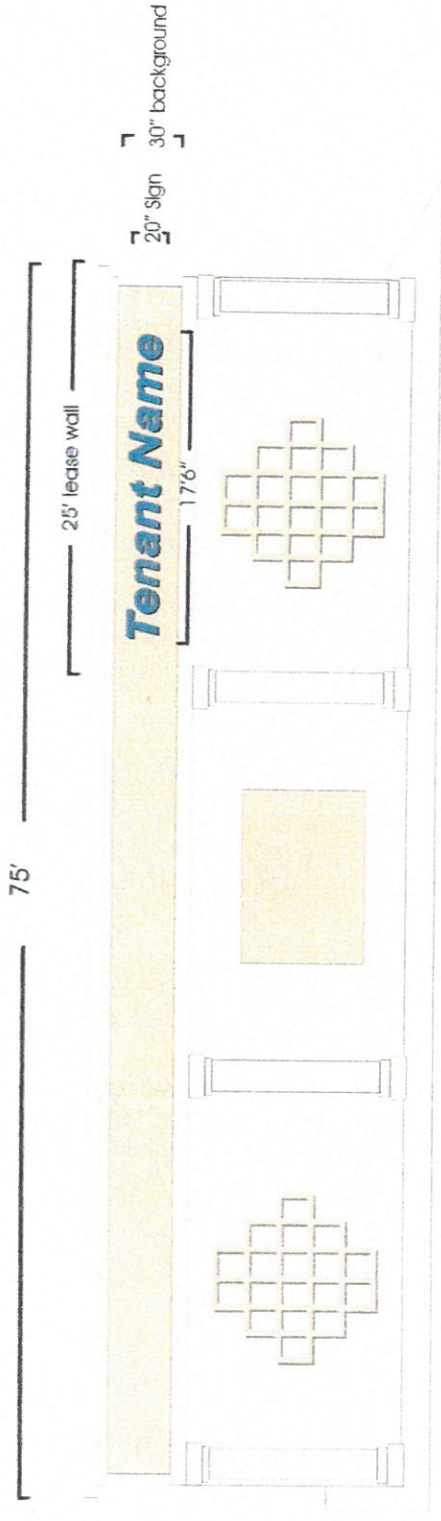
70%

Tenant Name

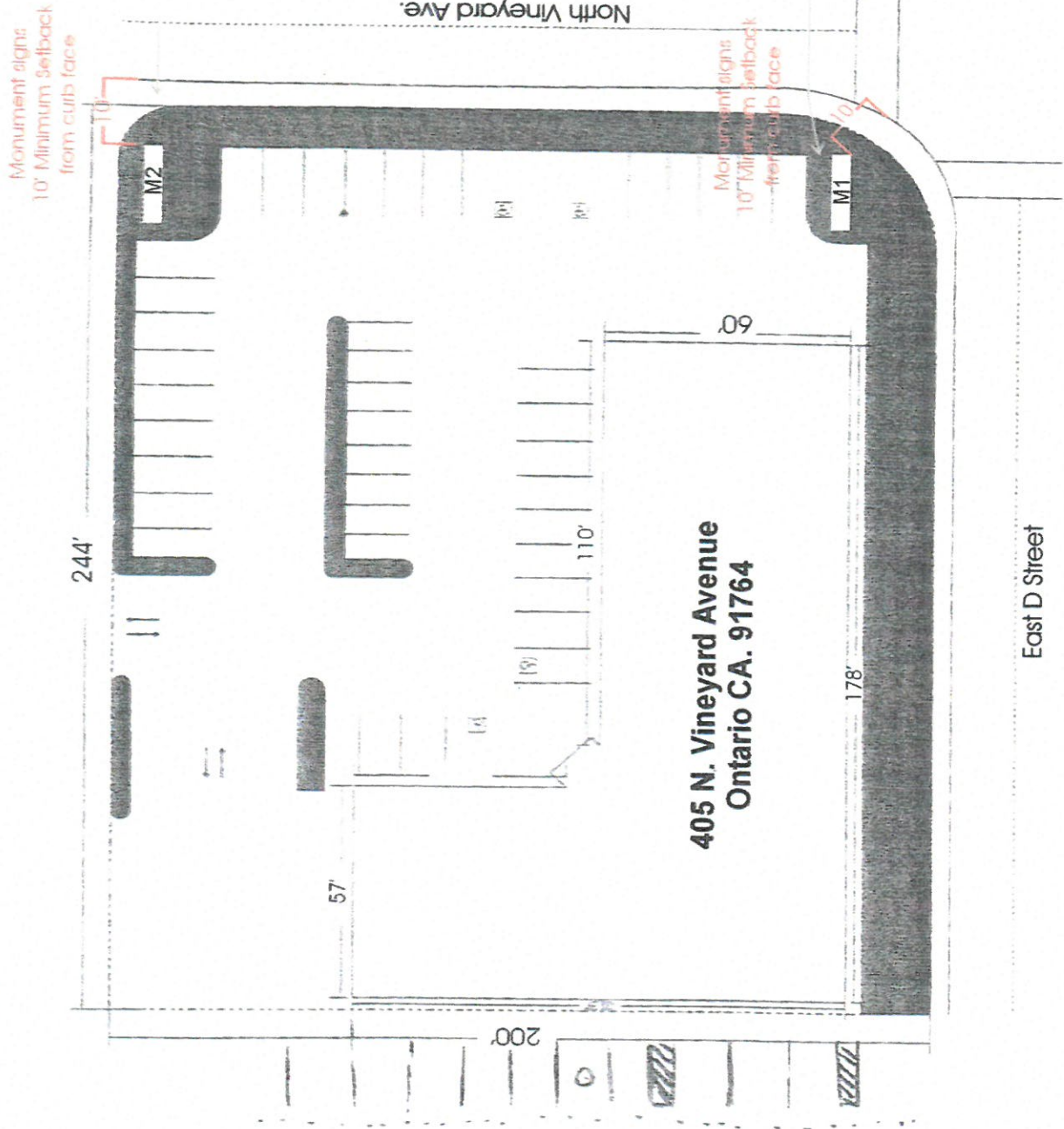
70%

Maximum sign Height Not to exceed 70% of background Height upon which it is placed

75'

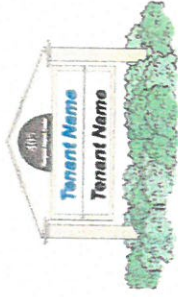


8. Site Plan



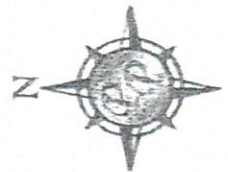
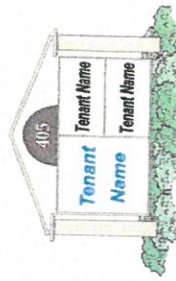
M2

Monument Sign



M1

Monument Sign



9. Tenants and suites

A-B	Bombay Restaurant
C-D	Yoshinoya
E	Subway
F	Lux Spa
G-H	Bombay Banquet Hall
I-J-K	Circle K