



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

Property Owner: DAYBREAK PLAZA LLC
 Address: 990 N. ONTARIO, CA
 Telephone No.: 909-260-9960 Fax No.: -
 Email: _____

Staff use only
 File No.: PSGP 15-004
 Related Files: PSGP 11-004

Applicant: QUIEL BROS SIGNS
 Address: 272 So I St, SAN BERNARDINO 92410
 Telephone No.: 909-885-4476 Fax No.: 909 888-2239
 Email: NANCY K & QUIEL SIGNS

Submission Date: 7/9/15
 Rec'd By: [Signature]
 Fees Paid: \$ 1,225.00
 Receipt No.: 267535

Applicant's Representative: QUIEL BROS SIGNS
 Address: 272 So. I St, SAN BERNARDINO 92410
 Telephone No.: 909 885-4476 Fax No.: 909 888-2239
 Email: NANCY K P. QUIEL SIGNS.COM

Action:
 Approved Denied
 By: [Signature]
 (Historic) By: _____
 Date: 7/9/15

SITE INFORMATION

Site Address (include N, S, E or W): 990 N. ONTARIO DRIVE
 Assessor's Parcel No.: 0238-014-03-0000
 Development Name: DAYBREAK PLAZA LLC
 Zone: _____ Euclid Avenue Overlay District?: Yes No

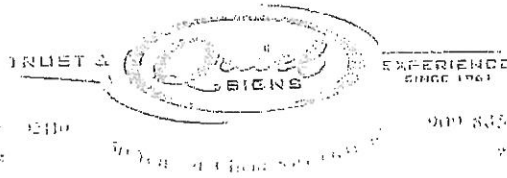
PROPERTY OWNER ACKNOWLEDGEMENT (Completion of this section is required only if the applicant is a renter)

I hereby certify and say that I am the owner/authorized agent of the real property involved in this application and do hereby consent to the filing of this Sign Permit application.

Signature: SEE ATTACHED Date: 7-1-15
 Name (print or type): BEN DAY
 Address: 540 HIDDEN VALLEY #106, CORONA, CA 92374

NOTES

7293



177 South Street, San Bernardino, CA 91101
Phone No. 951-344-1111

909-865-1176 Fax: 909-865-2239
www.quielbrothers.com

PERMIT AUTHORIZATION

Business Name: Day Break Plaza, LLC

Address: 980-860 Ontario Mills Drive, Ontario, CA

This letter is to authorize Quiel Brothers Electric Sign Service Co., Inc. to act as agent for the purpose of obtaining permits, variances and all necessary documents, approvals and inspections needed before any on-site signs will be allowed for installation and completion for the project being developed at the above address.

Please return the drawing(s) left with you to secure Landlord approval (if required) to Quiel Brothers Electric Sign Service Co., Inc. as soon as possible. Required building permits cannot be secured without the assessor's parcel number which is required on all documents in permit procedures (may be found on tax bill).

Filing fees, professional services and consultation required in obtaining permits, variances and/or other documents including engineering necessary for securing permits and approvals will be charged at \$75.00 per man hour plus city planning and permit fees. Additional labor, approvals and/or special inspections (i.e. welding, soil sample, concrete, contract/lane closure, etc.) required by local jurisdictions are a direct and immediate expense to Quiel Brothers Electric Service Sign Co., Inc. These expenses will be invoiced progressively. Reimbursement of these costs is expected to be paid in full prior to installation or upon receipt of invoice.

Quiel Brothers Electric Sign Service Co., Inc. will not secure building permits for projects to be installed by others.

Project manufacturing and install should not commence prior to obtaining required approvals and building permits.

Daybreak Plaza, LLC
Benjamin Day, Managing Member

Name _____ Date _____
X Benjamin Day
Authorized Signature

Assessors Parcel Number _____ Current City Business License # _____

Landlord Name _____ Phone Number _____ Email _____

CITY OF ONTARIO
REVENUE DEPARTMENT
303 E. B STREET
ONTARIO, CA 91764
(909)395-2022

Qty Fee
1,225 \$1,225.00

Ref#: 006
Rcpt#: 267535
Acct Date: 07/09/2015 09:47:58AM
Date/Time: 07/09/2015 09:48:00AM
Payor: Quiel Bros. Electric
Sign Service Co. Inc.

Permit #: PSGP15-004
Sign Program \$1,225.00

Total Fee: \$1,225.00

RECEIPT SUMMARY

AMOUNT PAID = \$1,225.00
CASH TENDERED = \$0.00
CHECK TENDERED = \$1,225.00
CREDIT CARD TENDERED = \$0.00
MULTIPLE TENDERS = \$0.00
OTHER TENERERS = \$0.00

CHANGE DUE = \$0.00
UNAPPLIED = \$0.00

DAYBREAK PLAZA



990 N. Ontario Mills Parkway, Ontario, Ca 91764

MASTER SIGN PROGRAM



**PLANNING DEPT
APPROVED**

Permit No. PSGP15-004

By: James Hejira

Date: 7/9/15



Claude Elena
272 South I Street
San Bernardino, CA 92410
www.quiet signs.com
Office: (909) 885-4476
Fax: (909) 888-2239

Previous Sign Program #
Page 1
PSGP11-004

DAYBREAK PLAZA



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PROJECT DIRECTORY

SIGNAGE CONTRACTOR

SIGN CRITERIA DAYBREAK PROPERTIES LOCATED AT:

990 ONTARIO MILLS PARKWAY
ONTARIO CA, 91764

OWNER DAYBREAK MANAGEMENT

9007 CENTER AVE.
RANCHO CUCAMONGA 91730

CITY OF ONTARIO PLANNING DEPARTMENT 303 EAST B ST ONTARIO, CA 91764 (909) 395-2036

Claude Ellena
Quiel Bros Electric Sign Co.
272 South I Street
San Bernardino, CA 92410
www.quielsigns.com
Office: (909) 885-4476
Fax: (909) 888-2239



DAYBREAK PLAZA



GENERAL

- A. The purpose of the following criteria is to amend Sign program #97- (Daybreak Plaza) and to establish a coordinated sign program that gives each tenant adequate identification while achieving a uniform attractive appearance among all lease spaces. Experience has proven that all stores in the shopping center benefit by the establishment of sign controls such as herein set forth. In order to maintain the integrity of the criteria and equity among all tenants, deviations from the criteria will not be approved.
- B. **INSURANCE.** Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000.00 per occurrence. Contractors installing signs are to be state registered contractors and are to have a current City Business License.
 - 1. Sign contractor shall repair any damage to any work caused by his work. Damage to structure that is not repaired by the sign contractor shall become Tenant's responsibility to correct.
 - 2. Tenant shall be fully responsible for the operations of the sign contractors and shall indemnify, defend and hold Landlord and the anchor stores harmless from damages or liabilities and account thereof.
- C. All permits for signs and their installation shall be obtained by Tenant or its representative. Tenant shall be responsible for submitting sign drawings to the appropriate municipal agency for approval.
- D. Signs shall be furnished by Tenant and installed at its sole expense and electrical service to each tenant's sign or signs shall be connected to house (Owner's) electric meter.
- E. Tenant shall be responsible for the maintenance of its sign. Should Tenant's sign require maintenance or repair. Landlord will give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do same, Landlord will undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.
- F. It is the sole responsibility of each tenant to meet all requirements and specifications of the criteria, including those requirements or specifications of municipal authorities having jurisdiction. Detailed drawings of all signs visible from the public right of way shall be submitted to the City of Ontario Planning Department for review and approval. These drawings must be signed and stamped approved by the Owner prior to submittal to the City. A building permit issued by the City of Ontario, Building and Safety Department is required prior to sign fabrication and installation.



DAYBREAK PLAZA



APPROVALS

- A. Tenant shall submit or cause to be submitted to the Landlord for approval, prior to submittal to the City of Ontario for permits and prior to fabrication, two (2) copies of detailed drawings by sign fabricator indicating the location, size, layout, typestyle, design, color, illumination, materials and method of attachment.
- B. Signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord or its authorized representative. Signs found to be nonconforming will be rejected and shall be removed at Tenant's expense. Subsequent to approval by Landlord, Tenant shall submit or cause to be submitted the Landlord approved sign drawings to the City of Ontario.
- C. If the submittals are not approved, Tenant must submit revised plans with corrections until owner approval is obtained.
- D. Tenant and its sign contractor shall be responsible for the fulfillment of all requirements of the sign criteria herein and other governmental regulations and permit requirements.
- E. In the event of any conflict with any other document or in the event of a dispute between Tenant and Owner in the interpretation of this sign criteria, Owner will make the final determination at its sole discretion.

SPECIFICATIONS - TENANT BUILDING SIGNS

- A. Single tenant pad buildings may be allowed signage on up to three (3) sides of their tenant space.
- B. Each pad tenant shall be allowed one (1) square foot per one (1) linear foot of building elevation on which sign is attached up to a maximum of one hundred (100) square feet per elevation.
- C. Drive-thru tenants will be allowed the same building signage as pad tenants. In addition, menu signage and directional "enter drive-thru" signs will be allowed. Tenant is to provide Owner and the City with a menu signage program. The menu and directional sign area is calculated in the overall sign area.
- D. Gasoline station tenant will be allowed the same building signage as pad tenants. In addition, price signage will be allowed. Tenant is to provide Owner and the City with a price signage program. The price sign area is calculated in the overall sign area.
- E. Because there may be multiple tenants within the gas station building (e.g. Subway, Taco Bell, etc.), those other tenants may wish exterior wall signage. If secondary signage is requested, any secondary signs will be included in the allowable area for the building elevation, up to a maximum of One hundred (100) Square Feet per elevation.



DAYBREAK PLAZA



GENERAL SPECIFICATIONS - TENANT BUILDING SIGNS

- A. Tenant signs will be internally illuminated channel letters (minimum 24 GA galvanized metal with 3/16 inch plastic face, no cross over neon or writing permitted). However, sign canisters may be allowed for tenant trademark sign logos, when logo constitutes a registered trademark or corporate identity.
- B. Proven established logos will be reviewed on an individual basis and will be permitted per Owner's written consent and City approvals. The area of logos shall be counted as part of the signage square footage. Logos will be reviewed on the basis of color, proportion, placement, and proof of established logo.
- C. Signs and their installation shall comply with local and national building and electrical codes and bear a UL label placed in an inconspicuous place.
- D. All letter styles shall be subject to the approval of Landlord and the City of Ontario.
- E. Sign shall be centered within the designed sign area on storefronts unless prior approvals are obtained by the Owner. Projections above or below the sign facade will not be permitted.
- F. Store signs shall have a maximum letter depth of eight (8) inches. Letter returns shall be painted Dark Bronze or match the face color of the letters. Nationally recognized chains may be allowed to use their established colors with approval from the Landlord and the City of Ontario.
- G. Internal illumination shall be 30 mill-amp neon minimum installed and labeled in accordance with the "National Board of Fire Underwriters Specifications."
- H. Advertising or information content on the sign shall be limited to the letters designating the store name or established trade logo. Business name must match the name on Business license Application
 1. The length of the primary signage shall not exceed 70 percent of the designated sign area/entry facade width.

DAYBREAK PLAZA



FABRICATION AND INSTALLATION SPECIFICATIONS

- A. All exterior signs shall be secured by fasteners, stainless steel, nickel, cadmium plated. All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition. Sealant color shall match material in which it is installed.
- B. Location of all openings for conduits in building wall shall be indicated on sign drawings submitted to the Landlord.
- C. Labels or other identifications will not be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- D. It is the responsibility of Tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.
- E. Landlord reserves the right to hire and independent electrical engineer to inspect the installation of all Tenant signs and to require the Tenant to have any discrepancies or code violations corrected at Tenant's sole expense.
- F. Channel letters shall be affixed directly to the building and shall not be placed on raised raceways.
- G. Tenant sign installation and all related work to be completed within 30 days after opening of Tenant's business.

MISCELLANEOUS REQUIREMENTS

- A. No window signs will be permitted except that each tenant shall be permitted to place adjacent to each entrance of its demised premises not more than 144 square inches of lettering not to exceed two (2) inches in height indicating hours of business, emergency telephone numbers, etc.
- B. Each tenant who has a non-customer door receiving merchandise may have uniformly applied on said door the Tenant's name and address. When more than one tenant uses the same door, then each Tenant's name and address shall be applied. Sign lettering shall be two (2) inches in height and the color shall be selected by the Landlord.



DAYBREAK PLAZA



PROHIBITED SIGNS

- A. Signs painted on walls or buildings.
- B. Flashing, animated or rotating signs or signs that simulate motion are prohibited.
- C. Audible signs.
- D. All banners, pennants and tethered balloons are prohibited except as otherwise specifically provided in the Ontario City Code and subject to Owner and City review and approval.
- E. Signs with prices, except rental, lease or real estate signs unless specifically permitted in the Ontario City Code (pricing information on temporary window promotional signage may be allowed subject to the Ontario City Code and Owner review and approval).
- F. Roof signs.
- G. Any other signs prohibited by the City of Ontario Sign Ordinance (Article 31: Signs) unless otherwise stated herein of approved in writing by the Owner and the City of Ontario.

DAYBREAK PLAZA



- #6 Identifies building #
- Major Tenant (more than 5,000 SF)
- Minor Tenant
- Monument Signs

SPECIFICATIONS - TENANT BUILDING SIGNS (BUILDINGS #4, #5, #6 AND #7)

Major Tenant - Maximum area size - 125 square feet / 48" inch high letters per elevation. A major Tenant is defined as a Tenant with a Leasehold of more than 5,000 square feet and is a nationally recognized chain with a minimum of five (5) stores in California.

Minor Tenant - Maximum area/size - 75 square feet per elevation.

Maximum Letter Size - 18 inches for tenants with lease space less than 3,000 square feet. 36 inches for tenants with 3,000-5,000 square feet. Logos should be within the maximum letter height allowed. 48" letters for tenants with more than 5,000 square feet.

In-line Tenants - Buildings #4, #5, & #6 will be allowed up to two (2) signs: one (1) on the front (west elevation and one (1) on the rear (east elevation). Tenants with and end space may have a third (3rd) sign on the north facing elevation wall or south facing elevation wall.

DAYBREAK PLAZA



MAJOR TENANT STOREFRONT ID SIGN

TYPICAL DETAIL - FLUSH MOUNT FACE LIT CHANNEL LETTERS

Major Tenant - Maximum area/size - 125 sq feet / 48 inch high letters per elevation. A Major Tenant is defined as a Tenant with a Leasehold of more than 5,000 sq feet and is a nationally recognized chain with a minimum of five (5) stores in California.

Maximum Letter Size - 18" inches for tenant with lease space less than 3,000 sq feet. 36 inches for tenants with 3,000 to 5,000 sq feet. 48" for tenants with more than 5,000 sq feet. Logos should be within the maximum letter height.

Note: Major Tenants will be determined by the Land Lord, with Land Lord letter of Approval. City of Ontario will NOT approve tenant sign without letter of Approval.



48" MAX.
LOGO / LTR
HEIGHT



TENANT NAME

1:1 RATIO AND MAXIMUM 70% TENANT FRONTAGE
MAXIMUM AREA 125 FT per ELEVATION

DAYBREAK PLAZA



MINOR TENANT STOREFRONT ID SIGN

TYPICAL DETAIL - FLUSH MOUNT FACE LIT CHANNEL LETTERS

Minor Tenant - Maximum area/size - 75 square feet per elevation

Maximum Letter Size - 18 inches for tenant with lease space less than 3,000 sq feet. 36 inches for tenants with 3,000 to 5,000 sq feet. Logos should be within the maximum letter height.

In-line tenants in buildings #4, #5 and #6 will be allowed up to two (2) signs: one (1) on the front (west elevation) and one (1) on the rear (east elevation). Tenants with end space may have a third sign on the north facing elevation wall or south facing elevation wall.

Note: Major Tenants will be determined by the Land Lord, with Land Lord letter of Approval. City of Ontario will NOT approve tenant sign without letter of Approval.



18" - 36 MAX.
LOGO / LTR
HEIGHT

LOGO **TENANT NAME**

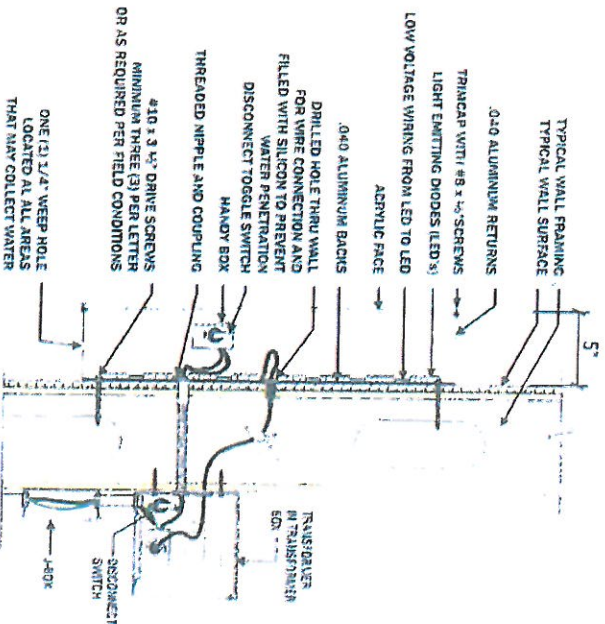
1:1 RATIO AND MAXIMUM 70% TENANT FRONTAGE
MAXIMUM AREA 75FT PER ELEVATION



DAYBREAK PLAZA

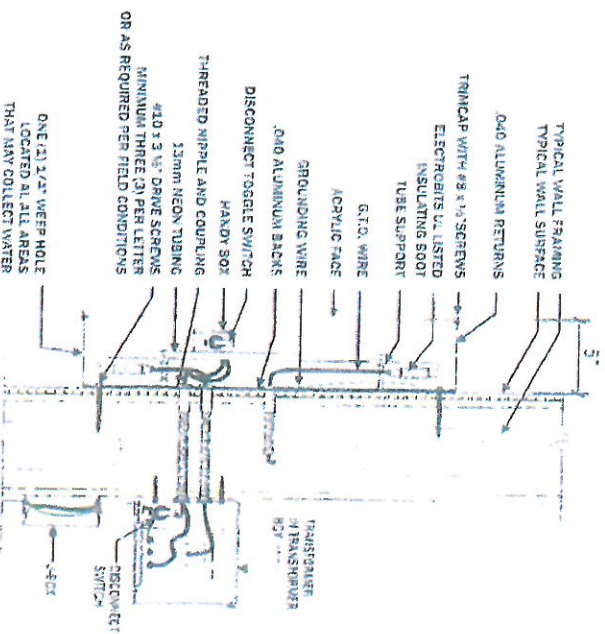


- * LED FACE LIT CHANNEL LETTERS
- * ACRYLIC PLASTIC FACE
- * FLUSH MOUNT
- * REMOTE POWER SUPPLY



TYPICAL SECTION DETAIL - LED ILLUMINATION

- * NEON FACE LIT CHANNEL LETTERS
- * ACRYLIC PLASTIC FACE
- * FLUSH MOUNT
- * REMOTE TRANSFORMERS
- * GTO WITH CONDUIT / FLEX / OR LIQUID TIGHT CONNECTIONS



TYPICAL SECTION DETAIL - NEON ILLUMINATION



DAYBREAK PLAZA

Existing & Proposed (Freestanding / Monument Sign)

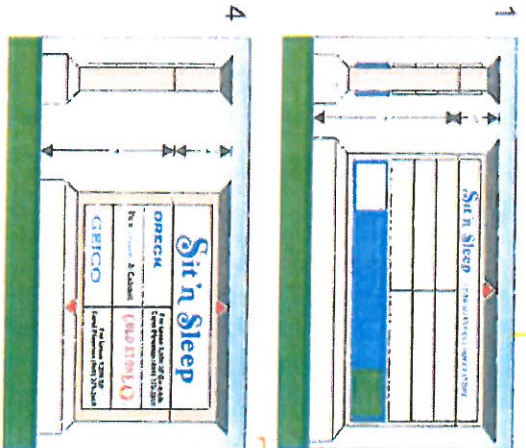
A. Freestanding grounded signs for Daybreak Plaza shall be of the size, type and location as shown in the attached exhibits and as described below:

1. (Existing) One (1) freestanding eight (8') foot high D/F illuminated tenant monument sign on 4th Street includes a pricing sign for service station.
 2. (Existing) Two (2) freestanding seven (8') foot high D/F illuminated tenant monument sign on Ontario Mills Drive.
 3. (Existing) One (1) freestanding seven (8') foot high D/F illuminated tenant monument sign on Rochester Ave.
 4. (Existing) One (1) freestanding five (8') foot high S/F illuminated tenant monument sign on the corner of Ontario Mills Drive & Rochester Ave.
- B. Tenant placement on the above described site signs shall be determined by Owner.

Service Station Site Signs (Freestanding / Monument Sign)

A. Freestanding grounded signs for the service stations shall be of the size, type and location as shown in attached exhibits and described below.

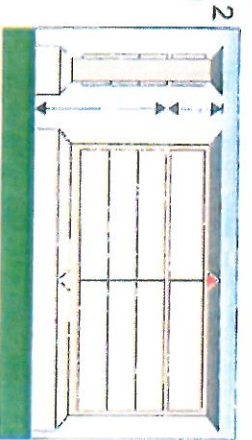
1. One (1) freestanding eight (8') foot high D/F illuminated pricing monument sign on Ontario Mills Drive.
2. One (1) freestanding seven (8') foot high D/F illuminated pricing monument sign on E. Fourth Street.



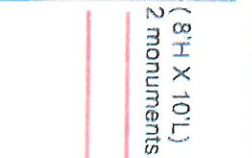
(8'H X 12'L)



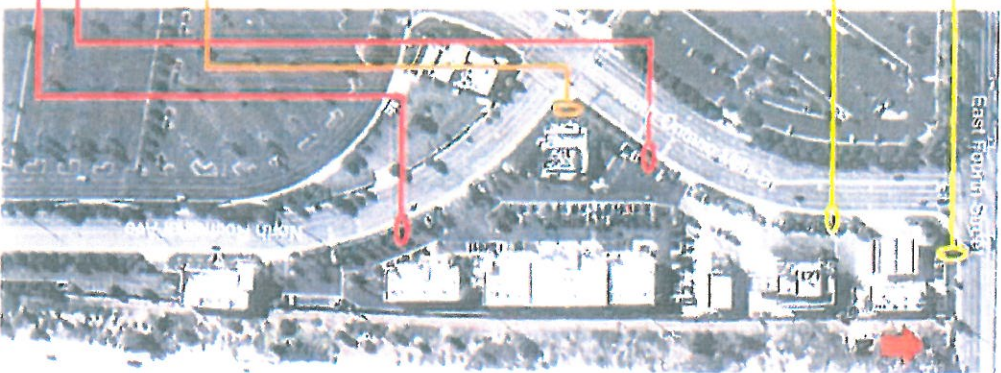
(8'H X 10'L)



(8'H X 8.5'L)

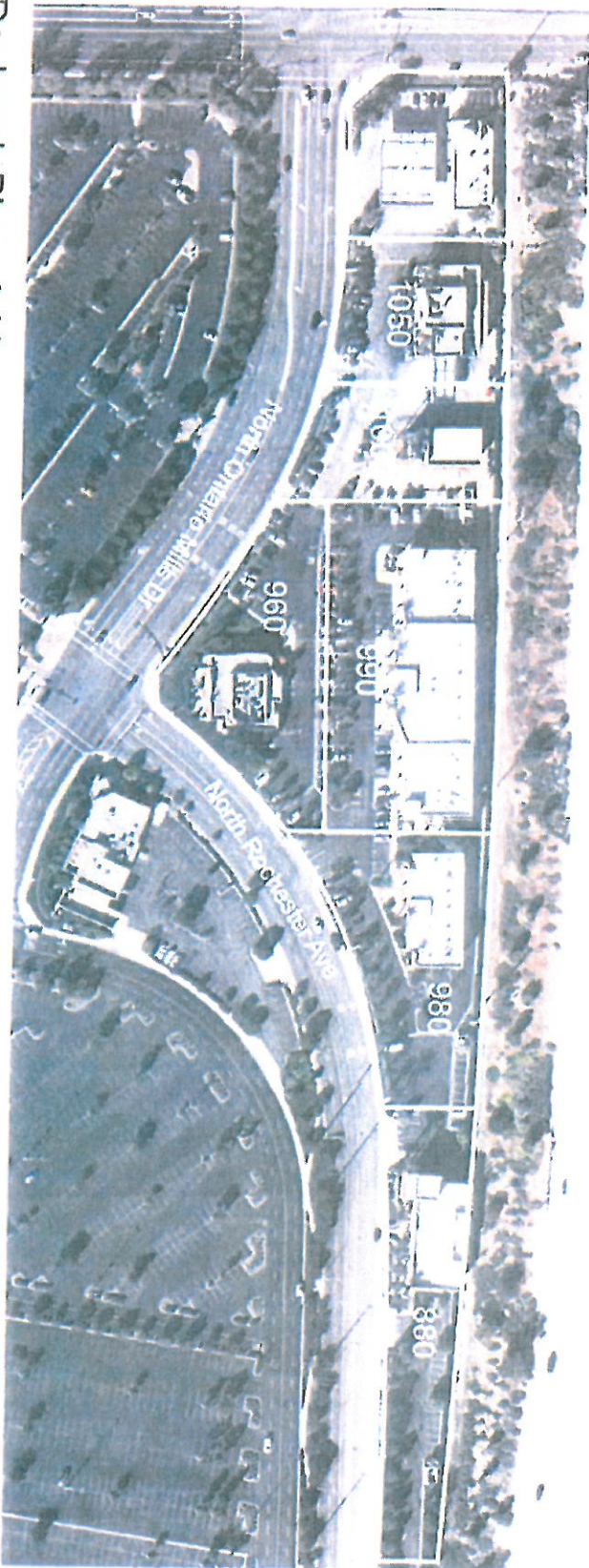


(8'H X 10'L)
2 monuments





DAYBREAK PLAZA

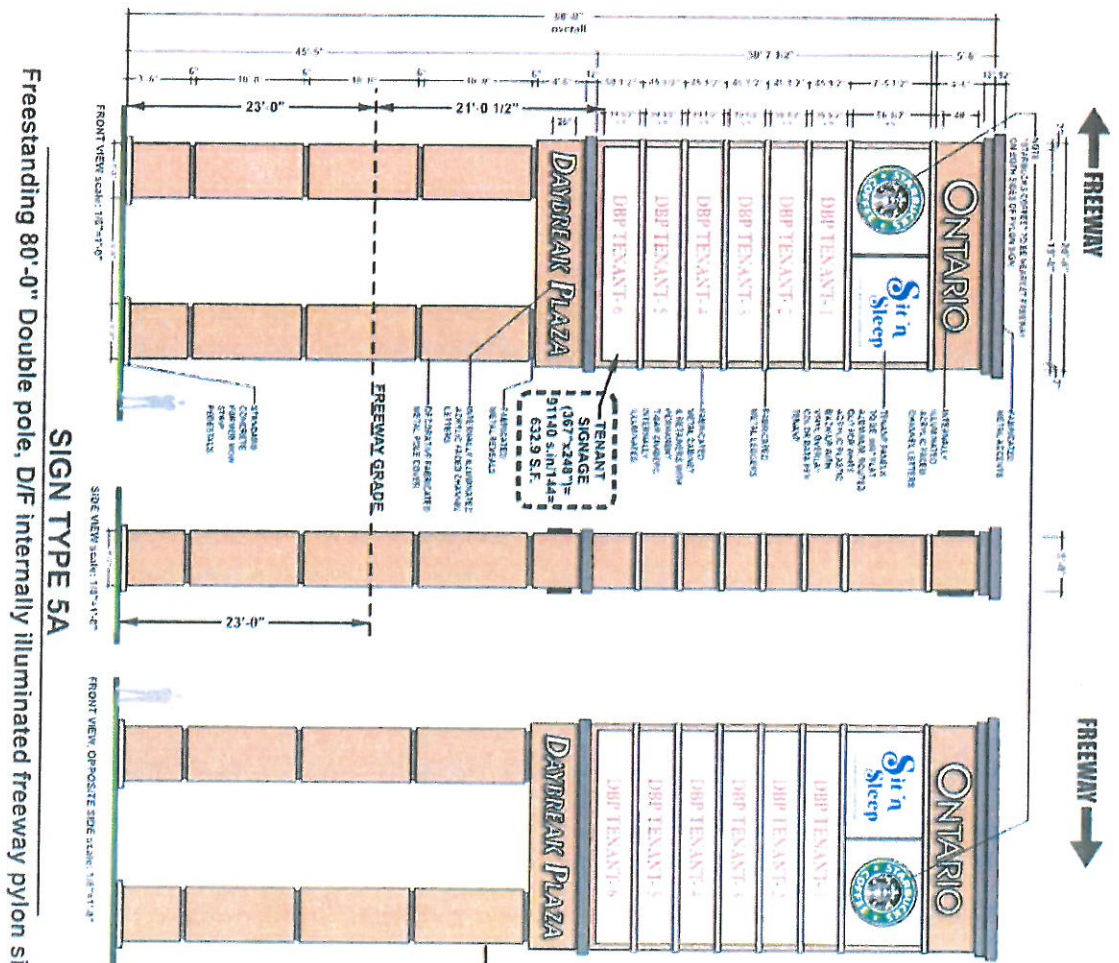


Daybreak Plaza Addresses:

880 & 980 North Rochester Avenue

960, 990, 1000, 1050 & 1090 North Ontario Mills Drive

DAYBREAK PLAZA



36'-0" HIGH (DOUBLE POLE DESIGN) FREEWAY PYLON SIGN.

MANUFACTURE AND INSTALL. NEW DOUBLE FACED, CUSTOM FABRICATED, FREE STANDING, INTERNALLY ILLUMINATED PYLON SIGN.

MINOR TENANT COPY NOT TO EXCEED 2'-6" IN HEIGHT

MAJOR TENANT COPY - STARBUCKS COFFEE AND 'SIT'N SLEEP' NOT TO EXCEED 6'-6".

SIGN TYPE 5, 80' HIGH
FREEWAY PYLON SIGN LOCATION



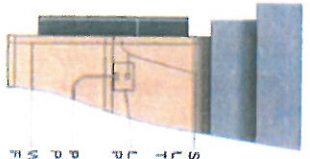
Freestanding 80'-0" Double pole, D/F internally illuminated freeway pylon sign

TENANT SIGNAGE FOR DOUBLE FACED FREEWAY PYLON SIGN

13'-9" 5" 5'-0"



FRONT VIEW
SCALE: 1/4"=1'-0"



SECONDARY LOW VOLTAGE TO L.E.D.'S
L.E.D. POWER SUPPLY
PRIMARY SIGN POWER
WELDED SIGN FRAMING.

SIDE VIEW
SCALE: 1/4"=1'-0"

A

MANUFACTURE & INSTALL TWO (2) SETS, INDIVIDUAL INTERNALLY ILLUMINATED ACRYLIC FACED CHANNEL LETTERS

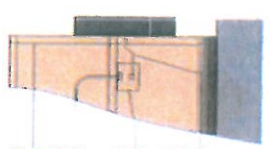
LETTER FACES TO BE 3/16" THICK ACRYLIC PLASTIC #7328 WHITE. TRIM CAP TO BE STANDARD 3/4" WIDE (BLACK). RETURNS TO BE FABRICATED ALUMINUM, 5" DEEP WITH STANDARD PRE-PAINTED BLACK ENAMEL EXTERIOR FINISH. INTERIORS TO BE PRE-PAINTED WHITE ENAMEL. ELECTRIC TO BE #5500 WHITE L.E.D. INTERNAL ILLUMINATION SYSTEM. INSTALL CHANNEL LETTERS FLUSH TO METAL SIGN BACKGROUND. CONNECT TO DEDICATED ELECTRIC AT SIGN LOCATION.

18'-7"

5" 5'-0"



FRONT VIEW
SCALE: 1/4"=1'-0"



SECONDARY LOW VOLTAGE TO L.E.D.'S
L.E.D. POWER SUPPLY
PRIMARY SIGN POWER
WELDED SIGN FRAMING.

SIDE VIEW
SCALE: 1/4"=1'-0"

B

MANUFACTURE & INSTALL TWO (2) SETS, INDIVIDUAL INTERNALLY ILLUMINATED ACRYLIC FACED CHANNEL LETTERS

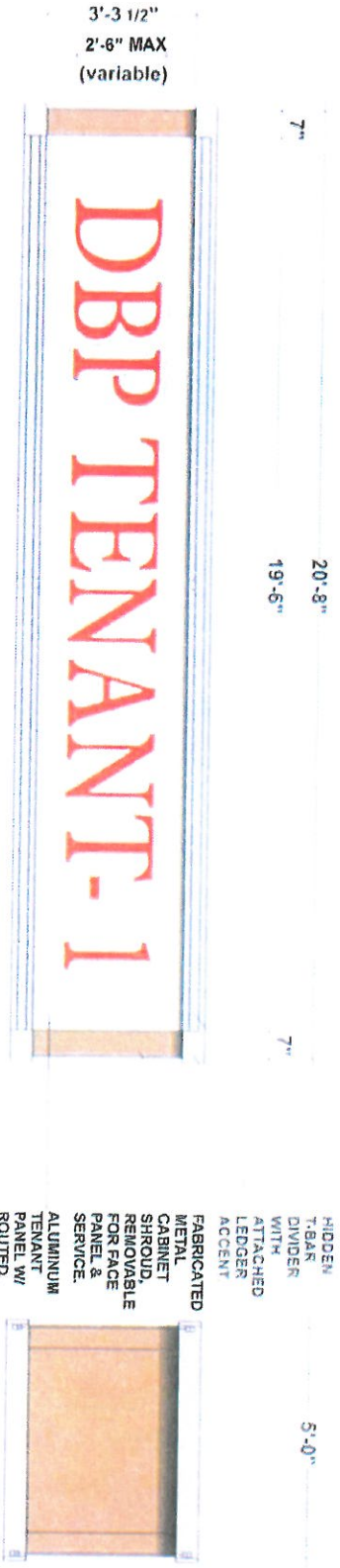
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TENANT SIGNAGE FOR DOUBLE FACED FREEWAY PYLON SIGN



C

TWO (2) MAJOR TENANT SIGN FACES & COPY PER SIDE.
 ROUTED OUT, PLEX-BACKED, INTERNALLY BACK-LIGHTED ILLUMINATION
 SIGN PANELS TO BE ALUMINUM WITH SMOOTH ENAMEL PAINTED FINISH.
 LOGOS / LETTERS TO BE ROUTED OUT & BACKED WITH WHITE ACRYLIC PLASTIC #7328
 & "SIT'N SLEEP BLUE" VINYL OVERLAYS PER CORPORATE COLOR SCHEMES.
 MAXIMUM COPY HEIGHT NOT TO EXCEED 6'-6"



D

SIX (6) MINOR TENANT SIGN FACES & COPY PER SIDE.
 ROUTED OUT, PLEX-BACKED, INTERNALLY BACK-LIGHTED ILLUMINATION
 SIGN PANELS TO BE ALUMINUM WITH SMOOTH ENAMEL PAINTED FINISH.
 TENANT LOGOS & LETTERS TO BE ROUTED OUT & BACKED WITH WHITE ACRYLIC PLASTIC #7328.
 OVERLAY COLORS PER EACH TENANTS OWN COLOR SCHEME.
 MAXIMUM COPY HEIGHT NOT TO EXCEED 2'-6"

DAYBREAK PLAZA

