

PLANNING DEPARTMENT APPROVED

SUBJECT TO CONDITIONS

PSGP 10-002 (REVISED)

To Add 2-Monument Signs,

per PCUP 12-005 (SMART & Final)

Approved By: *[Signature]* Date: **5/22/13**



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: **RELIABLE PROPERTIES**

Address: **6399 WILSHIRE BLVD.; # 604, LOS ANGELES, CA 90048**

Telephone No.: **(323) 653-3777** Fax No.: **(323) 651-4011**

Applicant: **EDDY SUTIONO**

Address: **6399 WILSHIRE BLVD., # 604, LOS ANGELES, CA 90048**

Telephone No.: **(323) 653-3777** Fax No.: **(323) 651-4011**

Applicant's Representative: **SAME AS ABOVE**

Address: _____

Telephone No.: _____ Fax No.: _____

(For staff use only)

File No.: **PSGP10-002**

Related Files: _____

Submittal Date: **1/27/10**

Rec'd By: **CF**

Fees Paid: **\$ 1,225.00**

Receipt No.: **B201000201**

Action: **Approved** **Denied**

By: *[Signature]*

Date: **4/19/2010**

SITE INFORMATION

Site Address (include N, S, E or W): **1323 - 1375 E. 4TH ST.**

Assessor's Parcel No.: **10838128**

Development Name: **RELIABLE PROPERTIES**

Zone: **C1** Euclid Avenue Overlay District?: Yes No

NOTES

PLANNING DEPARTMENT APPROVED

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4TH & GRAVE SHOPPING CENTER

(#PSGP10-002)

Approved By: *[Signature]* Date: **4/19/2010**

4TH & GROVE SHOPPING CENTER
ONTARIO, CALIFORNIA

PLANNING DEPARTMENT
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PCSGP 10-002 (REVISED)
To add 2-Monument Signs,
per PCUP 12-005 (SMART & FINAL)

Approved By: *[Signature]* Date: 5/22/2013



SIGN PROGRAM

PROJECT LOCATION:
1323 – 1375 East 4th Street, Ontario, CA 91764

PREPARED BY:



RELIABLE PROPERTIES

6399 Wilshire Blvd., Ste. #604
Los Angeles, CA 90048
Phn: (323) 653-3777
Fax: (323) 651-4011

PLANNING DEPARTMENT
APPROVED

SUBJECT TO CONDITIONS
4TH & GROVE SHOPPING CTR.
(#PCSGP 10-002)

Approved By: *[Signature]* Date: 4/19/2010

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PSGP10-002 (REVISED: May 2013)

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PROJECT INFORMATION:**CONTACTS:****LANDLORD:**

Reliable Properties
6399 Wilshire Blvd.
Los Angeles, CA 90048
Contact: Eddy Sutiono
(323) 653-3777 Phone
(323) 651-4011 Fax

CITY PLANNING

City of Ontario Planning Department
303 East B Street
Ontario, CA 91764
Contact: Ontario Planning Department
(909) 395-2036 Phone
(909) 395-2420 Fax

Purpose & Intent

The following criteria have been established for the purpose of assuring a consistent sign design program for the mutual benefits of all Tenants. Flexibility of design is encouraged, yet at the same time, overall visually harmony needs to be maintained. Conformity with these criteria will be enforced by the Landlord and the City of Ontario. Any sign that is non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

Tenant Signage Submittals & Approvals

There is a formal process for the development, review, and approval of business identification signs at this Shopping Center. All Tenant signage is subject to the Landlord's written approval. Approval will be granted based upon the following:

1. Design, fabrication, and method of installation of ALL signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions.

A. Submittal To Owner:

Tenant shall submit three (3) copies of detailed shop drawings to Landlord for approval prior to City submittal or sign fabrication. Sign drawings are to be prepared by a sign contractor with a Class C-45 California state contractor license. All signs must conform to the City Requirements of the City's Planning & Building Departments, and this Sign Program.

Submittals shall include the following:

Front Elevations:

Scaled elevations of Tenant's sign depicting the proposed sign design and all the dimensions as they relate to the Tenant's sign.

Shop Drawings:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, Illumination, electrical specifications, and all other details of construction.

Site Plan:

Fully dimensioned and scaled site plan specifying sign location(s) and setbacks.

B. Submittal To City:

Three (3) full sets of plans must be approved by Landlord prior to permit application. Tenant shall handle the city submission and will be responsible for completion of all appropriate applications, payment of any fees and acquisitions of all applicable Planning & Building Department permits.

C. Tenant's Responsibility:

1. All Sign Contractors must be fully Insured by an admitted insurance carrier for the total aggregate amount of One Million Dollars (1,000,000) and provide proof of insurance acceptable to the Landlord. Landlord must received the Sign Contractor's Certificate of Insurance naming Landlord as an Additional insured prior to installation.

2. The Landlord may, at his discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.

3. Tenant shall be responsible for the following expenses relating to the signage at his or her building:

- 100% of approval and permit processing costs and application fees.
- 100% of costs for sign fabrication and installation.
- All costs relating to sign removal, including repair of any damage to the building.
- Tenant to provide wiring, Power, and final hook up from Landlord's house panel to J-box.

Tenant Signage Design Guidelines

The purpose of establishing these designs guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, is required. Tenant individual signs should incorporate a diversity of sign styles, icons, and materials.

A. Materials

Tenant signage should incorporate the following acceptable materials subject to City approvals.

- All tenant signs shall consist of individual channel letters and/or logos.
- Approved signs to be fabricated from minimum .063 aluminum pan channel construction.
- Illumination to be LED.

B. Illumination

Tenant signage should incorporate one or more of the following Lighting methods subject to Landlord and City approval:

- Reverse/Halo illumination
- Silhouette illumination
- Fiber optics
- Individually internal L.E.D. illumination

C. Sign Colors and Finishes

All tenants color must be approved by the Landlord, Governing Agencies and City prior to fabrication. To assist in achieving a harmonious blend of colors throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.

D. Typestyles and Logos

The use of logos and distinctive typestyles are encouraged for all Tenant signs. Tenants may adapt established typestyles and logos. Logos are permitted and must be architecturally compatible with the building elevations and approved by Landlord.

E. Sizes and Quantities

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding, the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

Tenant Signage Fabrication Requirements

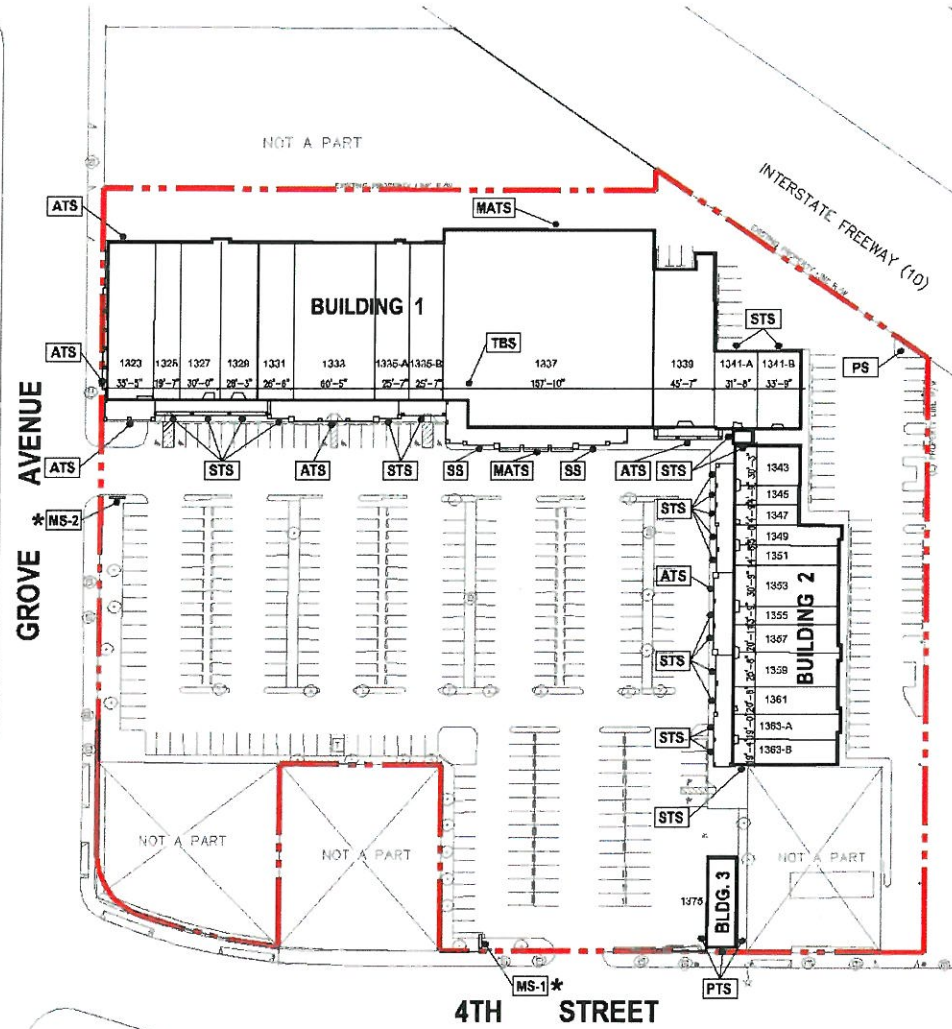
Fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components and be in compliance with all building and electrical codes.
- B. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices.
- C. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- D. Sign manufacturer shall supply a UL label in an inconspicuous location.
- E. Paint colors and finishes must be reviewed and approved by the Landlord.
- F. Neon tubing and Fluorescent lamps are not permitted.
- G. Letter faces shall be attached to returns using a continuous weld. Light leaks between face and returns will not be permitted.
- H. Letters shall be installed pin-mounted using threaded rods or anchor bolts. Spacers shall be non-corrosive, and painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. Angle clips attached to letter sides will not be permitted.
- I. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality.

Prohibited Tenant Signs

The following signs are prohibited by the Landlord:

- Temporary wall signs, pennants, flags, banners, inflatable displays, or sandwich boards unless specifically approved by Landlord and subject to City approval.
 - Exposed junction boxes, transformers, lamps, tubing, conduits, raceways, or neon crossovers of any type (except for interior of space).
 - Pre-manufactured signs, such as franchise signs, subject to Landlord approval.
 - Paper, cardboard or Styrofoam signs, stickers, or decals hung around, on, or behind window and/or storefront shall be limited to a maximum twenty five percent (25%) of the glass area to allow visibility into the establishment for security purposes.
- Exposed fastenings, unless fastenings make an intentional statement.
- Animated lights or other “moving” sign components, except where specifically approved by the Landlord.
 - Rooftop signs, signs projecting above roof lines or parapets, except existing major anchor tenant building sign (TBS).
 - Advertising or promotional signs on parked vehicles, except where specifically approved by the Landlord.
 - Cabinet, canister (can) signs / Article 31-prohibited sign (Sec. 9-1.3120)



PTS	MATS	ATS	STS
1375	1337	1323	1325 1327 1329
		1331	1333 1335-A 1335-B
		1339	1341-A 1341-B 1343
		1353	1345 1347 1349
			1351 1355 1357
			1359 1361 1363-A
			1363-B

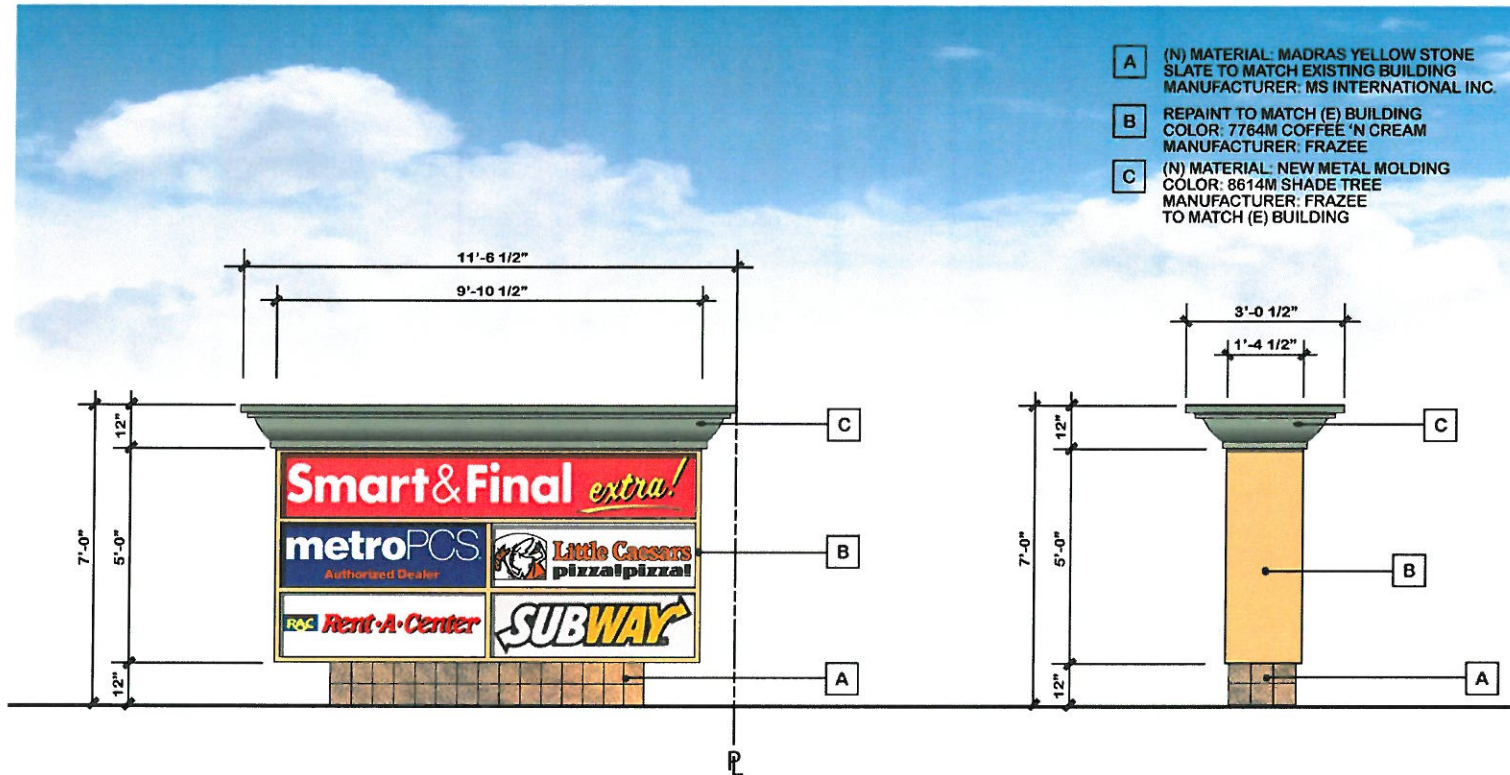
SIGN INVENTORY:

- PTS** Pad Tenant Sign Location (Freestanding Building)
- MATS** Major Anchor Tenant Sign Location (20,000 S.F. - 100,000 S.F.)
- ATS** Anchor Tenant Sign Location (4,500 S.F. - 19,000 S.F.)
- STS** Shop Tenant Sign Location (1,000 S.F. - 4,900 S.F.)
- SS** Major Anchor Tenant Secondary Sign Location
- MS-1** New Design of Existing 4th St. Monument Sign Location
- MS-2** New Design of Existing Grove Ave. Monument Sign Location
- PS** (Existing) Pylon Sign Location
- TBS** (Existing) Tenant Building Sign Location

NOTE:

* MS-1 & MS-2 Monument Signs shall be minimum 10 feet from the face of curb.

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MS-1 New Design Details of 4th St. Monument Sign

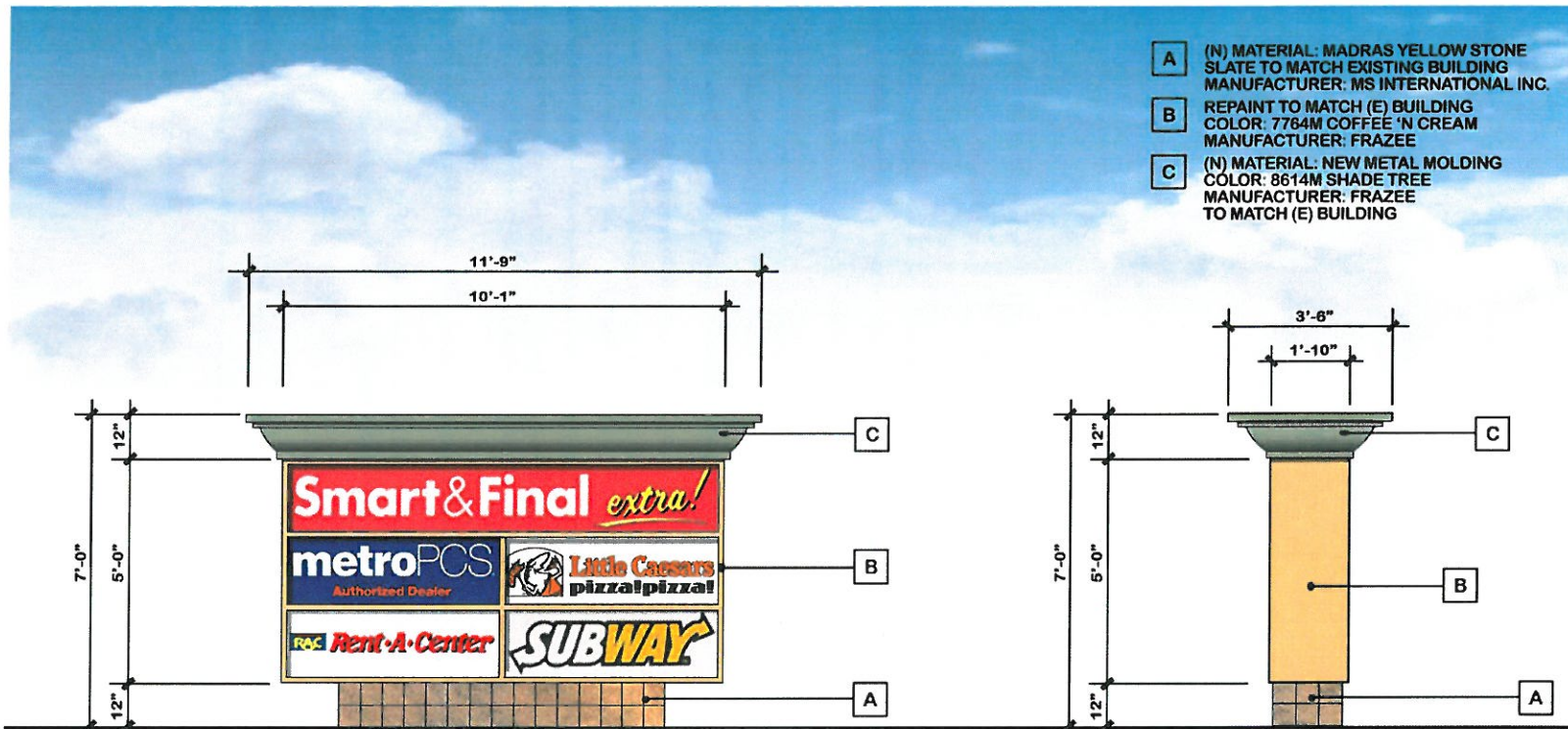
Materials: Double-sided monument signs. Existing fabricated aluminum cabinets to be remodeled and painted to match building's color. Existing tenant's acrylic plastic panel w/ colored vinyl overlay logo or graphic to remain.

Quantity: one (1) South of driveway entrance on Fourth St.

Typeface: Existing tenant's logo or graphic.

Illumination: (Existing) Internally illuminated with flourescent lamps

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MS-2 New Design of Grove Ave. Monument Sign

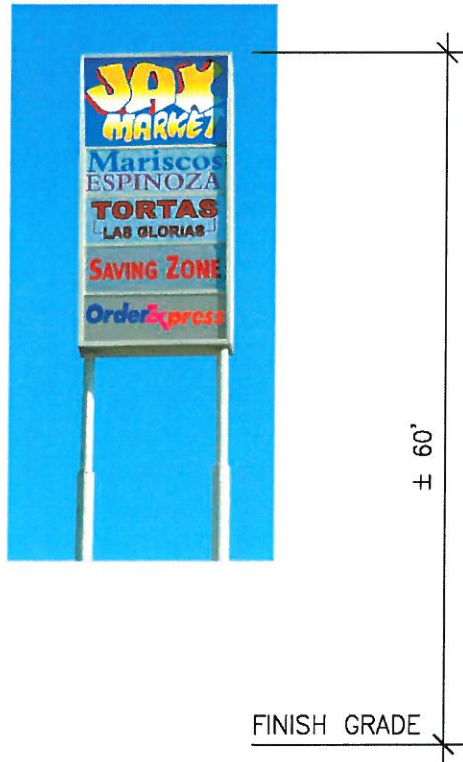
Materials: Double-sided monument signs. Existing fabricated aluminum cabinets to be remodeled and painted to match building's color. Existing tenant's acrylic plastic panel w/ colored vinyl overlay logo or graphic to remain.

Quantity: One (1) West of driveway entrance on Grove Ave.

Typeface: Existing tenant's logo or graphic.

Illumination: (Existing) Internally illuminated with flourescent lamps

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PS (Existing) Pylon Sign

Materials: Double-sided existing freestanding pylon sign. Existing fabricated aluminum cabinet to be painted to match building's color with 3/16" white acrylic plastic face and color vinyl overlay copy or graphic. Existing steel tube base to be painted to match building's color.

Quantity: One (1) at Northeast corner of the shopping center.

Typeface: Helvetica Medium or Recognized Tenant Logo.

Illumination: Internally illuminated with fluorescent lamps or L.E.D. illumination.



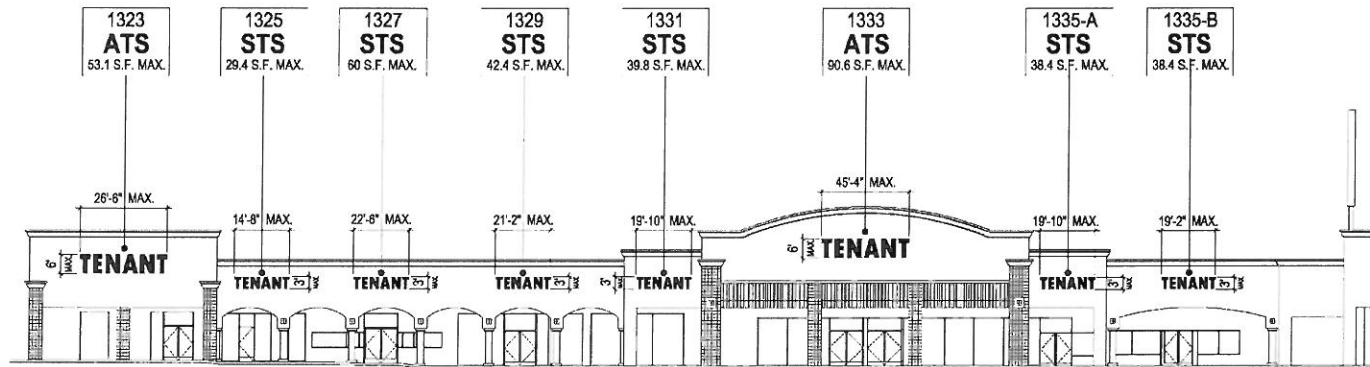
TBS (Existing) Tenant Building (Pylon) Sign

Materials: Double-sided existing tenant building sign. Existing fabricated aluminum box cabinet and raceway to be painted to match building's color with translucent pigmented acrylic face individual channel letters or graphic. Existing steel base and existing corrugated metal background to be painted to match building's color.

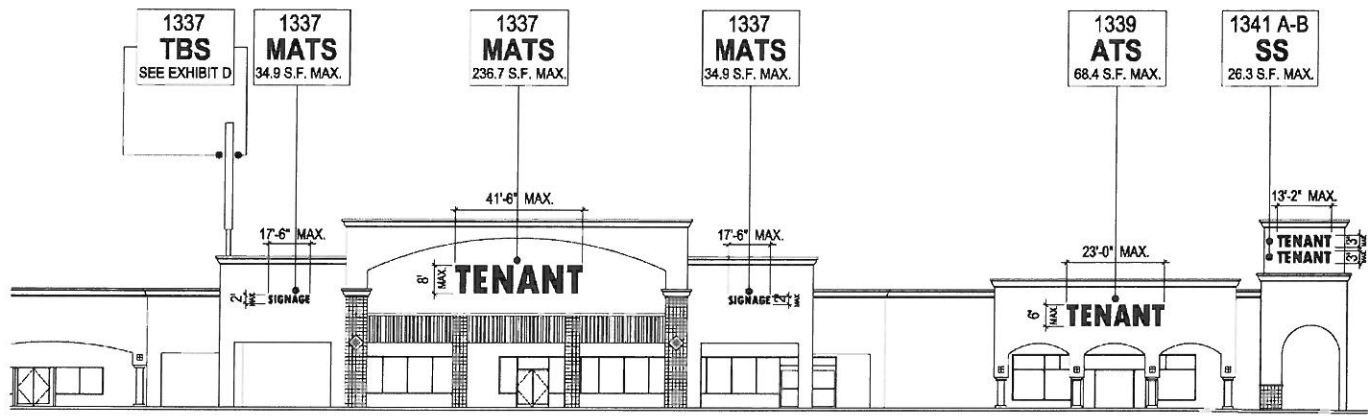
Quantity: One (1) at Southwest corner of Major Anchor Tenant lease area.

Typeface: Helvetica Medium or Recognized Tenant Logo.

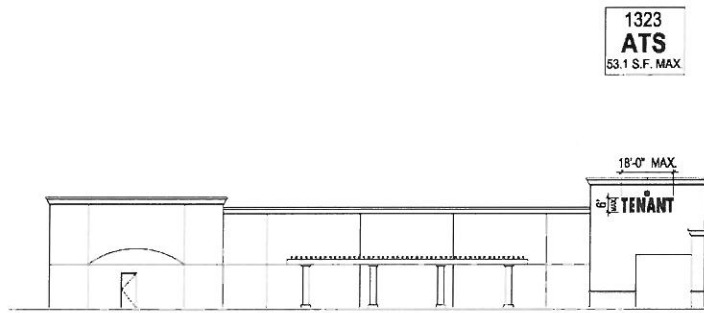
Illumination: Internally illuminated neon channel letters or L.E.D. illumination.



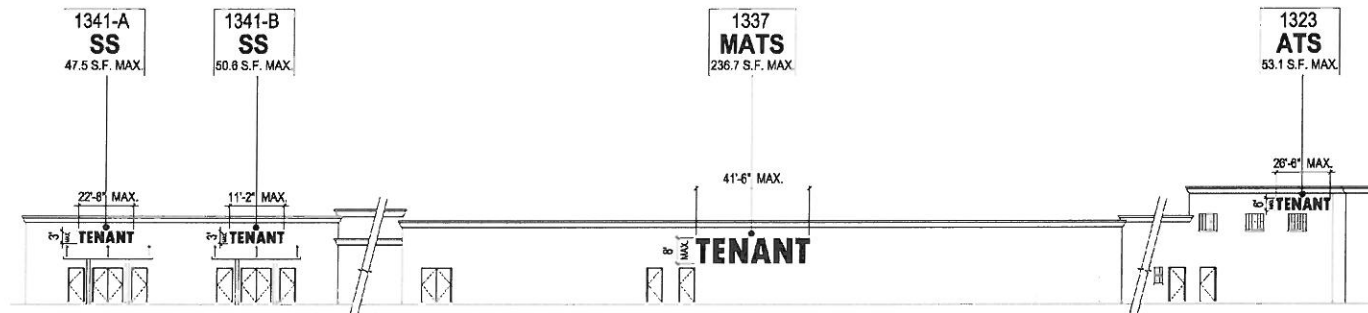
BUILDING 1 - SOUTH ELEVATION (WESTERN PORTION)



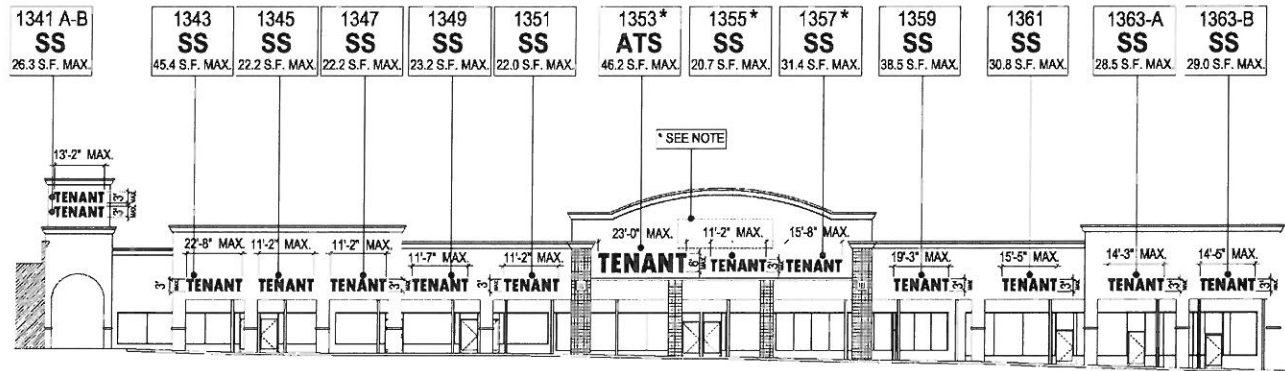
BUILDING 1 - SOUTH ELEVATION (EASTERN PORTION)



BUILDING 1 - WEST ELEVATION



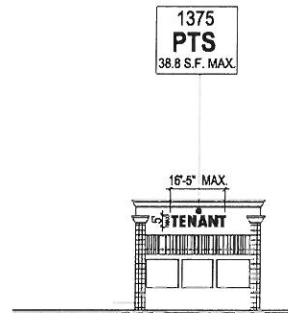
BUILDING 1 - NORTH ELEVATION



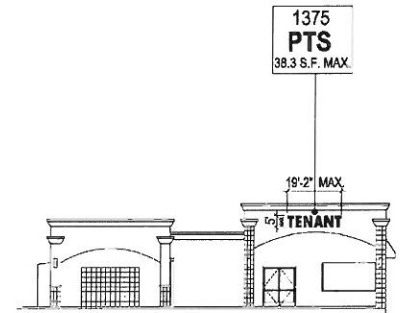
BUILDING 2 - WEST ELEVATION

*** NOTE:**

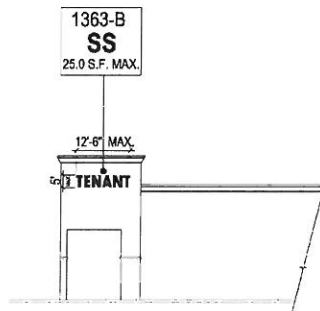
IF THE ADDRESSES 1353, 1355 & 1357 TO BE OCCUPIED BY ONE- SINGLE TENANT, THEN ONLY ONE SIGN WILL BE PERMITTED & CENTERED AT THIS LOCATION AS SHOWN.



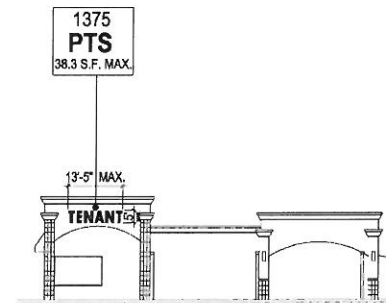
BUILDING 3 - SOUTH ELEVATION



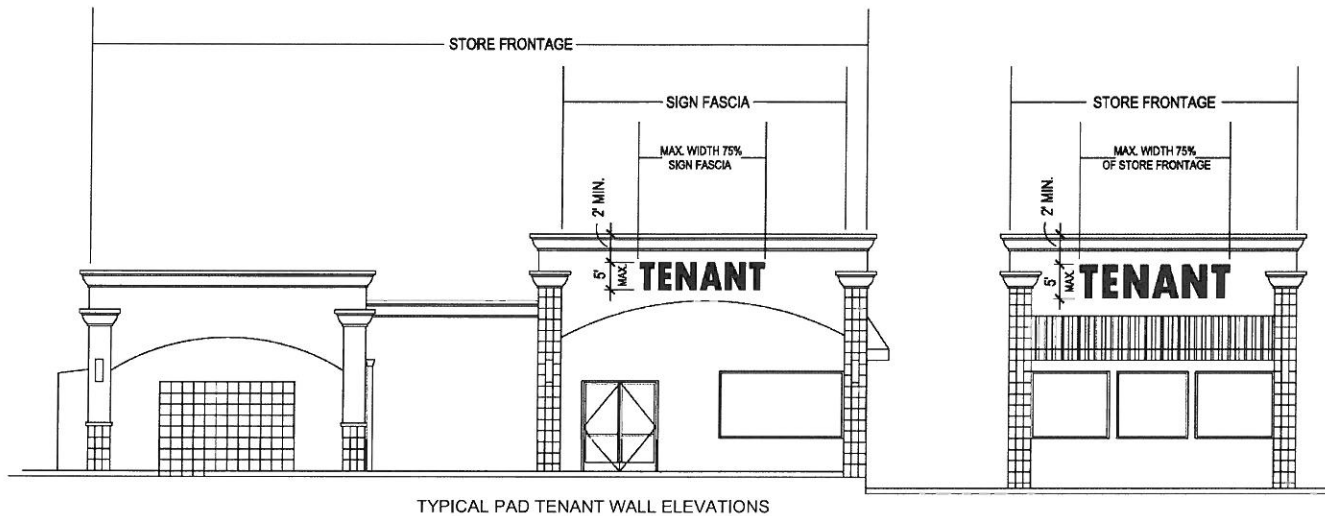
BUILDING 3 - WEST ELEVATION



BUILDING 2 - SOUTH ELEVATION

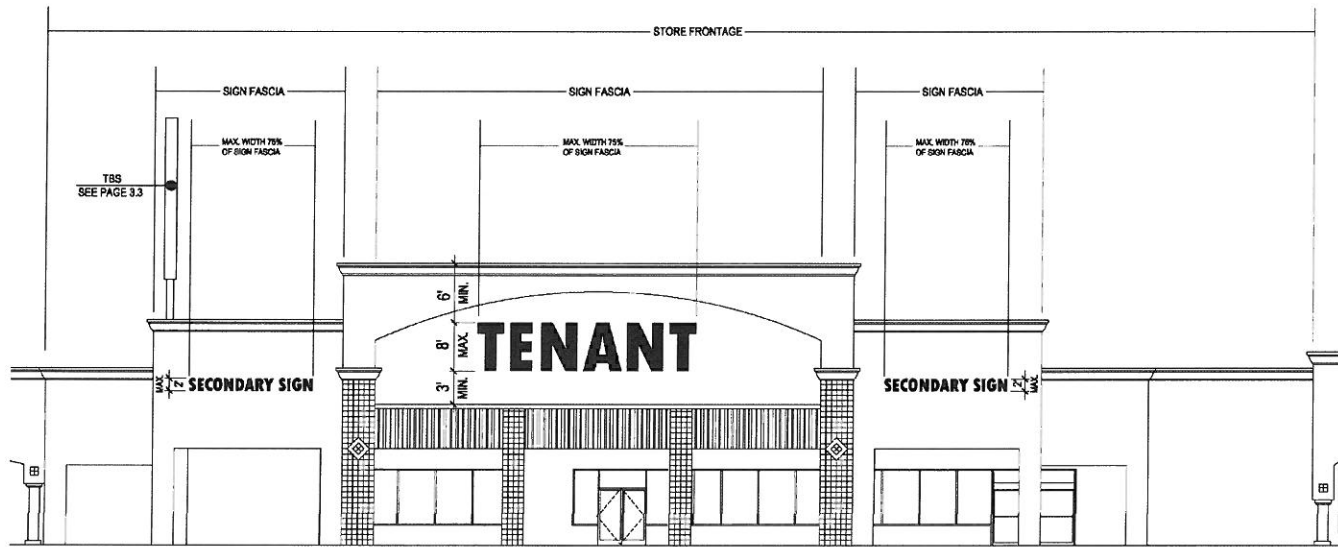


BUILDING 3 - EAST ELEVATION



PTS Pad Tenant Signage

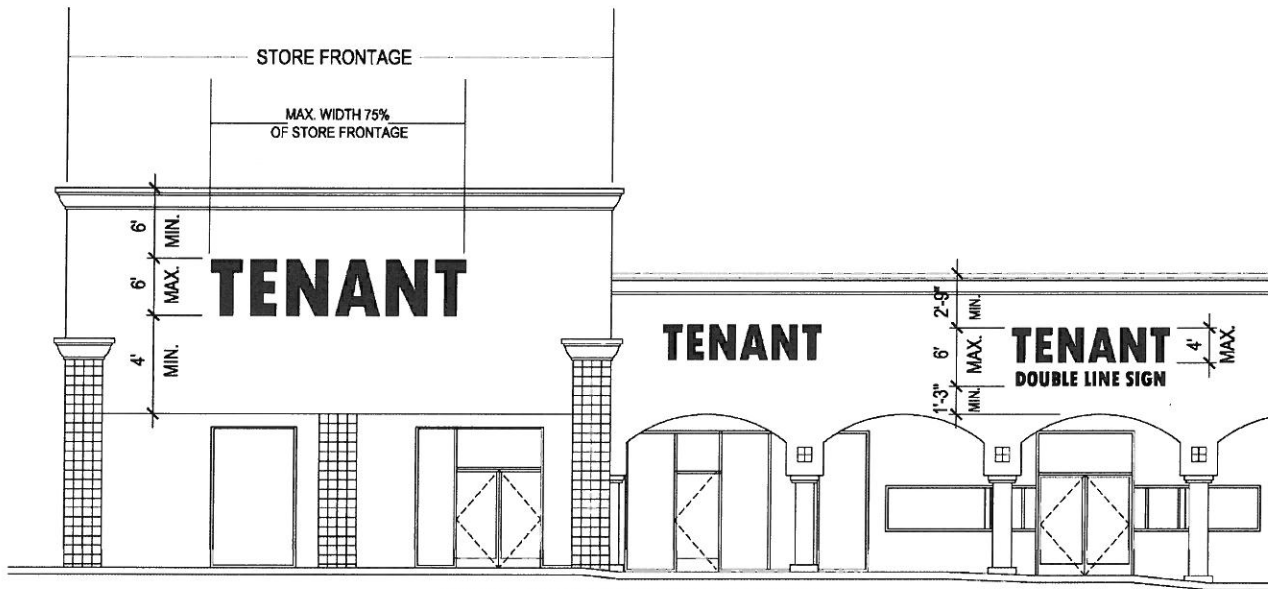
Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.050 aluminum with 3/16" translucent pigmented acrylic faces. (See Design Guidelines, Page 1.4)
Allowable Sign Area:	The surface area of sign shall be maximum of 1.5 sq. ft. per linear foot of lease store frontage. (See Exhibit E, Building 3 Elevations, Page 4.5)
Sign Height:	Maximum sign height shall not exceed 5'. Signage may be single or double lines spread to multiple signs on the same fascia. (See Exhibit E, Building 3 Elevations, Page 4.5)
Letter/Logo Height:	Maximum of 5' letter /logo total height for single line or double line.
Sign Length:	Maximum of 75% of width of leasable store frontage.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Channel letter & logo must be individual internally illuminated LED or indirectly illuminated by means of internal LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.



TYPICAL MAJOR ANCHOR TENANT WALL ELEVATION

MATS Major Anchor Tenant Signage

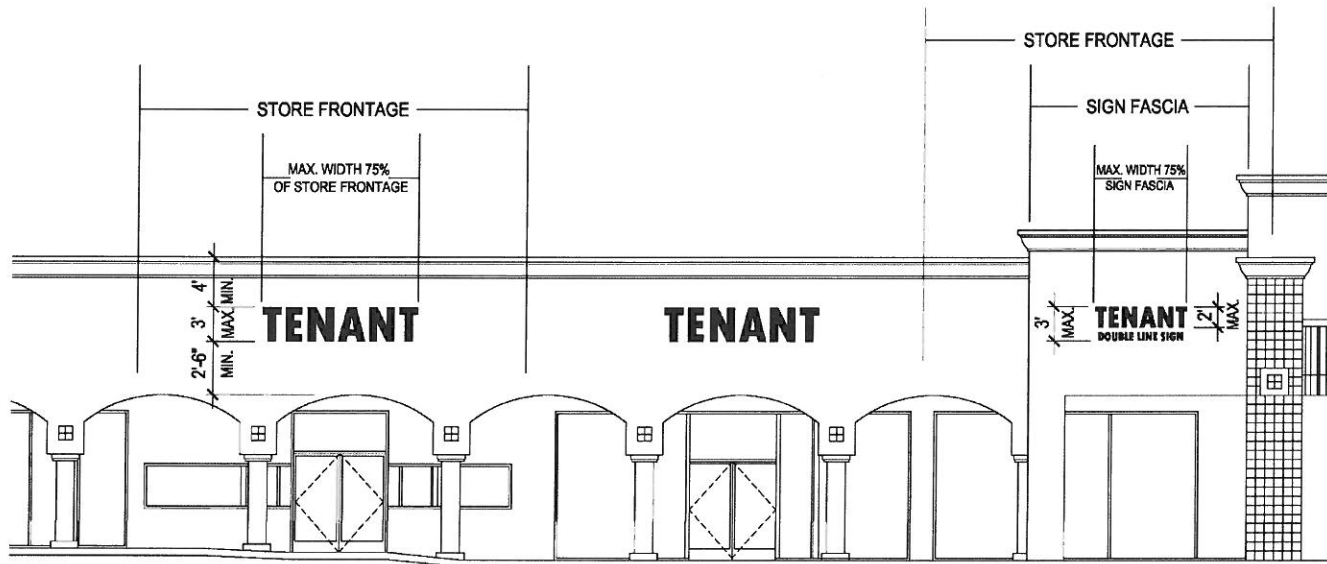
Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.050 aluminum with 3/16" translucent pigmented acrylic faces. (See Design Guidelines, Page 1.4)
Allowable Sign Area:	The surface area of sign shall be maximum of 1.5 sq. ft. per linear foot of lease store frontage. (See Exhibit E, Building 1 Elevations, Page 4.2 and 4.3); Secondary Sign on separate fascia of store frontage will be allowed; Existing Building Sign is allowed. (See Exhibit D, Page 3.3)
Sign Height:	Maximum sign height shall not exceed 8'. Signage may be single or double lines spread to multiple signs on the same fascia. (See Exhibit E, Building 1 Elevations, Page 4.2 and 4.3)
Letter/Logo Height:	Maximum of 8' letter /logo total height for single line or double line.
Sign Length:	Maximum of 75% of width of leasable store frontage.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Channel letter & logo must be individual internally illuminated LED or indirectly illuminated by means of internal LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.



TYPICAL ANCHOR TENANT WALL ELEVATION

ATS Anchor Tenant Signage

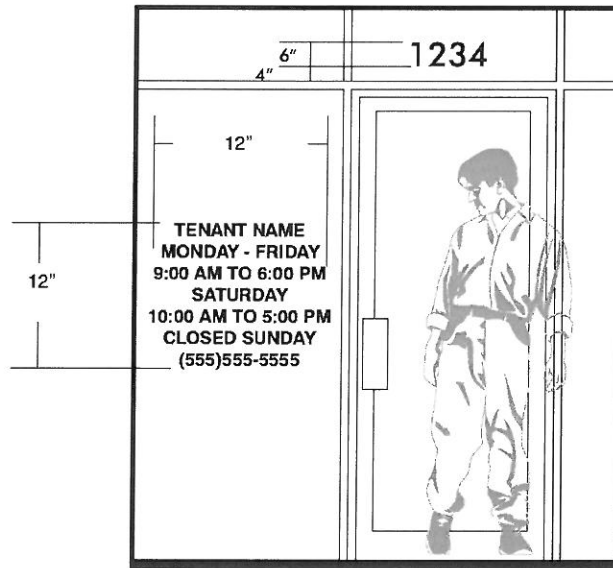
Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.050 aluminum with 3/16" translucent pigmented acrylic faces. (See Design Guidelines, Page 1.4)
Allowable Sign Area:	The surface area of sign shall be maximum of 1.5 sq. ft. per linear foot of lease store frontage. (See Exhibit E, Building 1 & 2 Elevations, Page 4.1 - 4.4)
Sign Height:	Maximum sign height shall not exceed 6'. Signage may be single or double lines spread to multiple signs on the same fascia. (See Exhibit E, Building 1 & 2 Elevations, Page 4.1 - 4.4)
Letter/Logo Height:	Maximum of 6' letter /logo total height for single line or double line.
Sign Length:	Maximum of 75% of width of leasable store frontage.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Channel letter & logo must be individual internally illuminated LED or indirectly illuminated by means of internal LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.



TYPICAL SHOP TENANT WALL ELEVATION

STS Shop Tenant Signage

Materials:	Tenant signage to consist of individual channel letters and optional logo fabricated from min. 0.050 aluminum with 3/16" translucent pigmented acrylic faces. (See Design Guidelines, Page 1.4)
Allowable Sign Area:	The surface area of sign shall be maximum of 1.5 sq. ft. per linear foot of lease store frontage. (See Exhibit E, Building 1 & 2 Elevations, Page 4.1 - 4.4)
Sign Height:	Maximum sign height shall not exceed 3'. Signage may be single or double lines spread to multiple signs on the same fascia. (See Exhibit E, Building 1 & 2 Elevations, Page 4.1 - 4.4)
Letter/Logo Height:	Maximum of 3' letter /logo total height for single line or double line.
Sign Length:	Maximum of 75% of width of leasable store frontage.
Colors:	Tenant's choice, with Owner approval.
Typeface:	Tenant's choice, with Owner approval.
Illumination:	Channel letter & logo must be individual internally illuminated LED or indirectly illuminated by means of internal LED casting light back onto the building fascia through a clear acrylic back lense (known as "halo" illumination).
Installation:	Flush to wall, with transformers located remotely.



TYPICAL FRONT DOOR ELEVATION

WG Window Graphics

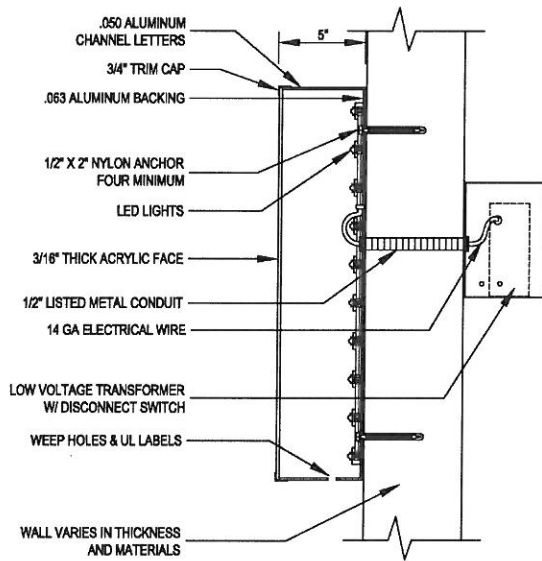
Materials: Matte white vinyl letters on window glass.

Allowable Sign Area: 8" high suite identification letters. Tenant information to have a maximum area of 576 sq. inches. Total window signage should not exceed 25% of individual window area (per Article 31, page 31-6).

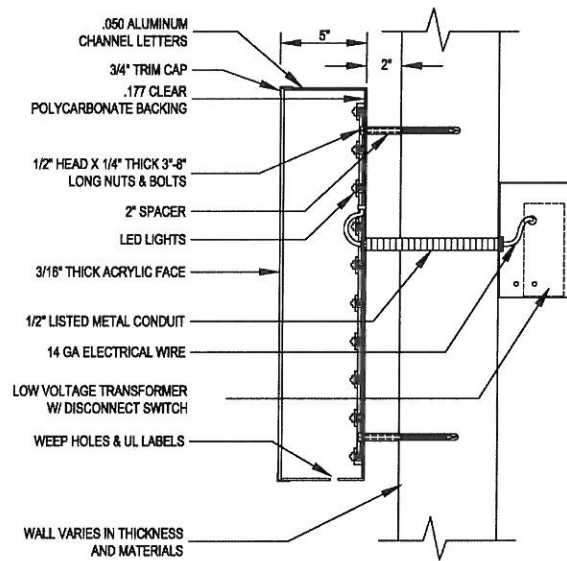
Typeface: Futura medium or Landlord approved typeface.

Color: White

Store advertising & neon sign on window are subject to Landlord approval.



FRONT LIT CHANNEL LETTERS



FRONT & BACK LIT CHANNEL LETTERS

PRIMARY POWER TO BE PROVIDED WITHIN (5) FEET OF EACH SIGN LOCATION. ELECTRICAL REQUIREMENTS ARE (1) 20 AMP 120 V CIRCUIT PER SIGN.

ALL COMPONENTS -UL APPROVED