

RANCON CENTRE ONTARIO SPECIFIC PLAN

VI. ARCHITECTURAL DESIGN CONCEPTS

A. ARCHITECTURAL GUIDELINES

Objective:

Recognizing that the Rancon Centre Ontario Specific Plan area is light industrial, these architectural guidelines strive to unify the project with contemporary design goals in a campus like setting. As light industrial structures are necessarily large with somewhat unbroken planes, these design guidelines are encourage each building to utilize architectural details such as trellis areas, theme walls, surface plane variations or similar detail to avoid nondescript, imposing structures.

Guidelines:

1. All design shall appear as an integrated part of the overall site design concept.
2. No "Period Buildings" shall be permitted. Contemporary building forms and materials will be encouraged.
3. Pre-engineered metal buildings will not be permitted.
4. Metal clad buildings will be permitted only if designed by an architect and only if specifically approved in writing by the Rancon Centre Ontario Owner's Association and the City Planner.
5. The use of reflective glass shall be subject to approval by the Rancon Centre Ontario Owner's Association. Any reflective glass approved will be soft and not mirrored glass.
6. Design considerations should be given to:
 - a. views and vistas
 - b. orientation toward major streets and freeways
 - c. solar orientation
 - d. vehicular and pedestrian circulation

- e. the facility's functional organization
- f. energy conservation through facility design

Consideration should be given to the incorporation of design features such as:

- a. trellised areas
- b. architectural detailing in visitor parking areas and pedestrian entrances
- c. decorative pedestrian plazas and walkways
- d. accent landscaping
- e. architecturally enhanced building forms
- f. freestanding art form
- g. light and shadow patterns
- h. color or material accents
- i. punched openings to create light and shadow
- j. entrance plazas
- k. detail should occur at the building frontages or entrances, less detail is needed at landscaped areas

B. SIGNAGE AND GRAPHICS

A master program for signage and graphics has been developed for the Rancon Centre Ontario Specific Plan to ensure a high quality visual environment, project identity, and cohesiveness. The master program establishes overall criteria for graphics and signage within the project area (see Table VI-A-1. Signage and Graphics Criteria).

1. **Definition of sign types and related terms.**
 - a. **Entry Statements/Master Identification**

Signs, graphics and landscape treatments at perimeter access points to the project defining the entries to the development.
 - b. **Freestanding Identification**

Signs along streets and roadways which identify facilities, businesses, tenants and addresses.
 - c. **Building Identification**

Signs mounted on the face(s) of buildings and which identify the building or the major building tenant.
 - d. **Complex Identification**

Signs which are freestanding and identify a multi-building development.
 - e. **Tenant Identification**

Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.
 - f. **Building Street Address**

Signs mounted on buildings designating the street address number.
 - g. **Tenant Directories**

Signs in commercial facilities which identify the location of individual tenants.
 - h. **Directional and Regulatory Signs**

Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.

i. **Temporary Signs**

Any sign, barrier, pennant, valance or advertising display used for marketing purposes for a short period of time.

j. **Sign Area**

The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including all intervening spaces. The area of all other signs shall be the largest cross-sectional area measured to a line encompassing all portions of the sign, including the background and tubing, but excluding the supporting posts or poles without attached lighting. In determining the area of a sign having more than one face, only the area of one face shall be counted.

k. **Halo Lit Letters**

Opaque, fabricated metal letterform with internal luminous tubing, mounted a few inches off the face of the building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.

l. **Interior Illuminated Letters**

Fabricated letterform with internal luminous tubing and translucent acrylic face.

m. **Post and Panel Sign**

A post supports each end of a sign panel.

n. **Flag Sign**

Sign panel projects horizontally from a single pole.

- o. **Flush Left Layout**
 Typography begins at left margin, and any additional lines of typography are also flush with first line at left margin.
- p. **Centered Layout**
 Each line of typography is centered horizontally within the sign panel.
- q. **Integral Graphic Bond**
 Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.
- r. **Freestanding Freeway Sign**
 Signs along I-10 Freeway corridor which identify facilities, businesses and tenants.
- s. **Monument Signage**
 Phase IV Freestanding tenant identification signage along Inland Empire Boulevard for Phase IV commercial uses.

2. General Requirements

- a. All owner/tenant identification signs shall conform to the guidelines of the Specific Signage Requirements Summary at the end of this section and Appendix D.
- b. A sign program shall be submitted to Rancon Centre Ontario Owners Association and the City in conjunction with the submittal of a site plan and/or architectural plans.
- c. All signing shall be of materials compatible with exterior building colors, materials and finishes, and be of a high quality of fabrication. (Appendix D)
- d. No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.
- e. No sign shall have flashing, blinking, or moving lights, or any other illuminating device which has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
- f. All freestanding sign shall be integrated with landscaping and grading.

- g. No signing will be permitted which does not directly relate to the primary service or function of the given owner/tenant activity.
- h. All owner(s)/tenant(s) shall be responsible for the proper maintenance of all their signs.
- i. On notice by the City of Ontario, an owner/tenant may be required to restore or repair any signing which is not properly maintained.

3. Temporary Signs

- a. **Free Standing Signs:** The developer of each facility may display one temporary free-standing sign whose purpose is to disseminate information pertinent to a site and its stage of development. The sign is to be designed to the Rancon Centre Ontario standards and is to be submitted for approval to the Rancon Owner's Association prior to its installation on the site. No temporary promotional sign will be allowed on the premises of the adjoining public rights of way.

A sign may be constructed on a site any time after the site has been purchased. Information can be added or the sign can be exchanged for another to indicate the advent of construction, or to recruit employees, or to identify the leasing agent. However, each revision or sign replacement must conform to the guideline's criteria. A sign that is to be replaced with another must be removed before the other sign can be installed. Temporary signs must be removed from the site when the initial leasing program is ninety-five percent complete.

In addition, the following shall apply:

Form: Free-standing monolith with panels which meet the grade.

Material: Designed to last the length of its intended use without significant fading, warping, peeling, blistering, cracking, rotting, or delamination. The Rancon Owner's Association reserves the right without liability to cause removal of any sign deemed to be in violation of deterioration or damage.

Duration: Temporary signs shall remain in place for no more than twelve months. This period may be extended upon approval by the Rancon Owner's Association and the City of Ontario.

Security Deposit: A security deposit fee of five hundred dollars shall be posted with the City of Ontario to guarantee removal of the temporary sign(s). Failure to remove the sign(s) after specified duration will result in the forfeiture of the security deposit.

- b. **Wall Signs:** Banners, pennants, flags, and any other advertising devices, except floodlights, may be placed on an occupant's property for the purpose of announcing the opening of a new business, subject to the following requirements:

The total area of all such signs or advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria (see table VI-A-1).

No such device shall be located in a manner not permitted for permanent signs.

No such device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties.

The temporary signs may remain in place for a period not to exceed thirty days after the date of installation of the sign; or until a permanent sign is installed, whichever occurs first.

Prior to installation of the temporary sign, the proponent shall obtain approval from the Rancon Owner's Association.

4. Materials:

General Requirements: All materials shall be new and of the finest quality unless otherwise specified.

Adhesive and Tapes:

- a. **Foam Tape:** High density, open cell, polyurethane double-faced foam tape as manufactured by 3M or equal to. Color as specified.
- b. **Isotac Tape:** Isotac P.S. ADH. 10 Mil. by Scotch 3M, # Y-9473.
- c. **Plastic Adhesives:** Cements used to adhere plastic parts shall be of the type specified by the plastic manufacturer.
- d. **Silicone Sealant:** Shall be as manufactured by General Electric, Dow Corning, or equal. Color as specified.

Concrete:

- a. **Concrete:** Provide concrete in accord with reference standard STM C94. Mix proportions to produce 28 day compressive strength or 2,500 psi. minimum. The Sign Fabricator will have a certified structural engineer review and engineer any and all structural concrete.
- b. **Integral Color:** Provide pure mineral coloring pigment admixture to producer specified color.
- c. **Grout:** Shall be Portland Cement and graded silica sand blended with specific chemicals to yield exceptional uniformity of color, high bond and compressive strength. Grout must meet or exceed ASTM and ANSI standards for Portland Cement.

Electrical Components:

- a. **Ballasts:** All fluorescent lamps shall be powered by Jefferson Ballasts, Universal Ballasts or approved equal. Ballast size and output must be compatible to the type of lamps being used. Exterior ballasts will be protected from the elements.
- b. **Disconnect Switch:** All cabinet signs shall be equipped with a waterproof, key activated disconnect switch suitable for exterior use. Size as required to control all primary wiring within the sign.
- c. **Lamps:** Provide all lamps as manufactured by General Electric, Sylvania, Westinghouse, or approved equal. Sizes, shapes and quantities as required.
- d. **Sockets:** All fluorescent lamp holders shall be Kulka, Leviton, or equal. All incandescent lamp holders shall be Leviton or equal.

Hardware:

- a. **Fasteners:** All fasteners shall be cadmium plated (except stainless steel) and shall be tamperproof unless otherwise noted.
- b. **Hinges:** Provide stainless steel hinges for all hinges access panels. Provide stainless steel fasteners for assembling ferrous to non-ferrous metal.
- c. **Hinges:** Material and finish of hinges shall match adjacent sign surfaces, unless noted otherwise on the drawings.
- d. **Locks:** Shall be made of a rust proof material, internal mechanism is to be of a top quality pin tumbler type. The finish of this item shall match adjacent sign surfaces or as noted.

Metals:

- a. **Aluminum:** Shall be suitable for ornamental, architectural work. Surface finish shall be smooth, free of extrusion marks or imperfections. Alloy selected should be highly corrosion resistant with good weldability and workability and must meet the structural requirements of the specific application. Aluminum must also be suitable for the required applied finish as specified in Follis Design drawings (Appendix D). All aluminum plates used will be true, free of surface waves (oil canning), and all aluminum tubing is to be seamless.
- b. **Aluminum Structural:** Structural aluminum for interior framing and bracing shall be of the necessary shape, alloy tempers and size as required to meet engineering and local building codes.
- c. **Reinforcing Steelbars: (Rebar)** Alloy, grade and size as required by engineering and by codes in location of signing installation.

Paints and Inks:

- a. **Linear Polyurethane:** A chemically cured, two-component polyurethane paint. All paint unless otherwise specified, will be linear polyurethane, semi-gloss finish. Apply a final semi-gloss clear coat over pigment coat. Use #700 series by WLS Coatings, Los Angeles CA, or its equal.

Plastics:

- a. **Plexiglas or Acrylic Plastic:** A methyl-methacrylate polymer as manufactured by Rohm and Haas Company.

Vinyls:

- a. Vinyl Sheeting: Adhesive backed 3M Scotchcal film 3,400, 3,500 and 3,600 series. Colors other than Scotchcal standards are to be achieved by the use of 3M 3,900 series process colors applied according to manufacturer's specifications.
- b. Reflective Sheeting: Adhesive backed 3M Scotchlite 580 series, engineer grade (Six years durability).

5. Fabrication:

General Requirements:

- a. Construct all work to eliminate burrs, cutting edges, and sharp corners.
- b. Finish welds on exposed surfaces to be imperceptible in the finished work.
- c. Except as indicated or directed otherwise, finish all surfaces smooth.
- d. Surfaces which are intended to be flat shall be without bulges, oil-canning, or other physical deformities.
- e. Surfaces which are intended to be curved shall be smoothly free-flowing to the required shaped.
- f. Except where unavoidable, conceal all fasteners.
- g. make access panels tight-fitting, weatherproof, and flush with adjacent surfaces. No light leaks on inner-illuminated signs.
- h. Conceal all identification labels and U.L. labels inside signs. Do not apply labels of any type which cannot be concealed except what is required by codes.
- i. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.

- j. Exercise care to assure that polished and plated surfaces are unblemished in the finished work.
- k. Isolate dissimilar materials as required.
- l. Position illuminating elements with internally lighted signs at such spacing as will assure uniform high distribution across the portion of the sign faces intended to be illuminated. Sign faces which exhibit "hot-spots" or streaks will be unacceptable unless such hot-spots or streaks are intended to be integral design features of the sign.

Concrete:

- a. Concrete shall be finished free of air pockets, pits, exposed aggregate and other imperfections.
- b. Concrete Foundations: For signs located in existing paved areas exposed surface of footing shall match adjacent paving.
- c. Form Work: Provide materials in accord with reference standard ACI 347.
- d. Form Work: Plywood used for form work will be an exterior type, (Plyform Class I and II B-B EXT-DFPA), free from warpage, knots defects and imperfections. All joints will be below grade whenever possible. Joints above grade will be properly filled and sealed to prevent cast joint lines.
- e. Reinforcement: Provide concrete reinforcement in accord with reference standard CRS I (Concrete Reinforcing Steel Institute).

Copy Application:

Sign copy shall be crisp, sharp, clean and free of ticks, discontinuous curves, line waver and other imperfections. All letterforms shall conform to the prescribed letterform proportions. All messages shall be set using a Phot-Typositor machine and

its film negative strip's or equal. All messages shall be typeset at full-size whenever possible.

All letterforms shall be so aligned as to maintain a base line parallel to the sign format. Margins must be maintained as specified in the drawings.

Copy:

- a. Cut-Out Copy: All letters and numbers cut-out of material and gauge as specified in Follis Design Drawings (Appendix D.). All cutting shall be executed in such a manner that all edges and corners of finished letterforms are true and clean. Letter forms with rounded positive or negative corners, nicked, cut or ragged edges, etc., will not be acceptable.
- b. Silkscreened Copy: Finish gloss of copy to match gloss of copy panel background. Edges of letters shall be straight and corners sharp. Surface of letters shall be uniform in color, finish and free of pinholes or other blemishes.
- c. Routes Copy: All cutting and routing shall be executed in such a manner that all edges and corners of finished letterforms are true and clean. Letterforms with rounded positive or negative corners, nicked, cut or ragged edges, etc. will not be acceptable. All letterforms shall be so aligned as to maintain a base line parallel to the sign format. Margins must be maintained as specified in the drawings. Vertical strokes must be plumb. Pin center of letters to plexiglass as required.
- d. Inlaid Copy: Whenever the value of the inlaid Plexiglass is darker than that of the Plexiglass backup, precautions are to be taken in eliminating any silhouetting of letterforms. Edges of the inlaid plexiglass will have an applied light block method as required to prevent any light transmission through edged onto face of routed surface.

- e. Vinyl Letters: All vinyl letters and numbers are to be die cut unless an alternate process is approved by a sign company approved by RCO Owners Association prior to fabrication. All copy to be prespaced to designated company's approval with 3M series 2 application tape, prior to installation on sign.

Electrical:

The assembly of all components within the illuminated signs shall conform to or exceed all standards of Underwriter's Laboratories, Inc. as published in the latest edition of "Standards for Sign Safety US 48", and all illuminated signs shall bear the U.L. label.

- a. Ballast and Transformers: There shall be the exact number and arrangement of lamps per ballast/transformer as specified by the manufacturer, with no exceptions. Each ballast/transformer shall be easily accessible for maintenance and shall be of the "low noise" type.
- b. Disconnect Switch: Shall be flush-mounted in the sign cabinet.
- c. Fluorescent Illuminated Signs: Provide all necessary wiring, low noise ballasts and electrical components within the signs, including the required quantity of fluorescent lamps where noted, so the surface shall be uniform. All electrical equipment and wiring within the signs shall be concealed from normal view. Conduit, wiring and electrical equipment located outside of the signs are to be concealed from normal view.
- d. Ventilation for automated or illuminated signs: The Sign Fabricator shall, either by natural or artificial methods, provide sufficient ventilation in signs to prevent overheating or warpage; allowing for heat absorption of color of sign, mounting surface, climatic conditions, etc. No light leaks through ventilation.

Fasteners:

All fasteners, hinges and brackets shall receive the same finish as adjacent surfaces unless otherwise noted.

- a. **Fasteners:** All fasteners shall be fully concealed at all times unless otherwise specified. Fasteners or hardware used for securing signs to concrete or other structural surfaces shall be engineered to meet code requirements. Exposed fasteners, when specified, will be tamperproof and will match adjacent surfaces in both material and finish.

Metal:

- a. **Access:** Provide adequate access to sign fixtures for maintenance and relamping. Show on shop drawings. No light leaks.
- b. **Insulation:** Separate all ferrous and non-ferrous metals as required to prevent electrolysis. In addition, provide stainless steel fasteners to secure ferrous to non-ferrous metals.
- c. **Internal Structure:** Reinforce sign housing with concealed, internal metal or plastic bracing to obtain required strength and rigidity avoiding shadows over illuminated lens. Use concealed fasteners except where required at access openings. Provide tight hairline joints, free of light leaks.
- d. **Mounting Brackets:** Any portion of mounting brackets which are visible shall match wall, frame or hardware of sign color as indicated on Follis Designs drawings (Appendix D).
- e. **Exposed Seams:** Butted seams (not filled), when allowed will be factory cut edges and will be a hairline joint unless otherwise specified.
- f. **Seams and Joints:** Welded joints shall be ground, filled and finished flush and smooth with adjacent work. Such seams shall be invisible after final finish has

been applied. No gaps, light leaks, waves or oil canning will be permitted in the work.

Painting:

- a. Painted Finish: Surface shall be free of brush marks, streaks, laps, runners, or pile up of paints, with all surfaces uniformly covered.
- b. Painted Finish: All finishes noted as painted, shall be linear polyurethane coating spray applied unless otherwise noted. Primers shall be as recommended by the polyurethane manufacturer. Final color coat shall be 3 to 5 mil. in thickness with required finish.

Sign colors shall be consistent in chroma, value and coverage; shall maintain proper opacity or translucency and shall be free of blistering, bleeding, facing and other imperfections. sign color registration shall be crisp, sharp and free of ticks, line waver, overlap and other imperfections.

Plastic/Acrylic:

- a. Plastic/Acrylic: Uncemented seams in acrylic will not be permitted. Exposed edges of acrylic shall be finished so that no saw marks are visible.

Mechanically fasten acrylic panels on the interior face with concealed fasteners. Loose parts of letters also shall be secured to acrylic panels with concealed mechanical fasteners and adhesives.

Cut and machine acrylic in accordance with Rohm and Haas recommendations for working sheet Plexiglas.

6. Installation

General Requirements:

- a. Sign installation shall be carried out in a neat and proper manner equal to the finest quality standards of the industry.

- b. Sign installation shall follow the drawings or position standards provided herein or the specification of the Designer and approved Sign program. Installer must examine site conditions, structures, the substrata and all other conditions under which the specialty signs are to be installed, and notify the Contractor in writing of conditions detrimental to the proper and timely completion of the work.
- c. Installed signs shall be clean, properly aligned, level and true to line and dimension, flush to surface unless otherwise specified, and free of imperfections and excess visible adhesive, if used, with no damage to sign or surrounding surfaces. Fabricator shall make all provisions necessary and shall take special precautions to protect finishes.
- d. Where stud fastening or other mechanical fasteners are used, adequate mounting shall be provided to prevent unauthorized removal of sign. All fastenings, structures and units must be structurally sound and comply with all applicable code requirements and restrictions.
- e. All protective coatings and identifying stickers, paper or otherwise, shall be revoked at the completion of the installation.
- f. Any damage to signs or surrounding surface damaged by the Sign Fabricator as a result of installation shall be repaired to the satisfaction of the R.C.O Owners Association or shall be replaced. Remove all crating and debris from project site and leave premises in clean condition.

Wall Mounted Signs:

- a. Such signs shall be installed using black vinyl contact adhesive tape as manufactured by 3M and clear silicone adhesive as manufactured by General Electric, Dow Corning, or equal, between sign and wall. On rough or coarse surfaces, use hidden mechanical fasteners.

Installation of Cut-Out Letters:

- a. Install units plumb and level in locations and with mountings as shown. Securely attach to supporting structure with concealed fasteners, as detailed, using "Tuff-Bond" cement adhesive or clear Dow Corning Silicone adhesive and threaded stud hardware.

Product Delivery, Storage, and Handling:

- a. In the event phasing of installation is required, the Sign Fabricator and the construction site project manager shall agree on a delivery/staging area which is lockable.
- b. Permanently install all signs using concealed fastening methods, vandal proof, which shall be shown or specified on the shop drawings.
- c. The Sign Fabricator shall provide and install all sign footings and foundations. All footings and supports for signs shall be installed prior to installation of paving wherever finished paving has not already been installed. Provide patching of existing paving materials to match adjacent paving.
- d. The Sign fabricator shall remove all form work from foundations, mowstrips and exposed concrete surfaces.
- e. Coordinate location of junction boxes and wiring connection.
- f. Installer shall protect all shrubs, trees grass and flowers from damage during installation. In grass areas, excavated dirt shall be placed on a tarp or covering, if it is not removed immediately from installation site. Installation site will be restored to its original condition.
- g. At completion of installation, clean all surfaces in accordance with manufacturer's instructions. Protect units from damage until acceptance. Repair or

replace damaged units as directed by Rancon Centre Ontario Owner's Association. Apply final coat of liquid automotive wax containing carnuba wax. This should be repeated yearly as maintenance item by the owners. The Fabricator shall provide to the Client, written instructions on the proper care and maintenance for all signs installed.

FIGURE
VI-A-1(a)

MASTER SIGN PLAN
INDUSTRIAL

CATEGORY	COMPLEX IDENTIFICATION	TENANT IDENTIFICATION
Sign Type	Monument Sign	Wall Sign
Number of Signs	1 per complex per street frontage	1 per street frontage
Placement & Location	Perpendicular or 45 degree angle to street, min. 20' from driveway, min. 15' from curb.	1 per street frontage
Sign Area	60 sq. ft. Max.	40 sq. ft. Max
Letter Size	8"	20" Max. Height
Sign Height	54" max. Height to length ration not to exceed 1:3	N/A
Forms & Materials	Must relate to architectural style	Individual letter; metal, fiberglass, and acrylic plexiglass
Message & Layout	May be 2 sided; name of owner/tenant or building & street address, centered layout	Tenant or business name and/or logo
Color	Must relate to architectural design	Must obtain association approval
Illumination	Ground lit	Ambient or Interior illuminated

FIGURE
VI-A-1(c)

MASTER SIGN PLAN
SHOWROOM RETAIL

CATEGORY	TENANT IDENTIFICATION
SIGN TYPE	Wall Sign
NUMBER OF SIGNS	1 per street frontage
PLACEMENT & LOCATION	Refer to Appendix D, 66a
SIGN AREA	1 sq. ft. per width of building elevation; not to exceed 40 sq. ft.
LETTER SIZE	20" Max. Height
SIGN HEIGHT	54" Max. Height to length ration not to exceed 1:3
FORMS & MATERIALS	Individual letter; metal, fiberglass, and acrylic plexiglass
MESSAGE & LAYOUT	Tenant or business name and/or logo
COLOR	Must obtain association approval
ILLUMINATION	Ambient or Interior illuminated

FIGURE
VI-A-1(e)

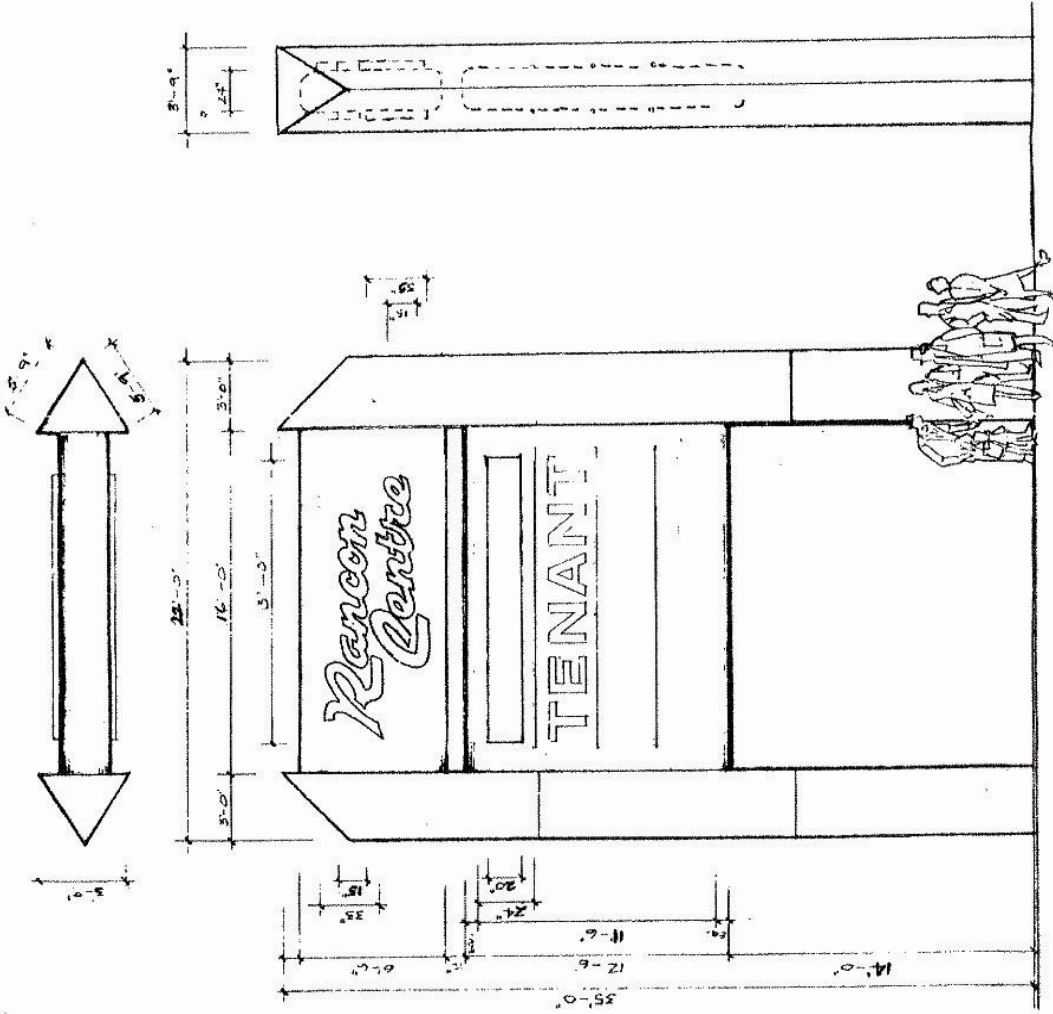
MASTER SIGN PLAN
PHASE 4
(Inland Empire Boulevard Frontage)

CATEGORY		TENANT IDENTIFICATION	
SIGN TYPE	Wall Sign (at public entrance)	Wall Sign	
NUMBER OF SIGNS	1	1 per street frontage	
PLACEMENT & LOCATION	Mounted on vertical surface at public entrance; not part of roof or roofline; not above roofline	Mounted on vertical surface, facing street frontage; not part of roof or roofline; not above roofline	
SIGN AREA	1 sq. ft. per width of building elevation not to exceed 65 sq. ft.	1 sq. ft. per width of building elevation, not to exceed 40 sq. ft.	
LETTER SIZE	24" maximum height	18" maximum height	
FORMS & MATERIALS	Individual channel letter; no cans except for logo; no exposed raceways	Individual channel letter; no cans except for logo; no exposed raceways	
MESSAGE & LAYOUT	Tenant name and/or logo	Tenant name and/or logo	
COLOR	Consistent with corporate logo/identification; must obtain association approval	Consistent with corporate logo/identification; must obtain association approval	
ILLUMINATION	Interior illuminated	Interior illuminated	

FIGURE
VI-A-1-(f)

MASTER SIGN PLAN
FREESTANDING FREEWAY

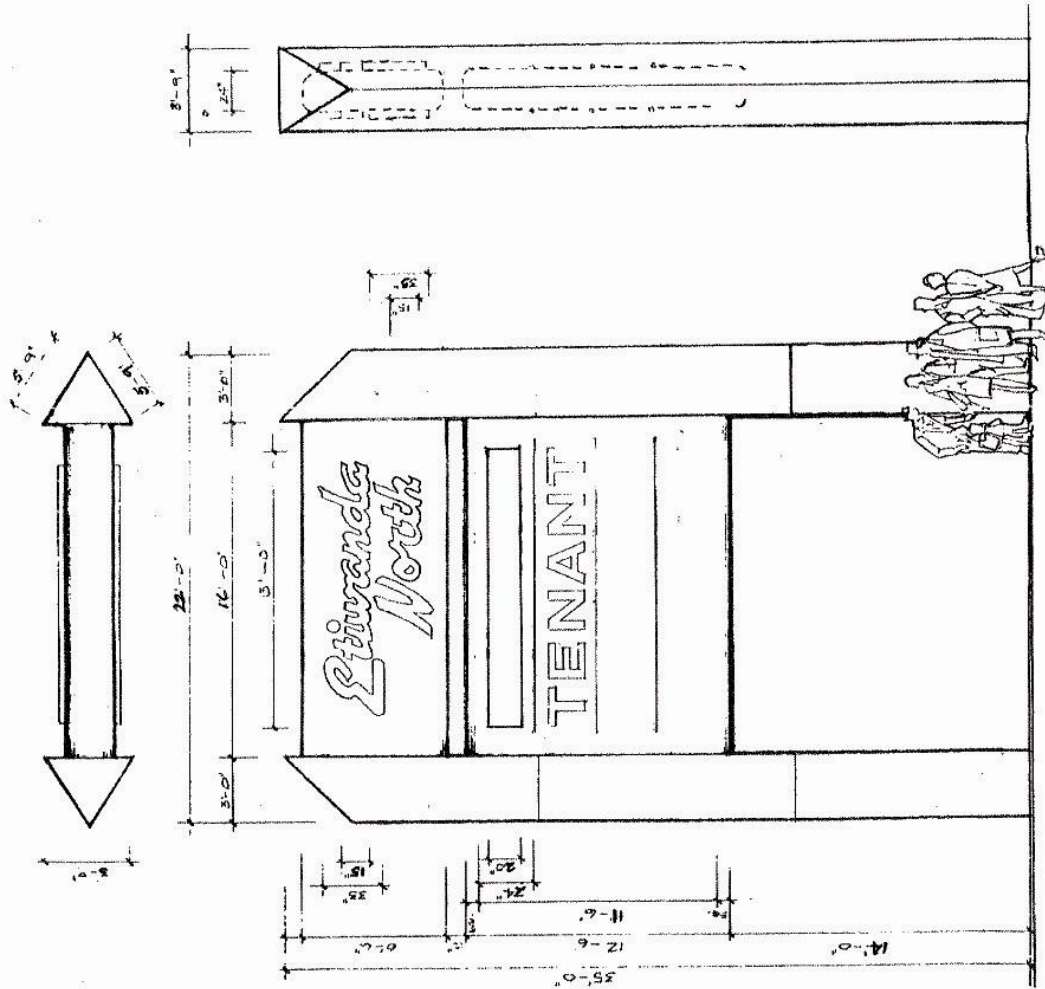
CATEGORY	PROJECT/TENANT IDENTIFICATION
SIGN TYPE	Freestanding Freeway
NUMBER OF SIGNS	2 per Figure VI-A-3
PLACEMENT & LOCATION	Along I-10 Freeway frontage directly behind 20' landscape easement setback (per Figure VI-A-3)
SIGN AREA	300 sq. ft.
LETTER SIZE/TYPE	Per Figure VI-A-2/per user requirements
SIGN HEIGHT	35'
FORMS & MATERIALS	Base: brick, concrete, tile, metal, or stone Per Figure VI-A-2 Cap: translucent face, vacuum form plastic, acrylic or fiberglass
MESSAGE & LAYOUT	Center/Tenant Identification 2 sided
COLOR	Must obtain association approval per Figure VI-A-2/per user requirements
ILLUMINATION	Interior illuminated



ONE DOUBLE-FACED INTERIOR ILLUMINATED PYLON SIGN WITH CENTER & TENANT IDENTIFICATION

- I.D. Cabinet .090 Aluminum Cabinet, Paint Lavender (#1M&D Ameritone).
- Copy Exposed Neon Copy in 3" Deep Channel. Center Stroke of Neon Clear Red 15mm. Outline Neon Powder Blue 15mm.
- Tenant Cabinet .090 Aluminum Cabinet, Paint Blue/Green (#1D2&C Ameritone).
- Copy Copy Will be Routed From Aluminum For Show Through, Plex Letter.
- Neon Dividers 3 Single Stroke Neon Dividers Between Tenant Panels 15mm Lavender.
- Pole Cover .090 Aluminum in Triangular Shape. Paint Light Grey (#1H41G Ameritone).
- Pole Tops (Triangles) Paint Rose (#1U19 Ameritone).

(PHASE II)
 FREESTANDING FREEWAY
 SIGNAGE ILLUSTRATION
 FIGURE VI-A-2

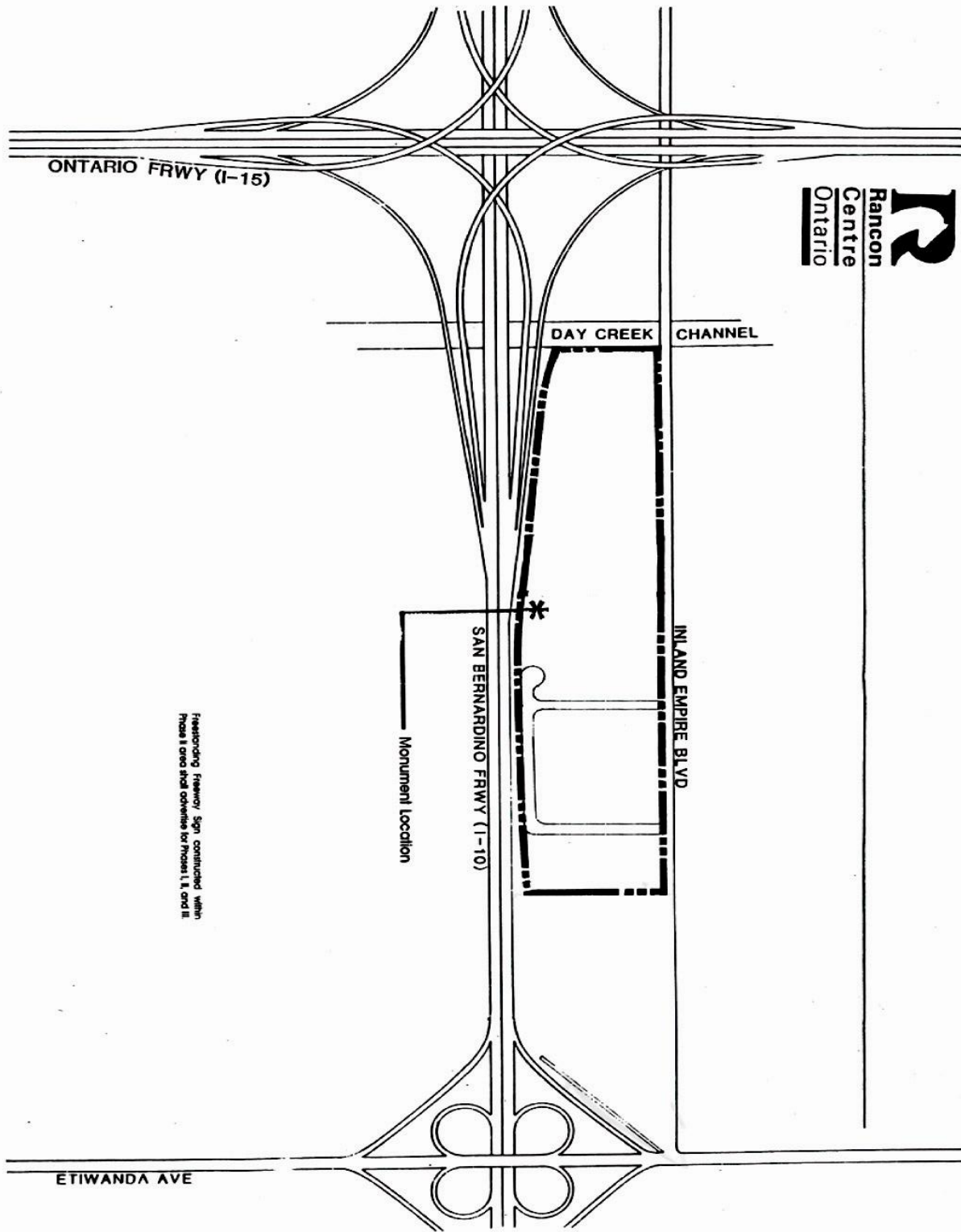


ONE DOUBLE-FACED INTERIOR ILLUMINATED PYLON SIGN WITH CENTER & TENANT IDENTIFICATION

- I.D. Cabinet
 - .090 Aluminum Cabinet, Paint Lavender (#M8D Ameriflone).
- Copy
 - Exposed Neon Copy in 3" Deep Channel
 - Center Stroke of Neon Clear Red 15mm.
 - Outline Neon Powder Blue 15mm.
- Tenant Cabinet
 - .090 Aluminum Cabinet, Paint Blue/Green (#1D26C Ameriflone).
- Copy
 - Copy Will be Routed From Aluminum For Show Through, Plex Letter
- Neon Dividers
 - 3 Single Stroke Neon Dividers Between Tenant Panels 15mm Lavender.
- Pole Cover
 - .090 Aluminum in Triangular Shape.
 - Paint Light Grey (#1H41G Ameriflone).
- Pole Tops (triangles)
 - Paint Rose (#1U18 Ameriflone).

(PHASE II)
 FREESTANDING FREEWAY
 SIGNAGE ILLUSTRATION

FIGURE VI-A-2

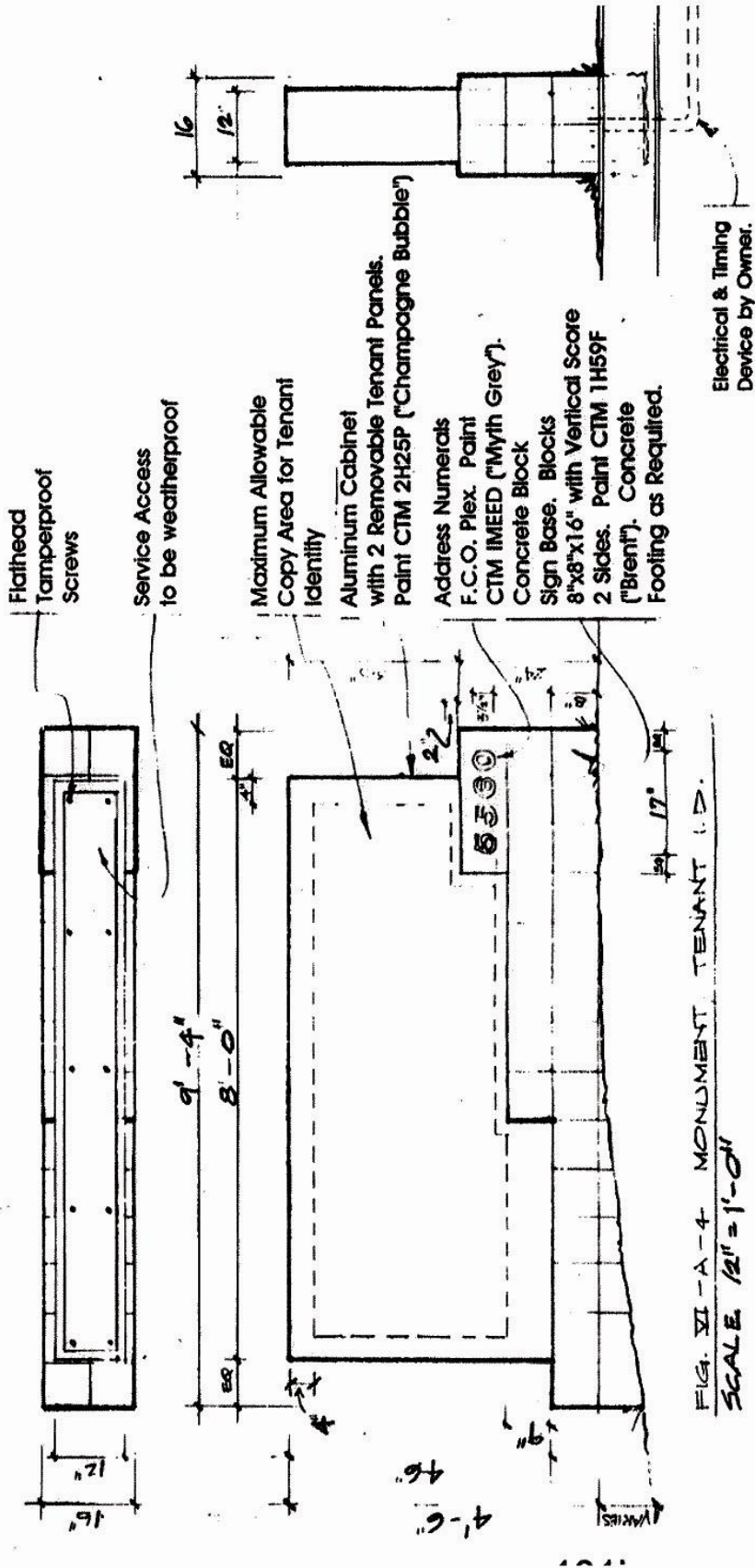


Freestanding Freeway Sign constructed with Phase I area and adjacent to Phase I, II, and III.

FREESTANDING FREEWAY SIGNAGE LOCATION

FIGURE VI-A-3

101h



PHASE 4 MONUMENTATION
SIGN ILLUSTRATIVE

FIGURE
VI-A-4

C. LIGHTING

1. Public Lighting

Public lighting refers primarily to street lights. Street lights shall conform, both in type and location, to the Standards of the City of Ontario at the time of installation (see Figure VI-B-1, Street Light Standard, City of Ontario Standard Drawing).

2. Site Lighting

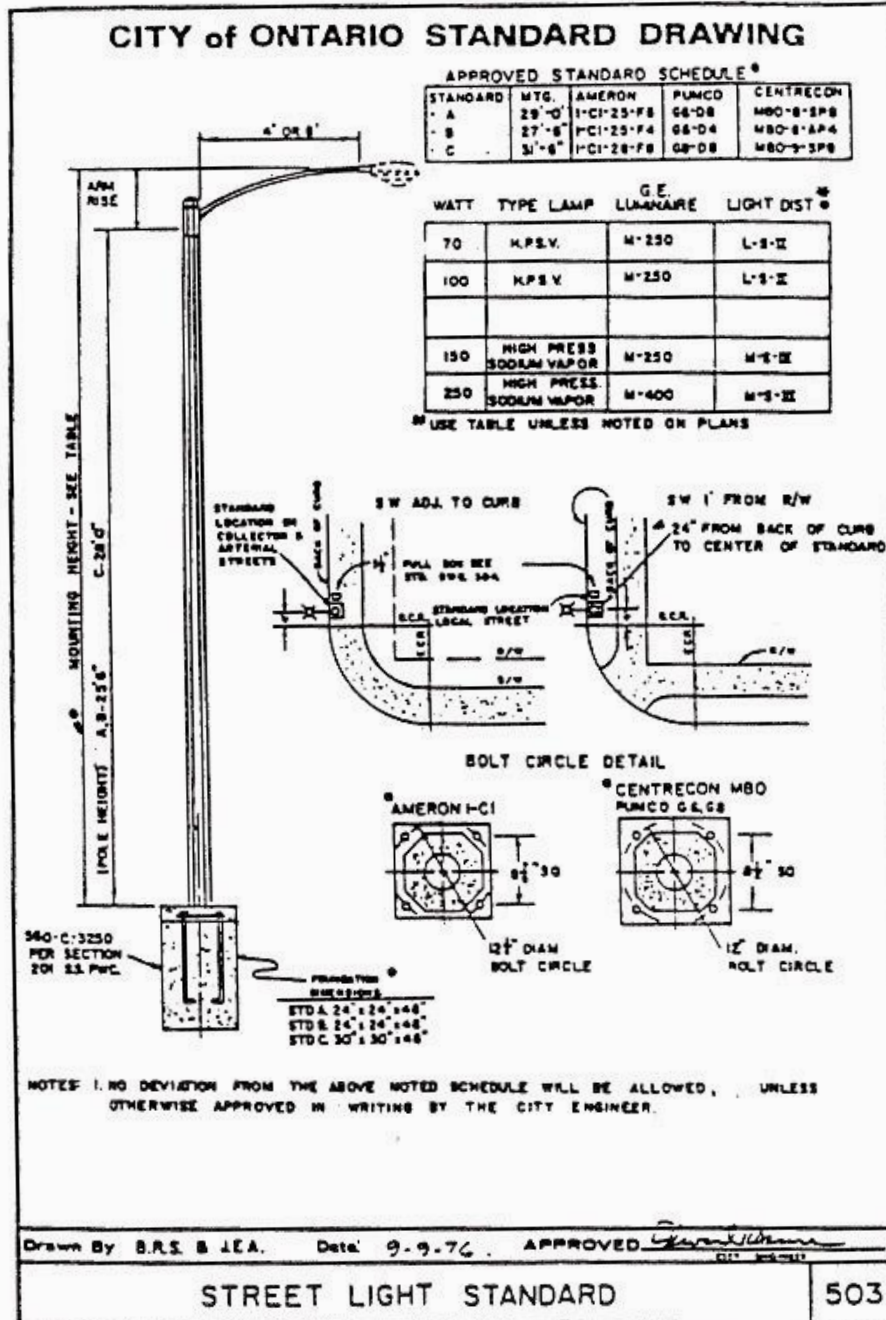
Site lighting refers to illumination of on-site areas for purposes of safety, security and night time ambience. This includes lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

The concept for on-site lighting is intended to be low-key. Overall high levels of illumination are not required; intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety, direction and movement (see Figure VI-B-2, Site Lighting).

On each site, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color of fixture, and color of light. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Lighting fixtures shall be selected and located to confine the area of illumination within the site boundaries. To minimize the number of light standards and overhead clutter, overflow light from inside the building should be wall-mounted.

Along pedestrian movement corridors, the use of low mounted fixtures (bollard height) which reinforce the pedestrian scale and which reduce visual glare are encouraged. Parking areas should be lit with shielded, lower intensity fixtures. Pedestrian walkway lighting should not exceed an overall height of sixteen (16') feet. Steps, ramps, and seatwalls should be illuminated, wherever possible, with built-in fixtures. The shields for security lighting are to be painted to match the surface to which the fixture is attached. These fixtures are not to project above the fascia or roof lines of the building. Exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

STREET LIGHT STANDARD



SITE LIGHTING

