

Rancon

Centre

Ontario



1989

RANCON

SPECIFIC PLAN

Updated with amendments, January 2012

ADOPTION

RANCON CENTER ONTARIO

FILE NUMBER: 3986 SP

City Council Resolution Number: 89-143

Adopted September 5, 1989

AMENDMENTS

File No. 4370 SPA

City Council Resolution Number: 91-129

Adopted November 5, 1991

File No. PSPA02-005

City Council Resolution Number: 2008-11

Adopted February 19, 2008

De-Annexing an approximate 20.09 acre portion over to Crossroads SP.

File No. PSPA07-002

City Council Resolution Number: PC07-025

Adopted February 27, 2007

Amendment establishes indoor entertainment as a conditionally permitted use within the light industrial land use category.

DETERMINATION OF USE

File No. PDET03-009

Adopted June 25, 2003

Determination that a religious use is similar to and no greater intensity than conditional uses within the light industrial land use designation of the Rancon SP.

RANCON CENTRE ONTARIO
SPECIFIC PLAN

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rev.01/09/12

RANCON CENTRE ONTARIO SPECIFIC PLAN

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RANCON CENTRE ONTARIO SPECIFIC PLAN

I. INTRODUCTION

A. PURPOSE

The purpose of the Rancon Centre Ontario Specific Plan is to ensure an integrated, well planned, high quality environment for the development of light industrial uses. This document is intended to guide project proposals within an overall development framework directed towards achieving design consistency with previously approved Phase One development, and compatibility between this site and future land uses adjacent to the site. Pursuant to the City of Ontario's request, this document attempts to duplicate the development standards established by the California Commerce Centre South, while meeting the individual needs of this particular project.

This document fulfills the specific plan requirements of the City of Ontario Municipal Code and the State of California relating to the adoption and implementation of Specific Plans.

B. AUTHORITY

The Rancon Centre Ontario Specific Plan has been prepared in accordance with the California Government Code Section 65450 et. al. and applicable ordinances of the City of Ontario, and will constitute the zoning for the project site. Land use standards and regulations contained within this document shall govern all areas within the project. A legal description of the project boundaries is included as Appendix A.

C. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the Rancon Centre Ontario Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

D. AMBIGUITIES

Unless otherwise provided, any ambiguity concerning the content or application of the Rancon Centre Ontario Specific Plan shall be resolved by the Planning Commission.

RANCON CENTRE ONTARIO SPECIFIC PLAN

II. PLANNING CONCEPTS

A. GOALS AND OBJECTIVES

The Rancon Centre Ontario Specific Plan is a 45.61 acre master planned project that will accommodate the needs of light industrial and business park users. The specific plan provides site specific development standards and guidelines within which development of the project area will occur.

Specifically, the plan is designed to achieve the following objectives:

1. Create a high quality development within which light industrial and business park facilities can locate;
2. Achieve consistency with the previously approved Phase One portion of this development and other similar specific plans within the City of Ontario. Consistent design and development standards will work to insure a high quality, integrated project compatible with future surrounding industrial and business park developments;
3. Provide land uses that will allow development to occur in an orderly manner, and yet have the flexibility to respond to changes in market demand;
4. Respond to the growing pressures for light industrial and business park expansion in the Ontario region;
5. Provide an expanding economic base for the City of Ontario;
6. Provide employment opportunities for people seeking to relocate to the Ontario area to take advantage of the availability and affordability of housing, and for persons living in the Ontario area who are currently commuting to outlying employment centers;

7. Create a landscape and streetscape that will enhance the aesthetic and visual quality of the area and be consistent with future streetscapes adjacent to the project site;

B. VISUAL IMAGE

The visual image that will be created by the Rancon Centre Ontario Specific Plan is an effort to be harmonious with the previously approved Phase One portion of this development and with future surrounding land uses. The overall intent is to create a high quality integrated project, encompassing light industrial and business park facilities. This project, located along the well traveled Interstate 10 Freeway, will take advantage of a highly visible location while maintaining the City's commitment to high quality development.

A landscape theme and hierarchy will be established that will lend identity and coherence to the project area, and yet be consistent with future surrounding land uses. Uniform lighting and graphic systems for signage will be integrated into the design and layout of the project. The Rancon Centre Ontario Specific Plan area will serve as a visual showcase of high quality light industrial and business park development for people traveling adjacent to the project site via the San Bernardino (I-10) Freeway.

RANCON CENTRE ONTARIO SPECIFIC PLAN

II. EXISTING CONDITIONS

A. PROJECT LOCATION

1. Regional Context

The Rancon Centre Ontario Specific Plan encompasses 45.61 acres located in the southwest corner of San Bernardino County within the City of Ontario (see Figures III-A-1 through III-A-4, State, Regional, and Project Site).

The project site is centrally located, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair (see Figure III-A-3, Regional Context). Land uses in the surrounding region range from agricultural lands devoted to citrus/grape production to rapidly growing industrial, commercial and residential developments.

2. Area Context

The Rancon Centre Ontario Specific Plan is located in the northeastern portion of the City of Ontario, northeasterly of the Ontario International Airport. The site is adjacent to the I-10 (San Bernardino) Freeway and is generally bounded by Inland Empire Boulevard to the north; Day Creek Channel to the west; the San Bernardino Freeway (I-10) to the south; and Etiwanda Avenue to the east (Figure III-A-3, Regional Context, and Figure III-A-4, Project Site).

STATE OF CALIFORNIA SOUTHERN CALIFORNIA REGIONAL MAP



FIGURE III-A-1

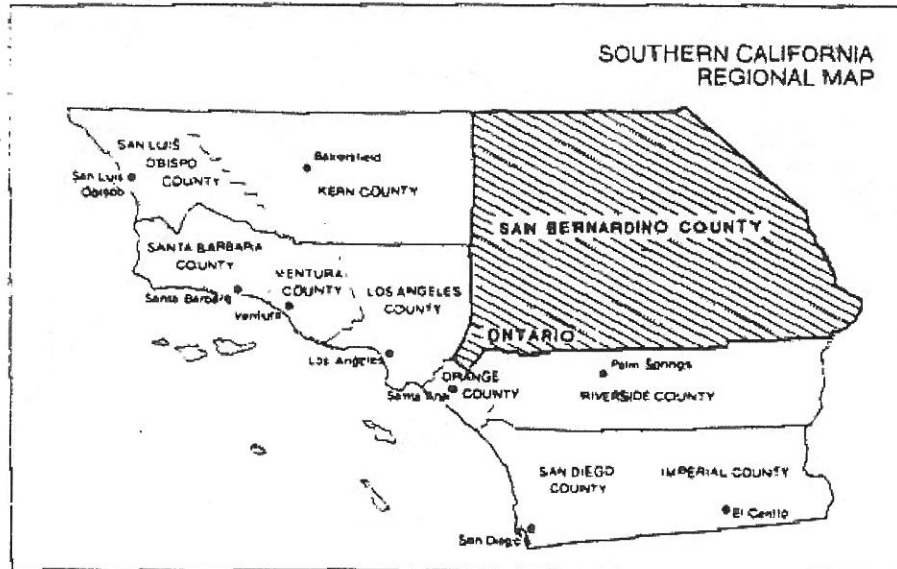


FIGURE III-A-2

REGIONAL CONTEXT

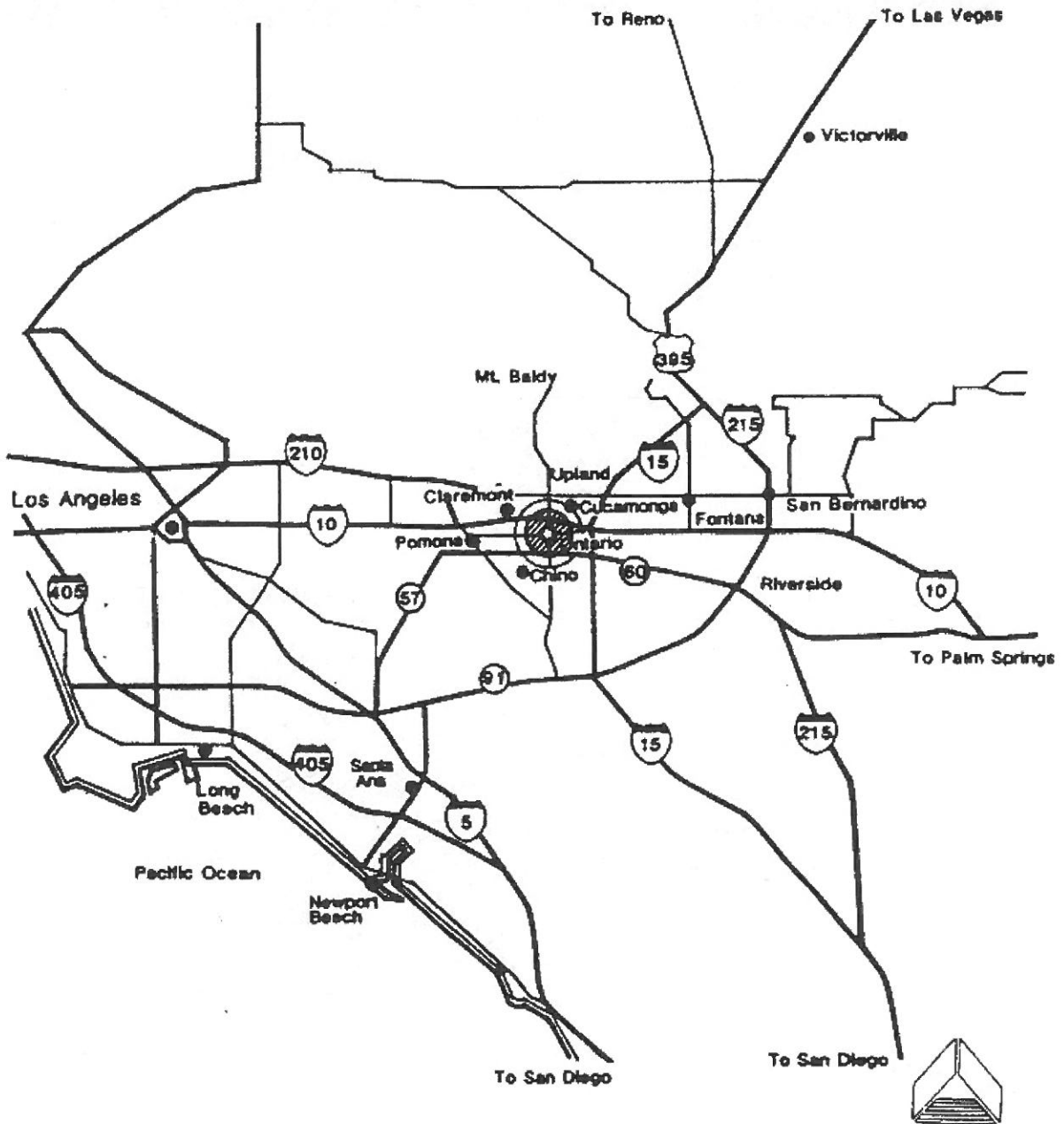
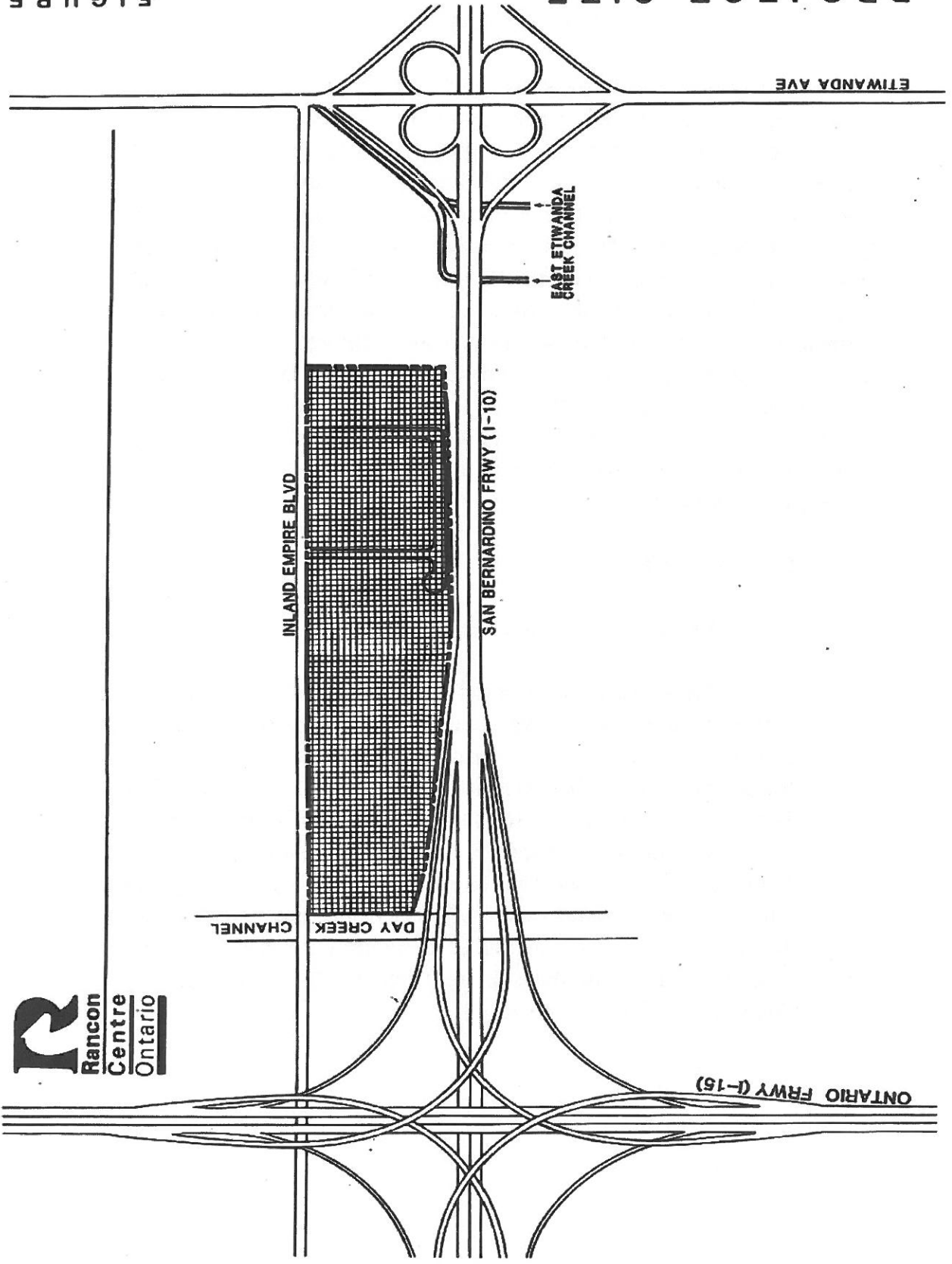


FIGURE III-A-4

PROJECT SITE



B. SITE CONDITIONS: EXISTING LAND USES

The project site is bisected (north-south) by a 330 foot wide Southern California Edison Company overhead utility right-of-way. The easterly portion of the site consists of partially graded, unimproved lots and seven structures associated with the Phase One industrial development. The western portion of the site is vacant with remnants of a previous agricultural use (grape vines). The existing land use to the north is mostly vacant land, with one industrial use (Cement Pipe Company); to the east is the San Bernardino County Flood Control District's East Etiwanda Channel (unimproved) and Etiwanda Avenue, followed by the former Kaiser Steel plant slag hills; to the south is a portion of the East Etiwanda Flood Control Channel (south-easterly corner of site) and the I-10 Freeway; to the west is San Bernardino County Flood Control's Day Creek Channel followed by an overhead utility right-of-way (see Figure III-B-1, Existing Land Use).

C. EXISTING CIRCULATION

I. Regional Circulation

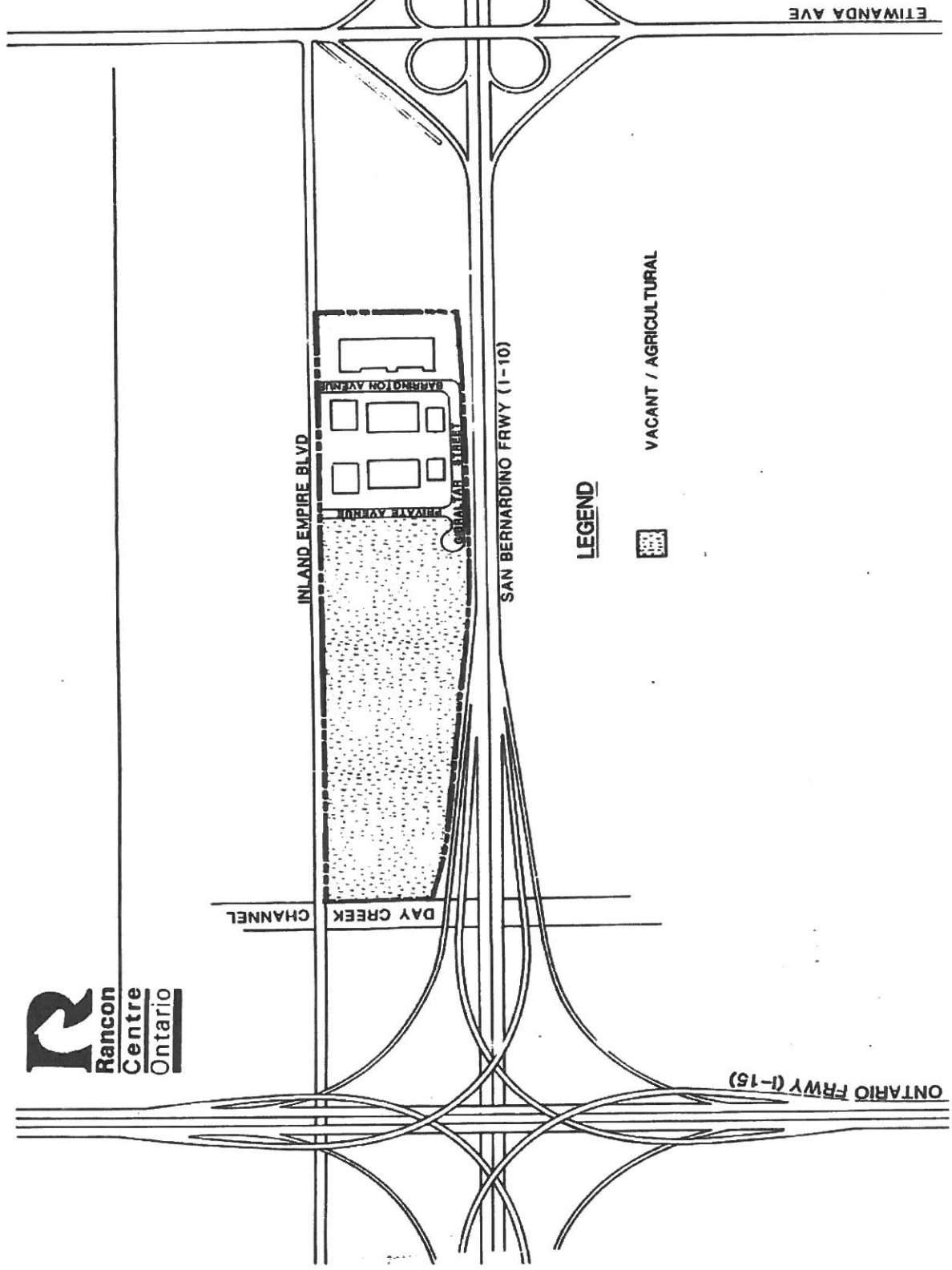
The project site has excellent regional accessibility as it is located adjacent to the San Bernardino Freeway (I-10) and the Devore Freeway (I-15). The San Bernardino Freeway is a major transportation route between Los Angeles to the west, and San Bernardino and the desert areas to the east. The Devore Freeway provides north-south regional circulation. Access onto the Interstate 10 Freeway can be accomplished by utilizing the Etiwanda Avenue interchange adjacent to the site. Access onto Interstate 15 can be accomplished by utilizing the 4th Street interchange north of the site (see Figures III-C-1 and III-C-2, Regional and Local Circulation).

2. Local Circulation

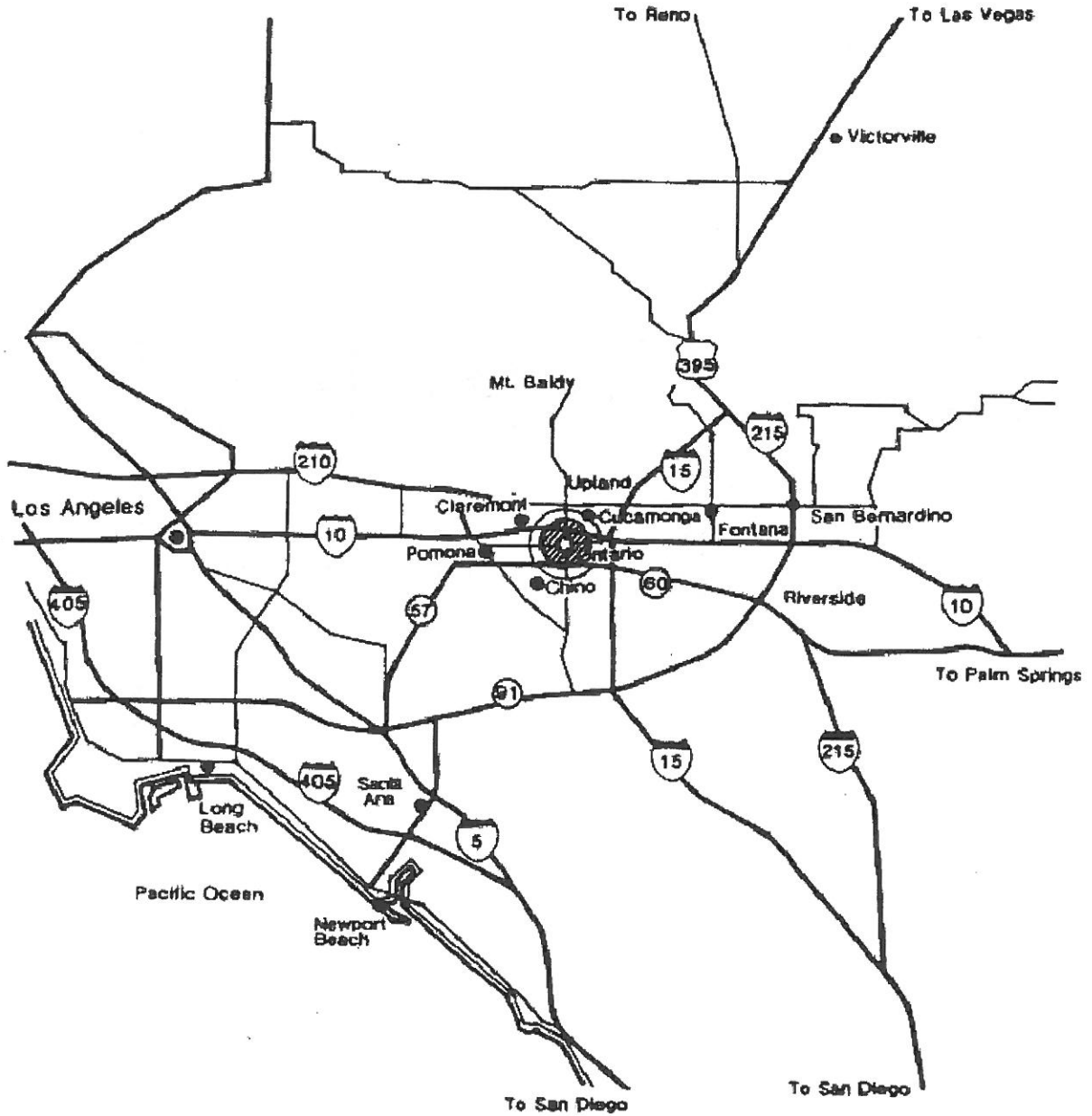
The site is serviced locally by Inland Empire Boulevard, an east-west major arterial. North-south access to the site is accomplished by utilization of Etiwanda Avenue, east of the site. On-site circulation will be accomplished by the construction of Gibraltar Street and Barrington Avenue (see Figure III-C-3). Gibraltar Street will connect with Barrington Avenue to form a loop system connected to Inland Empire Boulevard.

FIGURE III-B-1

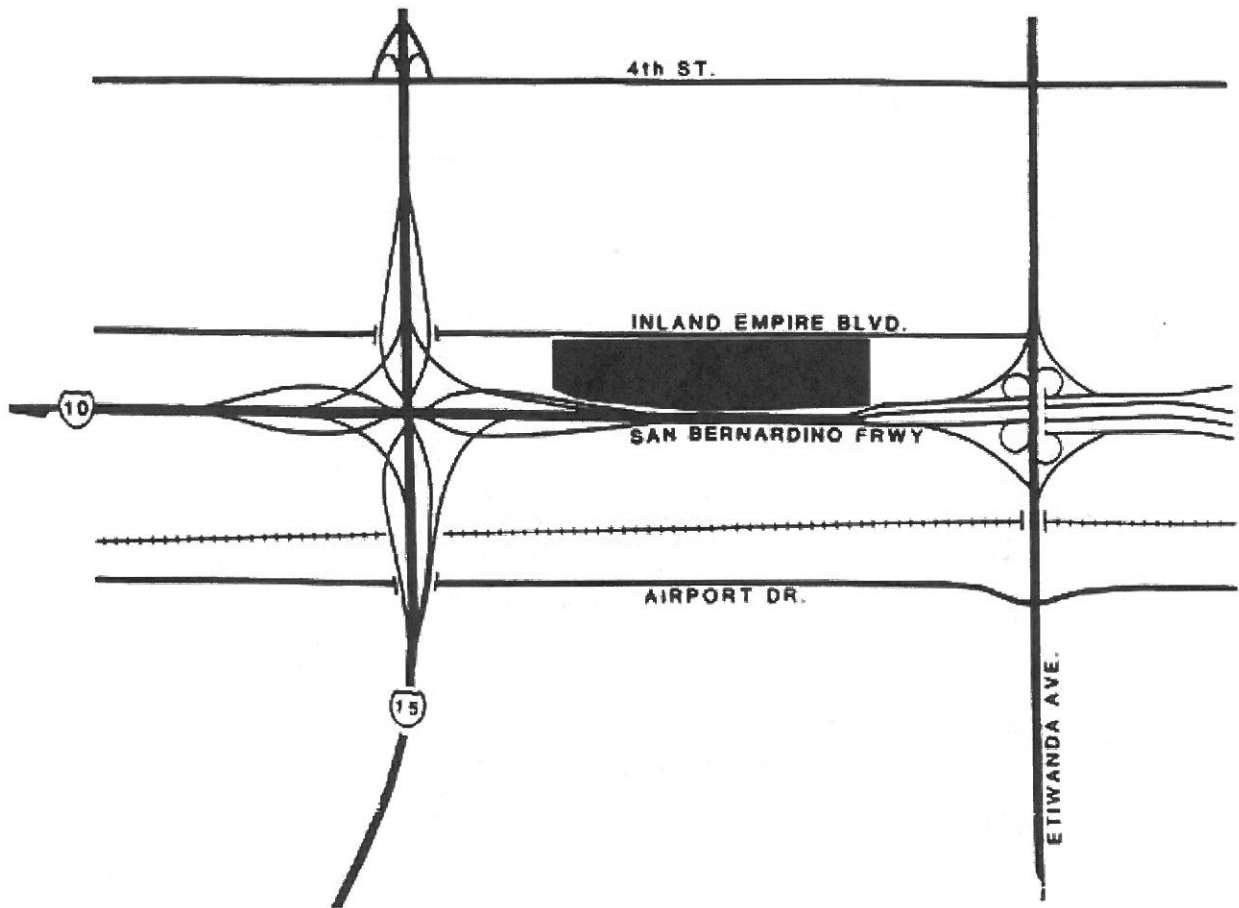
EXISTING LAND USE



REGIONAL CIRCULATION



LOCAL CIRCULATION



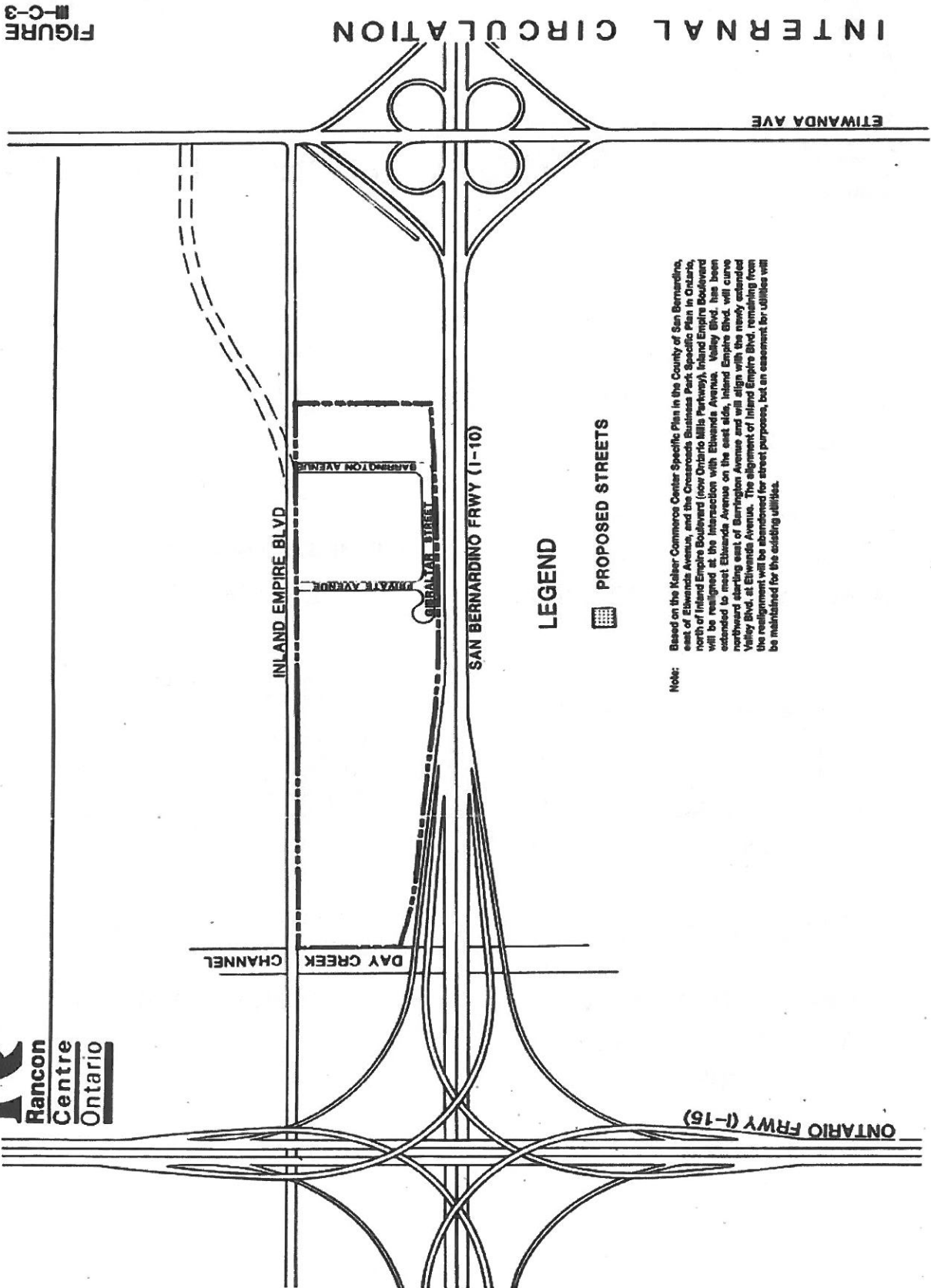
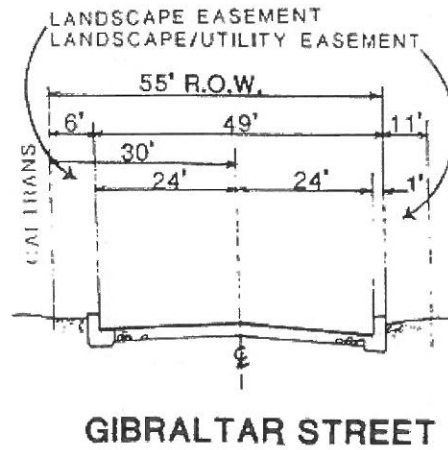
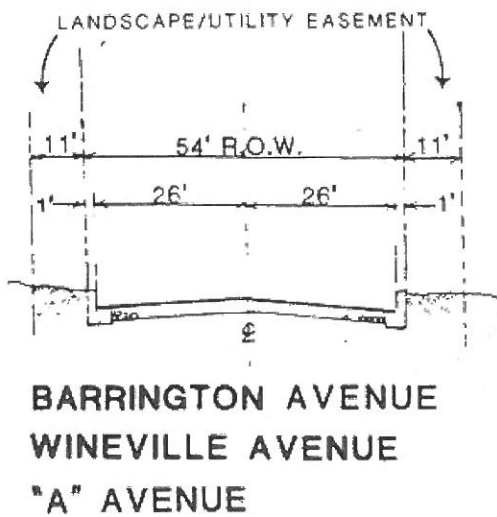
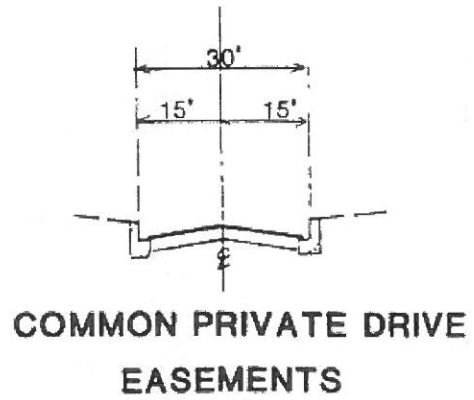
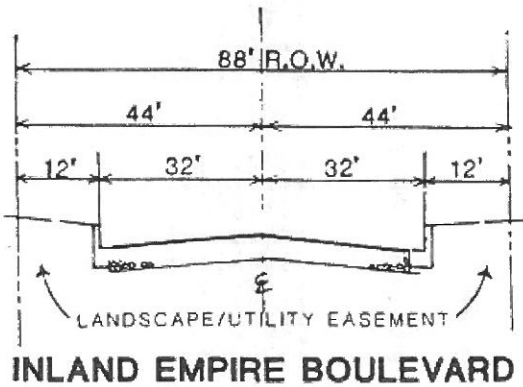


FIGURE
M-C-3

INTERNAL CIRCULATION

TYPICAL STREET SECTIONS



D. EXISTING PHYSICAL CONDITIONS

1. Topography

The existing ground surface is generally flat with drainage towards the south (towards the I-10 Freeway). The average surface gradient is approximately two percent, with elevations ranging from approximately 1,010 feet above sea level in the northwestern corner of the parcel, to 995 feet above sea level in the southeastern corner of the parcel (see Figure III-D-1, Topographical Map).

2. Geology and Soils

Subsurface soils on-site consist primarily of loose to dense silty sands and dense to very dense gravely sands. Stiff sandy silts are also present in the upper 10 feet of soil, to a lesser extent. The surficial silty sands are loose at depths between one (1) and four (4) feet. The underlying silty sands and sandy silts are typically medium dense, except on the western portion of the site where they are classified as dense. Dense gravely sands are common under the site at depths of the (10) feet or more (Geofon Company soils report on file with the City of Ontario).

3. Seismicity

There are no known faults crossing or projecting towards the site. Potential for liquefaction and/or ground rupture on the site is negligible. The Cucamonga, Red Hill, San Jose, Indian Hill, and Chino/Elsinore are potentially active faults within a ten to fifteen mile radius of the site. The San Jacinto and San Andreas Faults, which are historically active, are located approximately twenty-five miles northwest of the area (see Figure III-D-2, Seismic Faults).

4. Hydrology

According to the Flood Insurance Rate Map (FIRM) for the City of Ontario prepared by the Federal Emergency Management Agency (FEMA), the Rancon Centre Ontario Specific Plan area has FEMA flood hazard zone ratings of A, B, and C.

The majority of the project has a rating of "C" meaning an area of minimal flooding. A significant portion of the project's southerly area is flood rated "B" meaning areas subject to 100 to 500 year storm flooding. The easterly portion of the Specific Plan area is bisected north-south by an area designated as zone "A", that is an area subject to 100 year flooding. The existing drainage at the Rancon Centre Ontario site flows uncontrolled from north to south. To alleviate the possible flooding associated with Zone "A", a combination of surface grading, storm drains, and street "V" ditches will be installed. Proposed drainage for the project will be a directed flow away from the structures (east-west) and capture in a combination of on-site storm drain facilities and "V" drains located in the center of the drive aisles. Water will be drained scatherly to the north side of the I-10 Freeway where it will be directed via storm drains into Day Creek to the west and the East Etiwanda Creek to the east. All new connections into San Bernardino Flood Control Channels will require a permit from the Flood Control District (see Figure III-D-3 and III-D-4).

5. Vegetation

Vegetation within the project site consists primarily of native grasses and weeds, with some remnants of grapevines. Most of the area's native vegetation has been modified or displaced by past grading and agricultural activities. Immediately south and east of the project is a continuous row of mature eucalyptus trees maintained by Caltrans.

6. Climate

The climate in the project area is dominated by the region's Pacific high pressure system, and is characterized by hot, dry summers and mild winters.

E. EXISTING UTILITIES/UTILITIES PLAN

1. Water

A Cucamonga County Water District 12" water pipe is located within the southern portion of the Inland Empire Boulevard right-of-way. The pipe originates at 4th Street and is connected to an existing 12" water line in Inland Empire Boulevard via two 12" water lines. The existing 12" water line in Inland Empire Boulevard extends along Phase I.

A second connection is proposed to the 4th Street line. This connection will be made utilizing the Etiwanda Avenue right-of-way to place a 12" pipe for connection into the eastern

extension of the Inland Empire Boulevard line. This will complete a "loop" water system onto the 4th Street main. Connecting the project into the Inland Empire Boulevard water line will be a minimum of two southerly running 12" pipes located within the Gibraltar Street right-of-way and an easement west of Gibraltar Street in Phase Three. Two additional connections have been made into the Inland Empire Boulevard pipeline for the development of Phase One of the Specific Plan area, one of which is within Barrington Avenue. All additional facilities which will need to be developed on-site as part of this specific plan development will need to be constructed by the project sponsor. All connections to existing water lines will require approval of the Cucamonga County Water District and the City Engineer (see Figure III-E-1, Water).

2. Wastewater

On-site sewage collection facilities within public rights-of-way and easement areas containing public facilities will be dedicated to and maintained by the Cucamonga County Sewer District. The City of Ontario will monitor the construction of sewer facilities located on private property within the Centre.

Existing on-site and flowing southerly is a 21" line located on the western boundary of Phase One, a 10" line located near the center of the right-of-way in Barrington Avenue, the 24" Etiwanda Avenue line located inside and adjacent to the property's eastern boundary, and a 27" (easterly flowing) line in the Gibraltar Street right-of-way from the western private drive aisle of Phase One. Lines proposed within the area are an 8" southerly flowing line in Phase Three, and a 12" continuation of the Gibraltar Street line from the project area's western boundary to the existing 27" Gibraltar Street sewer line.

The site's sewers will flow southerly to the Gibraltar Street line, which then flows easterly to connect into the southerly flowing Etiwanda Avenue line. This crosses underneath the I-10 Freeway to the Chino Basin Municipal Water Districts Regional Wastewater Treatment Plant Number One (RP-1). RP-1 has a current capacity of 32 million gallons per day. A phased expansion program is currently under way for RP-1 which will increase the capacity to 44 million gallons per day. Both the current and increased capacities of RP-1 are sufficient to support this project (see Figure III-E-2, Sewer).

3. Solid Waste Disposal

The City of Ontario provides solid waste collection service throughout the city, including the project site. Solid waste collected within the project site will be transported to San Bernardino County's Milliken Landfill, which is located southwest of the project site

4. Natural Gas

The Inland Division of the Southern California Gas Company provides natural gas service in the area. Inland Empire Boulevard currently accommodates a 36" main gas line, as well as a 4" gas line. Gas lines existing on-site include a 4" pipe within the eastern edge of the Barrington Avenue right-of-way. This pipe connects into Gibraltar Street and extends westerly along the northern edge of the right-of-way to the western boundary of Phase One. Also on-site is an 8" gas main located adjacent to and within the property's eastern boundary. Two 4" southerly directed gas lines are proposed on-site within the Gibraltar Street rights-of-way and an easement west of Gibraltar Street in Phase Three, as well as a location within the westerly private drive aisle of Phase One. An east/west aligned 4" pipe is proposed to extend the distance of the Gibraltar Street right-of-way. Additional gas facilities will be added as development occurs. All new facilities shall obtain approval from the Southern Gas Company, the City Engineer and the City Building Official (see Figure III-E-3).

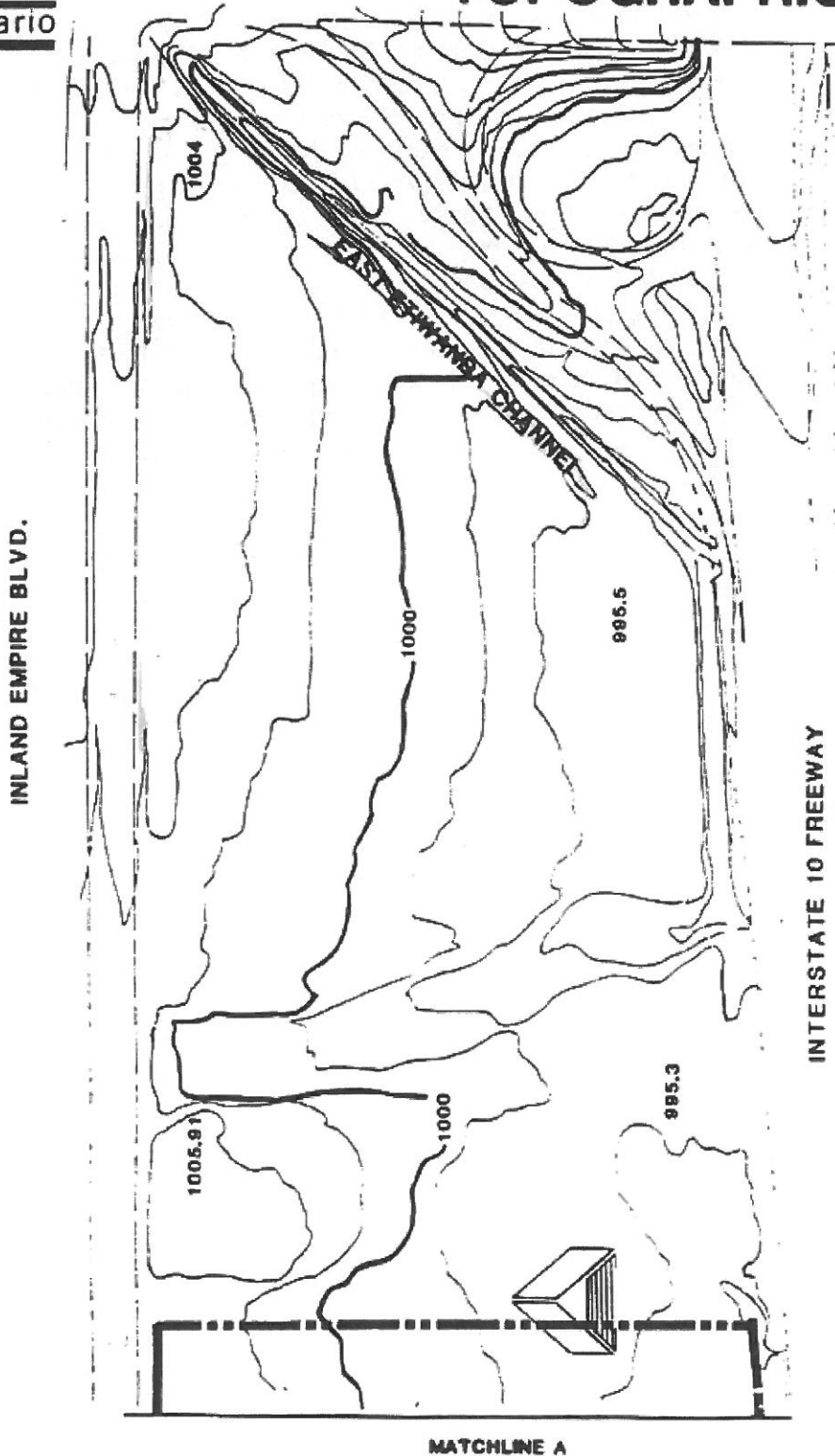
5. Electricity

Electricity in the project area is provided by the Southern California Edison Company (SCE). An electrical service line is in place along the southern Inland Empire Boulevard right-of-way from the Day Creek Line to the west, and extends to the eastern boundary of Phase One. Service to Phase One is taken by an electrical distribution line located in the eastern portion of the private drive aisle separating the six structures. All electricity for the six structures will be provided via lateral connections in this distribution line. Another connection is made from the Inland Empire Drive line into the distribution warehouse via a direct connection to that structure. The Electrical service to facilities to be developed on site shall be provided as per the requirements of the Southern California Edison Company, the City Engineer and the Building Division (see Figure III-E-4, Electrical).

6. Telephone

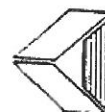
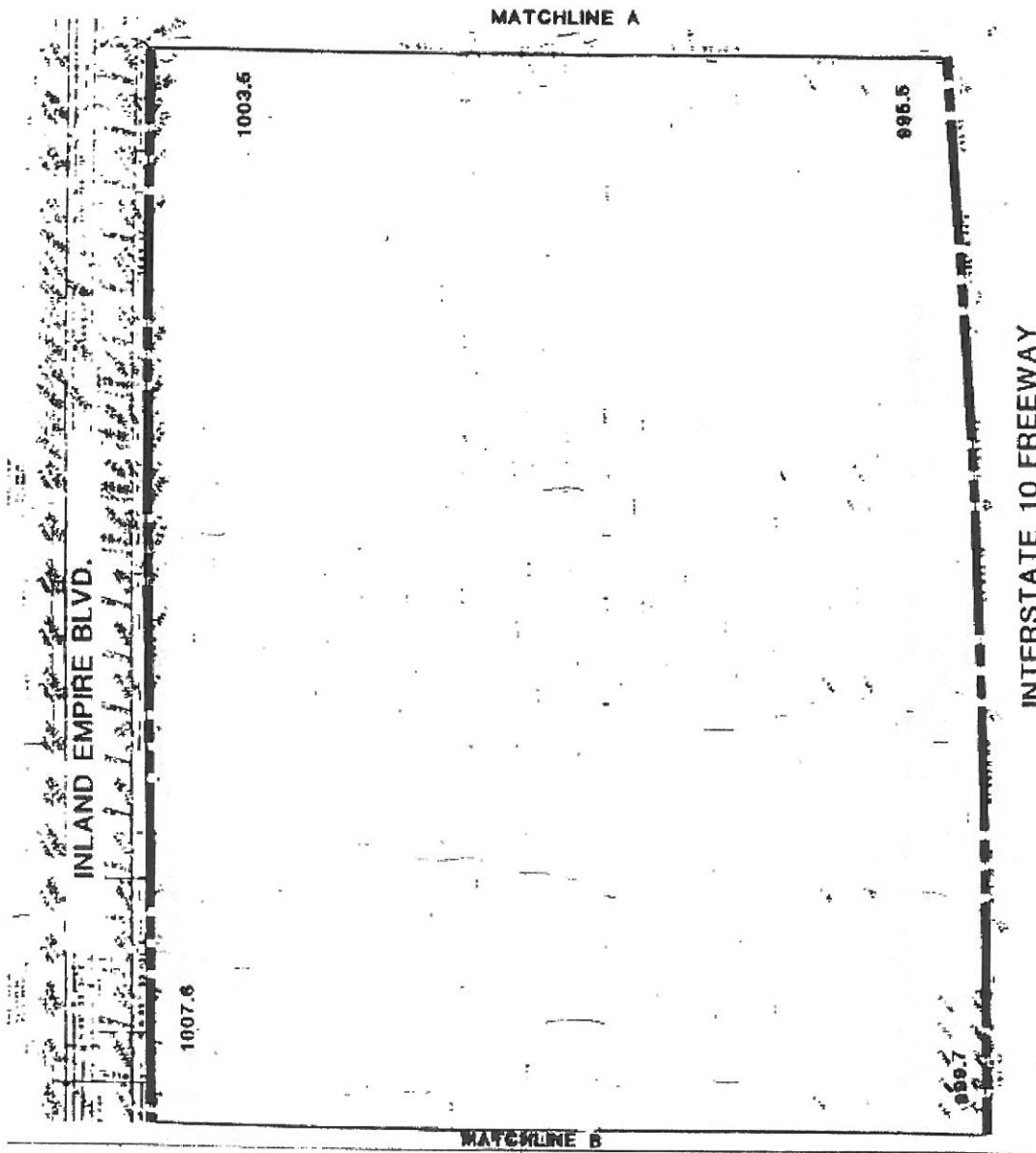
Telephone service to the project area is provided by the General Telephone Company (GTE). An underground GTE line is in place along the southern right-of-way of Inland Empire Boulevard (located with the Edison line). Two connections into this east/west line have been made to service Phase One development. A connection has been taken south along the western portion of the internal drive aisle separating the western six structures of Phase One. Connections into these structures will be taken laterally from the north/south telephone line. Another north/south telephone line will run along the eastern parkway of Barrington Avenue. This line will service the distribution warehouse structure. All additional telephone connections shall be made in accordance with the requirements of the servicing telephone company and the City of Ontario (Figure III-E-5).

TOPOGRAPHICAL MAP

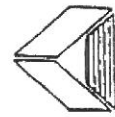
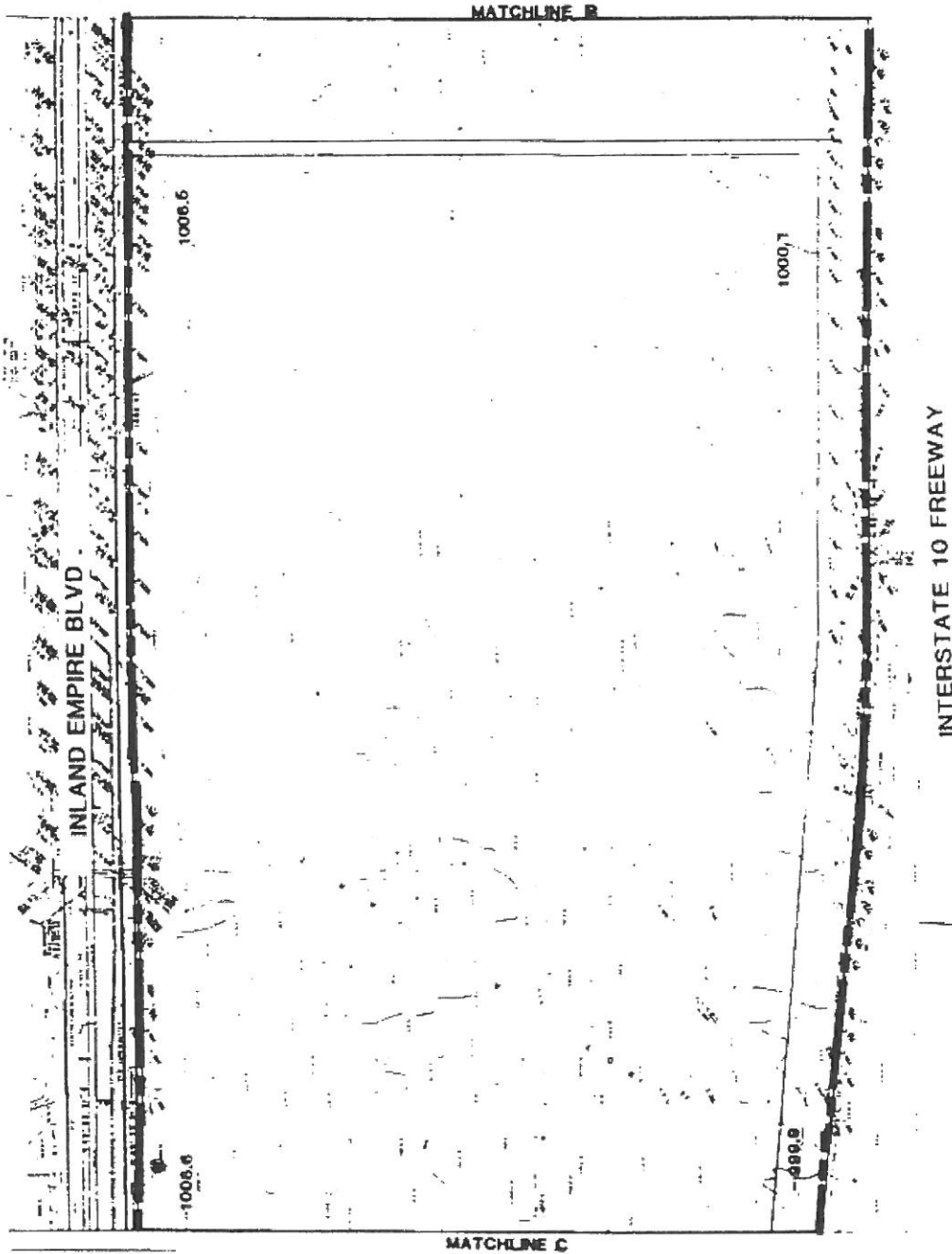


MATCHLINE A

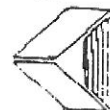
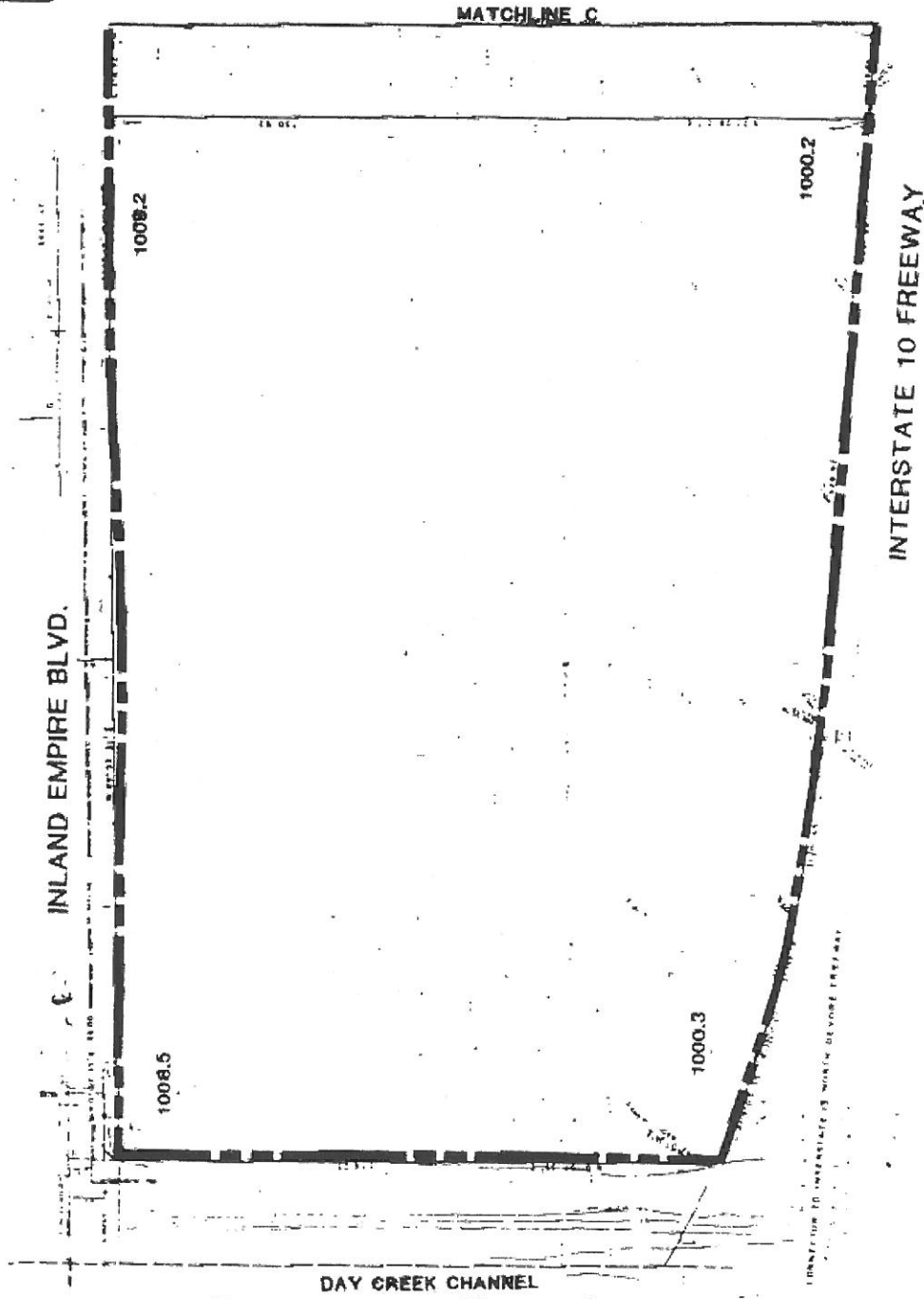
TOPOGRAPHICAL MAP



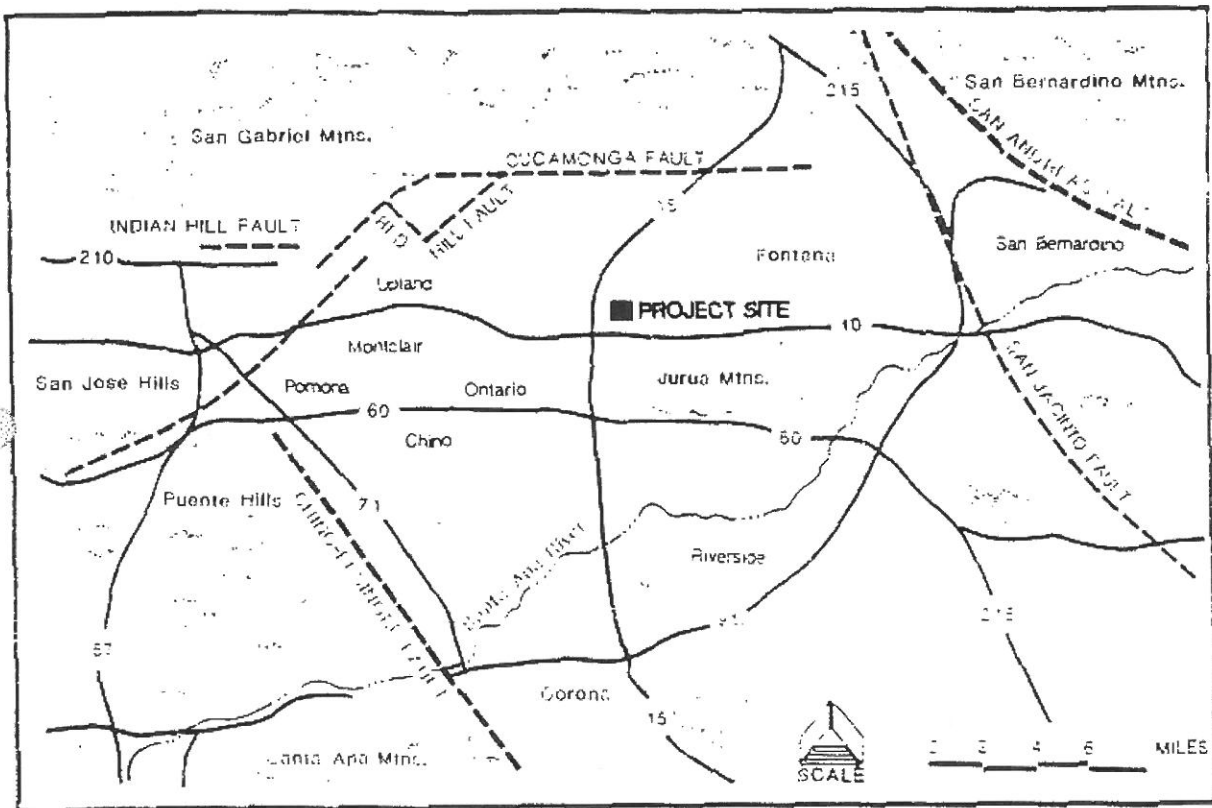
TOPOGRAPHICAL MAP



TOPOGRAPHICAL MAP



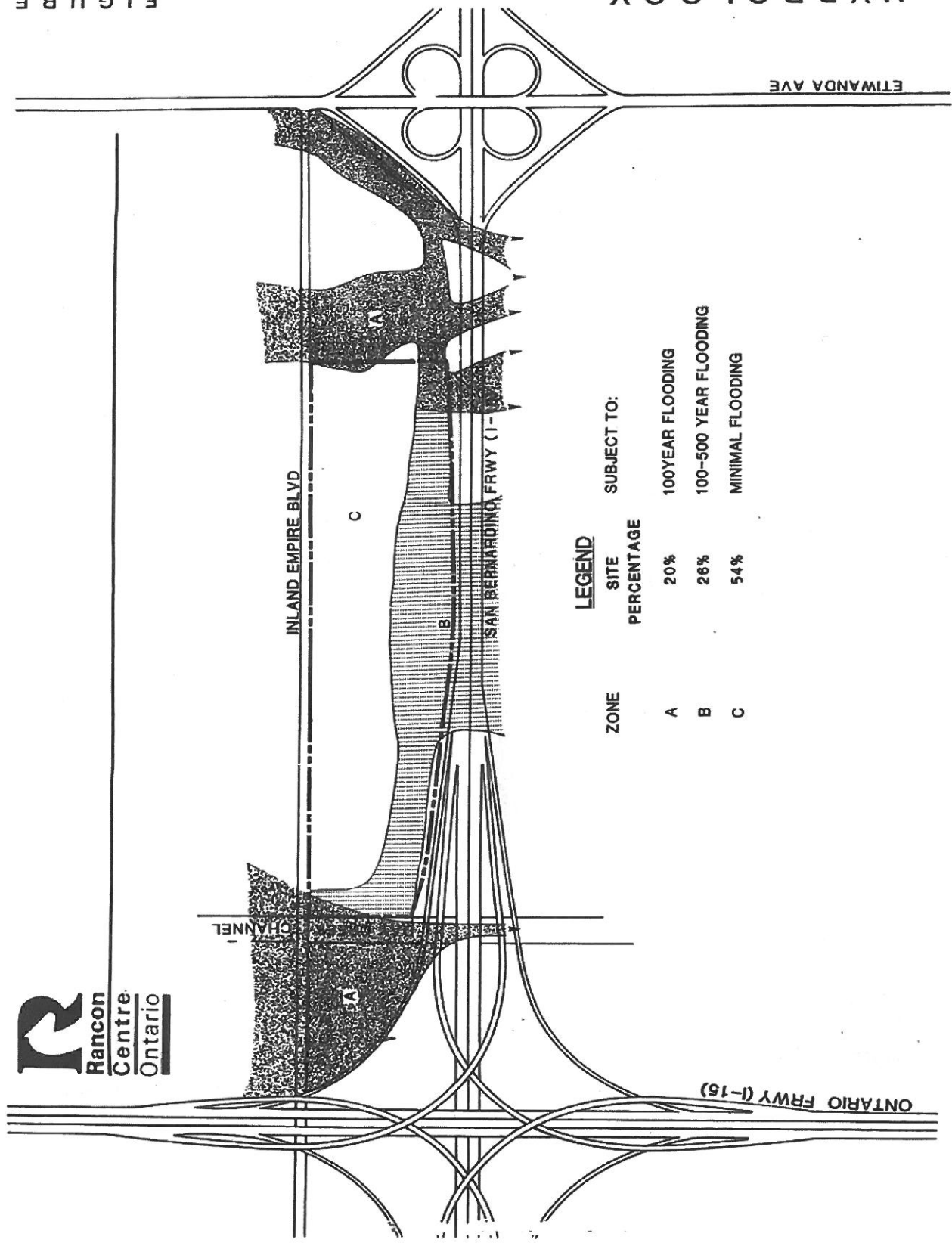
SEISMIC FAULTS



Source: Ontario Industrial Center EIR No. 80-3

FIGURE III-D-3

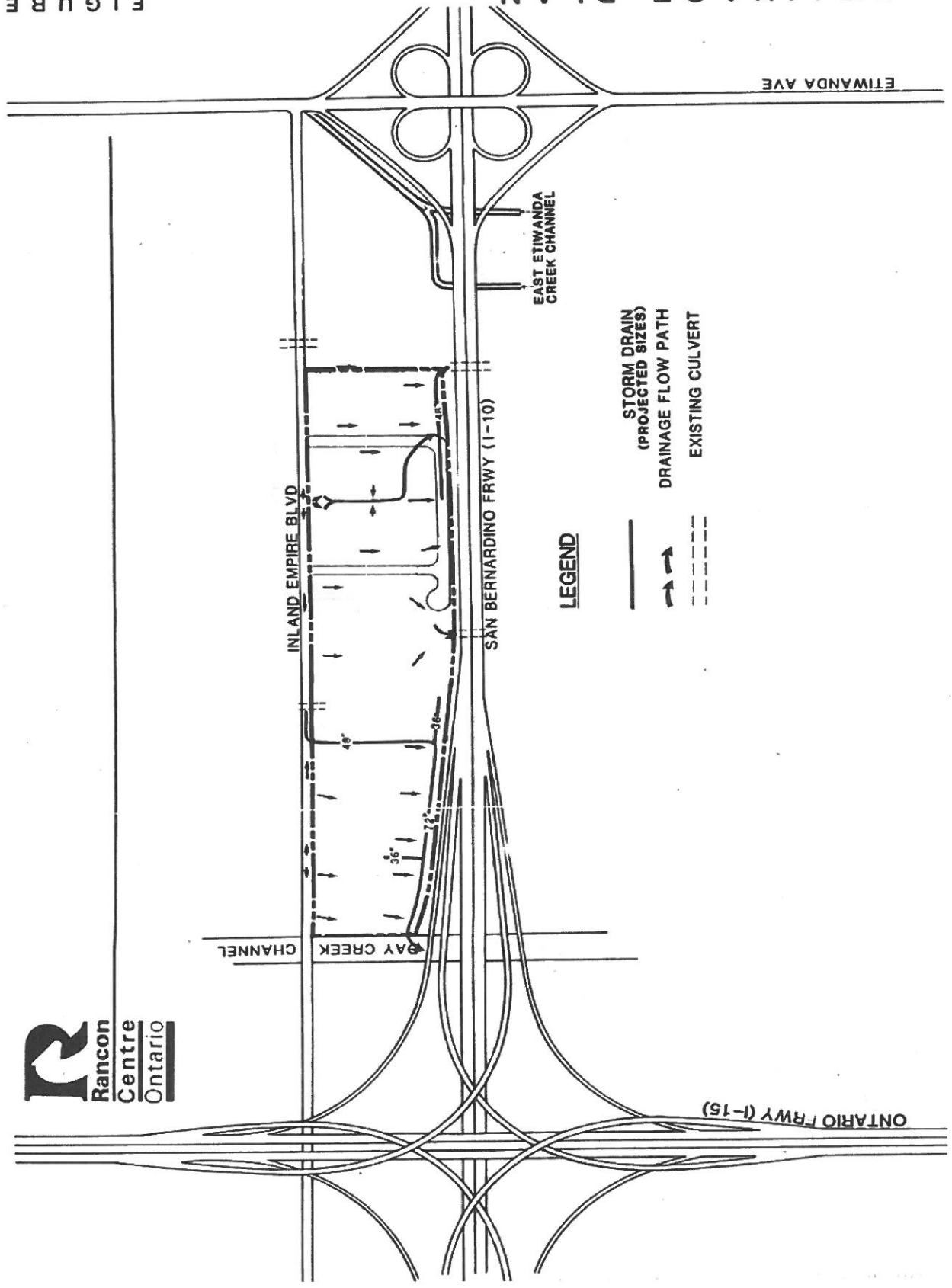
HYDROLOGY



R
Rancon
Centre
Ontario

FIGURE III-D-4

DRAINAGE PLAN



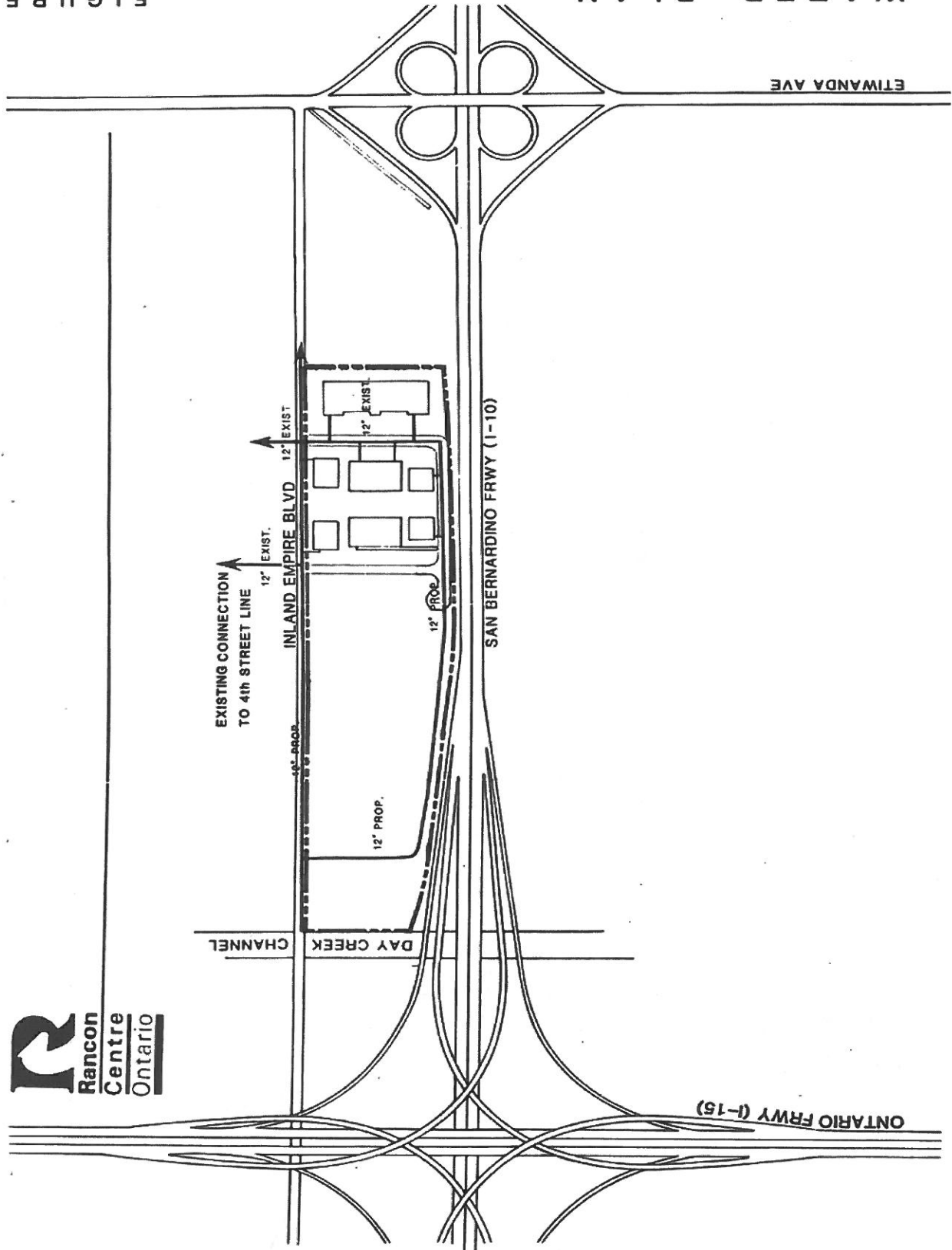
LEGEND

- STORM DRAIN (PROJECTED SIZES)
- DRAINAGE FLOW PATH
- - - EXISTING CULVERT



WATER PLAN

FIGURE III-E-1



SEWER PLAN

FIGURE III-F-2

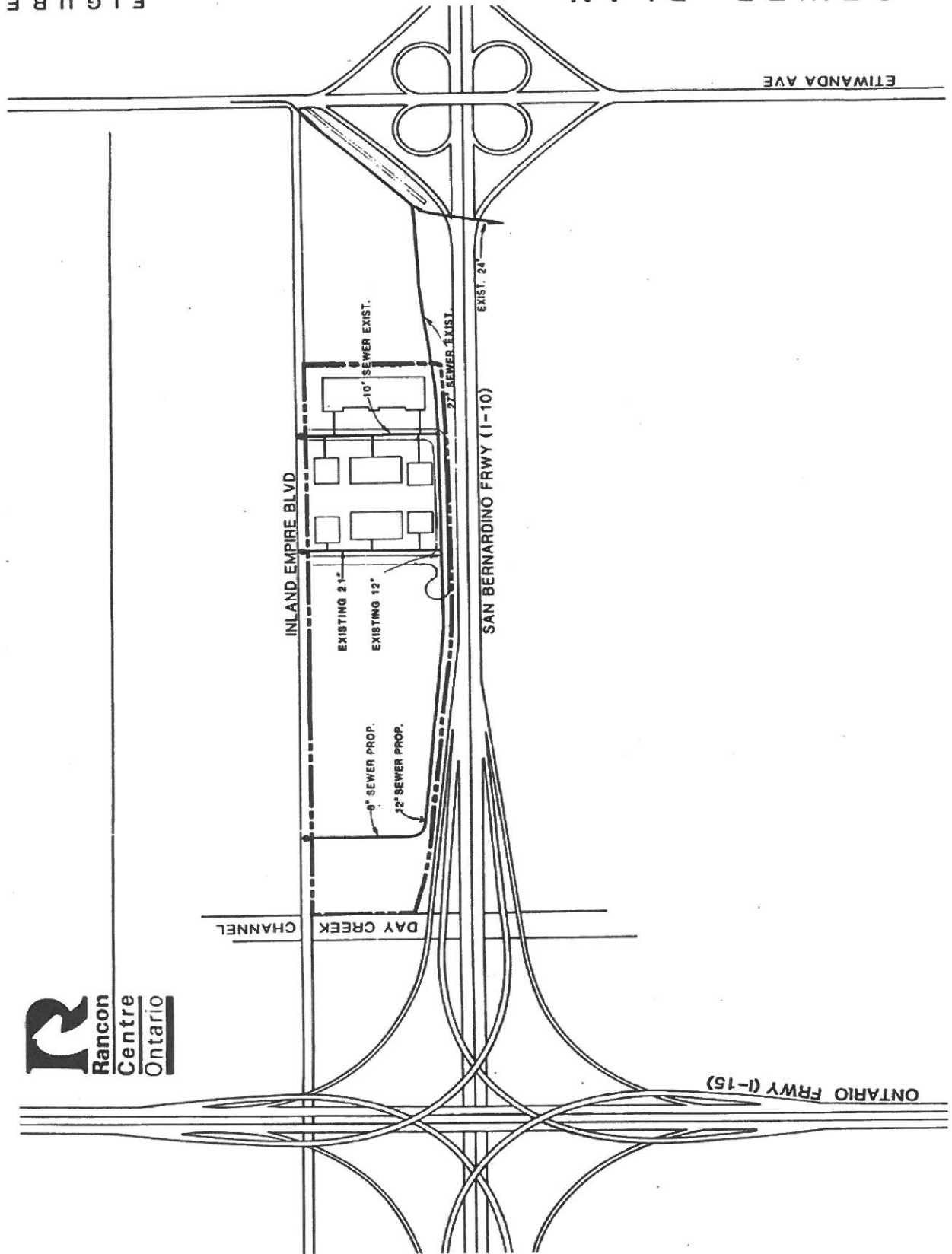


FIGURE III-E-3

NATURAL GAS PLAN

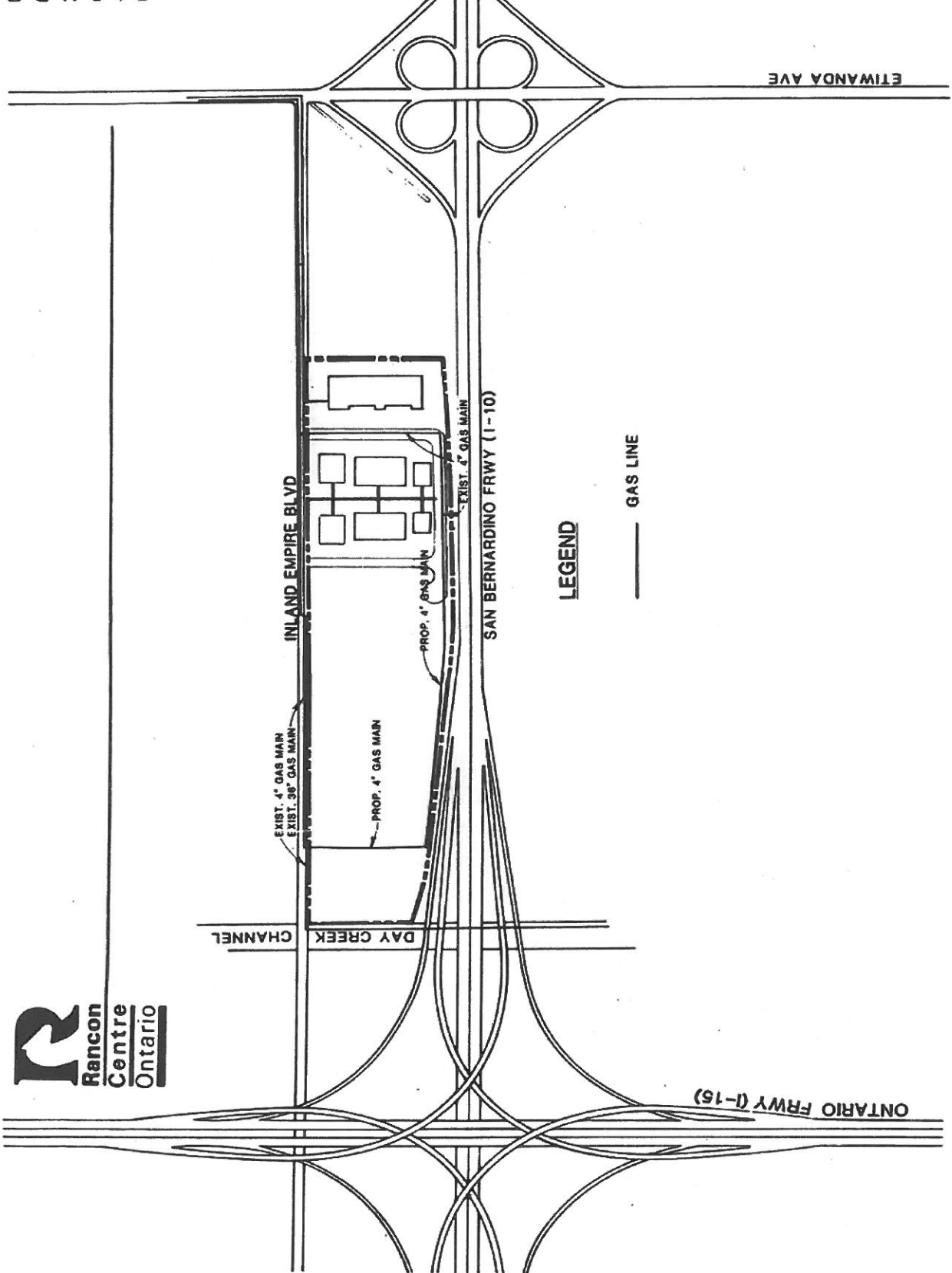
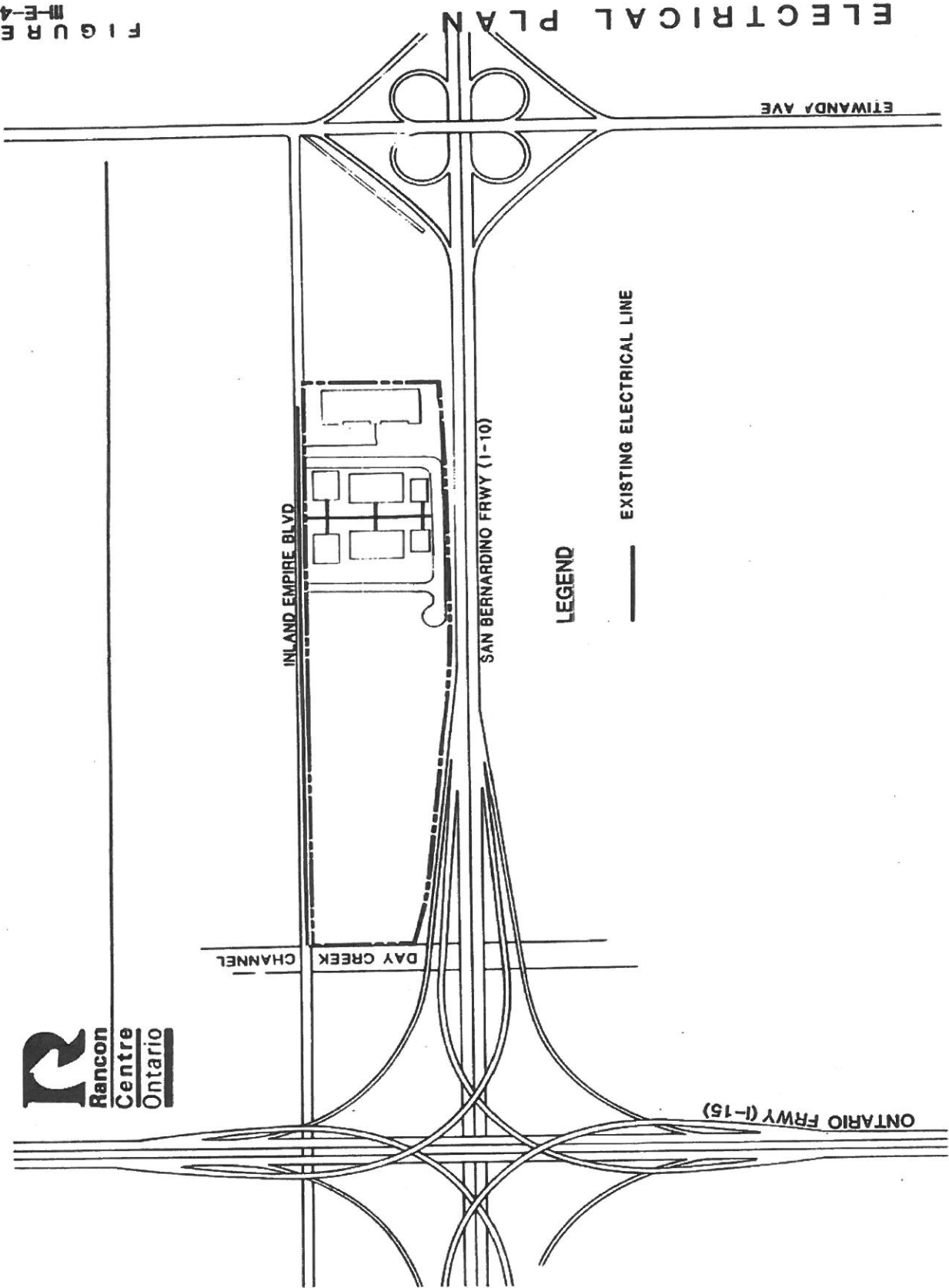
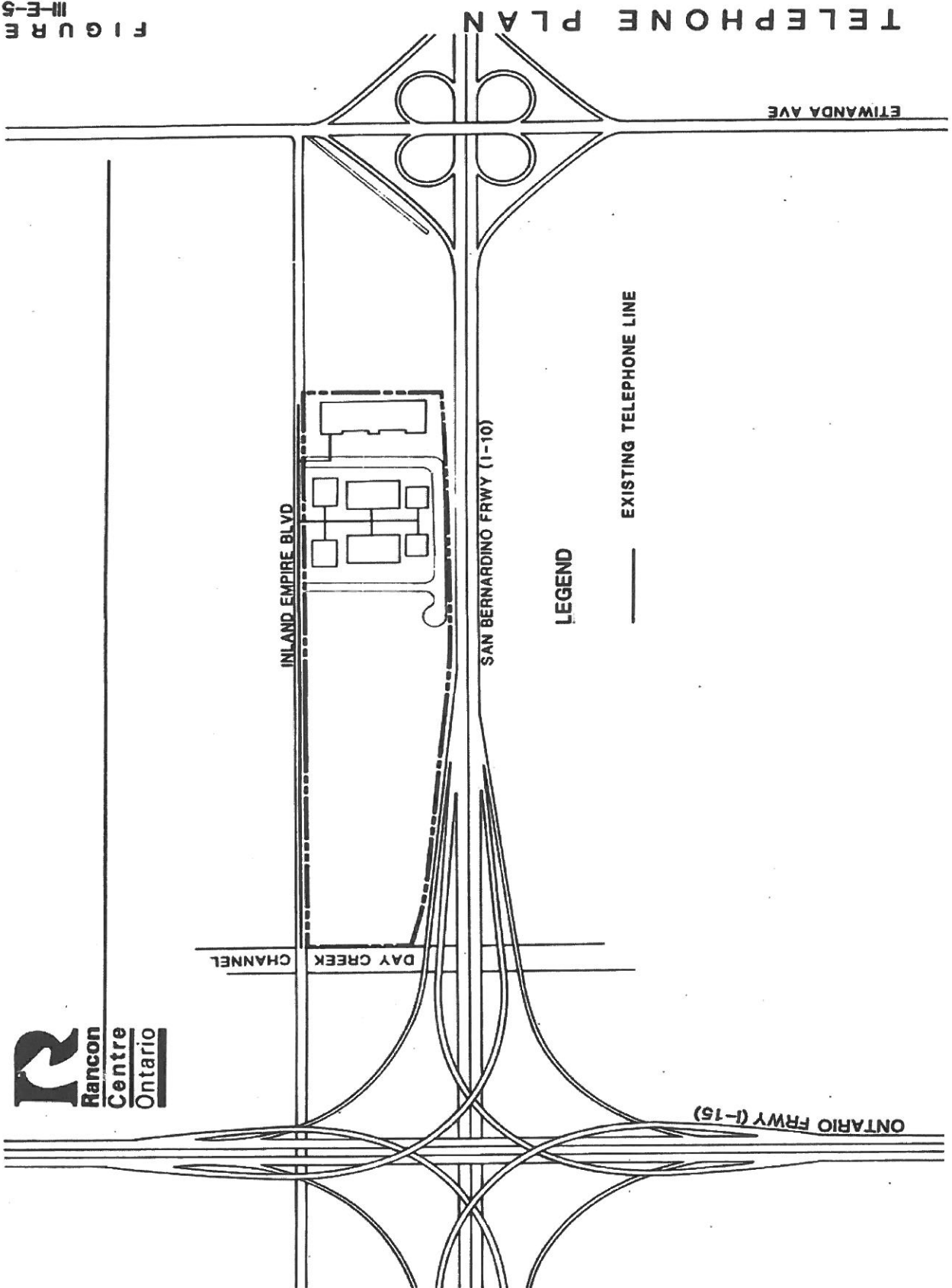


FIGURE
M-E-4



R
Rancon
Centre
Ontario

FIGURE III-E-5



R
Rancon
Centre
Ontario

RANCON CENTRE ONTARIO SPECIFIC PLAN

II. LAND USE PLAN AND DEVELOPMENT REGULATIONS

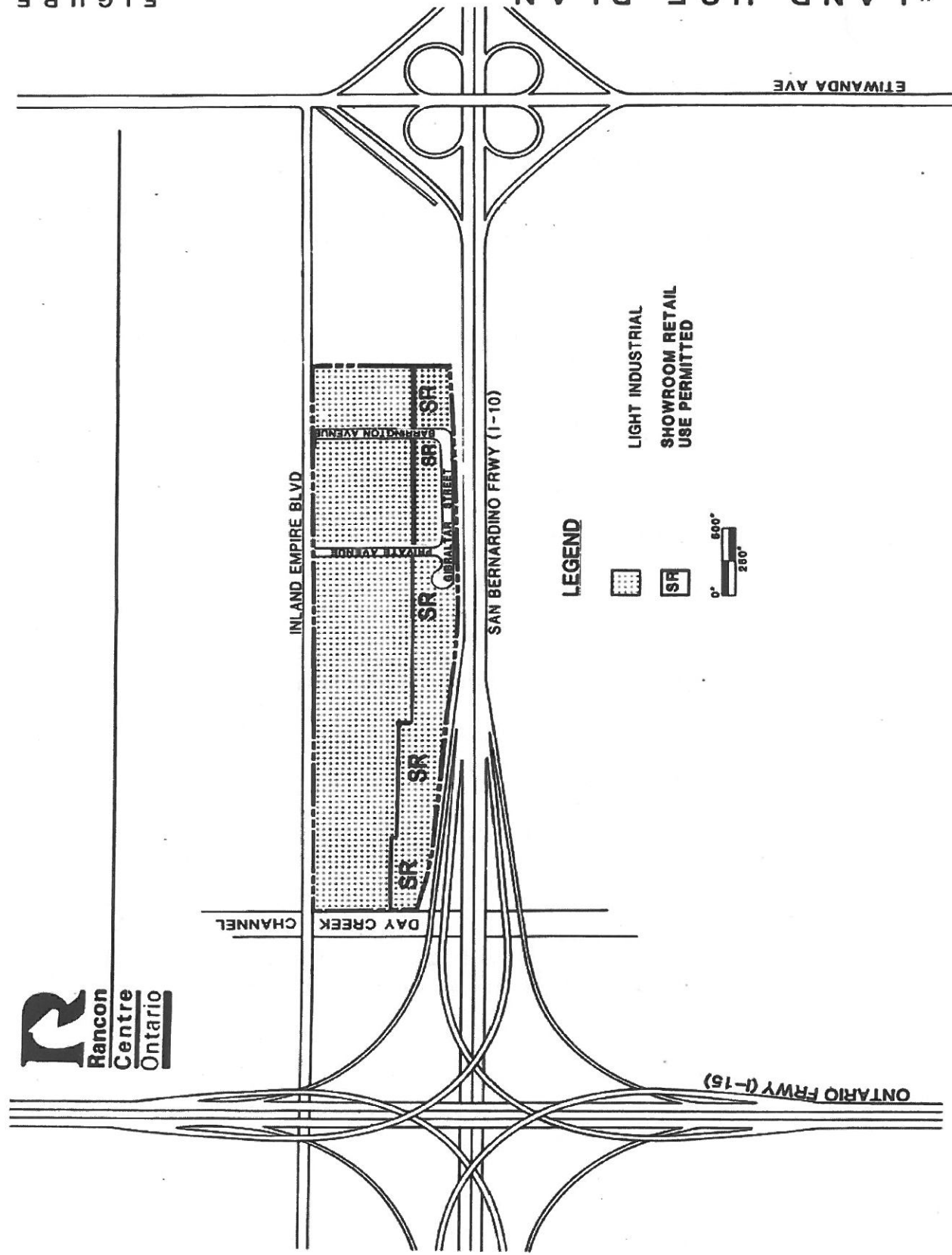
The land uses permitted within the Rancon Centre Ontario Specific Plan area include Light Industrial uses. The land use plan, Figure IV-A-1, depicts the 49.12 acres of Light Industrial

**TABLE IV-1
LAND USE SUMMARY**

<u>LAND USE TYPE</u>	<u>ACREAGE</u>	<u>SQUARE FOOTAGE</u>
Light Industrial	49.12	2,139,667
Street Rights of Way	6.49	282,705
TOTALS	45.61	1,207,919

<u>Land Use</u>	<u>Acreage</u>	<u>Max. Bldg Coverage</u>	<u>Stories</u>
Light Industrial	49.12	45%	1-2
Street Rights of Way	6.49		
TOTALS	45.61		

LAND USE PLAN



A. LIGHT INDUSTRIAL

1. Purpose

The purpose of the Light Industrial land use category is to provide for the development of one to two story light industrial buildings incorporating such use types as corporate manufacturing, research and development, multi-tenant industrial and showroom retail for parcels with frontage on the freeway.

The Light Industrial category will also include various administrative business offices where determined as incidental to the primary industrial uses permitted.

2. Permitted Uses

The following uses shall be permitted uses within the Light Industrial land use category:

- a.** Administrative and professional offices
- b.** Light wholesale, storage, and distribution
- c.** Custom manufacturing and assembly
- d.** Light manufacturing and assembly
- e.** Business support services
- f.** Automotive rental agencies
- g.** Wholesale related sales of goods produced on-site
- h.** Auto and light truck repair - minor
- i.** Public facilities and utilities
- j.** Showroom Retail (Parcels with frontage orientation to freeway only, see Figure IV-A-1, Land use)

3. Conditional Uses

The following use shall be permitted in the Light Industrial land use designation upon the granting of a conditional use permit in accordance with the provisions of Article 29 of the Municipal Code.

- a.** Eating and drinking establishments.
- b.** Caretakers residence, where 24 hour surveillance is necessary (Maximum 1,000 square feet).
- c.** Indoor entertainment
- d.** Religious facilities (religious assembly/places of worship)

4. Prohibited Uses

Uses other than those specifically listed above shall be prohibited, unless it is determined by the Planning Commission that the use is similar to and of no greater intensity than the permitted and conditional uses listed herein.

B. MATRIX OF PERMITTED AND CONDITIONAL USES

USE TYPE	LIGHT INDUSTRIAL
MANUFACTURING AND ASSEMBLY	
Auto and light truck repair – minor	P
Custom manufacturing and assembly	P
Light manufacturing and assembly	P
COMMERCIAL USES	
Administrative and professional offices	P
Automotive rental agencies	P
Business support services	P
Eating and drinking establishments	C
Indoor entertainment	C
Showroom retail	P
Wholesale retail of goods produced on-site	P
PUBLIC FACILITIES AND UTILITIES	
Public facilities and utilities	P
CARETAKER’S RESIDENCE	C
RELIGIOUS FACILITY	C

Use Legend:

P: Permitted Use

C: Conditional use permit required

1. Definitions of Land Use Types

a. Commercial Use Types

Administrative and Professional Offices

Activities typically include, but are not limited to executive management, administrative or clerical uses for private and public utility firms. Additional activities include the provision of advice, design, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch office data storage centers, architect's, lawyer's, insurance sale's, financial planner's and accountant's offices.

Automobile Rental Agencies:

Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with the provision for incidental maintenance services.

Business Support Services:

Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books, other than pamphlets and reports for another firm excluded from this use type.

Communication Services:

Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Use typically include, but are not limited to, television and radio studios and telegraph offices.

Eating and Drinking Establishments:

Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are limited to, restaurants and bars, and exclude fast food type services.

Indoor Entertainment:

Activities typically include, but are not limited to, sports performed indoors, cultural, educational, and entertainment services within an enclosed building to assembled group of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Prohibited are such "adult" entertainment businesses as are specified in the Ontario Municipal Code.

- 1) Indoor Entertainment: Predominantly spectator uses conducted within an enclosed building. Typically uses include meeting halls and dance halls.
- 2) Clubs and Lodges: Predominantly halls and meeting facilities for fraternal organizations. Typical groups include the Elks and Moose Clubs.

- 3) Indoor Sports and Recreation: Predominantly participant sports conducted within an enclosed building. Typical uses include indoor electric kart racing facility, bowling alleys, billiard parlors, ice and roller skating rinks, and indoor racquetball courts.

Showroom Retail:

Activities typically include, but are not limited to, the wholesale and/or retail sales of durable goods from structures with improved display area and/or showroom orientation towards the freeway or other high volume vehicular traffic area.

b. Wholesale, Storage, and Distribution Uses

Light Wholesale, Storage, and Distribution:

Activities typically include, but are not limited to, wholesaling, storage, and warehousing services within the premises of finished goods. Excluded are trucking premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

c. Manufacturing and Assembly Uses

Auto and Light Truck Repair – Minor:

Activities include, but are not limited to, automotive and light truck repair, the retail sales of goods and services for automotive vehicles and light trucks (less than 6,000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotives drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included.

Custom Manufacturing and Assembly:

Activities typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale of the goods produced. The uses shall not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

Light Manufacturing and Assembly:

Activities typically include, but are not limited to, research and development, including laboratories, labor intensive manufacturing, assembly, or repair processes which do not involve frequent truck trips (more than 8 trucks daily) or the transport of large scale products. The activities shall not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

Wholesale/Retail Sales of Products Manufactured On-Site:

Activities typically include, but are not limited to, the wholesale and/or retail sales of products permitted within the land use area and manufactured on-site.

Public Facilities and Utilities:

Activities typically include, but are not limited to, public agency maintenance and corporate yards, water storage tanks, electrical substations, and water pump stations.

d. Other Uses

Caretaker's Residence:

Activities include, but are not limited to, for the purpose of providing 24-hour on-site surveillance is necessary (maximum 1,000 square feet).

Religious Facility

Activities include, but are not limited to, operating religious organizations, such as churches, religious temples, and monasteries and/or administering an organized religion or promoting religious activities. Specifically, the proposed church activities, hours of operation, parking demand, and potential traffic/circulation impacts for the church shall be evaluated and regulated to ensure compatibility with surrounding uses.

C. GENERAL DEVELOPMENT STANDARDS

The regulations and criteria included as Section C, D, and E establish minimum development standards for the land uses proposed within the Rancon Centre Ontario Specific Plan. These regulations are intended to govern the development of all property within the Rancon Centre Specific Plan area, and shall supersede applicable provisions of the City of Ontario Zoning Ordinance.

The following general provisions shall apply to all developments within the Rancon Centre Ontario Specific Plan area.

1. General Plan Consistency

Implementation of the Rancon Centre Ontario Specific Plan development is intended to carry out the goals and policies contained in the City of Ontario General Plan within the Rancon Centre Ontario Specific Plan area shall therefore be consistent with the provisions of the Ontario General Plan.

2. Relationship of Specific Plan Development Standards and Criteria to the Ontario Zoning Ordinance

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario's Zoning Ordinance. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, standards, and specifications of the City of Ontario. Unless otherwise specifically approved as part of this specific plan, all off-site improvements shall be subject to the City of Ontario's policies and standards in effect at the time improvement plans are submitted. If any provisions of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this document shall take precedence.

3. Conformance to Uniform Building and Fire Codes

All construction within the Rancon Centre Ontario Specific Plan area shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other ordinances adopted by the City pertaining to construction and safety features. All other City standards and policies shall apply at the time of submittal.

4. Minor Adjustments

Minor adjustments to the design guidelines and criteria contained herein may be approved administratively in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal sideyards, location of parking and loading areas, and the substitution of building materials. Such adjustments will require approval by the City of Ontario Planning Director and Building Official.

5. Planning Area Plan

The Planning Area Plan concept within Phase 2 of the Rancon Centre Ontario Specific Plan is intended to provide for the following:

- Facilitate the ability of small business to purchase appropriately sized buildings or parcels by permitting alternative subdivision concepts, including smaller parcels sizes than the minimum required under each land use category;
- Establish development standards which permit landscaping, parking, and setback requirements to be met on a master planned site as an integrated unit, rather than on a parcel by parcel basis.
- The ability to construct subphases (individual areas of any given phase of development) of the Planning Area into small 5-acre minimum increments.
 - a. Within a Planning Area Plan, the following standards shall apply:
 - 1) The area for which the Planning Area Plan is approved shall be a minimum of ten (10) acres.
 - 2) The minimum parcel size shall be 0.2 acres for parcels within a Planning Area Plan.
 - 3) Each Planning Area Plan shall have a minimum of 15 percent of its area maintained in landscaping. Each phase and subphase, as described above, of a Planning Area Plan shall have a minimum of 15 percent of its area landscaped. However, subject to the provisions of this section, the following development standards may be modified:
 - a) Landscaping requirements for individual parcels, provided that the Planning Area Plan, and each phase and subphase thereof, meet applicable requirements for the amount of landscaping.

4) The landscaping required adjacent to buildings shall be provided excluding loading areas. However, subject to the provisions of this Section, the following development standards may be modified:

- a) Where a required landscape area is not provided adjacent to a building, the Planning Area Plan applicant shall demonstrate that an equal or greater amount of landscaping has been placed in areas not otherwise required to be landscaped.

The resulting arrangement of landscaping shall result in a superior use of green areas to provide a more functional, desirable site plan.

5) Each phase and subphase of a Planning Area Plan shall meet applicable setback requirements along public streets and the exterior perimeter of the Planning Area Plan, including the provision of required landscaping within those setback areas. However, subject to the provisions of this Section, the following development standards may be modified:

- a) Parking and building setbacks may be modified or reduced to zero for parcel lines along interior side and interior rear parcel lines which are not adjacent to a public street or the Phase I private drive easement. A 5' landscaped setback shall be provided along the Southern California Edison easement. This setback may be reduced to zero should the developer obtain authorization from Edison to provide the landscape edge within the Edison easement.
- b) Zero building separations may be permitted without the requirements for landscaping between such buildings. For purposes of meeting requirements of landscaping adjacent to onsite buildings, the exterior perimeter of the building form shall be utilized, encompassing each of the buildings having a zero separation.
- c) Unless a zero building separation is provided, building forms shall be separated by a minimum of twenty feet (20') or one-half (1/2) the height of the taller building, whichever is greater.
- d) If adequate landscape areas are provided, pursuant to the above criteria, the creation of internal property lines for purposes of selling individual buildings or parcels shall not create requirements for additional

landscaped setbacks from those internal property lines.

- 6) Onsite amenities (e.g. picnic tables, employee break areas, outdoor seating, etc.) shall be identified and provided consistent with the proposed land uses.
- b. A complete application for a Planning Area Plan shall be submitted including, at a minimum, the following information:
- 1) Specific types of proposed uses (e.g. industrial, showroom retail, etc.);
 - 2) Location, square footage; and height of buildings;
 - 3) Proposed parcel lines;
 - 4) Parking availability and anticipated number of spaces by phase and subphase, if applicable (documentation supporting shared parking, if requested, shall be provided);
 - 5) Location (and square footage where appropriate) of public facilities and open space – e.g. transit bays, pedestrian walkways, plaza area and street furniture;
 - 6) Building coverage (percent);
 - 7) Conceptual landscape plan including calculations of landscape areas provided by phase and subphase, as well as calculations of landscaping provided pursuant to Section IV-D-6, E-6, F-6 of this document.
 - 8) General architectural concepts of the proposed buildings, and
 - 9) Relationship to other previously approved, adjacent site plans, tentative/final map, or Planning Area Plans.
- c. The Planning Area Plan shall be reviewed and approved by the Development Advisory Board and Planning Commission concurrent with or prior to any parcel or tract map or development plan for any site within the Planning Area Plan.

Submittal of subsequent development plans or parcels and tract maps for sites within the Planning Area Plan must be consistent with the approved Planning Area Plan. Amendments to the Planning Area Plan must be reviewed and approved by the Development Advisory Board and the Planning Commission.

6. Landscaping

In addition to city standard landscape requirements and specification and the landscape provisions of this document, the following shall apply:

- a. Permanent automatic irrigation facilities shall be provided in all landscaped areas.
- b. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the Rancon Centre Ontario Specific Plan shall be submitted to the Public Facilities Development Coordinator for review and approval.

7. Traffic/Parking

All streets that will serve the site are shown to be in conformance with the City's Master Plan of Streets. While the Specific Plan envisions a wide range of uses for the site, it may be necessary during the site plan review process to prepare traffic impact data for a particular project.

All development will be required to meet the off-street parking standards of the Ontario Municipal Code included with Appendix C of this document.

8. Safety Regulations

a. Fire Protection

Fire protection and paramedic services will be provided by the City of Ontario Fire Department. The project is within the repose area of Station Five (4th and I-10), and the new Station Seven (Jurupa and I-15). Estimated response time is five minutes.

Fire flow water on site has been determined adequate for phase one, but additional phasing may be require a second connection to another water source. The project sponsor shall pay assessments for fire facilities, if required.

All subsequent development applications shall comply with the impact mitigations outlined with Ordinance 2491, Fire Facility Equipment Fees.

b. Police Protection

Police protection will be provided by the Ontario Police Department, with air surveillance provided by the Ontario Police Department Air Support Unit.

In addition to the requirements of the Ontario Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

- All individual developments within Rancon Centre Ontario Specific Plan area shall meet requirements of the City of Ontario Fire and Police Departments including, but not limited to, adequate access for

emergency vehicles, provision of security hardware, onsite fire suppression systems, and lighting.

- The Rancon Centre Ontario development shall meet all applicable requirements of the Ontario Building Security Code OMC 4-11.01, and shall participate in all applicable development impact fee programs established to offset future service demands on police protection services.

9. Covenants, Conditions, and Restrictions

A declaration of covenants, conditions and restrictions has been established and previously recorded in May 1988 for the subject property (See Appendix B). The Rancon Centre Ontario Owners' Association shall follow maintenance standards as approved by the City of Ontario and this Specific Plan.

D. LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

1. Minimum Parcel Size: 0.5 acres
2. Maximum Building Height 40 feet or 2 stories.
(whichever is greater)
3. Minimum Building Setbacks Refer to Table IV-E-1
4. Minimum Parking Setbacks Refer to Table IV-E-2
5. Parking Requirement Per City of Ontario
Parking Standards.
(see Appendix C).
6. Landscape Requirements
 - a. Minimum Landscaping Fifteen (15) percent of net
parcel area
 - b. Front and exterior side parking setbacks 100%
 - c. All parking visible from any public street must be shielded by trees, shrubs and grass per Master Streetscape Plan.
 - d. Maximum 10 cars between finger type planters, minimum 5' wide for parking areas. No finger planters shall be required in parking areas adjacent to screenwalls.
 - e. All landscaped areas to be delineated with minimum 6" concrete curb.
 - f. To soften building elevations, a minimum ten foot wide landscape area shall be provided adjacent to the front and exterior building elevations.

TABLE IV-E-1

**BUILDING SETBACK SUMMARY
LIGHT INDUSTRIAL**

**Minimum
Street Setback
Inland Empire Boulevard & Gibraltar Street**

Front	23'
Exterior Side (Corner Parcels)	Setback requirement per affected street frontage requirement
Interior Side	10'
Interior Side (Other side)	0'
Rear	10'

BARRINGTON, WINEVILLE, & PRIVATE DRIVES

Front (Private Drives)	35' 25'
Exterior Side (Corner Parcels)	Setback requirement per affected street frontage requirement
Interior Side	10'
Interior Side (Other side)	0'
Rear	10'

All Buildings Over 35 Feet In Height: 1' Front setback per 1' of
height over 35 feet.

Front setback maximum: 40'

Building Height Maximum: 40'

All Buildings Over 150 Feet in Length: 1' Front setback per 10' of
length over 150' to a
maximum of 200'.

Note: All setbacks shall be measured from property line.

TABLE IV-E-2
PARKING SETBACK SUMMARY
LIGHT INDUSTRIAL

**Minimum
Street Setback
Inland Empire Boulevard & Gibraltar Street**

Front (Gibraltar Street)	12' 20'
Exterior Side (Corner Parcel)	Setback requirement per affected street frontage requirement
Interior Sides	10'
Rear	0'

ALL OTHER STREETS AND PRIVATE DRIVE AISLES

Front (Private Drive)	23' 10'
Exterior Side (Corner Parcels)	Setback requirement per affected street frontage requirement
Interior Sides	10'
Rear	0'

NOTE: All setbacks shall be measured from the property lines.

All parcels adjacent to the I-10 Freeway or Gibraltar Street shall provide a minimum 20' landscaped setback from property line.

7. Loading Areas

- a. Loading areas shall be designed to provide adequate area for backing and maneuvering on-site and not onto or from a public street.
- b. All loading areas shall be screened from public rights-of-way by a combination of screenwalls, ornamental landscaping, and/or portions of the building.
- c. Where loading doors front a public street, roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from a street.
- d. All loading areas fronting a public street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of the building such that the roll-up doors are not visible from the public street.
- e. Loading areas and doors not fronting a public street shall be screened from the view of the public street by concrete wing walls with solid gates.
- f. Loading doors fronting a public street shall not be closer than 70' from the front property line.
- g. All screen walls and wing walls shall be a maximum of 12' in height.
- h. A sight-line analysis shall be required with all development applications, and shall show that all roll-up doors are screened from view from public streets (see diagram in Figure (V-D-1)).

8. Outdoor Storage

- a. Unless approved in writing by the Rancon Centre Ontario (RCO) Owner's Association and the City Planner, no materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a visual barrier screening such materials, supplies, or vehicles from non-like uses.
- b. Any storage areas screened by visual barriers shall be located upon the rear portion of a site, unless otherwise approved in writing by the Rancon Centre Ontario Owner's Association. No storage areas may be extended into a setback area.

- c. All storage screening shall be a minimum of 8 feet, maximum of 12 feet in height. No materials shall be stored higher than the screen wall.
- d. All storage areas fronting a public street shall be screened by a concrete screen wall and ornamental landscaping.
- e. Location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval by the City of Ontario Development Advisory Board.

9. Exterior Building Materials

- a. All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, glass, or other material approved by the City.
- b. All exterior walls shall be painted or suitably treated.

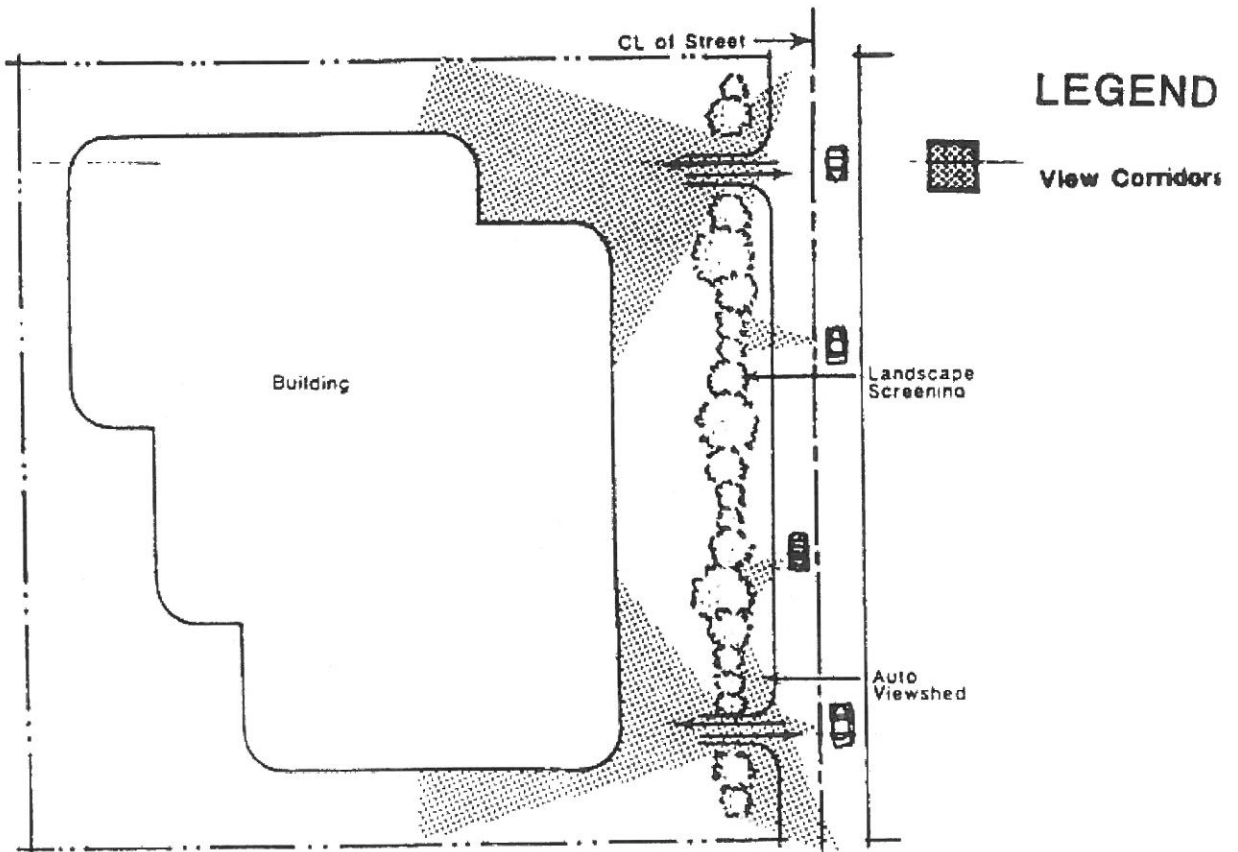
10. Roofing and Rooftop Equipment

- a. Rooftop equipment shall not be visible from adjacent streets, parcels, or the San Bernardino Freeway. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario, to conceal all rooftop equipment.
- b. Roof screens shall be sheathed in a matching or complementary material and color to the building. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening shall not be permitted.
- c. Unless roofing materials are a part of the design element, the ridge line elevation shall not exceed the parapet elevation.

11. Signage

All signs shall be subject to the provisions of the Master Signage Plan and will require the approval of the City of Ontario. Refer to Table VI-A-1, Signage and Graphics).

SIGHT LINE ANALYSIS



E. SOUND ATTENUATION CRITERIA

The City of Ontario has adopted within their General Plan, maximum interior sound levels from the State of California Department of Health, Office of Noise Control. (Noise Element Guidelines, Feb. 1976). The following is a table reflecting those sound levels.

TABLE IV-G-1

MAXIMUM INTERIOR NOISE LEVELS, NON-RESIDENTIAL CONSTRUCTION

Noise levels during the hours from 7 a.m. to 7 p.m. which shall not be exceeded for the interior industrial/ office/ commercial portions of the project are as follows:

Use	Sound Level, LEQ
Private Offices	40-50 dBA
General Offices, Reception, Typing, Clerical	45-55
Banks, Retail Stores	50-55
Other Uses and Areas for Manufacturing, Assembly Testing, etc.	55-65

(Where LEQ is the Energy Equivalent Sound Level during the hours 7 a.m. to 7 p.m.)

The Rancon Centre Ontario Center Specific plan site is situated in an area where existing noise levels from the San Bernardino Freeway may exceed 70 dba (Ldn). At the time of site plan review, the City may require on-site monitoring to determine the existing noise levels and appropriate mitigation measures needed for project approval.

**F. CRITERIA FOR DEVELOPING
ADJACENT TO THE SAN
BERNARDINO FREEWAY**

The City of Ontario has established standards for regulating development adjacent to the San Bernardino Freeway. These standards relating to building orientation and landscape treatments, have been adopted by the Ontario Planning Commission Resolution No. 2392 on May 27, 1980, and shall apply where applicable to that portion of the Rancon Centre Ontario Specific Plan adjacent to the San Bernardino Freeway.

1. Building Orientation

- a. All buildings shall face the highway, except where the highway is substantially elevated.
- b. The size, height, number and type of on-premise signs shall be the minimum necessary for identification.
- c. Open storage of materials and equipment should be permitted only when incidental to the permitted use, provided that such storage area shall not face the highway, and shall be shown and approved on the site plan.
- d. Overhead doors, garages or loading zones shall be placed facing away from view of the highway.
- e. All mechanical equipment shall be screened from public view.

2. Landscaping

- a. Not less than 20 feet of landscaping shall be provided and permanently maintained.
- b. Proposed development should be designed to preserve existing stands of trees wherever practical.

G. PROPOSED INFRASTRUCTURE PHASING PLAN

PHASE I - Completed

- Streets:** Installed Barrington Avenue, Private Avenue on the western boundary of Phase I, and Gibraltar Street between Barrington Avenue and the Private Avenue. Gibraltar Street is cul-de-sac immediately west of the Private Avenue.
- Sewer:** Gibraltar Street line easterly from Private Avenue to Etiwanda Avenue line. Barrington and Private Avenue lines southerly from Inland Empire Boulevard to Gibraltar Street line.
- Water:** 4th Street line brought south to Inland Empire Boulevard line. Barrington Avenue line south to Gibraltar Street line. Gibraltar Street line is existing between Barrington and Private Avenues.
- Drainage:** Storm drains and "V" ditches installed within Barrington and Private Avenues. Gibraltar Street storm drain installed easterly of Private Avenue to a freeway underpass east of Phase I.
- Electrical:** Installed within Inland Empire Boulevard right-of-way.
- Natural Gas:** Installed within the Barrington and Gibraltar Avenue rights-of-way.
- Telephone:** Installed within Inland Empire Boulevard right-of-way.

PHASE II

- Streets:** Remove Gibraltar Street cul-de-sac. Extend Gibraltar Street to Wineville Avenue. Construct Wineville Avenue to Inland Empire Boulevard.
- Sewer:** Install all sewer mains within Gibraltar Street and Wineville Avenue rights-of-way.

- Water:** Install all water mains within Inland Empire Boulevard, and Gibraltar Street, rights-of-way.
- Drainage:** Install all storm drains within Gibraltar Street right-of-way. Connection into Day Creek Channel from Gibraltar Street storm drain to be made. An additional storm drain to be built from Gibraltar to Inland Empire Boulevard storm drain.
- Electrical:** Underground electrical within Inland Empire Boulevard installed with Phase I development. Electrical to be provided on-site as in Phase I.
- Natural Gas:** Install underground natural gas within Gibraltar Street right-of-way.
- Telephone:** Underground telephone lines within Inland Empire Boulevard installed with Phase I development.

PHASE III

- Streets:** Public streets installed in conjunction with Phase II development.
- Sewer:** Sewer installed in conjunction with Phase II development.
- Water:** On-site water installed in conjunction with Phase II development. Connect Inland Empire Boulevard line into 4th Street line via Etiwanda Avenue line to complete loop system. Install water line in Phase III north/south easement.
- Drainage:** Drainage installed in conjunction with Phase II development. Install storm drain line in Phase III north/south easement.
- Electrical:** Same as Phase II.
- Natural Gas:** Natural Gas installed in conjunction with street installation of Phase II development. Install gas line in Phase III north/south easement.
- Telephone:** Same as Phase II.

Traffic Signal: The project sponsor shall contribute up to ¼ the cost of installing a traffic signal at the intersection of Etiwanda Avenue and Inland Empire Boulevard. The remaining cost will be contributed by project sponsors of surrounding developments subject to benefit from the signal.

Emergency

Access: A permanent all weather emergency access, extending through Barrington Avenue through Lot 1 of Parcel Map 10898 to the westerly parcel line of Parcel 6 of Parcel Map 13138 will be provided subject to review and approval of design by the Ontario Fire Department.

On-site

Landscaping: Street scape treatments along Inland Empire Boulevard shall be compatible with those off-site treatments across the street to the north.

Telephone: Telephone to be installed within Inland Empire Boulevard from Phase I to Etiwanda Avenue and within the "A" Avenue right-of-way, connecting into Inland Empire Boulevard line.

Traffic Signal: The project sponsor shall contribute up to 1/4 the cost of installing a traffic signal at the intersection of Etiwanda Avenue and Inland Empire Boulevard. The remaining cost will be contributed by project sponsors of surrounding developments subject to benefit from the signal.

Emergency

Access: A permanent all weather emergency access, extending through Barrington Avenue through Lot 1 of Parcel Map 10898 to the westerly parcel line of Parcel 6 of Parcel map 13138 will be provided subject to review and approval of design by the Ontario Fire Department.

PHASE V

Streets:	Public Streets installed in conjunction with Phase IV.
Sewer:	Installed in conjunction with Phase IV development.
Water:	Water line extended in Inland Empire to Etiwanda, line installed in Etiwanda from Inland Empire to Fourth Street, and a line installed in Fourth Street from Etiwanda, westerly to the existing line serving the Ontario North Industrial Specific Plan project, resulting in a complete loop system. Improvement costs will be contributed by project sponsors of surrounding developments subject to benefits received from water line improvements.
Drainage:	Full on-site improvements to Etiwanda Creek shall be completed, connecting to existing flood control facilities at the southern boundary of the site between Parcels 5 and 6.
Electrical:	Installed in conjunction with Phase IV development.
Natural Gas:	Installed in conjunction with Phase IV development.
Telephone:	Installed with Phase IV development.
Traffic Signal:	Installed in conjunction with Phase IV development.

H. PHASING

The development of the Rancon Centre Ontario will be done in three phases (see Figure IV-H-1). Phase I is completed. Phases II and III are tentatively scheduled to begin in the Summer of 1992 and 1993 respectively. The phasing of streets and utilities will generally correspond to this timetable, preceding actual construction of each phase. It should be noted that the phasing schedule as listed may change due to fluctuations in market conditions (Figure IV-H-1).

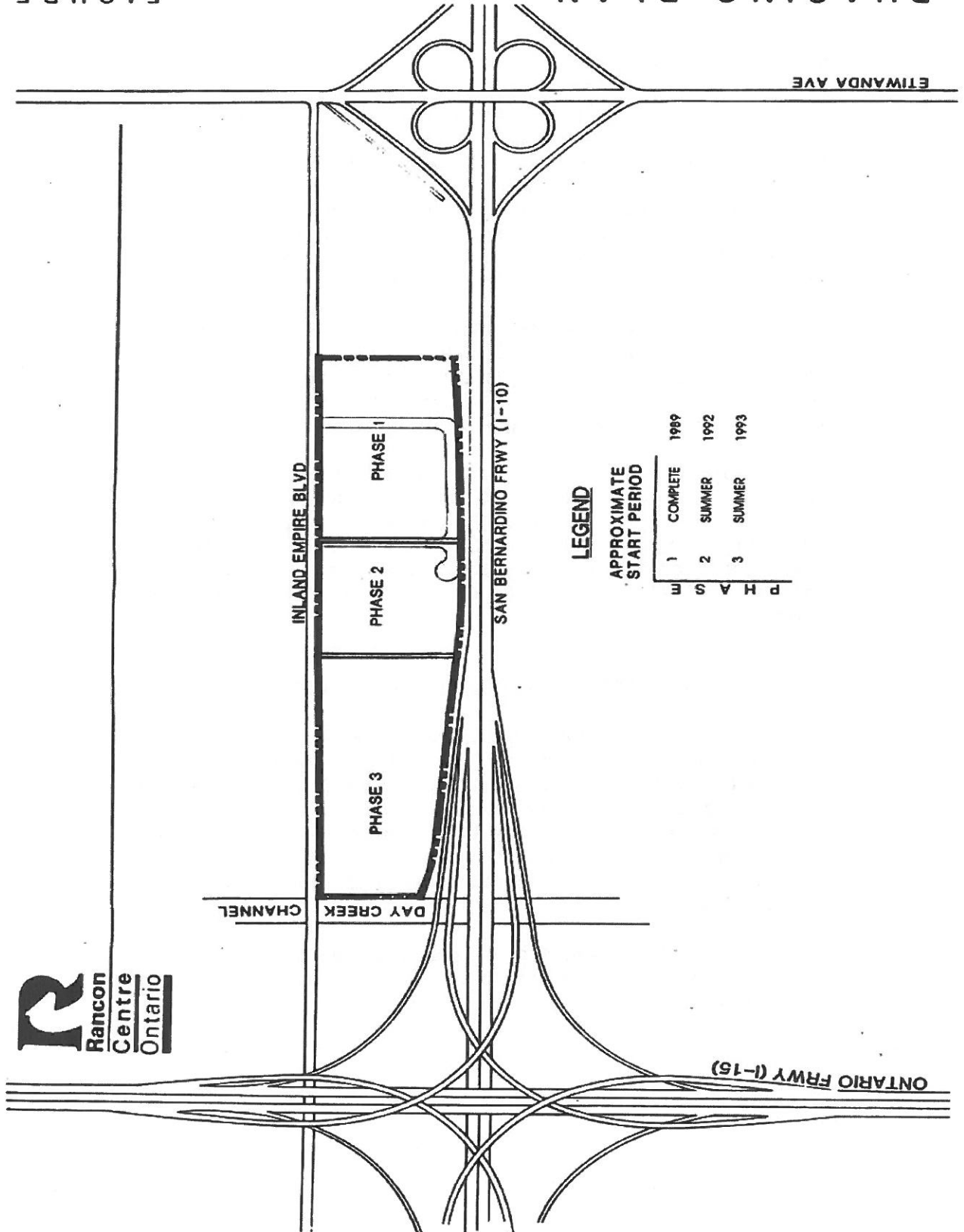
I. PUBLIC ARTWORK

Artwork within the project area shall be designed and installed in compliance with the existing City ordinance regarding public artwork. If no ordinance has been established, the project sponsor shall install public artwork within the project area pursuant to this section.

The final design and location of the artwork shall be mutually agreed upon by the project sponsor and the City Planner. The artwork within Rancon Centre Ontario need not exceed \$15,000 for its design and installation, unless otherwise indicated in writing from the project sponsor.

FIGURE
M-HI

PHASING PLAN



RANCON CENTRE ONTARIO SPECIFIC PLAN

V. LANDSCAPE CONCEPT

The landscape design for the Rancon Centre Ontario can be broken into two distinct portions. First, there is the exterior public streetscape plan, and secondly, the interior (on-site) design. The objective of the landscape design along the public streets is to aesthetically unify the project site as well as establish a standard for future area development. The on-site portion of the landscape design utilizes materials scaled to the collector street level, providing color and individuality of the tenant areas.

The conceptual landscape plans for the subject property as shown on figures V-A-1 through V-B-5 on the following pages emphasize the use of drought tolerant plant species which are best suited for the hot, dry climate of Ontario as well as other plant types that are native or naturalized to the area.

The primary landscape elements identified in this plan include streetscapes, intersections, and on-site landscaping treatments. These landscape elements provide project identity and character while providing orientation within the site itself. The plant palettes utilized within the landscape concept may be revised, with the approval of the City of Ontario, with equivalent plant materials.

A. CONCEPTUAL STREETSCAPE PLANS

The conceptual public streetscape plan the project area relies in part upon varieties of fast growing eucalyptus and bottle trees to give the project substantial natural buffering in minimal time. The plant palette also includes "statement" trees such as Crape Myrtle, Date Palm, Chinese Pistache, and Aristocrat Pear to give accent to the site. Groundcovers and low shrubs will finish the landscaping with texture and further color elements.

Upon development of individual parcels, the property owner shall be required to install the following streetscape treatments.

1. **Standard Arterial and Collector Streets (Inland Empire Boulevard and Gibraltar Street)**

Large, predominantly evergreen trees, formally planed and equally spaced are proposed for the southern side of Inland Empire Boulevard and along Gibraltar Street. A double row of Eucalyptus varieties will be triangularly spaced 30 feet on center along Inland Empire Boulevard and Gibraltar Street (see Figures V-A-1, V-A-2, V-A-3).

Notwithstanding the above landscaping concepts, the landscaping treatments and materials for that portion of frontage along Inland Empire Boulevard between Avenue "A" and Etiwanda Avenue shall be in substantial compliance with the landscape plan provided in Figure V-A-5.

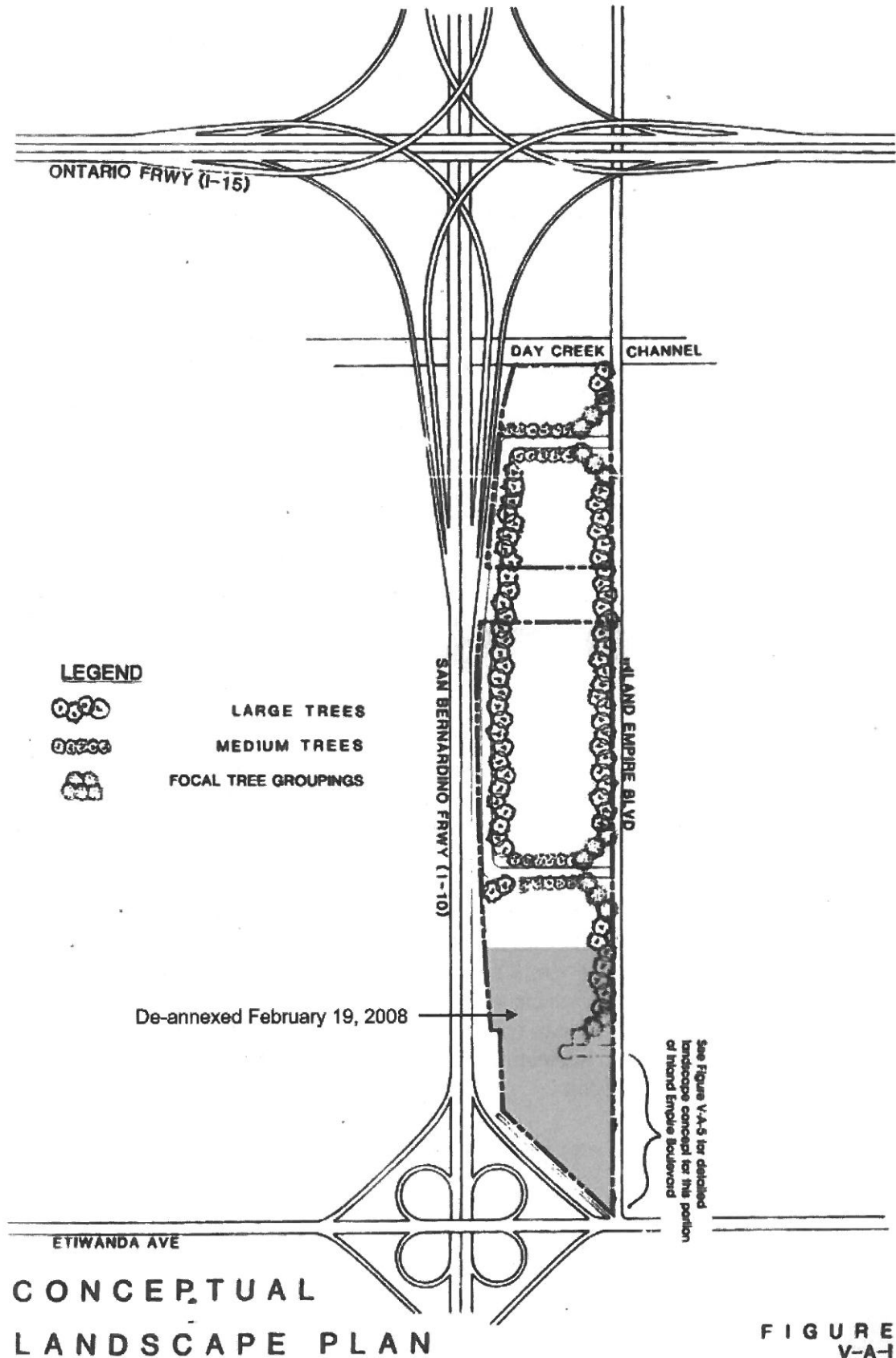
2. **Local Street (Barrington Avenue)**

Local streets will be defined with formal plantings of equally spaced or, in certain situations, an informal, random planting or medium evergreen/deciduous trees (see Figure V-A-4).

3. **Street Intersections Landscape/Identity Statements**

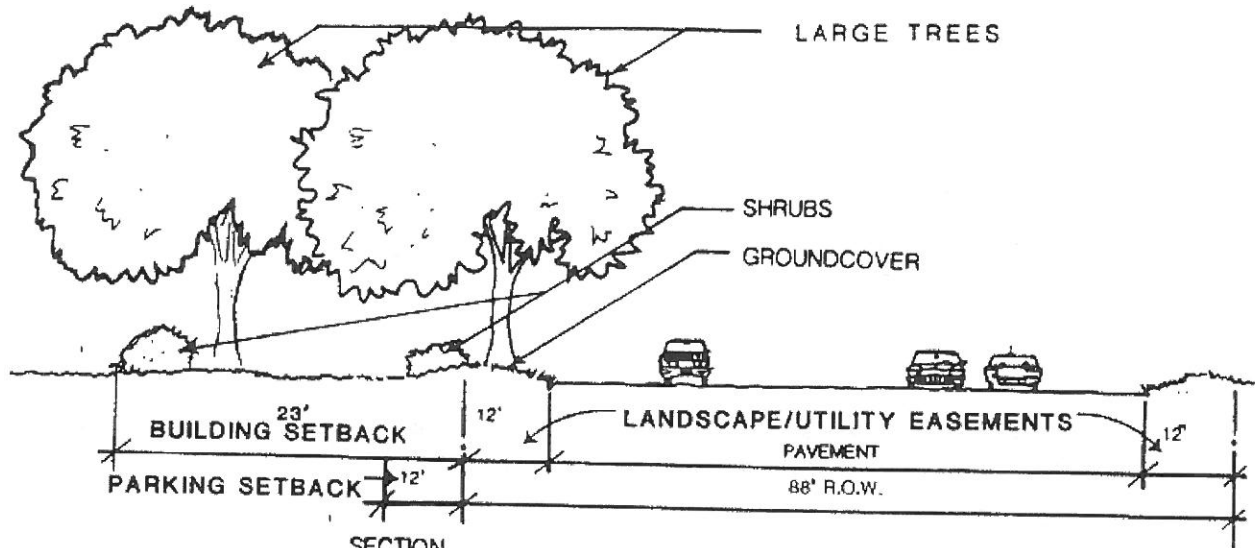
All major and minor intersections within the project area will be landscaped with varieties of focal trees for aesthetic contribution. Corner areas will display groupings of individual species, so the areas will have separate identity and interest (see Figures V-B-1 through 3).

The Primary street entrance shall be the intersections of Inland Empire Boulevard and Barrington Avenue. The Secondary street entrance shall be the private streets within Phase One. All private streets and private drive aisles shall have a textured concrete band and color variation of no less than seven feet in width separating the public right of way from the private easement.

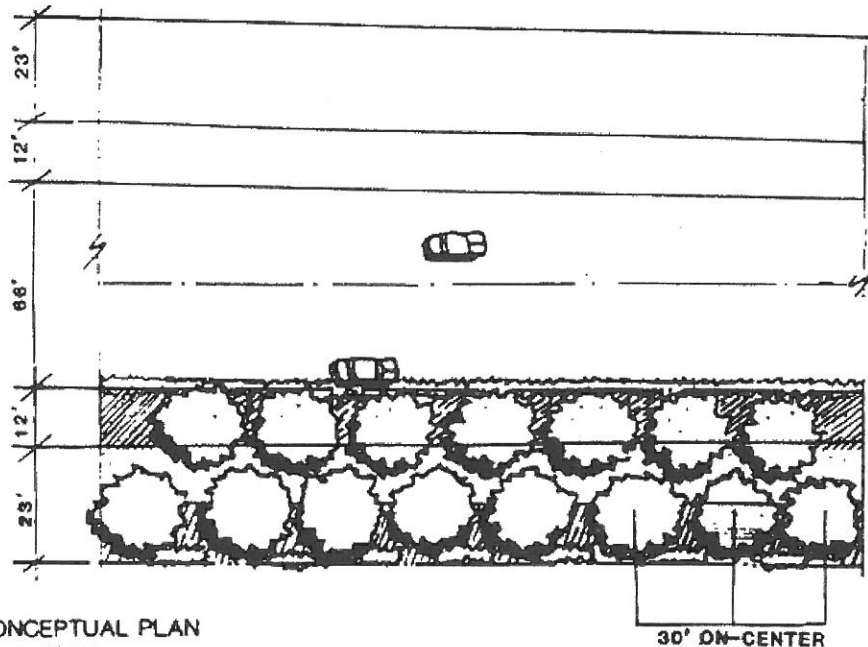


**FIGURE
V-A-1**

STREETSCAPE
STANDARD ARTERIAL
 INLAND EMPIRE BOULEVARD



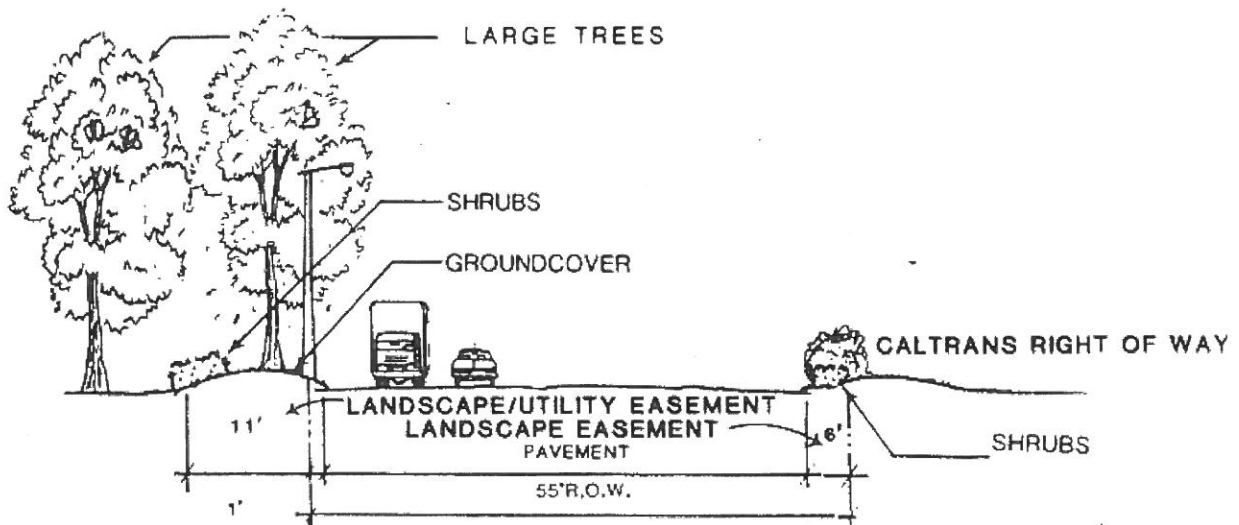
SECTION
 (Not to Scale)



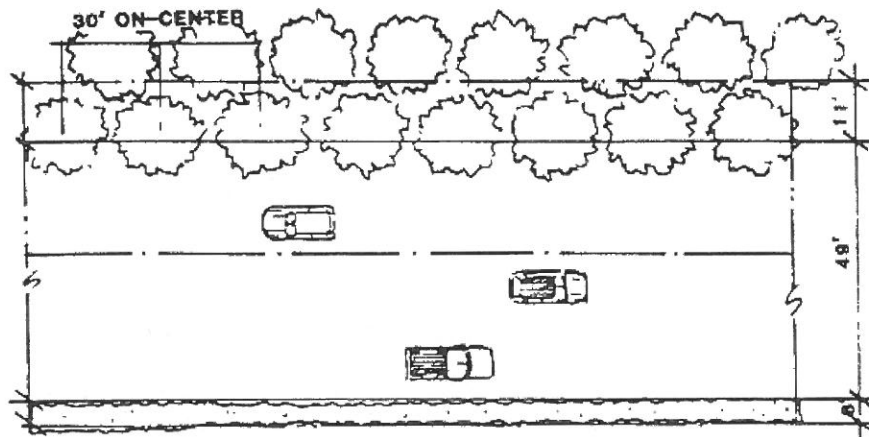
CONCEPTUAL PLAN
 (Not to Scale)

STREETSCAPE LOCAL INDUSTRIAL STREET

GIBRALTAR STREET



NOT TO SCALE

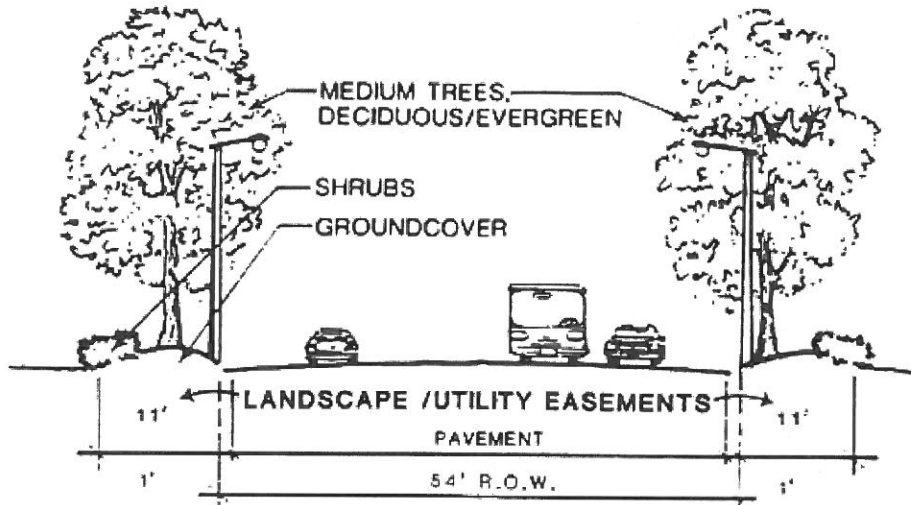


NOT TO SCALE

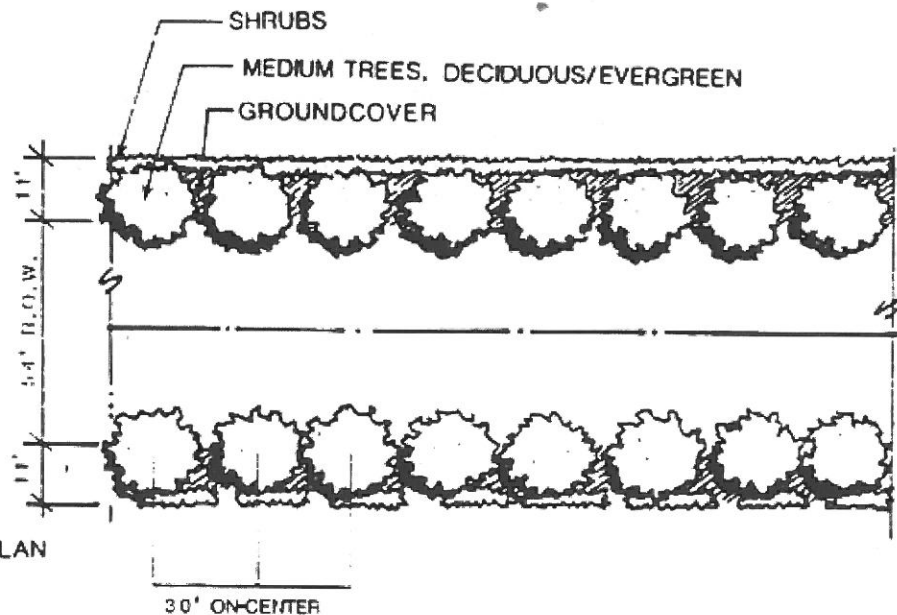
CALTRANS

STREETSCAPE LOCAL INDUSTRIAL STREETS

BARRINGTON AVENUE



SECTION
(Not to Scale)



CONCEPTUAL PLAN
(Not to Scale)

B. ON-SITE LANDSCAPING

Landscape criteria have also been established for onsite areas. All project landscaping shall be reviewed and approved by the City of Ontario as part of the site plan approval process.

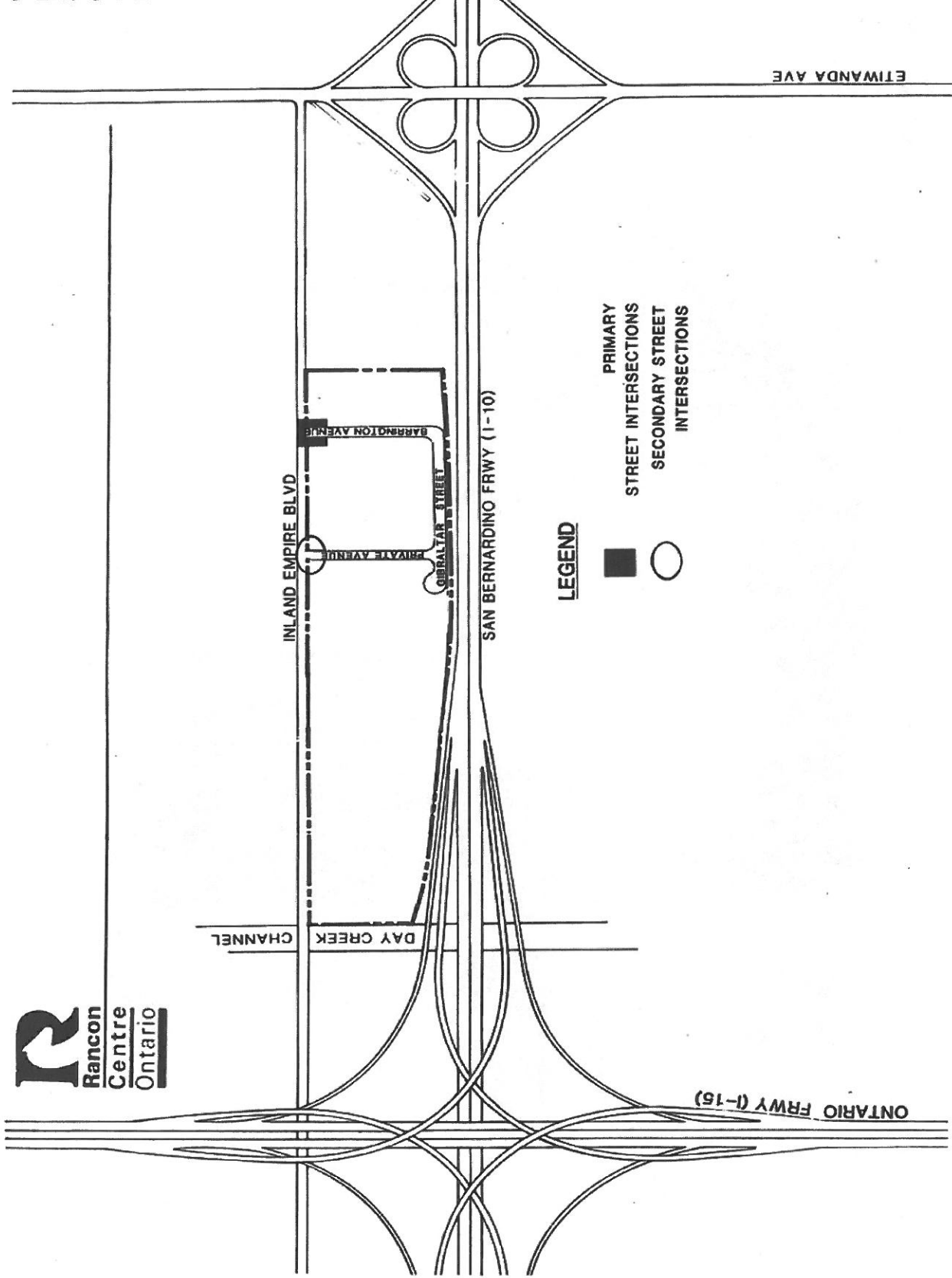
Onsite landscaped areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings including building entries. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover, and turf, as appropriate (see Figures V-B-4 and V-B-5, On-Site Landscaping). A recommended plant palette has been provided that offers a variety of plant material that do well in this climate (see Figure V-B-5, Recommended Plant Palette for On-Site Landscape Development Plans).

Since the water requirements of plant materials may vary extensively, attention shall be given to selecting plants with similar water requirements in particular planting areas. Also, moisture sensors shall be required for all irrigation systems for the regulation of water on an "as needed" basis.

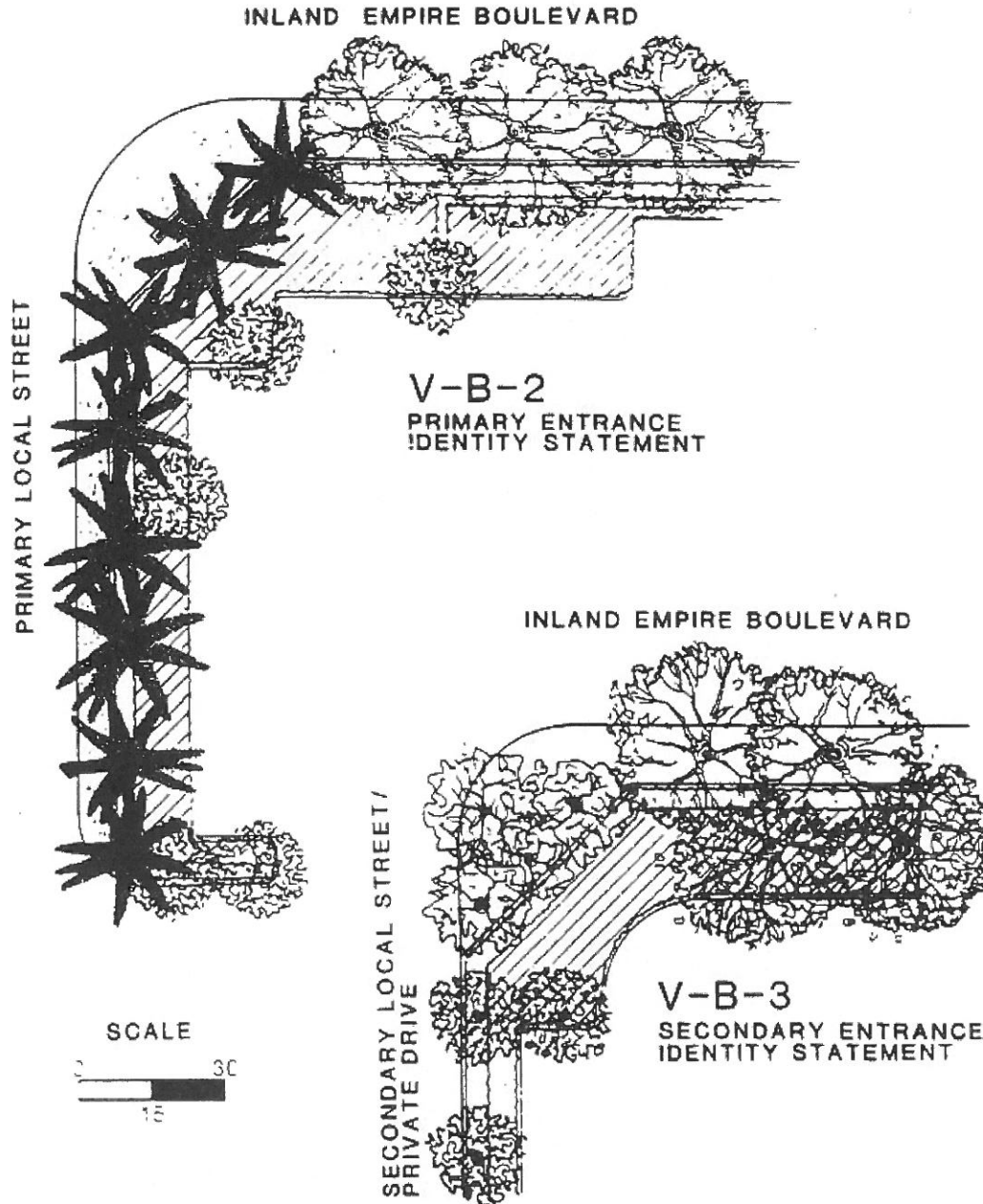
Minimum sizes for tree materials shall be 15 gallons. Twenty-five percent (25%) of all trees shall be of 24" box size. The minimum size for shrub plant material shall be 5 gallons. Smaller container-size material must be approved by the City of Ontario's Public Facilities Department Coordinator.

The quantity and actual placement of trees, shrubs, groundcover, and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets and to visually enhance building entries. Such landscaping shall be designed with consideration given to parcel size and the intended building use.

ENTRANCE IDENTITY PLAN



CORNER IDENTITY PLANS



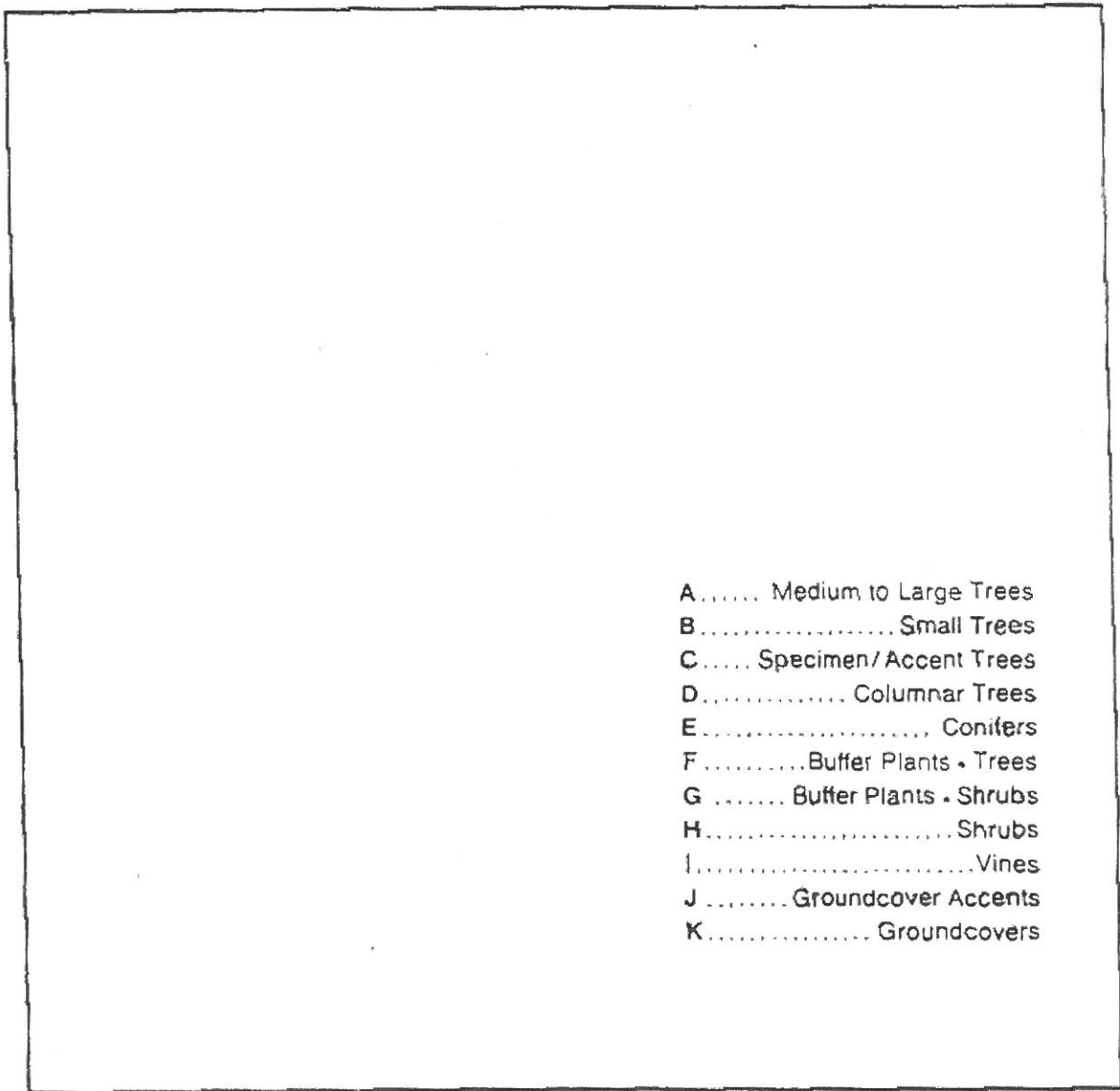
ON-SITE LANDSCAPING



DESIGN CONCEPT • ON-SITE LANDSCAPING

THE OVERALL INTENTION IS THE CREATION OF A SIMPLE, STRONG LANDSCAPE SETTING, IN SCALE WITH LARGE BUILDINGS, WIDE STREETS, and LARGE PARKING AREAS OF AN INDUSTRIAL/BUSINESS CENTER. THIS RESULT CAN BE ACHIEVED THROUGH THE USE OF A LIMITED PALETTE, WITH SKILLFULLY ARRANGED MASSING OF SIMILAR PLANT MATERIALS, ESPECIALLY ALONG STREET FRONTAGES and AT VEHICULAR ENTRIES. LARGE SWEEPS OF SINGLE SPECIES ARE RECOMMENDED. MORE DETAIL, ACCENT TREES and SHRUBS ARE RECOMMENDED FOR COURTYARDS, GARDENS and FORMAL ENTRIES.

RECOMMENDED PLANT PALETTE FOR ON-SITE LANDSCAPE DEVELOPMENT PLANS



- A..... Medium to Large Trees
- B..... Small Trees
- C..... Specimen/Accent Trees
- D..... Columnar Trees
- E..... Conifers
- F..... Buffer Plants • Trees
- G..... Buffer Plants • Shrubs
- H..... Shrubs
- I..... Vines
- J..... Groundcover Accents
- K..... Groundcovers

A. MEDIUM to LARGE TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
BRACHYCHITON POPULNEUS Bottle Tree	•	•	40'	•	•	•		Wind tolerant
CHORISIA SPECIOSA 'Majestic Beauty' Flora-Silk Tree	•	•	50'	•		U	Fa, Br	
EUCALYPTUS CAMADULENSIS Red Gum	•	•	100'	•	•	F		Some litter
EUCALYPTUS CLADOCALYX Sugar Gum	•	•	81'	•	•	F		Some litter
EUCALYPTUS LEUCOXYLON White Ironbark	•	•	50'	•		=		Wind tolerant Some litter
EUCALYPTUS MACULATA Spotted Gum	•	•	60'			=		Some litter
EUCALYPTUS MICROTHECA Flodded Box	•	•	35'	•		=		Wind tolerant Some litter
EUCALYPTUS SIDEROXYLON 'Roses' Red Ironbark	•	•	95'			M	Fa to Spring Pink	Some litter
EUCALYPTUS VIMINALIS Manna Gum	•	•	100'			F		Some litter
GINKGO BILOBA 'Autumn Gold' - Male Only Maidenhair Tree	•	•	50'	•	M	F	Fall Gold	
GINKGO BILOBA 'Saratoga' - Male Only Maidenhair Tree	•	•	50'	•	M	F	Fall Pink	
GLEDTISIA TRIACANTHOS Honey Locust	•	•	50'	•		F		Wind tolerant Surface roots Some litter
GREVILLEA ROBUSTA Silk Oak	•	•	50'	•		F		
LIQUIDAMBAR FORMOSANA Chinese Sweet Gum	•	•	50'			M	Spring & Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA American Sweet Gum	•	•	40'			M	Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA 'Burgundy' Burgundy Sweet Gum	•	•	40'			M	Fall Purple	Surface roots
LIRIODENDRON TULIPIFERA Tulip Tree	•	•	50'			F	Fall Yellow	Surface roots
MAYTENUS BOARIA Mayten Tree	•	•	40'		M	M		
MELALEUCA LINARIFOLIA Flaxleaf Paperbark	•	•	35'	•	•	F		
MELALEUCA STYPHELIODES	•	•	40'	•	•	F		
PISTACIA CHINENSIS Chinese Pistache	•	•	60'	•	M	M	Fall Orange	Some litter
PLATANUS ACERIFOLIA London Plane Tree	•	•	70'			F		
PLATANUS RACEMOSA California Sycamore	•	•	40'	•	M	F		Wind tolerant Some litter
POPULUS FREMONTII - Male Only Western Cottonwood	•	•	40'	•	M	F		
SCHINUS MOLLE California Pepper	•	•	20'		•	F		Surface roots
TRISTANIA CONFERTA Brisbane Box	•	•	50'	•	•	F	Summer White	Some litter
ULMUS PARVIFOLIA - Grape or Elm Chinese Elm	•	•	50'		M	F		
ZELKOVA SERRATA Japanese Zelkova	•	•	60'			F	Fall Yellow	

B. SMALL TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ACACIA BAILEYANA Bailey Acacia	•	75'	•	•	F	Spring Yellow	Wind tolerant Surface roots	
ACACIA BAILEYANA 'Purpurea' Purple-leaf Acacia	•	25'	•	•	F	Spring Yellow	Wind tolerant Surface roots	
ACACIA MELANOXYLON Black Acacia	•	40'	•	•	F	Spring Yellow	Wind smog tolerant Surface roots	
ALBIZIA JULIBRISSIN 'Rosea' Silk Tree	•	40'	•	•	F	Summer Pink		
CERATONIA SILIQUA Carob	•	35'	•	•	M		Surface roots	
GELERA PARVIFLORA Australian Willow	•	25'	•	M	F			
JACARANDA MIMOSIFOLIA Jacaranda	•	30'	•	L	M	Spring Summer Lavender-Blue		
KOELREUTERIA PANICULATA Golden Rain Tree	•	25'	•	•	M	Summer Fall Yellow	Wind smog tolerant	
LIQUIDAMBAR ORIENTALIS Oriental Sweet Gum	•	27'		M	M	Fall Red		
RHUS LANCEA African Sumac	•	25'	•	•	M			

C. SPECIMEN/ACCENT TREES

BRACHYCHITON ACERIFOLIUS Flame Tree	•	50'	•	M	S	Summer Red	
CHORISIA SPECIOSA 'Majestic Beauty' Flora-Silk Tree	•	50'	•		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	•	40'			S	Spring Flowers	Surface roots
FAGUS SYLVATICA 'Atropunicea' Purple Beech	•	80'	•	NO	M		
LAGERSTROEMIA INDICA Crape Myrtle	•	20'	•	•	S	Spring Summer White Pink	
MAGNOLIA GRANDIFLORA 'Samuel Sommer' Samuel Sommer Magnolia	•	50'	•		M	Summer Fall White	Surface roots Some spp.
MELIA AZEDARACH 'Umbraculifera' Texas Umbrella Tree	•	30'	•		M		
PRUNUS CERASIFERA 'Atropurpurea' Purple-leaf Plum	•	25'	•	•	M	Spring Red	

D. COLUMNAR TREES

LIQUIDAMBAR STYRACIFLUA 'Festival' Sweetgum	•	50'	•		M	Fall Change	Surface roots
POPULUS NIGRA 'Italica' Lombardy Poplar	•	60'			F		

E. CONIFERS

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
PINUS CANARIENSIS Canary Island Pine	•	•	•	•	•	•		Wind tolerant
PINUS COULTER Coulter Pine	•	•	•	•	•	•		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	•	•	•	•	•	•		Wind tolerant
PINUS PINEA Italian Stone Pine	•	•	•	•	•	•		Wind tolerant

F. BUFFER PLANTS • TREES

CERATONIA SILIQUA <small>Mare on</small> Carob	•	•	•	•	•			
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	•	•	•	•	•	•	late Spring	Some shade
PINUS HALEPENSIS Aleppo Pine	•	•	•	•	•	•		Wind tolerant
PINUS PINEA Italian Stone Pine	•	•	•	•	•	•		Wind tolerant
TRISTANIA CONFERTA Brisbane Box	•	•	•	•	•	•	Summer white	Some shade

G. BUFFER PLANTS • SHRUBS

ACACIA MELANOXYLON Black Acacia	•	•	•	•	•	•	Spring	Wind tolerant
DODONAEA VISCOSA 'purpurea' Hoopseed Tree	•	•	•	•	•	•		Wind tolerant
FEUOA SELLOWIANA Pineapple Guava	•	•	•	•	•	•		
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•	•	•	•	•	•	Spring White	Wind tolerant
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•	•	•	•	•	•	Spring, Summer White	
LIGUSTRUM OVAFOLIUM California	•	•	•	•	•	•	Spring, Summer White	
MELALEUCA NESOPHILA Pink Melaleuca	•	•	•	•	•	•	Summer Pink, Purple	Wind tolerant
MYRTUS COMMUNIS True Myrtle	•	•	•	•	•	•	Summer White	
NERIUM OLEANDER Oleander	•	•	•	•	•	•	Spring & Summer White, Pink	Wind speed tolerant
OSMANTHUS ILLICIFOLIUS Holly-Leaf Osmanthus	•	•	•	•	•	•	Fall White	
VIBURNUM JAPONICUM Japanese Viburnum	•	•	•	•	•	•	Spring White	

H. SHRUBS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ABELIA GRANDIFLORA Glossy Abelia	•	F	•	L	F	Summer Pink	Good hedge	
ARBUTUS UNEDO 'Compacta' Compact Strawberry Tree	•	S	•	M	M	Fa - Winter Pink		
CALLISTEMON CITRINUS Lemon Bottlebrush	•	15'	•	M	F	Spring to Winter Red	Wind smog tolerant Good hedge	
CARISSA GRANDIFLORA Natal Plum	•	10'	•	M	F	Spring to Winter Red	Wind smog tolerant Good hedge	
CEANOTHUS 'Julia Phelps' Julia Phelps Ceanothus	•	5'	•	•	F	Spring Blue	Wind tolerant	
CEANOTHUS RIGIDUS 'Snowball' Snowball Ceanothus	•	F	•	•	F	Spring White	Wind tolerant	
CISTUS LADANIFER Spotted Rock Rose	•	E	•	•	F	Spring Summer White	Wind tolerant	
CISTUS PURPUREUS Orchid-Spot Rock Rose	•	4'	•	•	F	Spring Summer Orchid	Wind tolerant	
COTINUS COGGYGRIA 'Purpureus' Purple Smoke Tree	•	20'	•	•	M	Fa Yellow-Orange	Good hedge Not too much H ₂ O	
DODONAEA VISCOSA 'Purpurea' Purple Hop Bush	•	15'	•	•	F		Wind smog tolerant Good hedge	
ERYTHRINA BIDWILLI Bidwill's Coral Tree	•	15'	•	L	F		Wind tolerant	
FEIJOWA SELLOWIANA Pineapple Guava	•	12'	•	•	M	Spring Pink		
FREMONTODENDRON CALIFORNICUM Flannel Bush	•	15'	•	•	F	Spring Yellow	Not too much H ₂ O	
GARRYA ELLIPTICA Coast Sittkassel	•	10'	•	M	M	Spring to Winter Red	Needs both Male and Female	
HETEROMELES ARBUTIFOLIA California Holly	•	20'	•	•	M	Summer-Winter Cream and Red	Smog tolerant	
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•	11'	•	•	F	Spring White	Wind tolerant Good hedge	
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•	9'	•	N	M	Spring Summer White	Good hedge	
LIGUSTRUM OVAFOLIUM California Privet	•	14'	•	N	F	Spring Summer White	Good hedge	
MELALEUCA NESOPHILA Pink Melaleuca	•	21'	•	•	F	Summer Pink Purple	Wind tolerant Good hedge	
MYRSINE AFRICANA African Boxwood	•	3'	•	•	M		Smog tolerant	
MYRTUS COMMUNIS True Myrtle	•	7'	•	•	F	Summer Green	Good hedge	
NERIUM OLEANDER Oleander	•	17'	•	•	F	Spring to Fa White Pink	Wind smog tolerant Good hedge	
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•	9'	•	•	S	Fa White	Good hedge	
PITTOSPORUM TOBIRA Mock Orange	•	15'	•	M	M	Spring White		
PITTOSPORUM TOBIRA 'Wheeler' Mock Orange	•	7'	•	M	M	Spring White		

Continued

H. SHRUBS (Continued)

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PLUMBAGO AURICULATA Blue Cape Plumbago	•	•	5'	•	•	M	Spring to winter blue	
RAPHIOLEPIS INDICA Incia Hawthorn	•	•	5'	•	M	S	Fall to Spring Pink	Smog tolerant
RHUS OVATA Sugar Bush	•	•	5'	•	M	M	Spring Pink	
TEUCRIUM FRUTICANS Bush Germander	•	•	5'	•	•	M	Summer Blue	Not too much shade
VIBURNUM JAPONICUM Japanese Viburnum	•	•	15'	•	L	M	Spring White	Needs some shade
XYLOSMA CONGESTUM Shiny Xylosma	•	•	7'	•	M	F		
JUNIPERUS CHINENSIS 'Pfitzerana' Pfitzer Juniper	•	•	11'	•	•	M		

I. VINES

AKESIA QUINATA Fiveleaf Akebia	•	•	•	•	•	F	Spring Purple	Shade tolerant Needs support
CLEMATIS ARMANCI Evergreen Clematis	•	•	•	•	•	F	Spring Yellow	Shade tolerant Needs support
CLYTOSTOMA CALLISTEGODES Violet Trumpet Vine	•	•	•	•	•	F	Spring to Fall Blue	Shade tolerant Needs support
FIGUS PUMILA Creeping Fig	•	•	•	•	•	F		Shade tolerant
JASMINUM GRANDIFLORUM Spanish Jasmine	•	•	•	•	•	F	Summer White	Shade tolerant Needs support
PASSIFLORA ALATOCOAERULEA Passion Vine	•	•	•	•	•	F	Summer Purple	
PASSIFLORA JAMESONII Red Passion Flower	•	•	•	•	•	F	Summer Red	
ROSA BANKSIANA LUTEA Lady Bank's Rose	•	•	•	•	•	M	Spring Summer Yellow	Needs support
SOLANUM JASMINOIDES Petate Vine	•	•	•	•	•	F	Spring to Winter Yellow	Shade tolerant Needs support
WISTERIA FLORIBUNDA Japanese Wisteria	•	•	•	•	•	F	Spring Purple	Shade tolerant Needs support
WISTERIA SINENSIS Chinese Wisteria	•	•	•	•	•	F	Spring Purple	Shade tolerant Needs support

J. GROUND COVER ACCENTS

AGAPANTHUS AFRICANUS Lily-of-the-Nile	•	•	•	•	•	F	Summer Blue	Shade tolerant
ARTEMISIA SCHMIDTIANA 'Silver Mound' Angel's Hair	•	•	•	•	•	L		
HEMEROCALLIS Corydalis	•	•	•	•	•	M	Summer Yellow	Shade tolerant
LIRIOPE MUSCARI Lily Turf	•	•	•	•	•	M	Summer Blue	
MONARCA IRIDIODES African Iris	•	•	•	•	•	M	Spring to Fall Yellow	

K. GROWDCOVERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ACACIA REDOLENS Acacia	•	•	•	•	•	•	Spring Yellow	Wind sensitive
ARCTOTHECA CALENDULA Cade Weed	•	•	•	•	•	•	Spring to Winter Yellow	
ARMERIA MARITIMA Sea Piry	•	•	•	•	•	•	Spring Blue	
BACCHARIS PILULARIS 'Twin Peaks Covote Brush	•	•	•	•	•	•		Wind sensitive
CEANOTHUS GRISEUS HORIZONTALIS 'Santa Ana'	•	•	•	•	•	•	Spring Blue	Wind tolerant
COTONEASTER DAMMERI 'Lowlas' Bearberry Cotoneaster	•	•	•	•	•	•	Spring White	
GAZANIA RIGENS LEUCOLAENA Gazania	•	•	•	•	•	•	Spring to Winter Yellow to Red	
HYPERICUM CALYGINUM St. Johnswort	•	•	•	•	•	•	Spring Yellow	
JUNIPERUS CHINENSIS 'Procumbens nana Japanese Garden Juniper	•	•	•	•	•	•		
JUNIPERUS HORIZONTALIS 'Blue Rug Blue Rug Juniper	•	•	•	•	•	•		
JUNIPERUS SABINA 'Baltica Sabina Juniper	•	•	•	•	•	•		
LANTANA MONTEVIDENSIS Lantana	•	•	•	•	•	•	Spring to Winter White	Shag to start
LONICERA JAPONICA 'Halliana Japanese Honeysuckle	•	•	•	•	•	•	Spring Summer White to Yellow	
MYOPORUM PARVIFOLIUM Myoporum	•	•	•	•	•	•	Summer White	
O'CONNOR'S LEGUME	•	•	•	•	•	•		Wind sensitive
ROSEMARINUS OFFICINALIS Rosemary	•	•	•	•	•	•	Winter Spring White	
THYMUS HERBA-BARONA Caraway-Scented Thyme	•	•	•	•	•	•	Summer/Fall Purple-Blue	
BERMUDA Santa Ana Tiffgreen								Warm grass
TALL FESCUE Rebel, Hounddog, Olympic								Cool grass
ACHILLEA MILLEFOLIUM Yarrow								

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, fading 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)

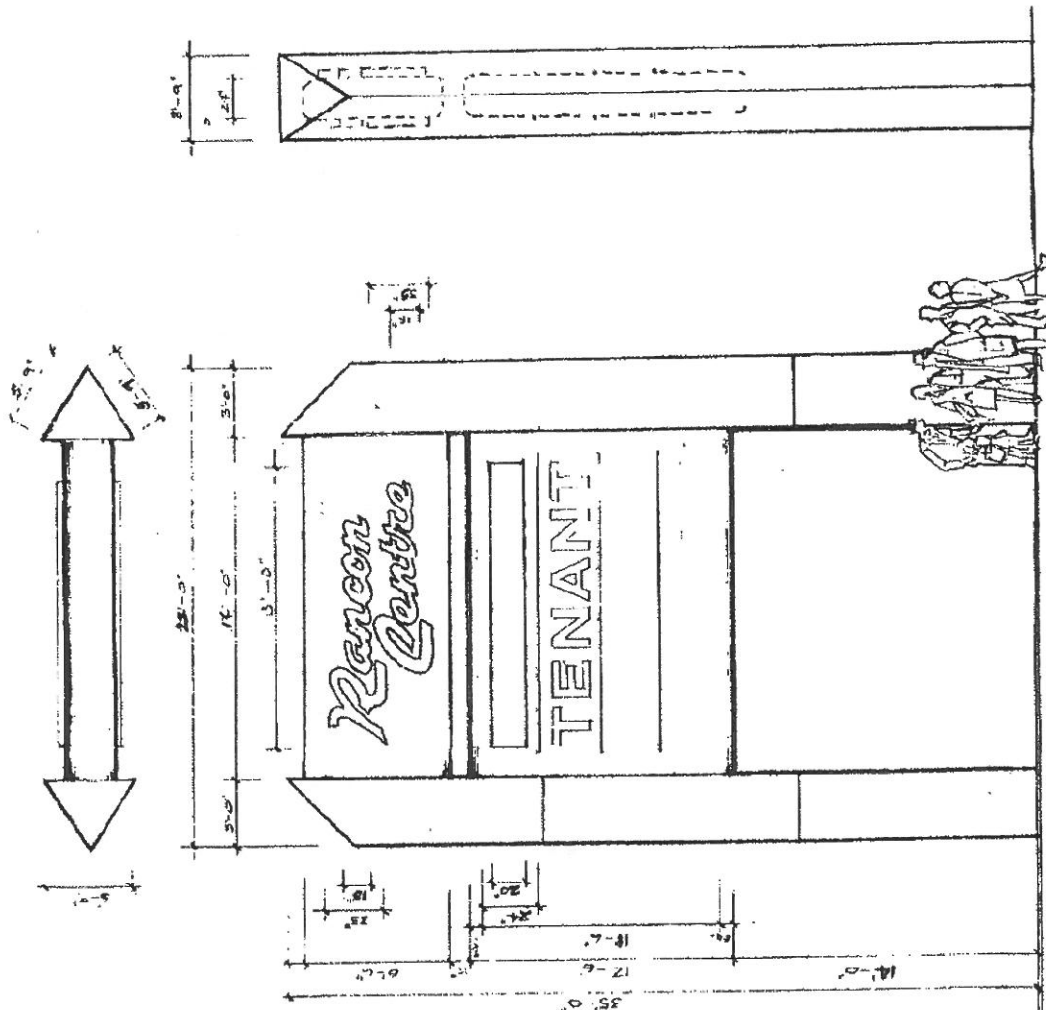
MASTER SIGN PLAN
PHASE 4
(Inland Empire Boulevard Frontage)

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

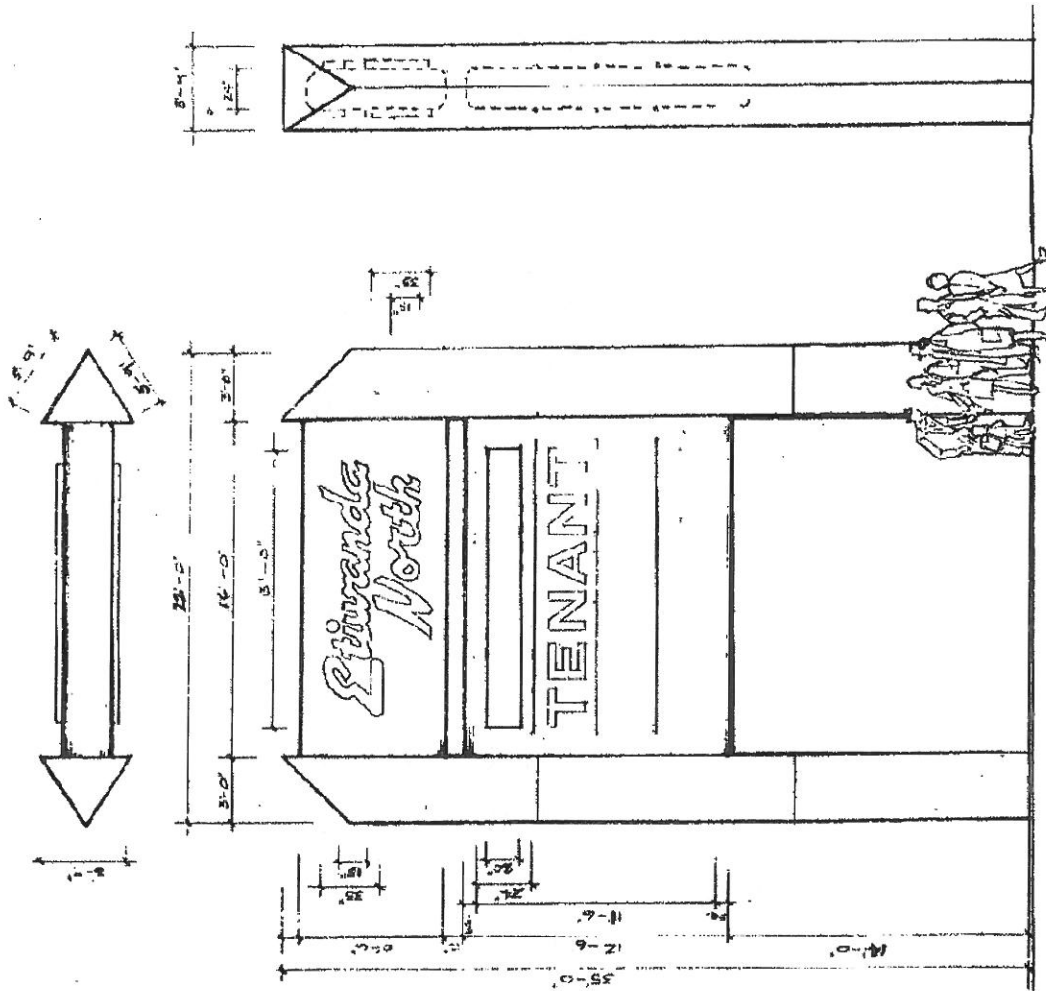
CATEGORY	PROJECT/TENANT IDENTIFICATION
SIGN TYPE	Freestanding Freeway
NUMBER OF SIGNS	2 per Figure VI-A-3
PLACEMENT & LOCATION	Along I-10 Freeway frontage directly behind 20' landscape easement setback (per Figure VI-A-3)
SIGN AREA	300 sq. ft.
LETTER SIZE/TYPE	Per Figure VI-A-2/per user requirements
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 (#1M8D 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 (#1D26C Ameritone).
- Copy Copy Will be Routed From Aluminum For Show Through, Flat Letter.
- Neon Dividers 3 Single Stroke Neon Dividers Between Tenant Panels 15mm Lavender.
- Pole Cover .090 Aluminum in Triangular Shape, Paint Light Grey (#1H11G Ameritone).
- Pole Top(s) (1/angled) Paint Rose (#1U1B Ameritone).

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

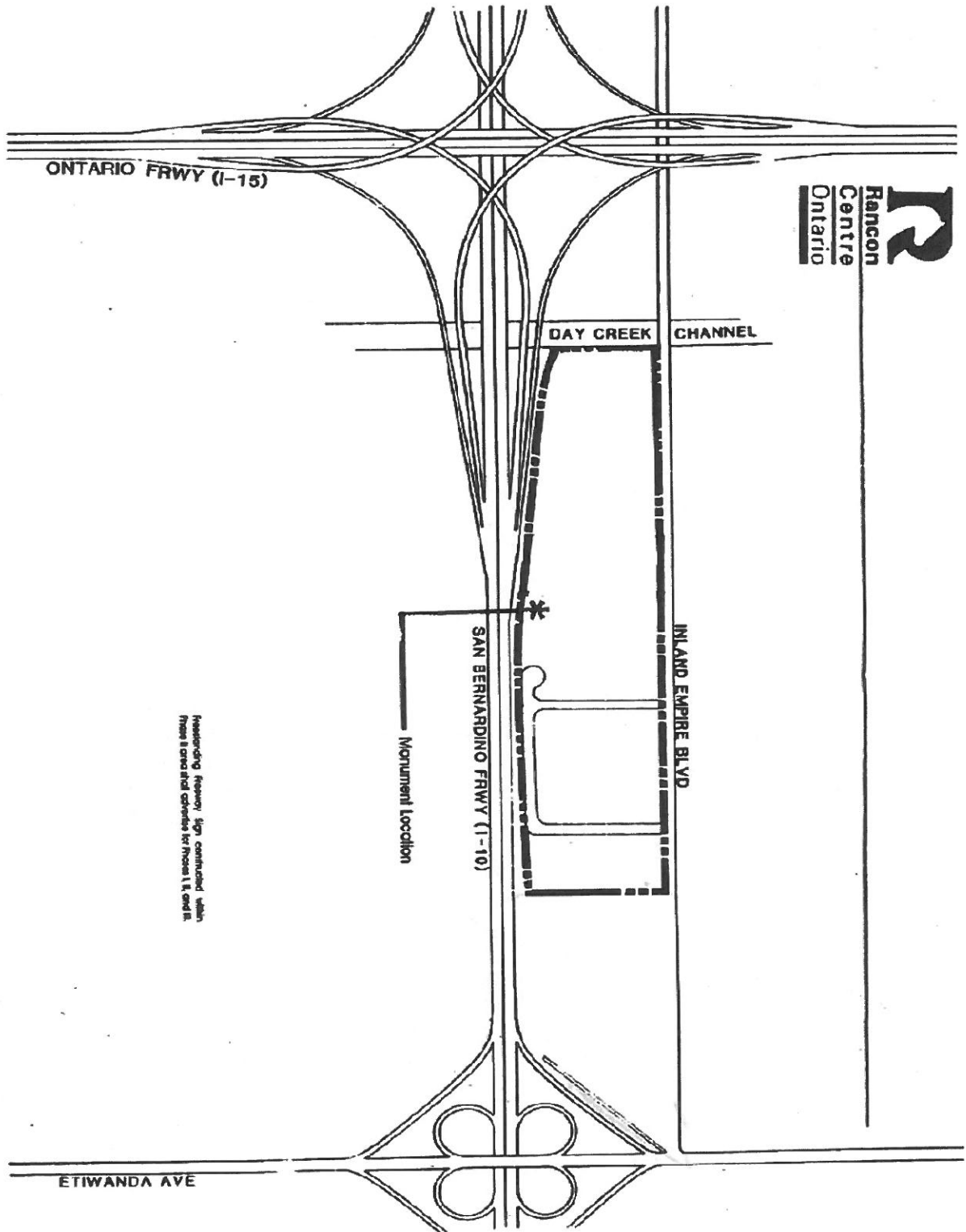


ONE DOUBLE-FACED INTERIOR ILLUMINATED PYLON SIGN WITH CENTER & TENANT IDENTIFICATION

- L.D. Cabinet: .090 Aluminum Cabinet; Paint Lavender (#118D 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 (#1128C Ameritone).
- Copy: Copy Will be Routed Flam Aluminum For Show Through; Flex Letter
- Neon Dividers: 3 Single Stroke Neon Dividers Between Tenant Panel 15mm Lavender.
- Pole Cover: .090 Aluminum in Triangular Shape; Paint Light Grey (#1141G Ameritone).
- Pole Tops (Triangles): Paint Rose (#1118 Ameritone).

(PHASE II)
 FREESTANDING FREEWAY
 SIGNAGE ILLUSTRATION

FIGURE
 VI-A-2



Rancoson
Centre
Ontario

ONTARIO FRWY (I-15)

DAY CREEK CHANNEL

INLAND EMPIRE BLVD

SAN BERNARDINO FRWY (I-10)

Monument Location

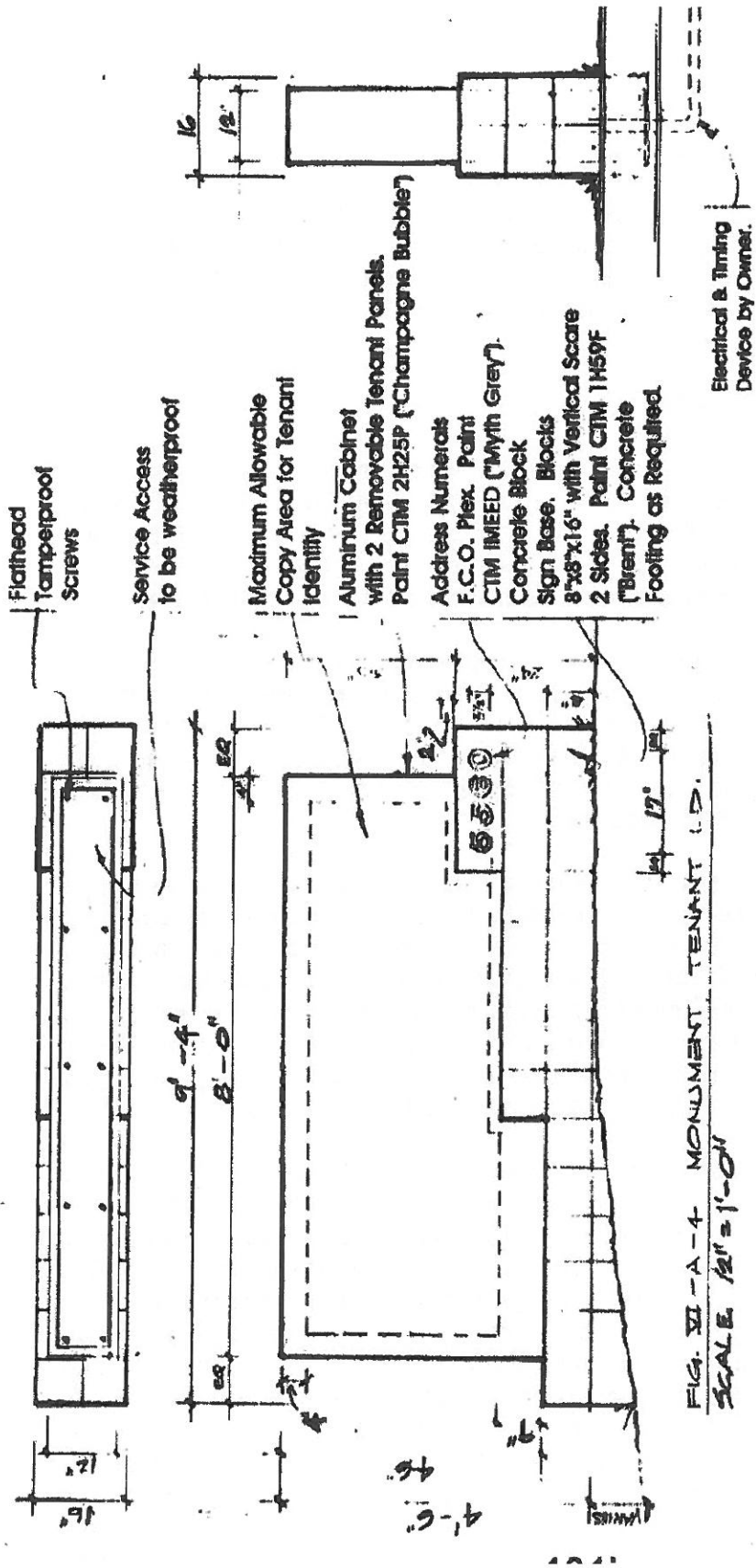
ETIWANDA AVE

Freestanding Freeway Sign construction within
Phase I area and adjacent to Phase I & and II.

**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

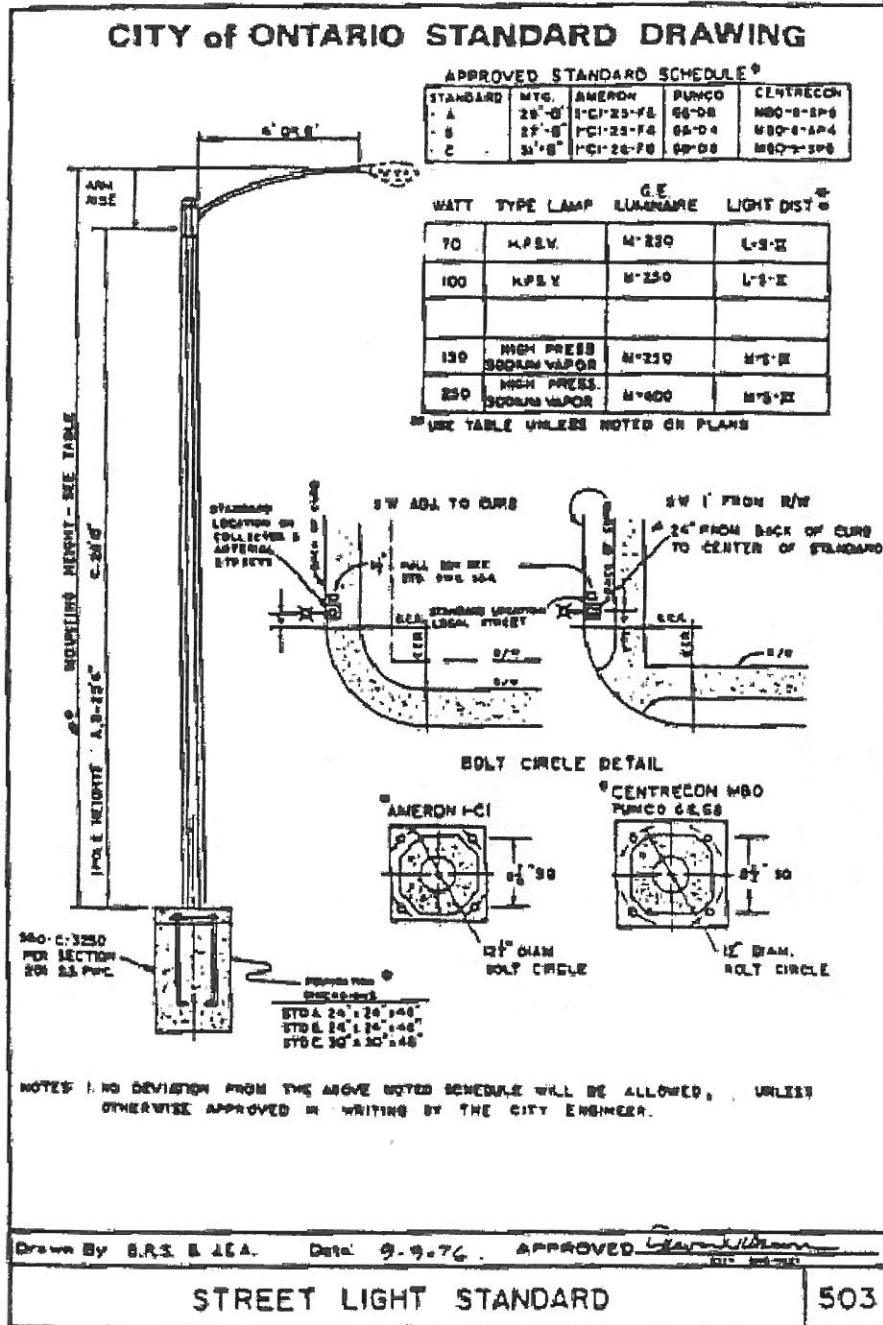
Site lighting refers to illumination of on-site areas for purposes of safety, security and night time ambience. This includes lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

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).

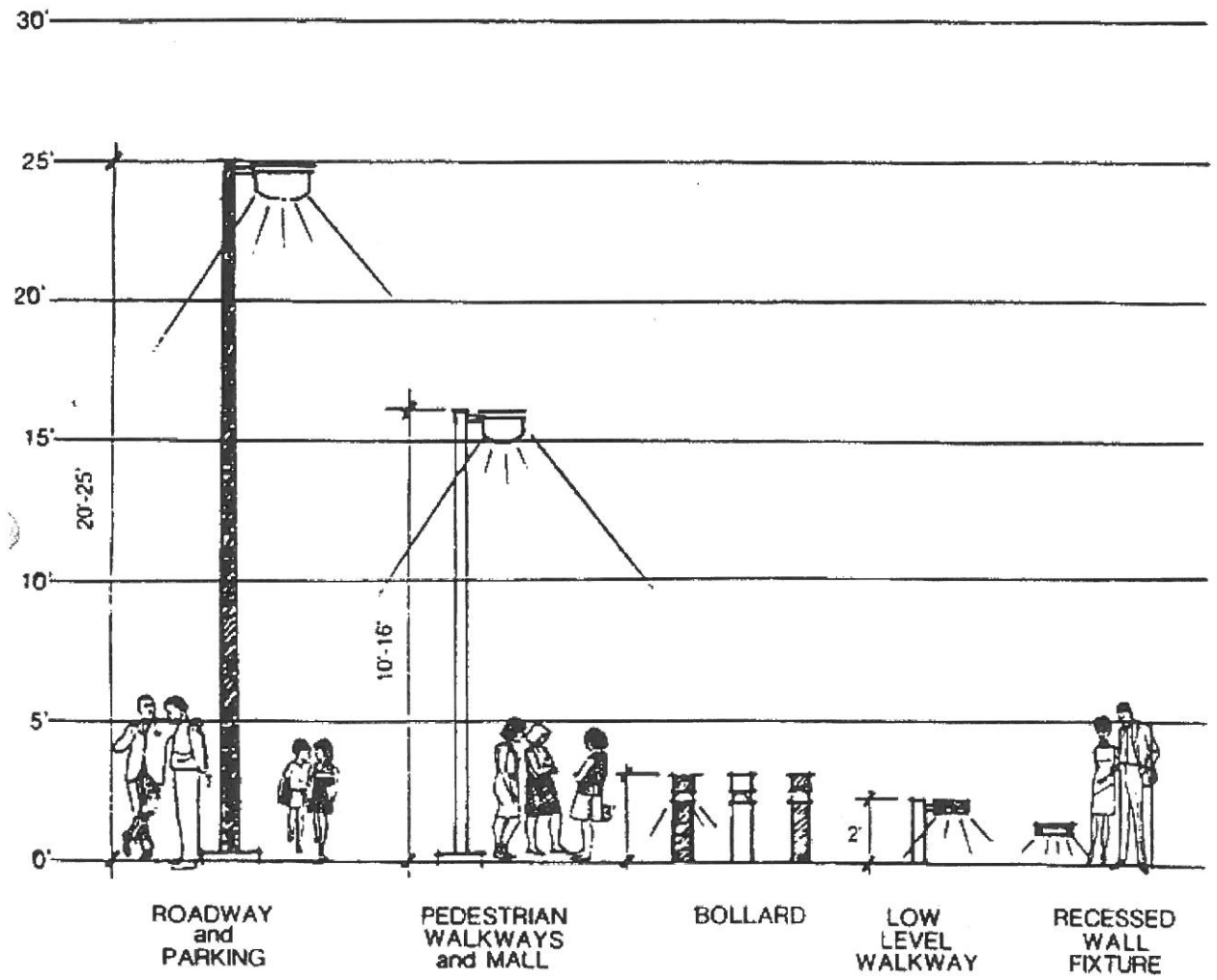
On each site, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color of fixture, and color of light. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Lighting fixtures shall be selected and located 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



RANCON CENTRE ONTARIO SPECIFIC PLAN

VII. MAINTENANCE

Maintenance responsibilities within the Rancon Centre Ontario Specific Plan area will be divided between the City of Ontario, the Rancon Centre Ontario Owners' Association, and individual property owners. The maintenance responsibilities of these organizations are outlined in Table VII-A-1.

Covenants, Conditions, and Restrictions (CC&R's) have been recorded for the plan area in order to guarantee the maintenance of facilities and landscaping (Appendix B).

A. STREETS

Each of the streets identified as public within this plan will be dedicated to, and maintained by the City in accordance with established City policies. Streets identified as private shall be maintained by the Rancon Owners Association.

B. LANDSCAPE AND LIGHTING FACILITIES

The property owner's association will be responsible for maintaining parkway landscaping, including landscaping easements adjacent thereto, and project identity signs and monuments. Association maintenance areas have been established for the maintenance of street lighting and drainage facilities within the subject area not maintained by the City or assessment districts.

C. DRAINAGE FACILITIES

Permanent drainage improvements within the Rancon Centre Ontario Specific Plan area have been constructed within the basic rights-of-way, and dedicated to either the City or appropriate District for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Ontario or Flood Control District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

D. WATER AND SEWER

The Cucamonga County Water District will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the public rights-of-way and easement areas containing public facilities. The City of Ontario will monitor the construction of water and sewer facilities located on private property within the Rancon Centre Ontario Specific Plan area.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Ontario and/or Cucamonga County Water District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibilities for surface improvements within easement areas, other than those facilities for the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

E. OTHER FACILITIES

The Southern California Gas Company will maintain natural gas lines within the project site. Southern California Edison will maintain on-site electrical facilities. General Telephone will maintain telephone facilities.

SUMMARY OF
MAINTENANCE RESPONSIBILITIES

	PROPERTY OWNERS' ASSOCIATION	INDIVIDUAL PROPERTY OWNER	CITY OF ONTARIO	CUCAMONGA CO WATER/SEWER DISTRICT
LANDSCAPE PARKWAY (Inc. Easements)	*			
STREET LIGHTING	*		*	
PUBLIC STREETS			*	
SIDEWALKS/ HARDSCAPE ON-SITE		*		
PUBLIC STORM DRAINS			*	
PROJECT SIGNAGE	*			
INDIVIDUAL SIGNAGE		*		
PUBLIC SEWER/ WATER				*
PRIVATE SEWER/ WATER		*		

RANCON CENTRE ONTARIO SPECIFIC PLAN

VIII. APPROVAL AND AMENDMENT PROCESS

A. REQUIRED APPROVALS

1. **Rancon Centre Ontario Specific Plan Submittal Packages**

Any proposed resubdivision of any parcel or the construction of any improvement within the Rancon Centre Ontario Specific Plan area must be approved by the City of Ontario in accordance with its subdivision ordinance and the state subdivision map act.

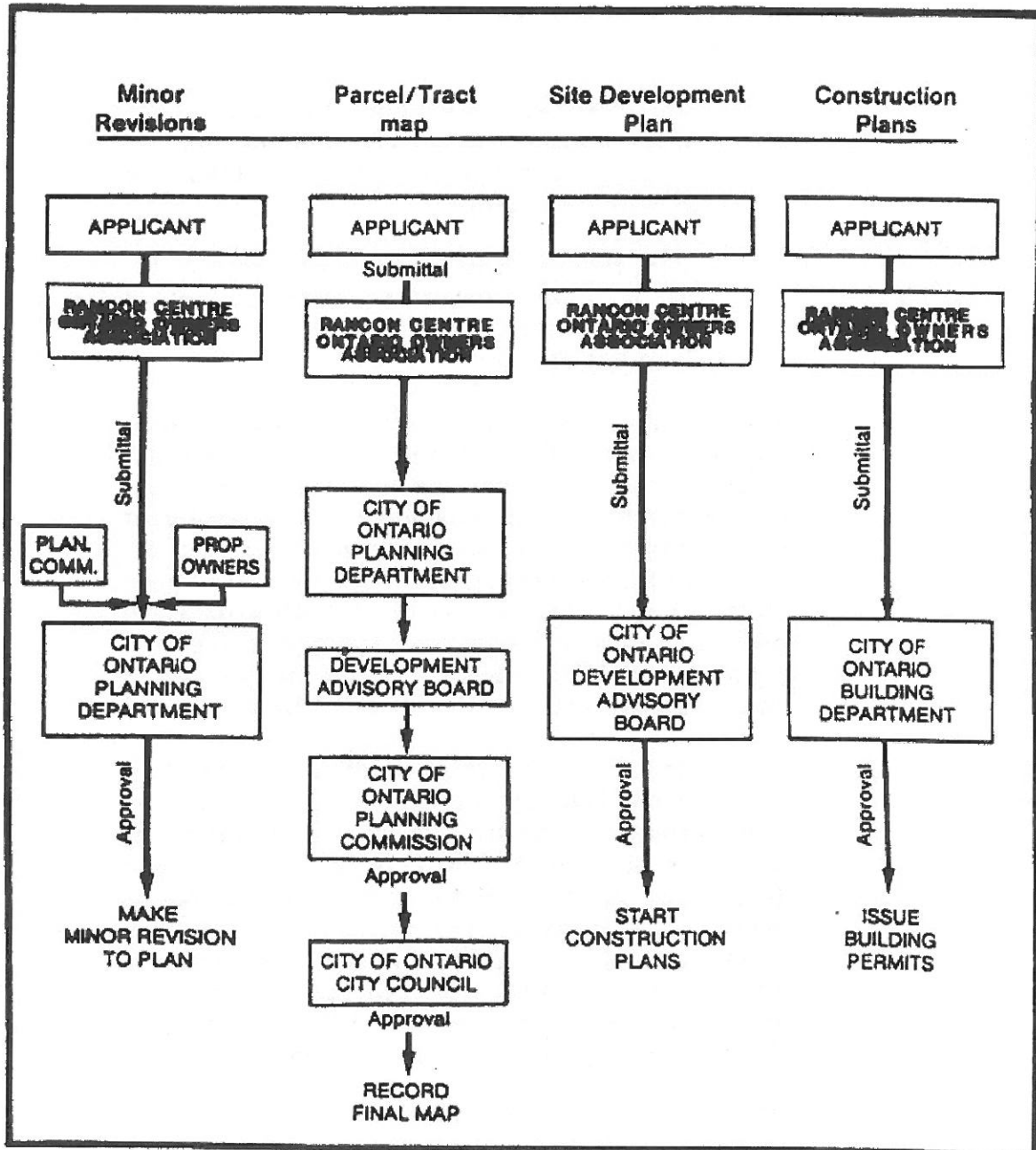
2. **Development Site Plans**

Site development plans shall be subject to review and approval by the City of Ontario Design Approval Board (DAB). The Development Plan Review Application Form, City of Ontario 84-4 (4/84) is included in the Appendix of the report for reference. (See Figure VIII-A-1, Plan Submittal Guideline Flow Chart.)

3. **Environmental Evaluation - Notice of Intent**

An Environmental Evaluation - Notice of Intent is required by the City of Ontario with the submittal of any preliminary building or site plans. The City of Ontario's planning staff reviews all Environmental Evaluations prior to the DAB meeting on development site plans.

PLAN SUBMITTAL FLOW CHART



B. MINOR REVISIONS

Minor revisions to the Specific Plan that relate to rearrangements, transfer or exchange of land use designations within the Specific Plan may be approved subject to the following conditions:

1. The applicant shall submit an analysis of the proposed land use rearrangement to ascertain the following:
 - a. The rearrangement does not create adverse impacts on traffic volumes and circulation adjacent to areas of land use category exchange.
 - b. The rearrangement does not create adverse impacts on sewer, water and other infrastructure capacities in the areas of land use category exchange.
2. The surrounding property owners within three hundred feet (300') of the proposed land use category exchange shall be notified, in writing, of the proposed rearrangement. The applicant shall provide names and addresses of the affected property owners, and shall pay all postage costs. If any affected party including property owners, objects to the rearrangement(s), the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.
3. Concurrently the Planning Commission members shall be notified by mail, of the proposed land use category rearrangement. The Planning Commission members will have ten (10) days (from the date of their receipt of notice) in which to comment on the proposal. If the Planning Commission members have no objection to the proposed land use rearrangement, the proposal will be placed on the next Planning Commission agenda as a consent item.

If any member of the Planning Commission has a concern with the proposed land use rearrangement, then the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.

4. An application for land use category rearrangement shall be accompanied with the appropriate amount of fees as approved by the existing resolution of the City Council for a revision to a specific plan.

C. MAJOR AMENDMENTS

A major amendment to the Specific Plan will require review and approval by the City of Ontario Development Advisory Board, the Planning Commission and the City Council. Such major amendments are governed by the California Government Code, Section 65500, and require an application and fee to be submitted to the City of Ontario Planning Department, stating in detail the reasons for the proposed amendment.

D. APPEALS

An appeal from any determination, decision, or requirement of staff, Development Advisory Board, or the Planning Commission shall be made to the City Council in conformance to the appeal procedures established by Section 9-3.3400 of the Ontario Municipal Code.

STATE OF CALIFORNIA
COUNTY OF Riverside

On April 22, 1988 before me, Ronald E. Douglas, a Notary Public in and for said State, personally appeared Ronald E. Douglas, and _____ personally known to me for proved to me on the

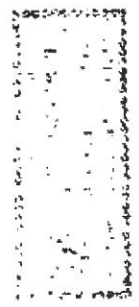
basis of satisfactory evidence) to be the persons who executed the within instrument as President Secretary, on behalf of

Rancon Financial Corp.
the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being

known to me to be the general partner of Rancon Realty Fund II limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Tosh E. Dunagan: Melise



(This area for official notarial seal)

3006 (6/82) - (Corporation as a Partner of a Limited Partnership)
First American Title Company

88-165408

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On April 22, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald E. Douglas, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of Rancon Financial Corporation, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

W. E. Dunagan - Malibu





**Rancon
Centre
Ontario**

APPENDICES



**Rancon
Centre
Ontario**

APPENDIX A

Legal Description

"EXHIBIT A"
LEGAL DESCRIPTION

88-165408

PARCEL NO. 1:

THAT PORTION OF LOT 1, BLOCK 20 OF TRACT 2244, RECORDED IN BOOK 35 OF MAPS, PAGES 50 TO 56 INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST 1111.88 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00 DEGREES 34 MINUTES 00 SECONDS WEST 837.28 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 17, 1946 IN BOOK 1881 PAGE 477, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE NORTH 89 DEGREES 32 MINUTES 00 SECONDS WEST 1111.87 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST 834.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 100 FEET OF SAID LAND.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 11, 1966 IN BOOK 6586 PAGE 390, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THE NORTH 14 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 30, 1971 IN BOOK 7700 PAGE 350, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO. 2:

THAT PORTION OF LOT 1, BLOCK 20, TRACT NO. 2244, AS PER PLAT RECORDED IN BOOK 35 OF MAPS, PAGES 50 TO 56 INCLUSIVE, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT, DISTANT THEREON SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 1111.88 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 2431.29 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00 DEGREES 34 MINUTES 00 SECONDS WEST 808.62 FEET TO THE NORTHERLY LINE OF THAT CERTAIN REAL PROPERTY DESCRIBED IN DEED RECORDED APRIL 17, 1946 IN BOOK 1881 PAGE 477, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID REAL PROPERTY SOUTH 87 DEGREES 19 MINUTES 00 SECONDS WEST 357.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9950.00 FEET; THENCE WESTERLY ALONG SAID CURVE 547.03 FEET; THENCE TANGENT TO SAID CURVE NORTH 89 DEGREES 32 MINUTES 00 SECONDS WEST, 1527.74 FEET TO A LINE THAT BEARS NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST AND PASSES THROUGH THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST 834.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 25, 1966 IN BOOK 6577, PAGE 367, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THE NORTH 14 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 30, 1971 IN BOOK 7700 PAGE 350, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THE WESTERLY 330.00 FEET OF THAT PORTION OF LOT 1, BLOCK 20, TRACT NO. 2244, AS PER MAP RECORDED IN BOOK 35, PAGES 50 TO 56 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

Parcel 3

Parcels 1 through 7, inclusive of Parcel Map No. 6945, in the City of Ontario as per map recorded in Book 76 of Parcel Maps, pages 50 and 51, records of said County.

EXHIBIT "A"



APPENDIX B

**Covenants, Conditions
And Restrictions**

**Refer to recorded
document instrument
#88-165408**



Rancon
Centre
Ontario

APPENDIX C

Refer to
City Of Ontario
Parking Standards

APPENDIX D

Sign Materials,
Fabrication,
And Installation

4. MATERIALS

- a. General Requirements: The Sign Fabricator shall be responsible for the quality of all materials and workmanship required for the execution of this contract including the materials and workmanship of any firms or individuals who act as his subcontractors. Fabricator shall be responsible for providing subcontractors with complete and up to date Drawings, Specifications, Graphic Schedules, etc..

Quality of Materials: All materials shall be new and of the finest quality unless otherwise specified.

b. Adhesives & Tapes:

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

c. Concrete:

1. Concrete: Provide concrete in accord with reference standard ASTM C94. Mix proportions to produce 28 day compressive strength of 2500 psi, minimum. The Sign Fabricator will have a certified structural engineer review and engineer any and all structural concrete.
2. Integral Color: Provide pure mineral coloring pigment admixture to produce specified color.
3. 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.

d. Electrical Components:

1. 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.
2. 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.
3. Lamps: Provide all lamps as manufactured by General Electric, Sylvania, Westinghouse, or approved equal. Sizes, shapes and quantities as required.
4. Sockets: All fluorescent lamp holders shall be Kukka, Leviton, or equal. All incandescent lamp holders shall be Leviton or equal.

e. Hardware:

1. Fasteners: All fasteners shall be cadmium plated (except stainless steel) and shall be tamperproof unless otherwise noted.
2. Hinges: Provide stainless steel hinges for all hinged access panels. Provide stainless steel fasteners for assembling ferrous to non-ferrous metal.

4. **MATERIALS** (cont.)

3. Hinges: Material and finish of hinges shall match adjacent sign surfaces, unless noted otherwise on the drawings.
4. 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.

f. Metals:

1. 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's drawings. All aluminum plates used will be true, free of surface waves (oil canning), and all aluminum tubing is to be seamless.
2. 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.
3. Reinforcing Steelbars: (Rebar) Alloy, grade and size as required by engineering and by codes in location of signing installation.

g. Paints & Inks:

1. 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 approved equal to.

h. Plastics:

1. Plexiglas or Acrylic Plastic: A methylmethacrylate polymer as manufactured by Rohm and Haas Company. Provide solid sheet, laminated sheet, or cast acrylic in size, thickness, clarity, opacity, texture and color as specified by Follis Design.

i. Vinyls:

1. Vinyl Sheeting: Adhesive backed 3M Scotchcal film 3400, 3500 and 3600 series. Colors other than Scotchcal standards are to be achieved by the use of 3M 3900 series process colors applied according to manufacturer's specifications.
2. Reflective Sheeting: Adhesive backed 3M Scotchlite 580 series, engineer grade. (6 years durability.)

5. FABRICATION

a. General Requirements:

Intent of Specifications: It is intended that all finished work be of the highest quality to pass examination and scrutiny by the designer.

1. Construct all work to eliminate burrs, cutting edges, and sharp corners.
2. Finish welds on exposed surfaces to be imperceptible in the finished work.
3. Except as indicated or directed otherwise, finish all surfaces smooth.
4. Surfaces which are intended to be flat shall be without bulges, oil-canning, or other physical deformities.
5. Surfaces which are intended to be curved shall be smoothly free-flowing to the required shapes.
6. Except where unavoidable, conceal all fasteners. Unconcealed fasteners must be approved by Follis Design.
7. Make access panels tight-fitting, weatherproof, and flush with adjacent surfaces. No light leaks on inner-illuminated signs.
8. 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 located by Follis Design.
9. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.
10. Exercise care to assure that polished and plated surfaces are unblemished in the finished work.
11. Isolate dissimilar materials as required.
12. Position illuminating elements within internally lighted signs at such spacing as will assure uniform light 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 signs.

b. Concrete:

1. Concrete: Shall be finished free of air pockets, pits, exposed aggregate and other imperfections.
2. Concrete Foundations: For signs located in existing paved areas exposed surface of footing shall match adjacent paving.
3. Form Work: Provide materials in accord with reference standard ACI 347.

5. **FABRICATION** (cont.)

4. 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.
5. Reinforcement: Provide concrete reinforcement in accord with reference standard CRS I (Concrete Reinforcing Steel Institute).

c. 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 Photo-Typositor machine and its film negative strips 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.

d. Copy:

1. Cut-Out Copy: All letters and numbers cut-out of material and gauge as specified in Follis Design drawings. 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 accepted.
2. 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.
3. Routed 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 accepted. 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 plex., as required.
4. Inlaid Copy: Whenever the value of the inlaid Plexiglas is darker than that of the Plexiglas backup, precautions are to be taken in eliminating any silhouetting of letterforms. Edges of the inlaid plex. will have an applied light block - method as required to prevent any light transmission through edges onto face of routed surface.
5. Vinyl Letters: All vinyl letters and numbers are to be diecut unless an alternate process is approved by Follis Design prior to fabrication. All copy to be prespaced to Follis Design's approval with 3M series 2 application tape, prior to installation on sign. (No exceptions.)

e. 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.

5. FABRICATION (cont.)

1. 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.
2. Disconnect Switch: Shall be flush-mounted in the sign cabinet and its location is subject to approval by Follis Design. Disconnect switch must be shown on the shop drawings.
3. 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 that the surface shall be uniform as judged by Follis Design. No hot tubs. All electrical equipment and wiring within the signs shall be concealed from normal view. Conduit, wiring and electrical equipment located outside of the signs is to be provided by others. Fabricator shall submit specifications on all electrical equipment to Follis Design for approval.
4. Ventilation for Automated or Illuminated Signs: The Sign Fabricator shall, either by natural or artificial method, provide sufficient ventilation in signs to prevent overheating or warpage; allowing for heat absorption of color of sign, mounting surface, climatic conditions, etc. All ventilation will be located on the shop drawings for Follis Design's approval and will be constructed in a manner to protect inside of sign against rain, snow, wind, insects and debris. No light leaks through ventilation.

f. Fasteners:

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

1. Fasteners: All fasteners shall be fully concealed at all times unless otherwise specified. Methods of fastening shall be detailed and exact specifications for all fasteners shall be noted on the shop drawings. Fasteners or hardware used for securing signs to concrete or other structural surfaces shall be engineered to meet code requirements comply with the design intent of the Follis Design drawings. Exposed fasteners, when specified, will be tamperproof and will match adjacent surfaces in both material and finish.

g. Metal:

1. Access: Provide adequate access to sign fixtures for maintenance and relamping. Show on shop drawings for approval. No light leaks.
2. 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.
3. 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.

5. **FABRICATION** (cont.)

4. **Metal Finish:** All metal finishes (chemical, machined or mechanical) other than applied paint will be as per Follis Design's sample.
5. **Mounting Brackets:** Any portion of mounting brackets which are visible shall match wall, frame or hardware of sign color as indicated on Follis Design's drawings.
6. **Exposed Seams:** Butted seams (not filled), when allowed, will be factory cut edges and will be a hairline joint unless otherwise specified.
7. **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. Spot welded joints shall not be visible on exterior of signs after final finish has been applied. No gaps, light leaks, waves or oil canning will be permitted in the work.

h. Painting:

1. **Painted Finish:** Surface shall be free of brush marks, streaks, laps, runners, or pile up of paints, with all surfaces uniformly covered.
2. **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.

Sign colors for both message and background colors shall match specified and approved samples

Sign Fabricator shall make all provisions necessary and shall take special precautions to protect finishes.

i. Plastic/Vinyls:

1. **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

a. General Specifications:

1. Installation: Follis Design and Fabricator will meet at the site to confirm sign locations prior to installation of signs. Follis design will review the installation procedure, as required, and make a determination with Client's approval of the acceptance of the signs and installation.
2. Sign installation shall be carried out in a neat and proper manner equal to the finest quality standards of the industry.
3. Sign installation shall follow the drawings or position standards provided herein or the specification of the Designer. The Designer will meet the installer at the site to confirm sign locations prior to installation. 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.
4. Location plans will be provided to locate and identify all signing. Item numbers which are found in the Graphic Schedule are to identify specific signage units and their locations.
5. 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.
6. Where stud fastening or other mechanical fasteners are use, 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, if any.
7. All protective coatings and identifying stickers, paper or otherwise, shall be removed at the completion of the installation.
8. 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 Designer or shall be replaced. Remove all crating and debris from project site and leave premises in clean condition.

b. Wall-Mounted Signs:

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.

5. INSTALLATION (cont.)

c. Installation of Out-Of Letters:

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.

d. Product Delivery, Storage and Handling:

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.

Permanently install all signs using concealed fastening methods, vandal proof, which shall be shown or specified on the shop drawings.

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.

The Sign Fabricator shall remove all form work from foundations, mowstrips and exposed concrete surfaces.

Coordinate location of junction boxes and wiring connection.

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.

e. Punch List:

When we inspect the signs we will use these drawings to prepare our Punch List. We reserve the right to reject all or part of a sign that does not correspond to our drawings and specifications or the approved shop drawings, letter patterns, samples, etc.. In addition, if there are any discrepancies or errors on the design drawings, we expect the Fabricator to notify us of these problems prior to fabrication so that we, not the Fabricator, may decide what changes, if any, are to be made.

Knowing the complexity involved in producing a good, quality sign, we recommend that the Fabricator check the finished sign against our drawings prior to delivery or installation. We expect the Fabricator to check the following:

1. Quality of sign and support construction
2. Dimensions
3. Copy Layout
4. Punctuation, Capitalization, Spelling, Letter Spacing and Word Spacing
5. Colors and Finish

3. **INSTALLATION** (cont.)

f. Guarantee:

The Sign Fabricator shall guarantee the installation of items covered by his contract period of one (1) year from acceptance by the Owner and Designer.

g. Cleaning and Protection:

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 Follis Design. Apply final coat of liquid automotive wax containing carnuba wax. This should be repeated yearly as a maintenance item (by the Owners). The Fabricator shall provide to the Client, written instructions on proper care and maintenance for all signs installed.

Notes

Follis Design

Project

Date

5020-2-4

June 3, 1988

Subject: Addendum to Specifications

1. The Building and Safety Department of the City of Ontario must review and approve all materials prior to fabrication. The sign fabricator must document and submit documentation to the Building and Safety Department.

Rancon Centre Ontario

1 Analysis & Planning

2 Design

3 Working Drawings

4 Supervision

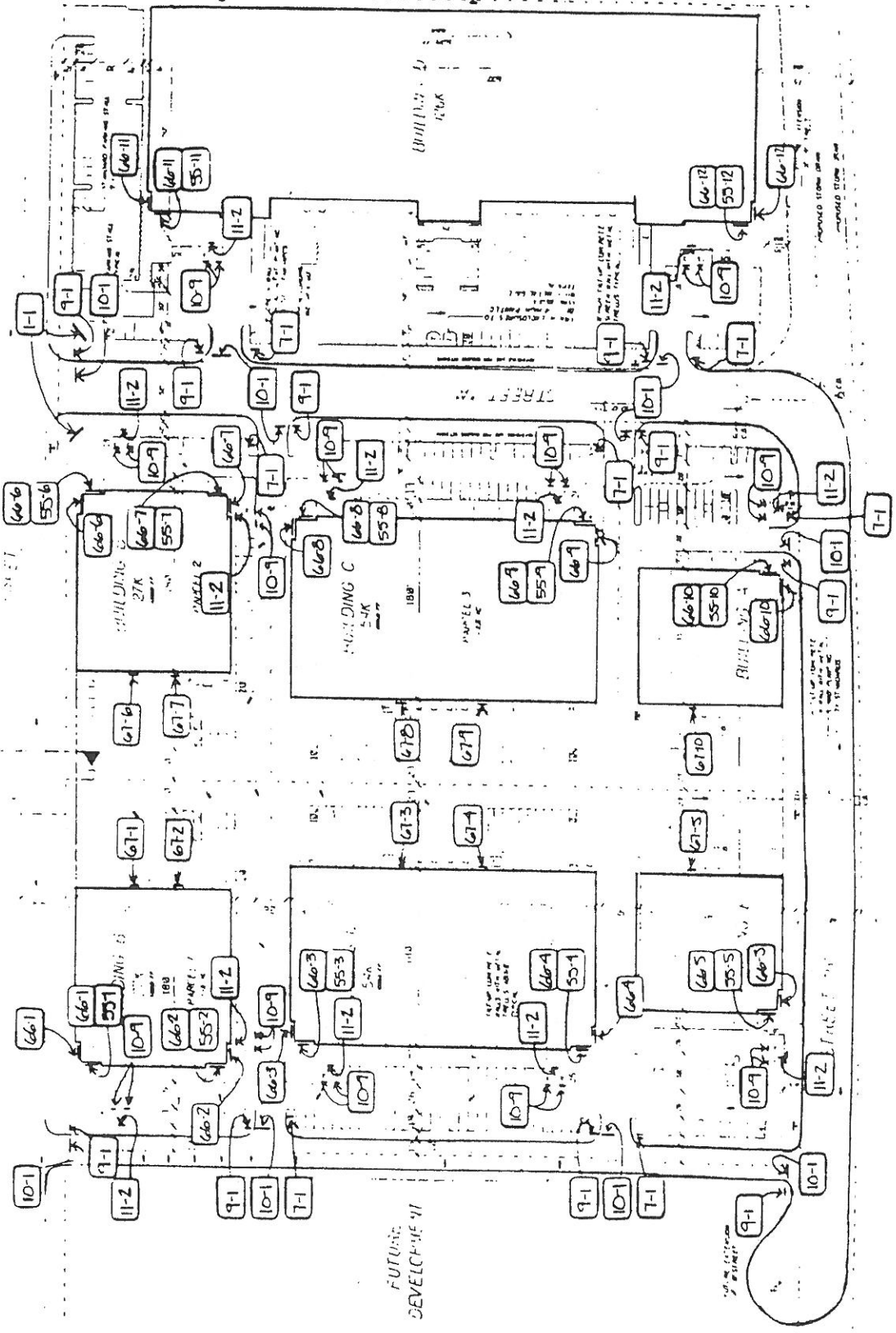
Follis Design

2124 Venice Boulevard
 Los Angeles, CA 90006-5299
 Telephone (213) 735-1283

All design drawings are prepared by and under the supervision of the principal architect, who is a duly licensed architect in the State of California. The principal architect is responsible for the accuracy and completeness of the drawings. The principal architect is not responsible for the accuracy or completeness of the information provided by others. The principal architect is not responsible for the accuracy or completeness of the information provided by others. The principal architect is not responsible for the accuracy or completeness of the information provided by others.

Rancon Centre Ontario

Date	2 APR 88
Project	RD-0-3
Drawn	CHB
Check	
Revision	



MASTER SIGN PLAN
 RANCON CENTRE ONT. SITE
 LONDON, ONTARIO
 1:80
 NORTH

LP1a

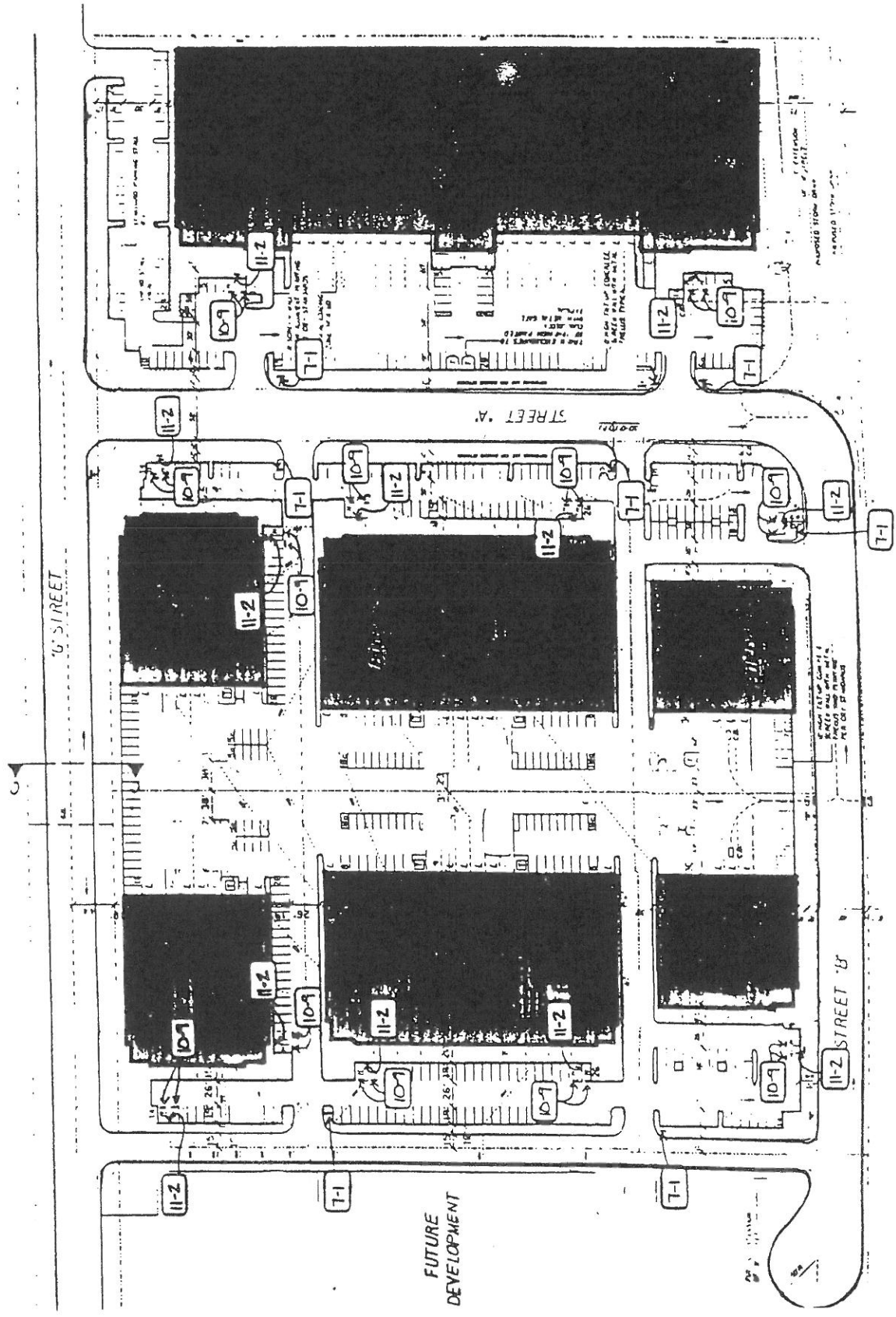
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Rancon Centre Ontario

Date 21 APR 88
 Project BOPD-24
 Drawn CHB
 Check
 Revision 2 2 2 2 2 2



LANDSCAPED PARKING REGULATION
 SIGNING
 RANCON CENTRE SITE
 LEXSON REPORT 5101.10 S01 14,107
 North ↑

1 P1b

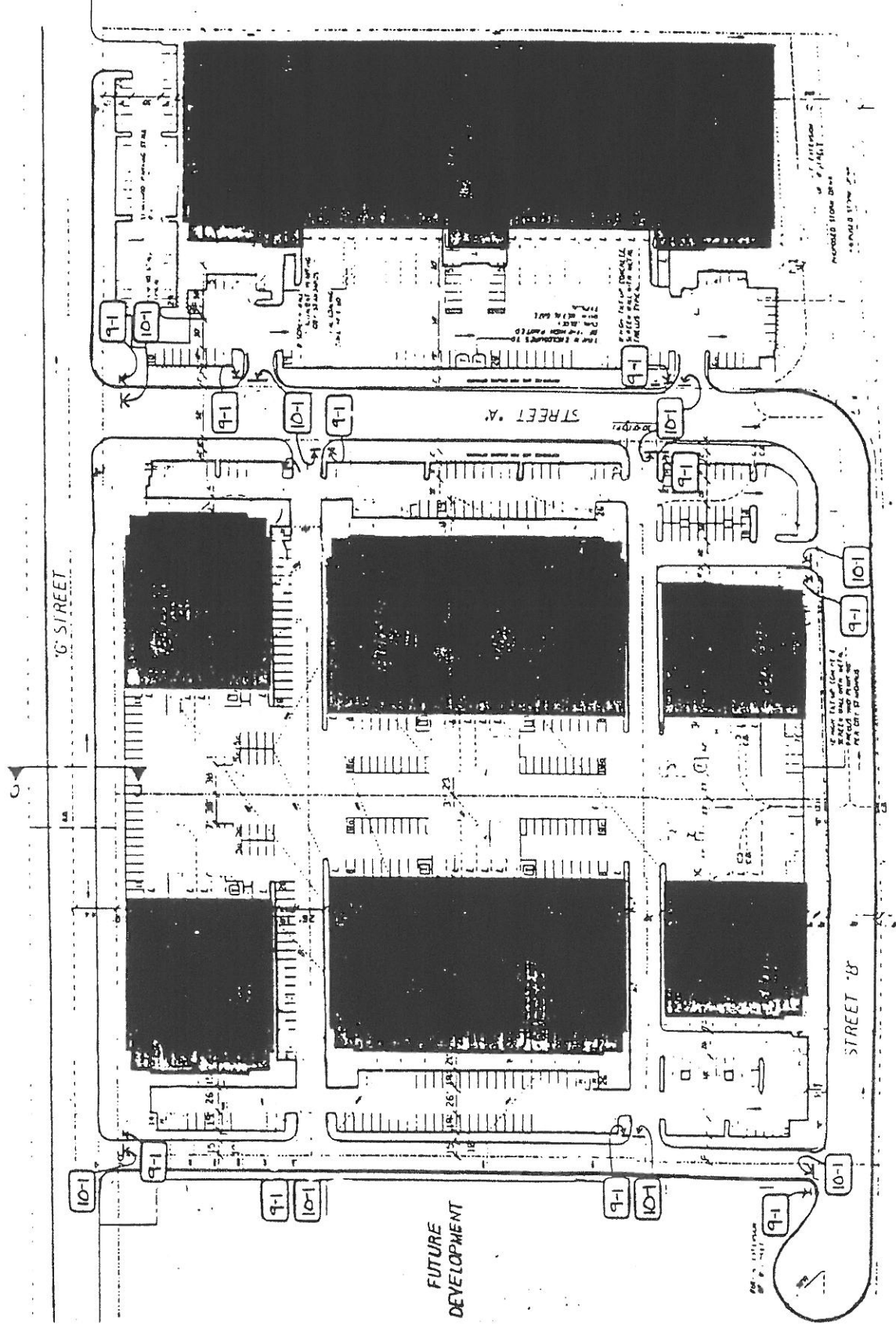
Follis Design

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 Los Angeles, CA 90008-5299
 Telephone (213) 735-1283

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Rancon Centre Ontario

Date	21 APR 88
Project	BOZO-2-1
Drawn	CHB
Check	
Revision	2 June 88



TRAFFIC CONTROL
 RANCON CENTRE DR. SITE
 LEXSON RANCON 6701-10 SPT 14, 107
 North ↑
 1:80 P. 0 50 100

LP1C

Item No. Copy	Location	Quantity	Plans	Remarks	Revisions
1 - 1	Rancon Centre Ontario	2	LP1	*Rancon Centre Ontario Symbol	

Follis Design

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Los Angeles, CA 90008 5299
Telephone (213) 735-1283

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Rancon Centre Ontario

Date: 21 MAY 88
Project: 2020-0-2
Drawn: DLR
Check: GMR
Revision:

GENERAL NOTES @ TYPE A

- ANGLE STANDARD: 3/16" THICK ALUMINUM ANGLE
- LENGTH 10' MIN. REFER TO INDIVIDUAL DRAWING
- 1/2" RADIUS @ ALL CORNERS - ALL SINGS GRIND SMOOTH - NO CUT MARKS - PAINTED - LINEAR POLYURETHANE SEMI-GLOSS (TYP)
- CPM - ACK 1H39AF (BENT) FABRICATOR TO SUBMIT SINKIES IN SET & ANCHOR IN CONCRETE FOOTING AS REQUIRED - DET W/ 3" OF COVER (TYP) - DET W/ 3" MIN STRIP IN LASSA PLUS ONLY SEE DETAIL @ FOLLIS INT. 8
- CROSS BRACE: 2" x 9/16" x 1/8" ALUMINUM PLATE - 2 PER UNIT (MIN) FILL WELD TO STANDARD - PAINTED (TYP)
- CPM - ACK 1H39AF (BENT) TYPICAL - ALL UNITS - DRILL HOLES TO RECEIVE 1/4" BOLT - QUANTITY AS REQUIRED

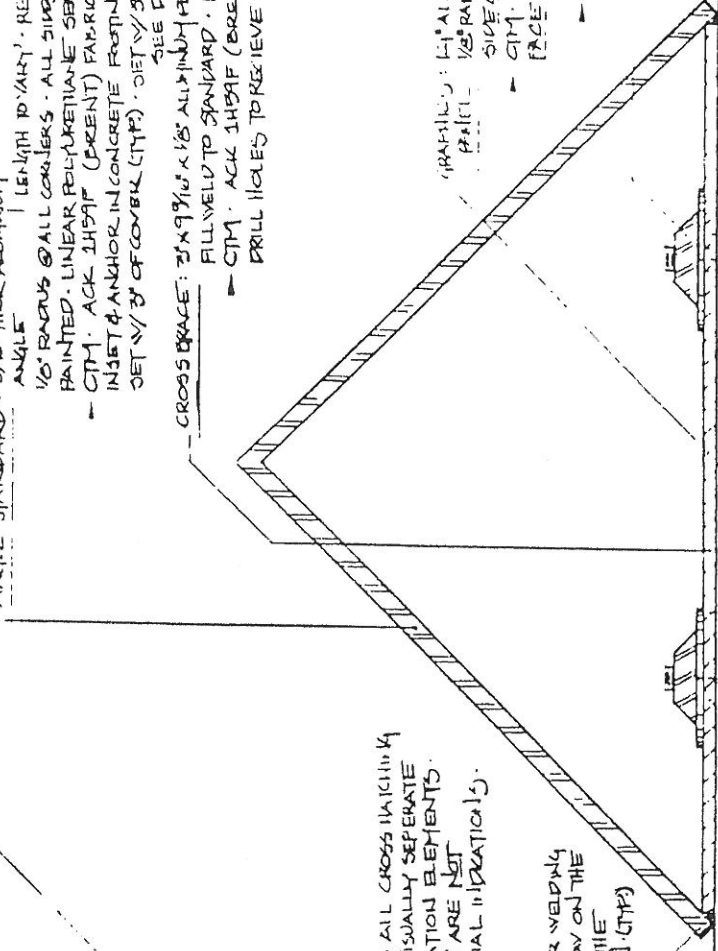


NOTE: ALL CROSS MATCHES 1/4" IS TO VISUALLY SEPERATE FABRICATION ELEMENTS THESE ARE NOT MATERIAL INDICATIONS.

N.B. NO WELDS OR WELDING MARKS TO SHOW ON THE OUTSIDE OF THE FINISHED SIGN (TYP)

FILL WELD & GRIND TYP

- GRAPHICS: 1/4" ALUM. PLATE - SPEC @ INDIVIDUAL DWS. PAINT - 1/2" RADIUS @ ALL CORNERS - ALL SIGNS SMOOTH SIDE & BACK - PAINTED (TYP)
- CPM - ACK 1H39AF (BENT) FACE - PAINTED (TYP) OR REFLECTIVE SHEETING - SEE INDIVIDUAL DWS.
- CPM - ACK 1H39AF (BENT) AS SPEC @ INDIVIDUAL DWS. DET W/ 3" CROSS BRACE VIA TUFNUT WORKS
- TUFNUT WORKS 2300 HERZOGIA STREET SWITZER, NM, 871501



TRIANGULAR UNIT TYPE A. PLAN DETAIL & SPECIFICATIONS
SCALE: FULL SIZE

Item No.	Copy	Quantity	Location Plans	Remarks	Revisions
7-1		7	LP1	<p>PARKING REGULATIONS</p> <p>Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped person will be towed away at owners expense under CVC 22507.8A. Towed vehicles may be re claimed by telephoning 988-6481 OPD.</p> <p>Private Property No Parking without the property owner's permission.</p> <p>All vehicles must park only in spaces designated for parking. Each vehicle must park in one space only. Specifically marked spaces (i.e.: handicapped, visitors) may be used by appropriate vehicles only.</p> <p>Violators will be cited and towed away at owner's expense under CVC 22658A.</p>	

Follis Design

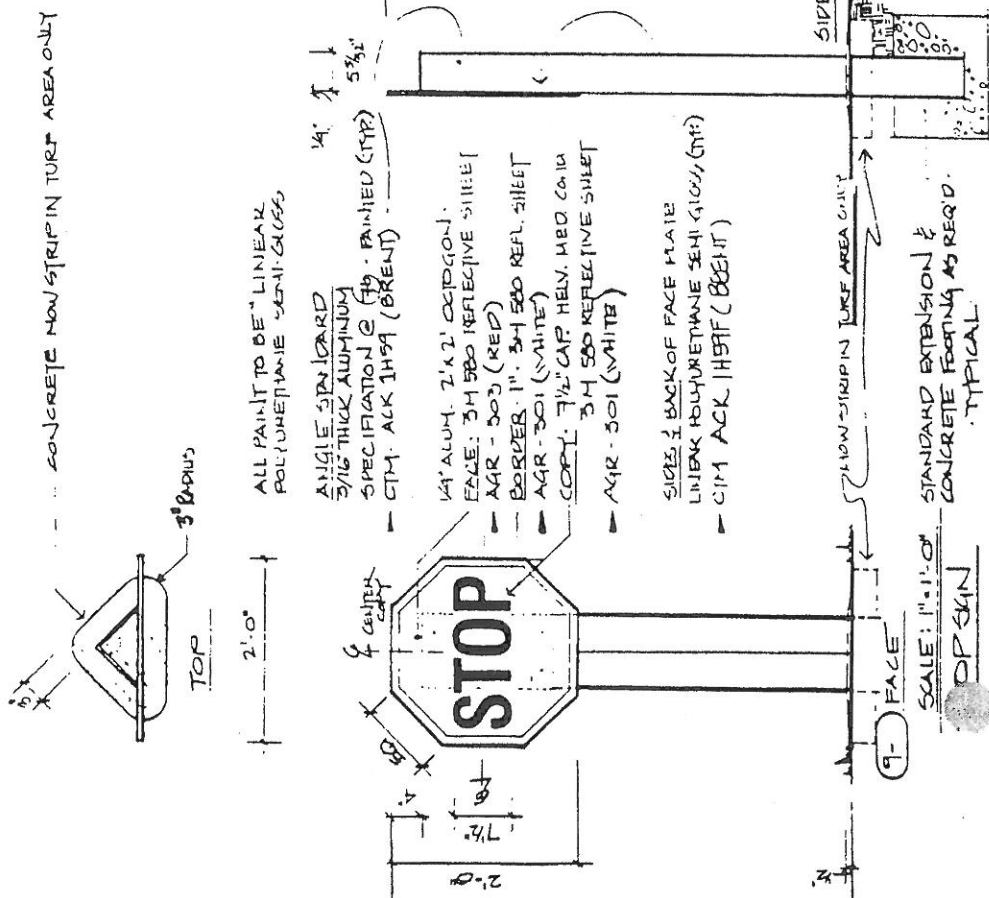
2124 Venice Boulevard
Los Angeles, CA 90006 5299
Telephone (213) 735-1283

We warrant that the design and construction of the project shall conform to the applicable codes and regulations in effect at the time of our contract. We warrant that the design and construction of the project shall conform to the applicable codes and regulations in effect at the time of our contract. We warrant that the design and construction of the project shall conform to the applicable codes and regulations in effect at the time of our contract.

Rancon Centre Ontario

Date: 2/14/88
Project: 5020-0-3
Drawn: DBR
Check: CHP
Revision:

9



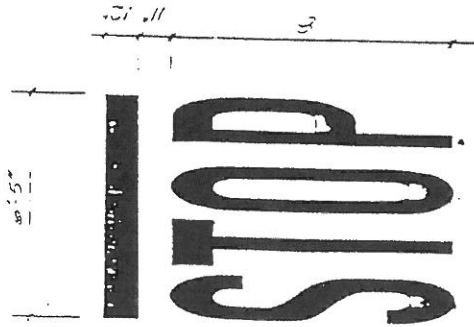
Follis Design

2124 Venice Boulevard
 Los Angeles, CA 90006 5799
 Telephone (213) 735-1283

These drawings are prepared for the purpose of providing a visual representation of the proposed design. They are not to be used for construction purposes. The contractor is responsible for providing all materials and labor necessary for the construction of the proposed design. The contractor is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is also responsible for ensuring that the proposed design is installed in accordance with the applicable codes and standards. The contractor is also responsible for ensuring that the proposed design is maintained in accordance with the applicable codes and standards.

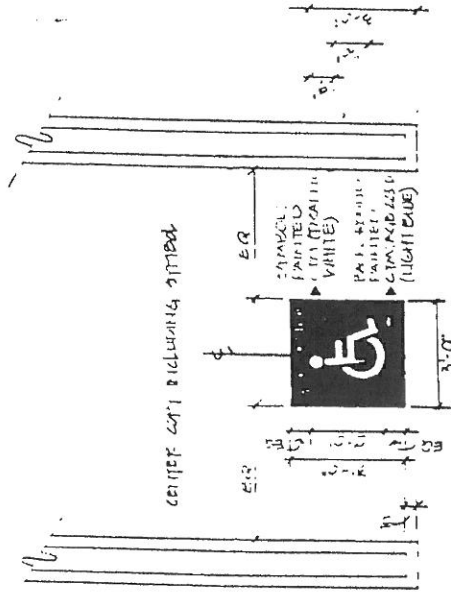
Rancon Centre
 Ontario

Date: 12/22/20
 Project: 2020-0-3
 Drawn: DMH
 Check: CMB
 Revision:

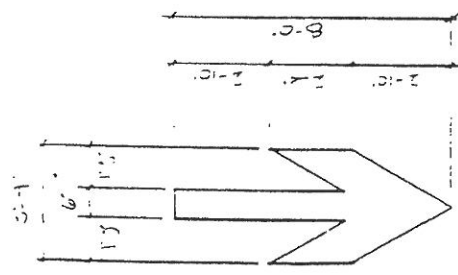


(10-1) COPY LAYOUT
 SCALE: 1/8" = 1'-0"

NOTE: ALL MATERIALS SPECIFIED
 TO BE LABELED
 * TRAFFIC SIGN UNLESS
 OTHERWISE NOTED.



(10A) COPY LAYOUT
 SCALE: 1/8" = 1'-0"



(10Z) COPY LAYOUT
 SCALE: 1/8" = 1'-0"

FRANKLIN GRAPHICS

Item No. Copy	STOP	Quantity	Location Plans	Remarks	Revisions
9-1		10	LP1		

Follis Design

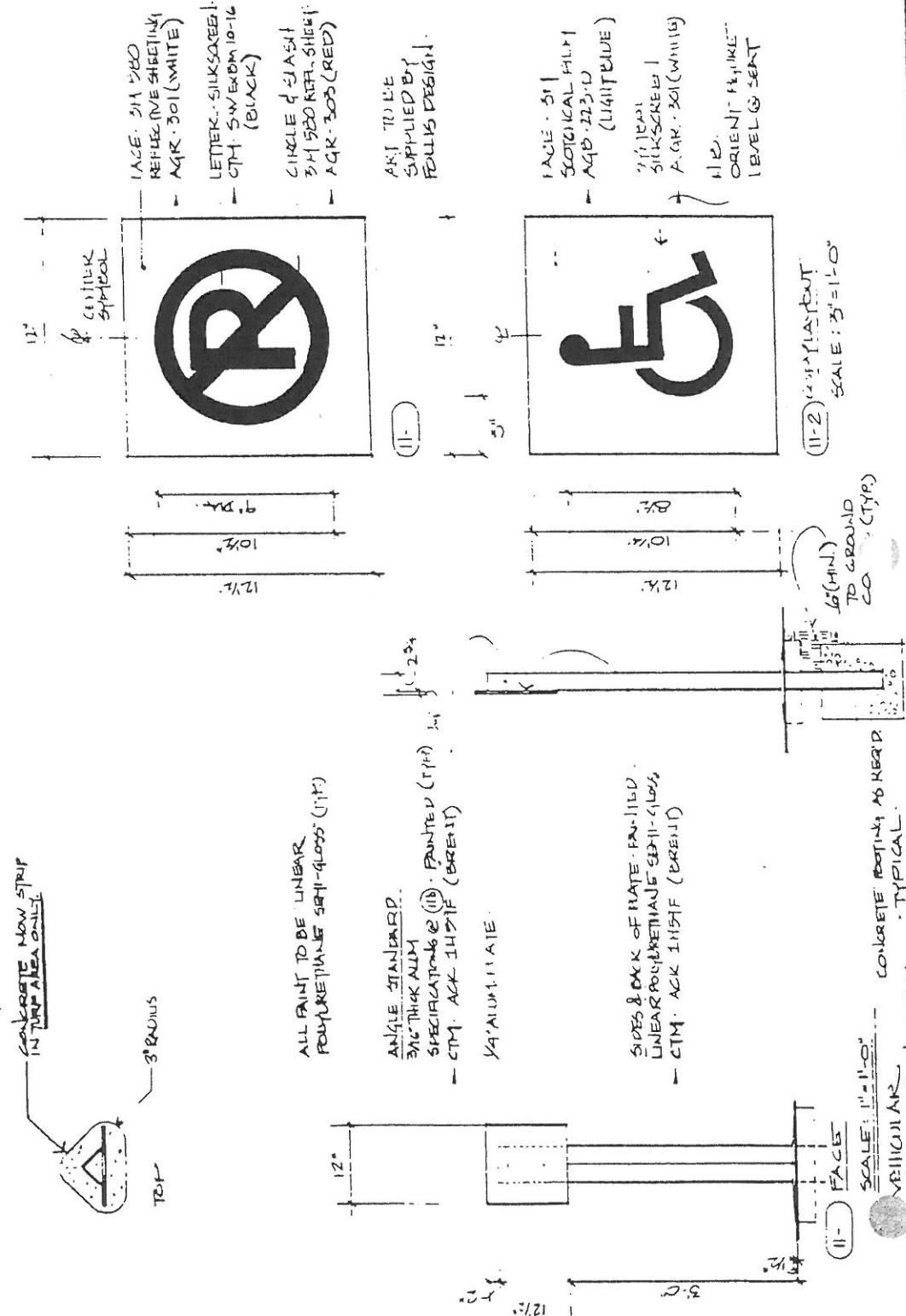
2124 Venice Boulevard
Los Angeles, CA 90006 5299
Telephone (213) 735-1283

It is the responsibility of the architect to provide the client with a complete set of specifications for the fabricator. The fabricator is responsible for the quality of the work and for the timely delivery of the work. The architect is responsible for the design and for the selection of the materials. The fabricator is responsible for the execution of the design and for the quality of the work. The architect is responsible for the design and for the selection of the materials. The fabricator is responsible for the execution of the design and for the quality of the work.

Rancon Centre Ontario

Date: 2/14/2020
Project: 2020-012
Drawn: DRR
Check: CNB
Revision:

11a



FACE: 3/4 580
REFLECTIVE SHEETING
AGR: 301 (WHITE)

LETTER: SILKSHEET
CTM: 5W EXDM 10-16
(BLACK)

CIRCLE & SLASH
3/4 580 REF. SHEET
AGR: 303 (RED)

ART TO BE
SUPPLIED BY
FOLLIS DESIGN

FACE: 3/1
SCOTCHCAL HIFI
AGR: 223-D
(LIGHT BLUE)

3/16 1001
SILKSHEET 1
A.GR: 301 (WHITE)

11B
ORIENT: FUTURE
LEVEL @ SEAT

11-2 (2) 3" X 11" PLASTIC
SCALE: 3" = 1'-0"

TO GROUND
CO (TYP)

CONCRETE FOOTING AS REQ'D
TYPICAL

SCALE: 1" = 1'-0"
VERTICAL
INFORMATION: 11A

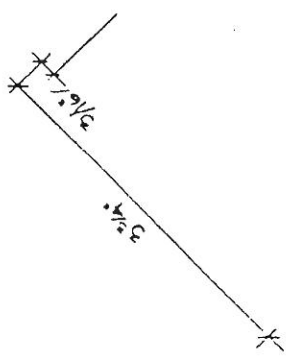
All work shown on this drawing shall be done in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Welding Society (AWS). The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for ensuring that all materials and workmanship meet the requirements of the specifications and standards. The contractor shall also be responsible for ensuring that all work is done in accordance with the approved shop drawings and specifications. The contractor shall also be responsible for ensuring that all work is done in a safe and sound manner. The contractor shall also be responsible for ensuring that all work is done in a timely manner. The contractor shall also be responsible for ensuring that all work is done in a professional manner. The contractor shall also be responsible for ensuring that all work is done in a cost-effective manner. The contractor shall also be responsible for ensuring that all work is done in a high-quality manner. The contractor shall also be responsible for ensuring that all work is done in a safe and sound manner. The contractor shall also be responsible for ensuring that all work is done in a timely manner. The contractor shall also be responsible for ensuring that all work is done in a professional manner. The contractor shall also be responsible for ensuring that all work is done in a cost-effective manner. The contractor shall also be responsible for ensuring that all work is done in a high-quality manner.

Rancon Centre Ontario

Date:	21 APR 20
Project:	2020-0-3
Drawn:	DRB
Checked:	CND
Revision:	

GENERAL NOTES @ TYPE B

- ANGLE STANDARD: 3/16" THICK ALUMINUM TUBING, SLICED LENGTHWISE INTO 3/4" x 3/4" ANGLE CHANNEL. LENGTH TO VARY. REFER TO INDIVIDUAL BRACES.
- 1/8" RADIUS @ ALL CORNERS. ALL SIDES GRIND SMOOTH. NO CUT MARKS.
- PAINTED. LINEAR POLYURETHANE SEMI-GLOSS (TYP)
- GYM. ACK-1H59F (PRENT)
- INSET & ANCHOR IN CONCRETE FOOTING AS REQUIRED.
- SET 1/3" OF COVER (TYP). SET 1/3" HIGH STRIP IN LAMA. SEE DETAIL @ RELLIS SHEDS.
- CROSS BRACE: 3" x 3/4" x 1/8" ALUMINUM PLATE. PAINTED (TYP)
- GYM. ACK-1H59F (PRENT)
- FULL WELD TO STANDARD.
- PULL HOLES TO RELIEVE 1/4" BOLT. 1 PER BRACE (MIN)



NO WELDS OR WELDING MARKS TO SHOW ON THE OUTSIDE OF THE FINISHED SIGN (TYP)

FILL WELD & GRIND TRP

GRAPHICS: 1/4" ALUM PLATE. SPACE INDIVIDUAL BRACES. PANEL 1/8" RADIUS @ ALL CORNERS. ALL SIDES SMOOTH.

- SIDE & BACK - PAINTED (TYP)
- GYM. ACK-1H59F (PRENT)
- FACE - PAINTED (TYP) OR REFLECTIVE SHEETING. SEE INDIVIDUAL BRACES.
- GYM. AS SPEC @ INDIVIDUAL BRACES.
- BOLT TO CROSS BRACE VIA TUF-NUT. ASSEMBLY FROM TUF-NUT WORKS
- 236 MANIZULUMA STREET
- SANTA FE, NM, 87501

TRIANGULAR UNIT, TYPE B. PLAN DETAIL & SPECIFICATIONS.

SCALE: 1" FULL SIZE

Item No. Copy	Quantity	Location Plans	Remarks	Revisions
10-1	10	LP1		
10-9	24	LP1	*Handicapped Symbol	

STOP

.

em No. Copy	Quantity	Location Plans	Remarks	Revisions
11-2	12	LP1	*Handicapped Symbol	

Follis Design

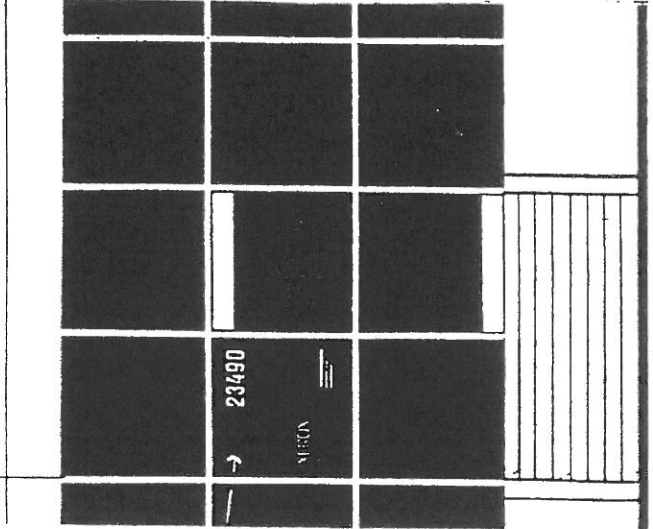
2124 Venice Boulevard
Los Angeles, CA 90006-5299
Telephone (213) 735-1283

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Rancon Centre Ontario

Date	21 APR 88
Project	5020-0-3
Drawn	DRD
Check	CMB
Revision	Δ 2 JUN 88

55



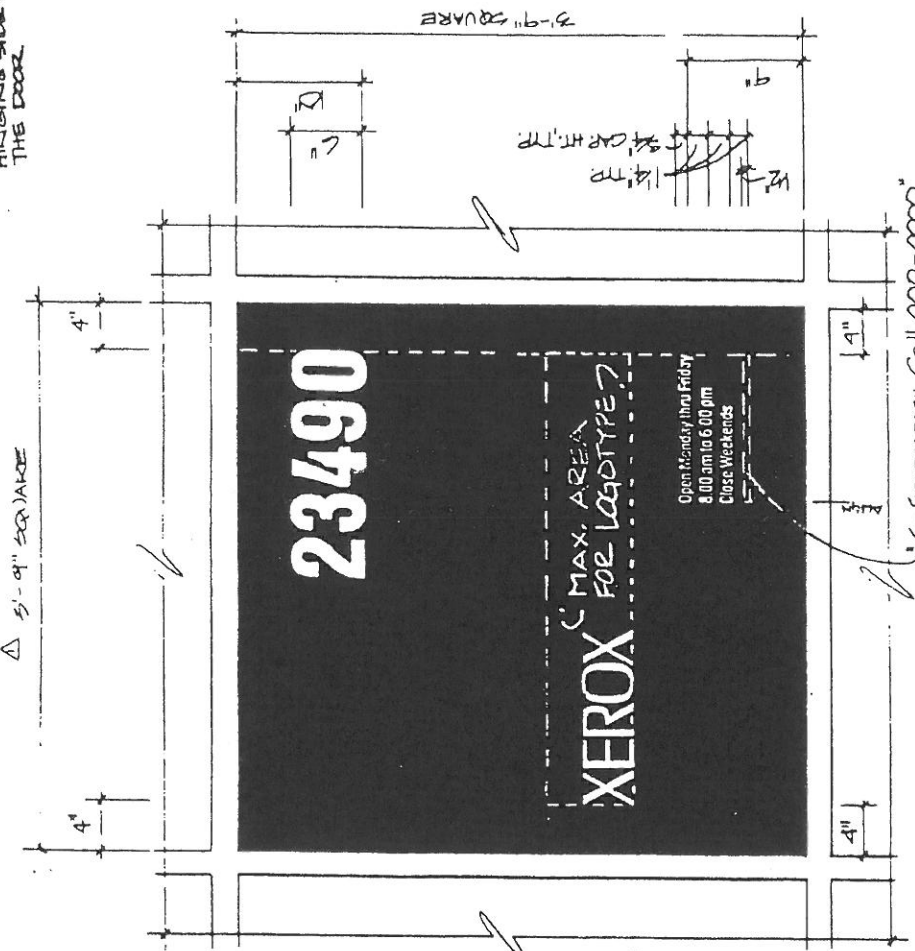
TYPICAL LOCATION

COPY NOTES

- TENANT LOGO - APPLIED VINYL DIE CUTS
- CTH: PMS 333C (MINT GREEN).
- ADDRESS NUMBERS - APPLIED VINYL DIE CUTS
HELVETICA EXTRA BOLD CONDENSED.
USE 7 MERGENTHALER TYPESET
- CTH: PMS 245C (PURPLE)
- SEEKING HOURS - APPLIED VINYL DIE CUTS
SET COPY FLUSH LEFT POSITION LOWEST
LINE - 4 INCHES FROM MULLION TO THE RIGHT
HELVETICA MEDIUM CONDENSED
- CTH: (WHITE) SCOTCHCAL 3650

WHEN A COLOR HAS BEEN SPECIFIED, FLOOD-COATED VINYL-DIE CUTS SHALL BE USED.
WHITE VINYL-DIE CUTS ARE OPTIONAL, WHERE COLOR HAS BEEN SPECIFIED.

APPLY GRAPHICS TO GLASS ADJACENT TO THE DOOR, AND OPPOSITE THE HINGING SIDE OF THE DOOR.



(55) TENANT IDENTIFICATION, UNIT ADDRESS, BUSINESS HOURS
SCALE: 1/2" = 1'-0"

Item No.	Copy	Quantity	Location Plans	Remarks	Revisions
55-1	**	00000 * 1	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-2	**	00000 * 1	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-3	**	00000 * 1	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-4	**	00000 * 1	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88

Item No.	Copy	Quantity	Location Plans	Remarks	Revisions
55-5	..	00000 * 1 ...	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-6	..	00000 * 1 ...	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-7	..	00000 * 1 ...	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-8	..	00000 * 1 ...	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88

Item No. Copy	Quantity	Location Plans	Remarks	Revisions
55-9	00000 * 1 ***	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-10	00000 * 1 ***	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-11	00000 * 1 ***	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88
55-12	00000 * 1 ***	LP1	*Building numbers to be determined at a later date. **Tenant logotype by others ***Tenant business hours by others	6/6/88

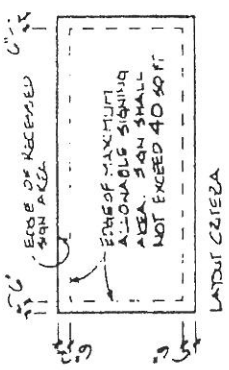
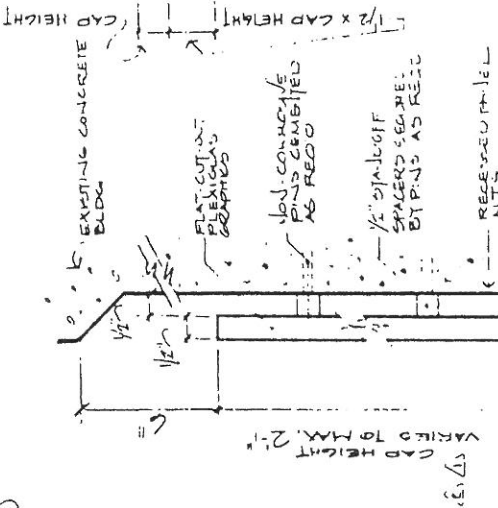
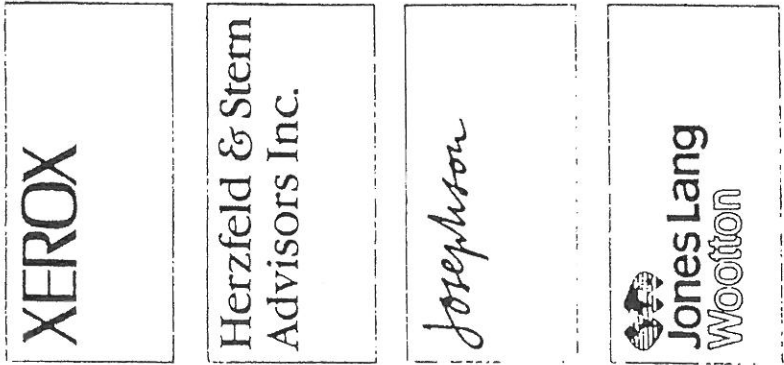
Follis Design

2121 Venice Boulevard
Los Angeles, CA 90006-5299
Telephone (213) 735-1283

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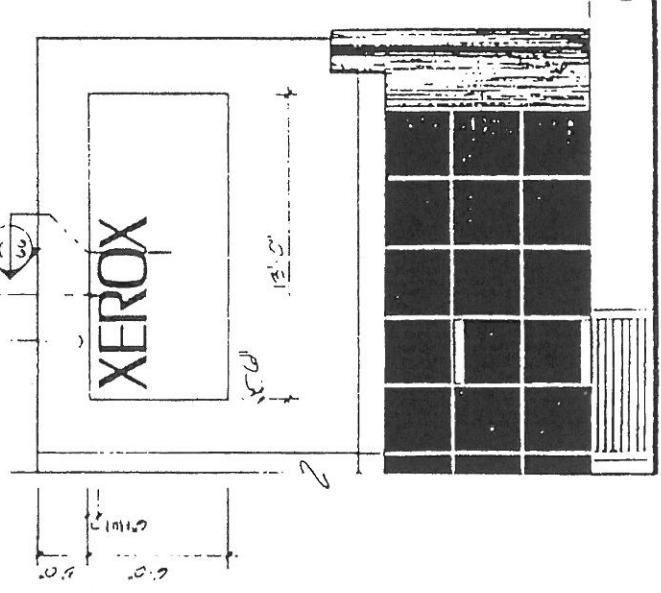
NOTES & GUIDELINES

- A. ALL SIGNS SHALL BE LIMITED TO INDIVIDUAL, FLAT-CUT-OUT LETTERS OR LETTERS/STYLS. NO SIGN CAUS ALLOWED.
- B. DESIGN & LAYOUT SHALL BE REVIEWED AND APPROVED BY RANCON CENTRE ONTARIO. FABRICATOR TO SUBMIT SHOP DUGS FOR APPROVAL.
- C. ALL GRAPHICS SHALL BE FINISH LEFT AND ORIENTED TO THE TOP EDGE OF THE RECEIVED SIGN PANEL.
- D. MAXIMUM SIGN HEIGHT SHALL NOT EXCEED 2'-11"



EXISTING RECEIVED TO SIGN PANEL

PRIMARY IDENTIFYING SIGN (EXEMPT ONLY)
SIGNS SHALL BE FLAT-CUT-OUT GRAPHICS CUT FROM MINIMUM 1/2" THICK ROUGH HAD PLEXIGLAS PAINTED WITH ACK 10530 (ADAM)



EXEMPT IDENTIFYING SIGN
SCALE: 1/4" = 1'-0"

SECTION DETAIL
SCALE: HALF FULL SIZE

Rancon Centre
Ontario

DATE: 2/14/86
PROJECT: 5299-5-2
DRAWN: CIE
CHECK: CIE
APPROVED: [Signature]
DATE: 2/14/86

TYPICAL SIGN PANEL EXEMPT

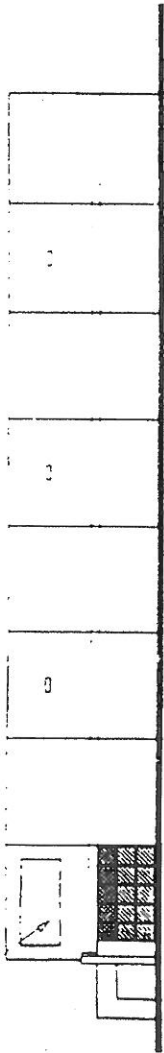
60a

Follis Design

2124 Venice Boulevard
Los Angeles, CA 90006 5290
Telephone (213) 735-1283

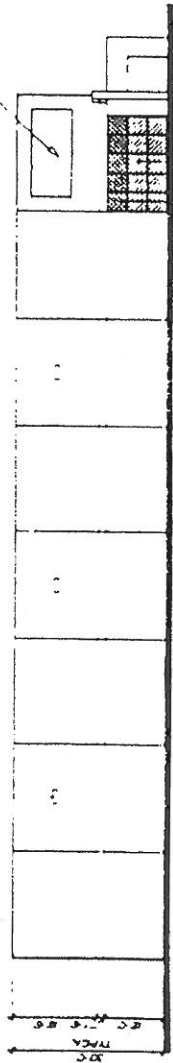
By using the drawings and specifications herein, the Contractor shall be deemed to have accepted the design and construction of the building and shall be held responsible for the construction of the building in accordance with the drawings and specifications herein. The Contractor shall be held responsible for the construction of the building in accordance with the drawings and specifications herein. The Contractor shall be held responsible for the construction of the building in accordance with the drawings and specifications herein.

TYPICAL JUNCTION DETAIL FOR WALL #1



SOUTH ELEVATION

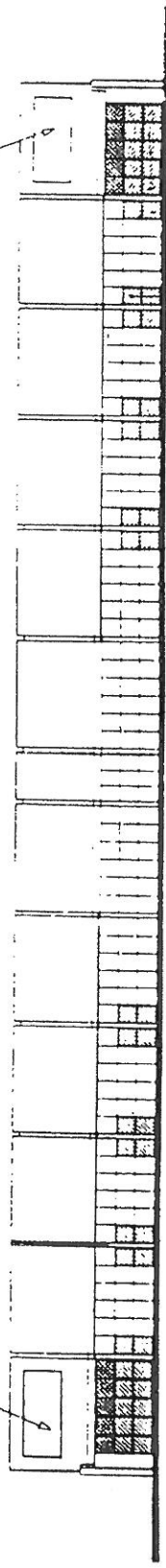
THIS IS AREA FOR PERMIT #2



EAST ELEVATION

FRONT ELEVATION AREA FOR WALL #2

FRONT ELEVATION AREA FOR PERMIT #1



WEST ELEVATION



EAST ELEVATION BUILDING 'C'

NOTE: THESE ELEVATIONS ARE FOR BUILDING 'C' THAT IS TO THE WESTSIDE OF THE PROJECT. BUILDING 'C' TO THE EAST WILL BE PROVIDED

Rancon Centre Ontario

Date	2/1/2020
Project	5020-2-4
Drawn	DRR
Check	
Revision	

66h

Follis Design

2124 Venice Boulevard
 Los Angeles, CA 90006 5299
 Telephone (213) 735-1283

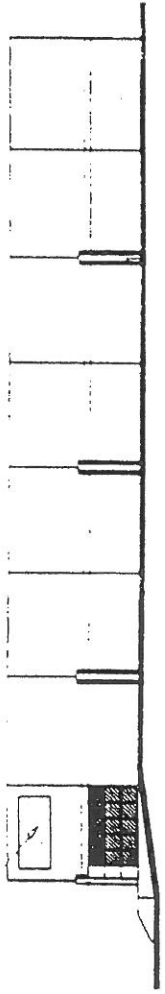
It is the design responsibility of the architect to provide a complete set of drawings for the construction of a building. The architect shall be responsible for the design of the building and shall coordinate with the engineer and other consultants on the job and the architect shall be responsible for the design of the building. The architect shall be responsible for the design of the building and shall coordinate with the engineer and other consultants on the job and the architect shall be responsible for the design of the building.

Rancon Centre Ontario

Date	2.1.1988
Project	5020-24
Drawn	LBZ
Check	
Revision	

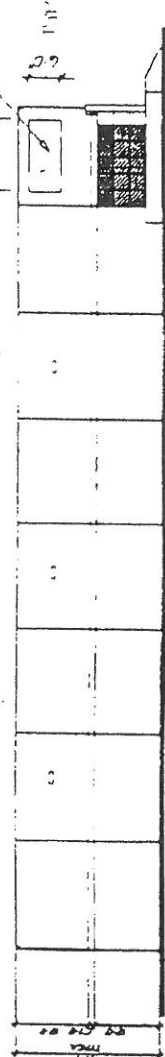


FRONT ELEVATION (PART 1) AREA FOR TENANT #2



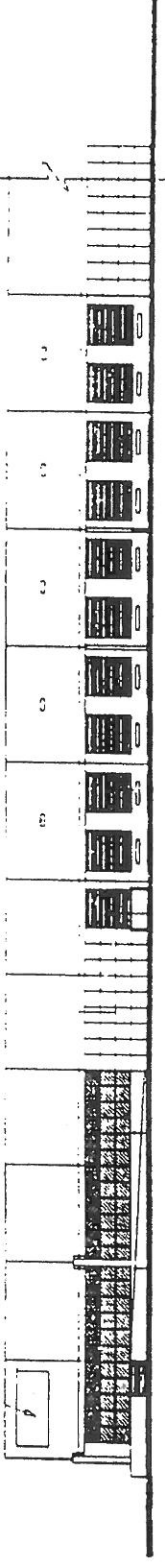
SOUTH ELEVATION

FRONT ELEVATION (PART 2) AREA FOR TENANT #2



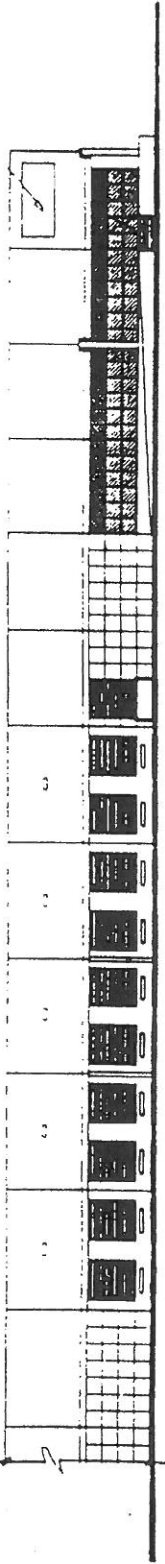
WEST ELEVATION

FRONT ELEVATION (PART 1) AREA FOR TENANT #2



WEST ELEVATION (PART 1)

FRONT ELEVATION (PART 2) AREA FOR TENANT #2



WEST ELEVATION (PART 2)

BUILDING'S
 SPARKS INC.

Follis Design

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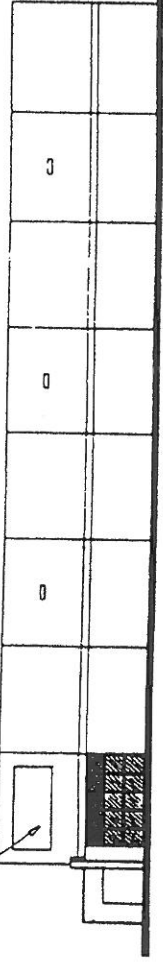
We warrant that the drawings and designs prepared by us for the project described herein were prepared by us or under our direct supervision and control. We warrant that the drawings and designs were prepared in accordance with the standards of professional practice and that they conform to the requirements of the applicable laws, rules and regulations. We warrant that the drawings and designs were prepared in accordance with the requirements of the applicable laws, rules and regulations. We warrant that the drawings and designs were prepared in accordance with the requirements of the applicable laws, rules and regulations. We warrant that the drawings and designs were prepared in accordance with the requirements of the applicable laws, rules and regulations.

Rancon Centre Ontario

Date	2 June 85
Project	3020-7-4
Drawn	CMP
Check	CMP
Revision	

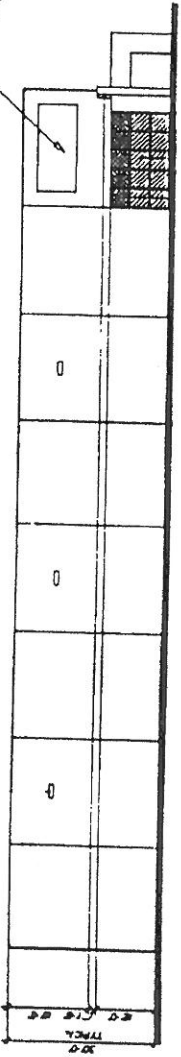


TYPICAL MAJOR TENANT SIGNING AREA (TENANT #1)



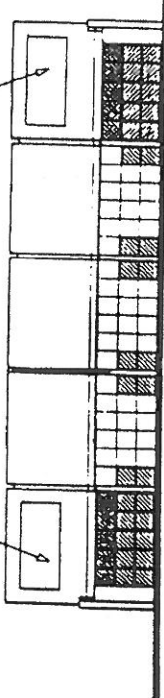
SOUTH ELEVATION

TYPICAL MAJOR TENANT SIGNING AREA (TENANT #2)



NORTH ELEVATION

TENANT #2 SIGNING AREA
 TENANT #1 SIGNING AREA



WEST ELEVATION

BUILDING 'B'
 SCALE: 1/8" = 1'-0"

NOTE: THESE ELEVATIONS ARE FOR BUILDING 'B' THAT IS TO THE WESTSIDE OF THE PROJECT.
 BUILDING 'B' TO THE EAST WILL BE MERGED.

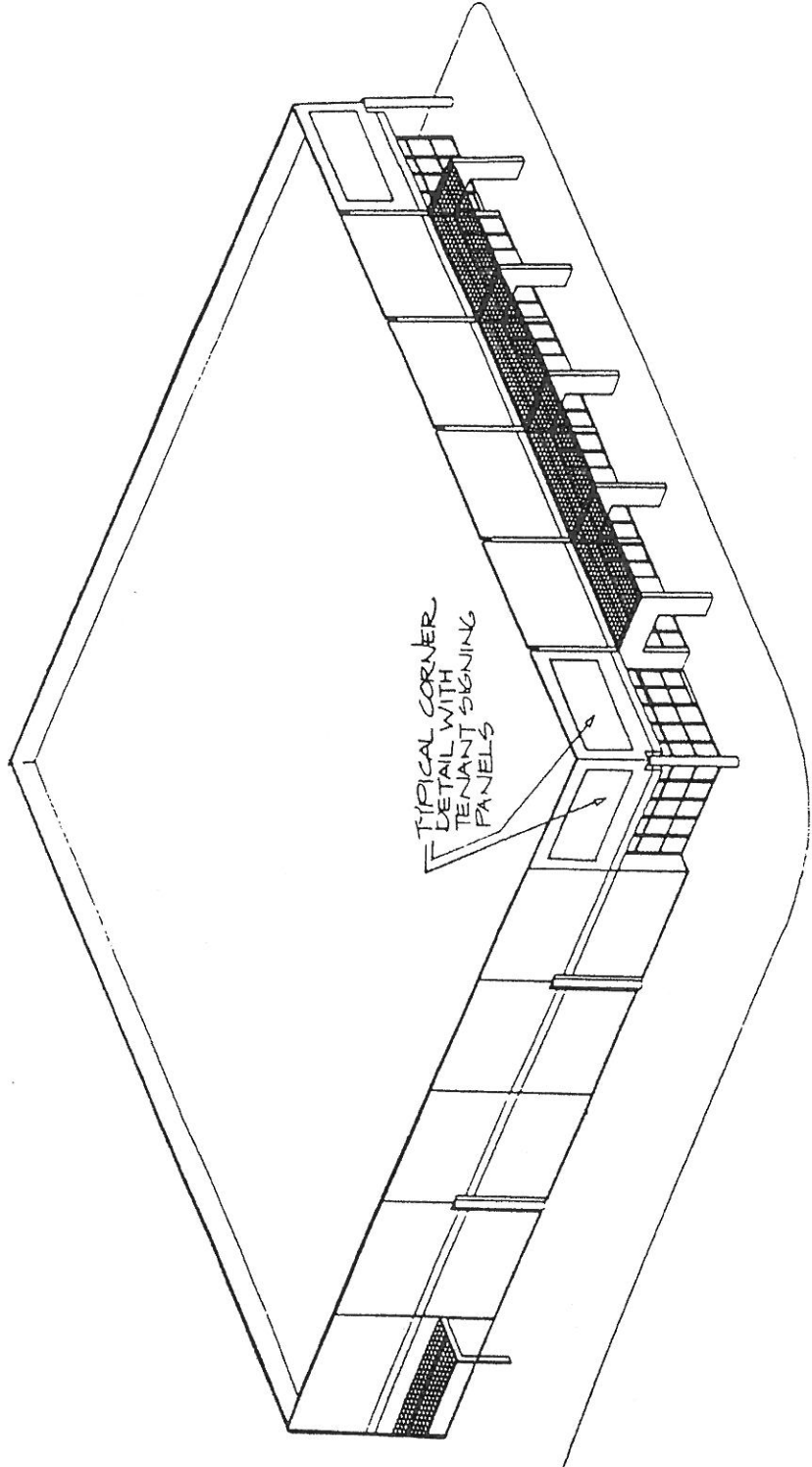
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All other drawings, specifications and general conditions shall remain the property of Follis Design, Inc. and shall not be used for any other project without the written consent of Follis Design, Inc. The drawings are prepared for the project and are not to be used for any other project without the written consent of Follis Design, Inc. The drawings are prepared for the project and are not to be used for any other project without the written consent of Follis Design, Inc. The drawings are prepared for the project and are not to be used for any other project without the written consent of Follis Design, Inc.

Rancon Centre Ontario

Date	
Project	2020-0-5
Drawn	DRR
Check	
Revision	



Item No.	Copy	Quantity	Location Plans	Remarks	Revisions
66-1	*	2	LP1	*Tenant Name By Others	
66-2	*	2	LP1	*Tenant Name By Others	
66-3	*	2	LP1	*Tenant Name By Others	
66-4	*	2	LP1	*Tenant Name By Others	
66-5	*	2	LP1	*Tenant Name By Others	
66-6	*	2	LP1	*Tenant Name By Others	
66-7	*	2	LP1	*Tenant Name By Others	
66-8	*	2	LP1	*Tenant Name By Others	
66-9	*	2	LP1	*Tenant Name By Others	
66-10	*	2	LP1	*Tenant Name By Others	
66-11	*	2	LP1	*Tenant Name By Others	
66-12	*	2	LP1	*Tenant Name By Others	

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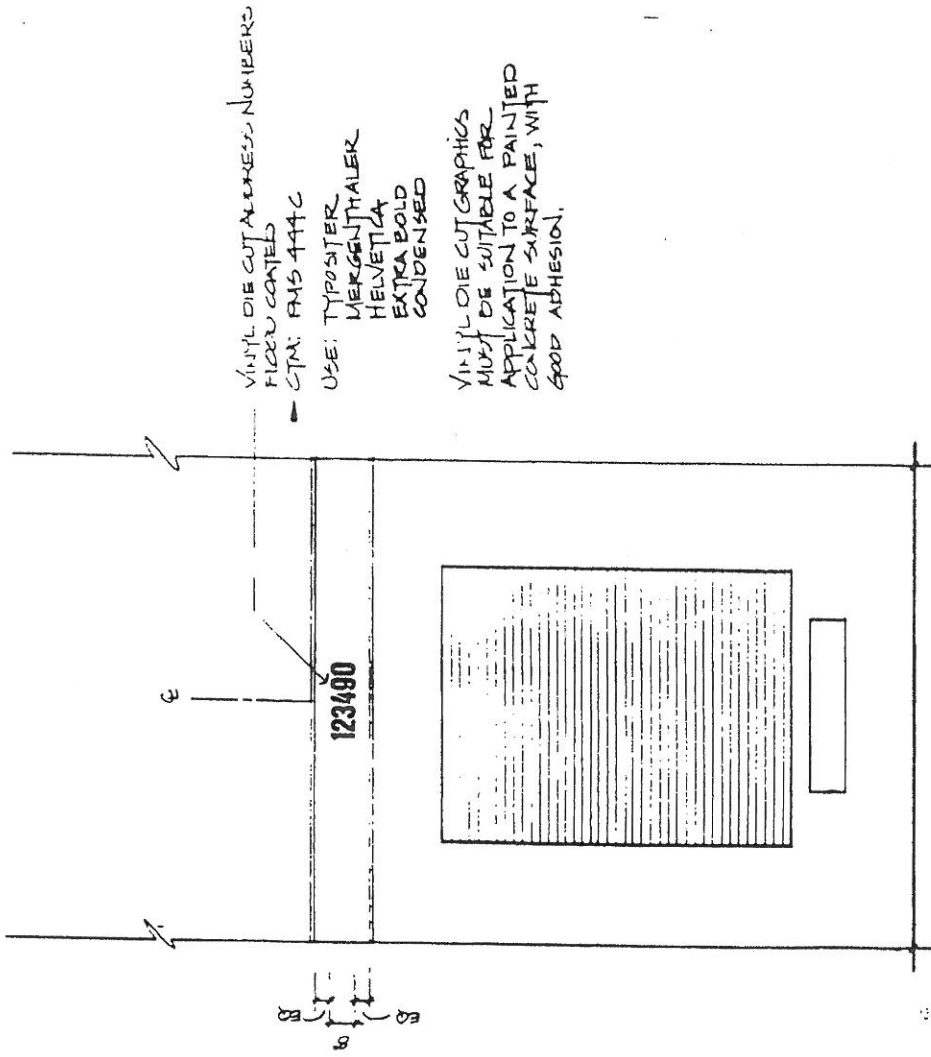
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Date	21 APR 88
Project	5020-0-3
Drawn	DRJ
Check	CHB
Revision	

67



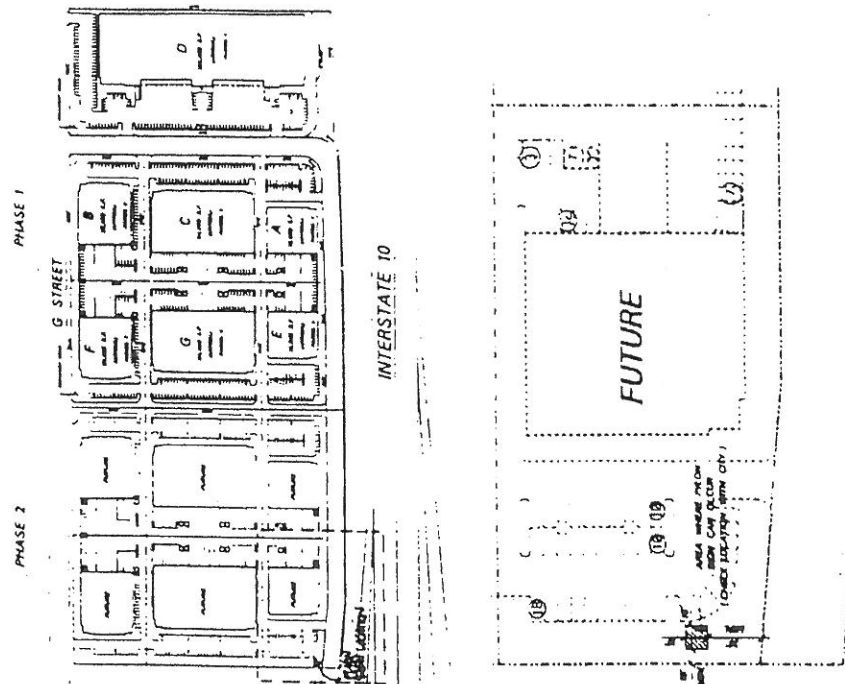
(67) DELIVERY DOOR ADDRESS
 SCALE 3/8" = 1'-0"

Item No.	Copy	Quantity	Location Plans	Remarks	Revisions
67-1	00000	1	LP1	Building numbers to be determined at later date.	
67-2	00000	1	LP1	Building numbers to be determined at later date.	
67-3	00000	1	LP1	Building numbers to be determined at later date.	
67-4	00000	1	LP1	Building numbers to be determined at later date.	
67-5	00000	1	LP1	Building numbers to be determined at later date.	
67-6	00000	1	LP1	Building numbers to be determined at later date.	
67-7	00000	1	LP1	Building numbers to be determined at later date.	
67-8	00000	1	LP1	Building numbers to be determined at later date.	
67-9	00000	1	LP1	Building numbers to be determined at later date.	

Item No. Copy	Quantity	Location Plans	Remarks	Revisions
67-10 00000	1	LP1	Building numbers to be determined at later date.	

Additional Sign Type Notations

- SUBMIT TO FOLLIS DESIGN FOR APPROVAL:**
- Specified color(s) and (finish(es)) on sign
 - Sample of all materials (1 per pct)
 - Sample not to be returned, of
 - Entire sign
 - Panel
 - Section
 - Mounting hardware samples
- FOLLIS DESIGN TO PROVIDE:**
- Artwork of symbols
 - Film of symbols processed as required.
 - To be camera processed as required.
 - Full size film positive.
 - Separations, camera ready
 - Keyline artwork
- BASIC SIGN SPECIFICATIONS:**
- LETTERING TYPE:**
- Linen-polyurethane, seal-gloss
 - Surface silk-screened
 - Reflective
 - Gloss surface
 - Vinyl die-cut (machine out)
 - Photocut
 - Scotchlit
 - Carved
 - Etched
 - Graphic blast
 - Screen printed
 - Mouted (in center of letter)
 - Routed (in center of letter)
 - Inkjet route w/plas & baking
 - Paint filled
 - As indicated on drawing
- DIMENSIONAL LETTERS, FACE:**
- Painted
 - Gloss
 - Seal-gloss
 - Matte
 - Polished w/clear coat
 - Satin-finish w/clear coat
 - Integral color
 - Brushed
 - Vertical w/clear coat
 - Sandblasted
 - Leafed
 - Paint filled
 - Sanded smooth
 - As indicated on drawing
- DIMENSIONAL LETTERS, EDGES:**
- Square
 - Beaded
 - Polished to match face
 - Painted to match face
 - Sanded smooth
 - Paint filled
 - Leafed
 - As indicated on drawing
- ELECTRICAL NOTES:**
- Non-illuminated
 - Illuminated
 - External
 - Fluorescent
 - Incandescent
 - Neon
 - As required
 - Electrical line controlled by owner
 - Automatic clear face by owner



TENTATIVE SIGN LOCATION

8.7
 4 | 35
 8.7
 87' to
 FENCE

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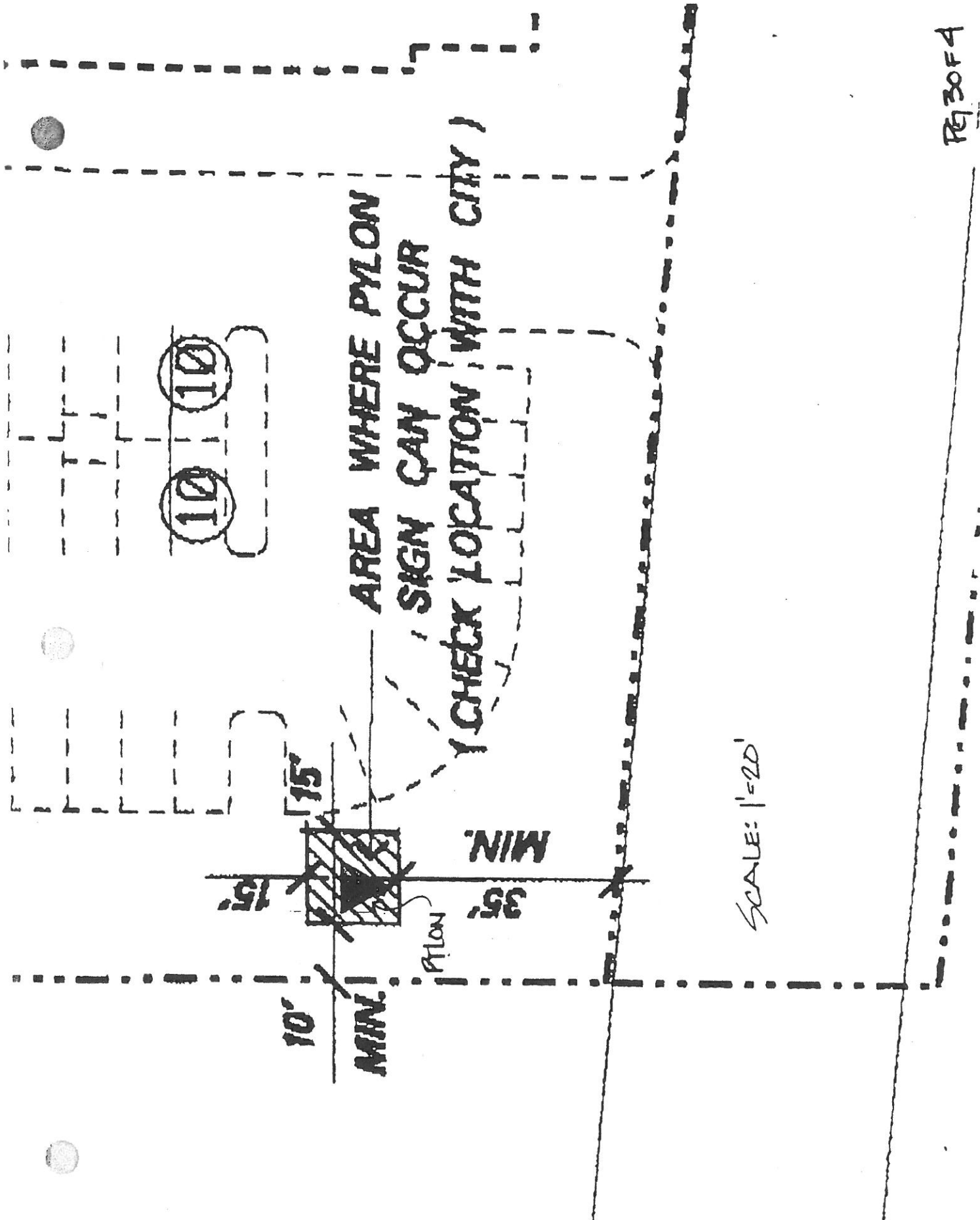
All drawings are prepared and shall indicate all dimensions and materials to be used in the construction of the sign. The contractor shall be responsible for obtaining all necessary permits and for the proper installation of the sign. The contractor shall be responsible for the proper placement of the sign on the building and for the proper maintenance of the sign. The contractor shall be responsible for the proper removal of the sign when it is no longer needed.

Rancon Centre

Ontario

Date: 12/11/05
 Project: SZO-0-3
 Drawn: CMF
 Check: CMF
 Revision:

68b



Notes

Follis Design

Project

5020.0.3

Date

MAR 88

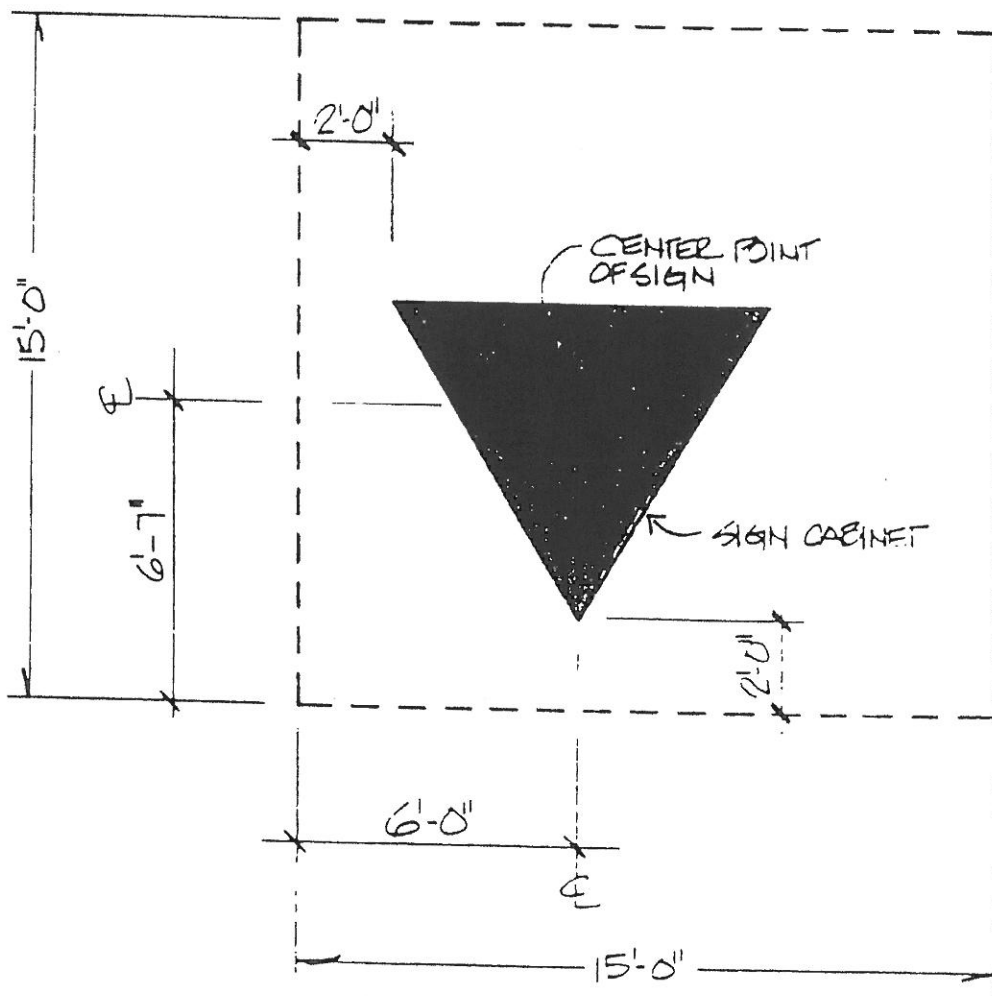
Page

4 of 4

Subject:

LOCATION OF PYLON WITHIN
15'x15' ALLOCATED AREA

"G" STREET



INTER STATE 10

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

