



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

Sign Program Application



APPLICANT/OWNER INFORMATION (print or type)

Property Owner: CBRE (OWNER Rep)/Brian Bonomo

Address: 5000 Birch St., Newport Beach, CA 92660

Telephone No.: (949) 955-2131 Fax No.: _____

Applicant: DAVID LEWIS (SIGN SPECIALISTS Corp)

Address: 111 W. Dyer Road, Ste. F

Telephone No.: 714-403-0400 (cell) Fax No.: 714-641-0065

Applicant's Representative: SAME AS ABOVE

Address: 11

Telephone No.: 11 Fax No.: 11

(For staff use only)

File No.

Related Files: PSGP 06-012

(Rochester Bus. Center)

Submittal Date: 01/25/2013

Rec'd By: RR

Fees Paid: \$ 1,225.00

Receipt No.: 281448 / See Attached
(PAID-in-Full) RR

Action: ☒ Approved ☐ Denied

By: CBurch

Date: 3/15/13

SITE INFORMATION

Site Address (include N, S, E or W): 1920 & 1930 South Rochester Ave.

Assessor's Parcel No.: 0238-152-31

Development Name: Rochester Business Center

Zone: M3(VI) Euclid Avenue Overlay District?: ☐ Yes ☒ No

NOTES

RSGP13-001: Sign Program to AMEND EXISTING Sign program
(#06-012) / Rochester Business Center

MASTER SIGN PROGRAM

Prepared For :

CBRE

Property Manager as agent for Owner:
5000 Birch Street, Suite 2300
Newport Beach, CA 92660
949.955.2131
949.833.2476 fax
Contact: Brian Bonomo
Email: brian.bonomo@cbre.com

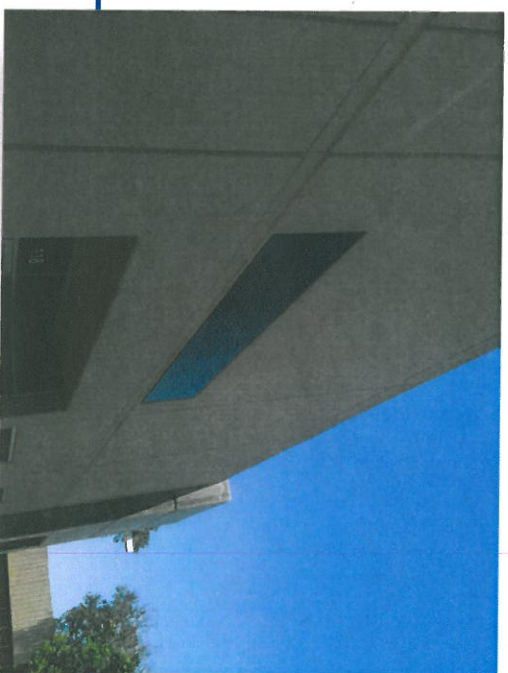
Prepared By :



Program Designer:
111 W. Dyer Rd., Unit F
Santa Ana, CA 92707
714.641.0064
714.641.0065 fax
Contact: Jeff Sherman

Rochester Business Center
1920, 1930 South Rochester Avenue
Ontario, CA 91761
Zoning Designation: Vintage Industrial Overlay (M3/M)

PLANNING DEPT APPROVED
Permit No. <u>PGP 13-001</u>
By: <u>CBuro</u>
Date: <u>3/15/13</u>



January, 2013

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General Criteria:

All signs shall be fabricated and installed per this Master Sign Program and in compliance with City sign code standards. City of Ontario sign codes supercedes all in the event of ambiguous or silent language herein. Monument and/or freestanding signs are not part of this Master Sign Program.

Quantity: Each Tenant shall be allowed wall signs as shown herein. Each Tenant may display a maximum of one (1) sign.

Location: Wall signs shall be confined to the areas of the fascia specified in this Master Sign Program. A wall sign shall be attached parallel to and in front of any exterior wall of the building, and shall not protrude more than six inches (6”) from the wall to which it is attached. No wall sign shall project above the building parapet or eave line, nor extend below the sign placement area. Wall signs shall not be permitted on freestanding exterior walls or fences on the property.

Copy: Sign copy shall contain Tenant’s registered trade name only. No other services or product advertising will be allowed unless it is part of the registered trade name. A trademark/logo may be used in combination with Tenant’s trade name if said trademark/logo is registered and is within the allowable area and size requirements, subject to City of Ontario & Landlord review and approval.

Size: The length and square footage of any wall sign shall not exceed the amounts shown in the Signage Size Table contained herein (see pages 3 & 4).

Design Guidelines: To maintain design harmony with the building, while allowing each Tenant creative expression of their identity. All individual Tenant signs are subject to the following criteria in the absence of a registered trademark/logo:

- Color: White or Black
- Typeface: All text shall be Futura Medium, upper case only
- Construction: Individual letters and logotypes only. Unitized or “can” type signs are not allowed.

Temporary Signs: Promotional or special event signs and banners shall be in conformance with the City of Ontario sign code and reviewed/approved by Landlord before installation. A Temporary Sign Permit must be obtained from the Planning Department prior to the installation of a banner or special promotional sign. Tenants are responsible for removal of signs in compliance with City time period requirements.

Prohibited Signs: Window signs applied directly to the glass are not allowed.

Sign Fabrication and Installation:

Tenants should review these restrictions with their sign contractors prior to proceeding. Any deviations shall require separate review and approval by the Landlord and the City, subject to zoning and design standards. The fabrication and installation of all signs shall be subject to the following restrictions:

Spandrel Glass Signs (Exhibit A):

These signs are to identify individual Tenants, and will be located on the spandrel glass immediately above the Tenant occupied space. All spandrel glass signs are subject to the following criteria:

Vinyl Letters: Letters shall be fabricated from white vinyl die or cut letters and logotypes.

Color: Shall be restricted to white only.

Size: Maximum Letter Height of a spandrel glass sign shall not exceed the vertical distance of the placement area less sixteen inches (16"). In no event shall the letter height be required to be less than six inches (6"). Maximum letter length shall not exceed the horizontal length of the designated placement area less two feet (2').

Tenant Wall Signs (Exhibit B):

These signs are to identify individual Tenants, and will be located on the fascia of the premises immediately adjacent to Tenant occupied space. All individual Tenant signs are subject to the following criteria:

Channel Letters: Letters shall be fabricated with aluminum backs and sides. Letters must be internally illuminated, using LED. No foam letters are allowed. Letters must be individually mounted. No wireways or raceways are allowed.

Letter Faces: Letter faces shall be 3/16" plexiglass or acrylic, flat surfaced, clear with vinyl, or colored. Painted plexiglass will not be permitted.

Trim Cap: Retainer trim cap shall be 3/4" white trim cap, or colored to match the sign face.

Letter Returns: Sides of letters are to be painted black, or to match the sign face.

Drain Holes: All channel letters shall have at least one (1) 3/16" drain hole at the bottom of each letter.

Electrical Service: Tenant shall be responsible for providing primary electrical service terminations to the sign area, to be located on the rear side of the fascia.

Labels: No sign company labels will be permitted on the exposed surfaces of any sign, except those required by U.L. or the City. All tags should be placed in an inconspicuous place.

Other Specifications: No neon, incandescent, or fluorescent lamps are allowed.

Undervriters Laboratory (U.L.) approved housings and labels are required on all letters. All signs shall be fabricated and installed with in accordance with all applicable building, electrical, and sign codes. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.

Size: Wall signs shall not exceed one (1) square foot for each lined foot of Tenant space. Maximum Letter Height and/or Length shall not exceed the dimensions specified in the sizing table herein (see page 4). In no event shall the letter height be required to be less than six inches (6"). Sign copy and/or registered trademark may be spaced onto two (2) lines if needed.

In the event a Tenant occupies more than one suite, said tenant's sign allowance shall be calculated based upon the single suite occupied by such with the greatest lined width.

Maximum individual letter/logo heights shall also be calculated based upon the number of suites a Tenant occupies as follows:

- 1 Suite = Letter height not to exceed 24" | Logo height not to exceed 30"
- 2 Suites = Letter height not to exceed 30" | Logo height not to exceed 36"
- 3 Suites = Letter height not to exceed 36" | Logo height not to exceed 42"
- 4-5 Suites = Letter and Logos heights not to exceed 42"

Site Plan - Building A

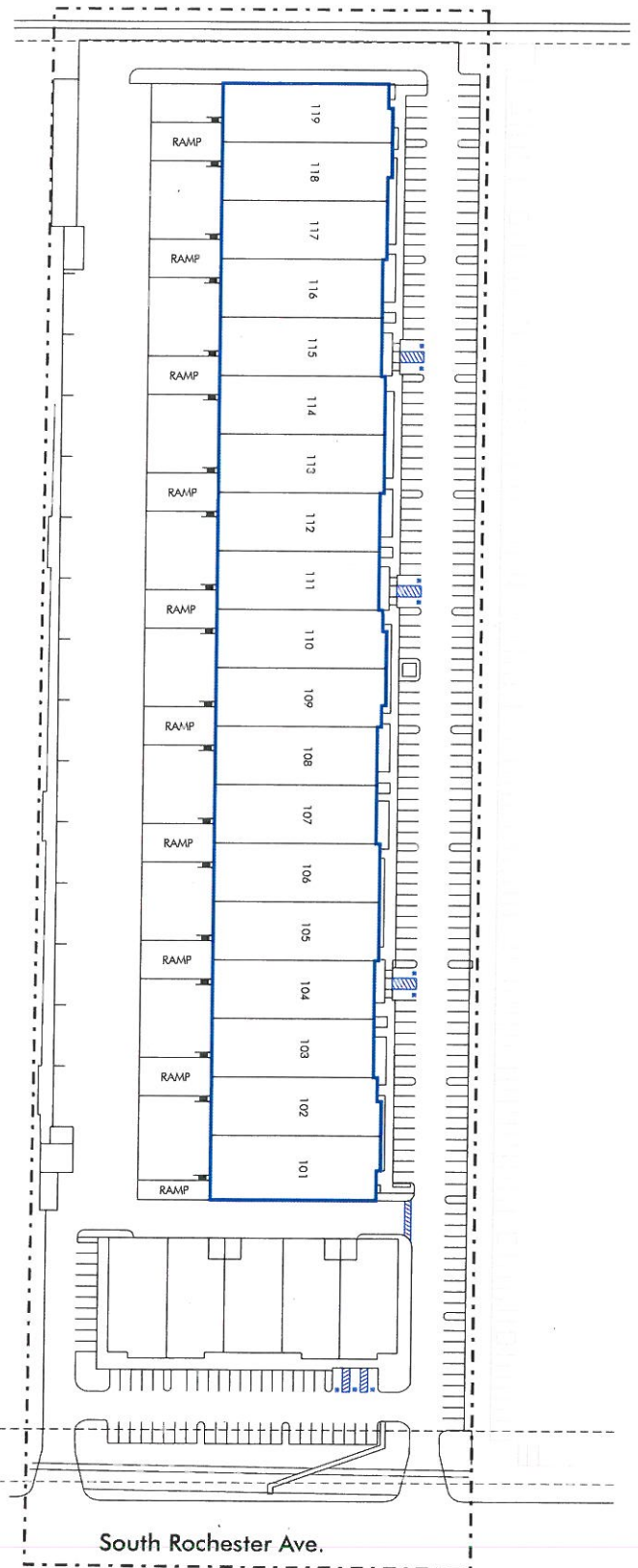
LOCATION
1930 S. Rochester Ave

SCALE
1" = 100'



Signage Size Table - Building A

SUITE #	WIDTH OF SUITE	LENGTH OF SPANDREL GLASS	MAX. LENGTH OF SIGN	MAX. HEIGHT OF SIGN	MAX. SQ. FT. OF SIGN
101 & 119	48'-0"	14'-0"	12'-0"	1'-9"	21 SQ. FT.
102 & 117	48'-0"	15'-6"	13'-6"	1'-9"	23.5 SQ. FT.
103 - 108	48'-0"	16'-0"	14'-0"	1'-9"	24.5 SQ. FT.
109	48'-0"	14'-8"	12'-8"	1'-9"	22 SQ. FT.
110	48'-0"	14'-8"	12'-8"	1'-9"	22 SQ. FT.
111 - 116	48'-0"	16'-0"	14'-0"	1'-9"	24.5 SQ. FT.
118	48'-0"	16'-0"	14'-0"	1'-9"	24.5 SQ. FT.



Site Plan - Building B

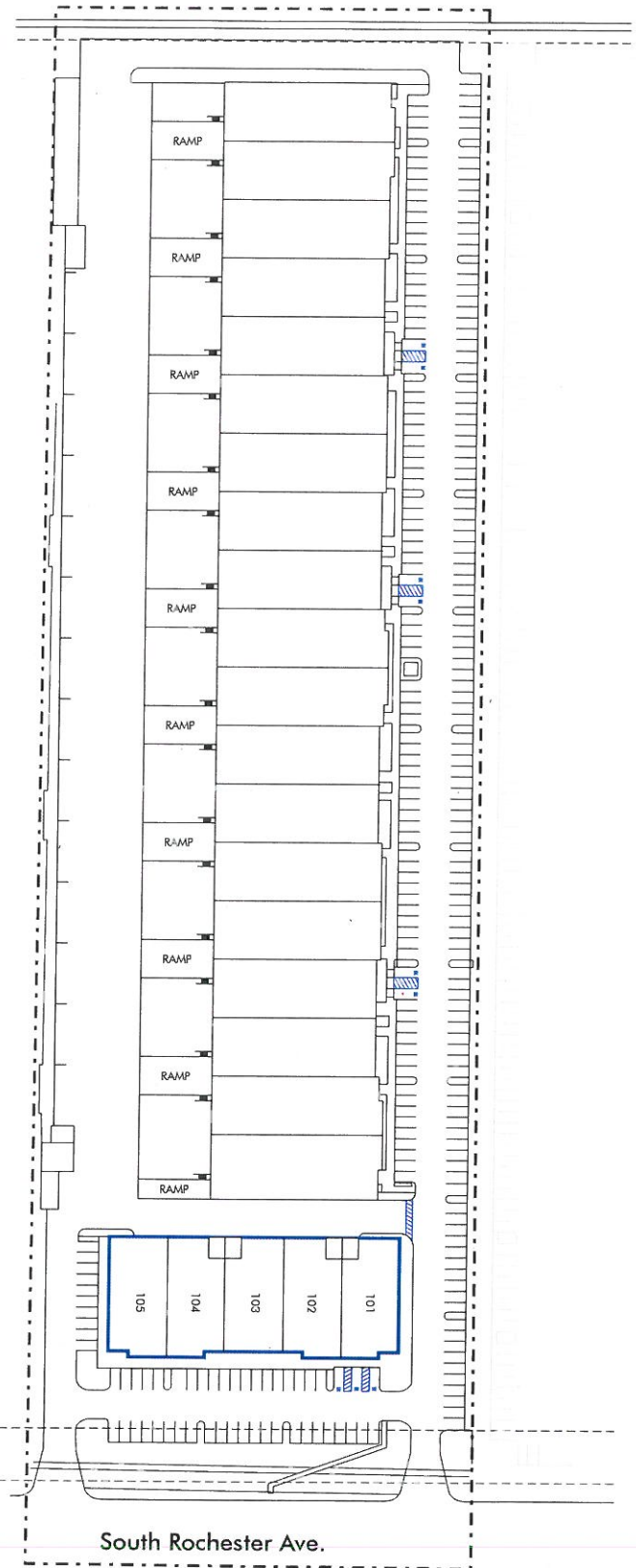
LOCATION
1920 S. Rochester Ave

SCALE
1" = 100'



Signage Size Table - Building B

SUITE #	WIDTH OF SUITE	MAX. LENGTH OF SIGN	MAX. HEIGHT OF SIGN	MAX. SQ. FT. OF SIGN
101	46'-10"	15'-0"	5'-6"	46.5 SQ. FT.
102	47'-6"	26'-0"	4'-0"	47.5 SQ. FT.
103	47'-0"	26'-0"	4'-0"	47 SQ. FT.
104	47'-6"	26'-0"	4'-0"	47.5 SQ. FT.
105	46'-10"	15'-0"	5'-6"	46.5 SQ. FT.



Elevations - Building A

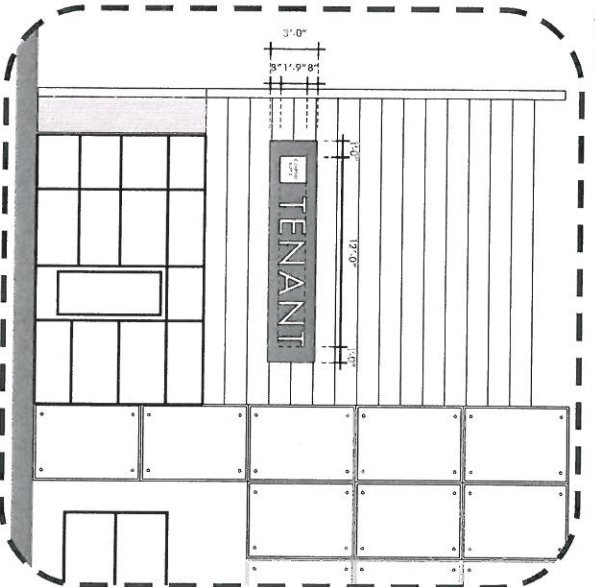
LOCATION
1930 S. Rochester Ave

SCALE
AS NOTED

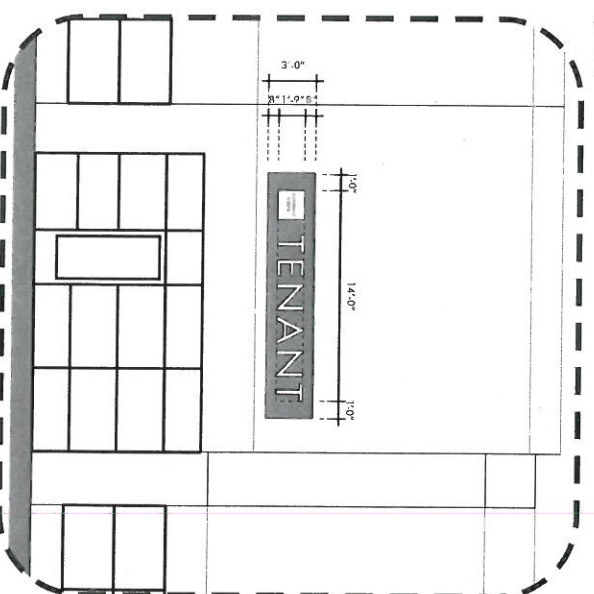
SIGN TYPE LEGEND

 Spandrel Glass Sign

Detail 1 - Building A Signage, Corner Tenants
SCALE
1/8" = 1'



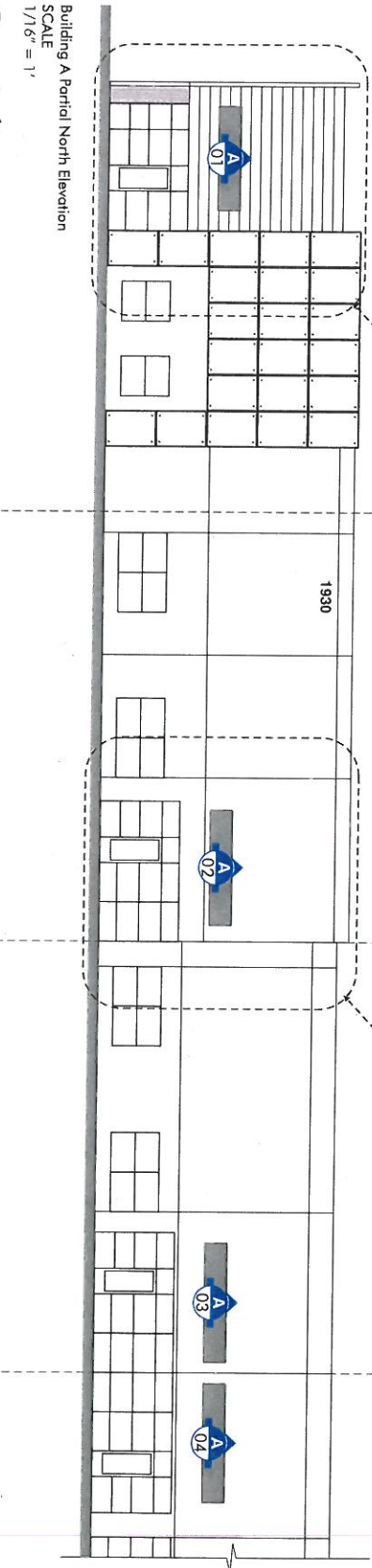
Detail 2 - Building A Signage, Typical
SCALE
1/8" = 1'



Det. 1

Det. 2

Building A Partial North Elevation
SCALE
1/16" = 1'



Elevations - Building B

LOCATION
1920 S. Rochester Ave

SCALE
AS NOTED

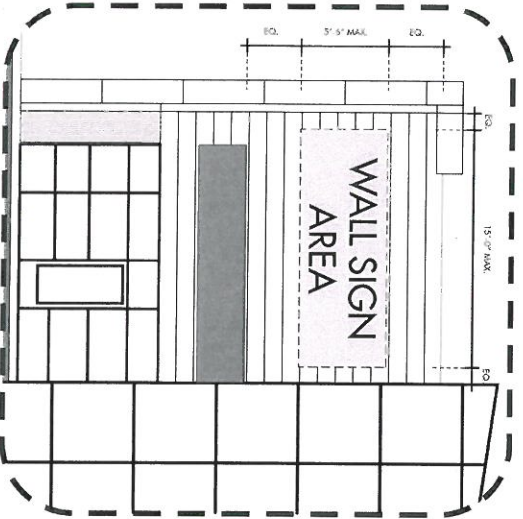
SIGN TYPE LEGEND



Building B East Elevation
SCALE
1/16" = 1'



Detail 1 - Building B Signage, Corner Tenants
SCALE
1/8" = 1'



Detail 2 - Building B Signage, Typical
SCALE
1/8" = 1'

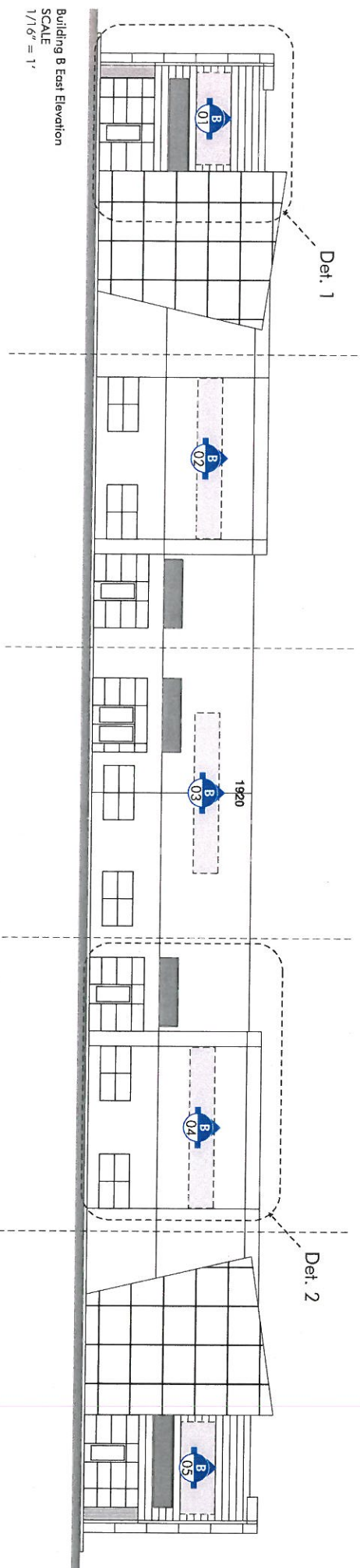
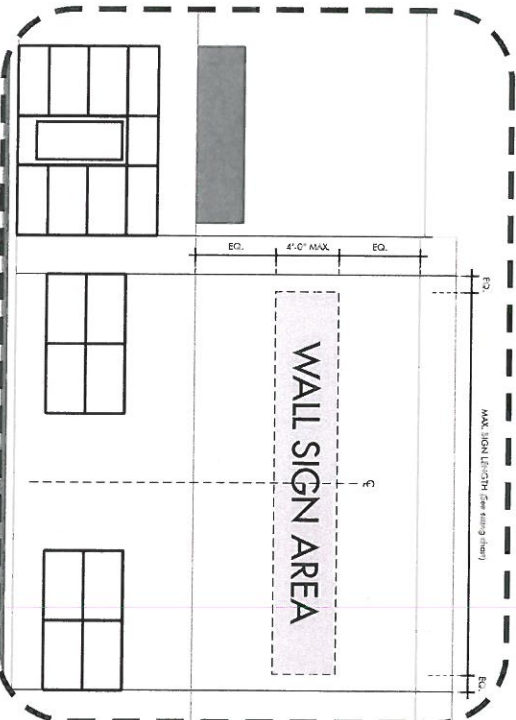
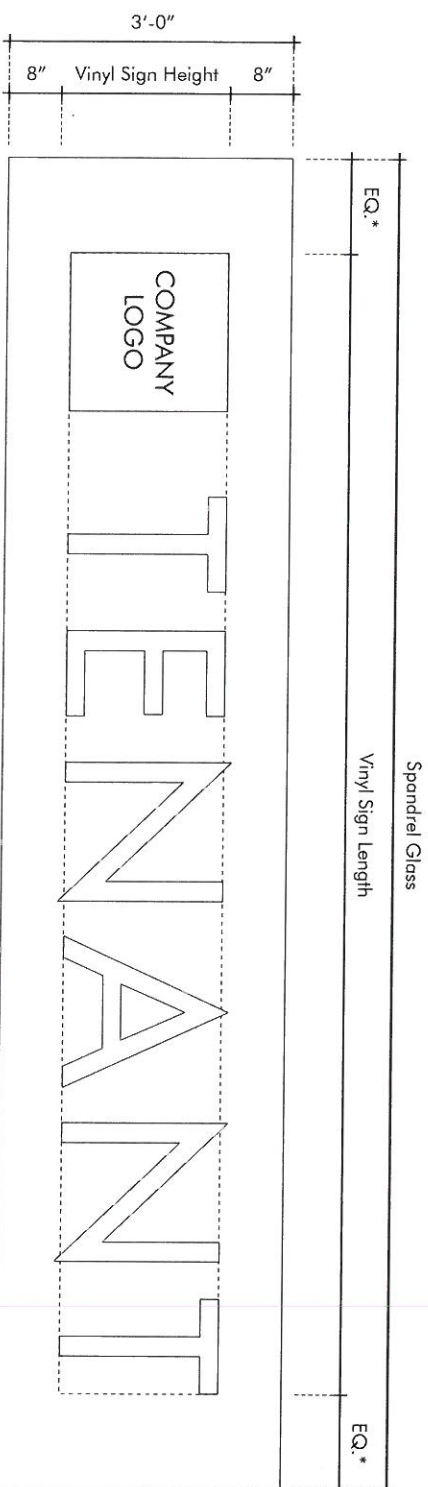


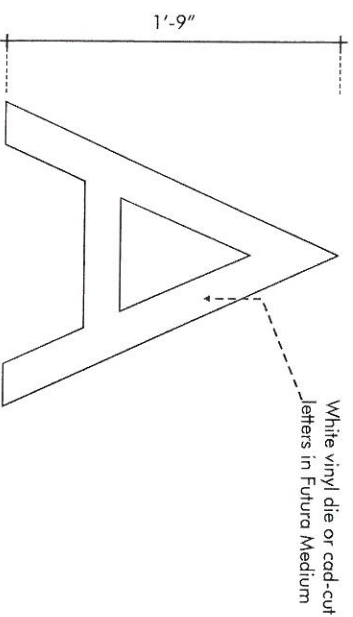
Exhibit A

LOCATION
1920, 1930 S. Rochester Ave

SCALE
AS NOTED



Typical Sign Sizing
SCALE
3/4" = 1'



Typical Sign Detail
SCALE
1 1/2" = 1'

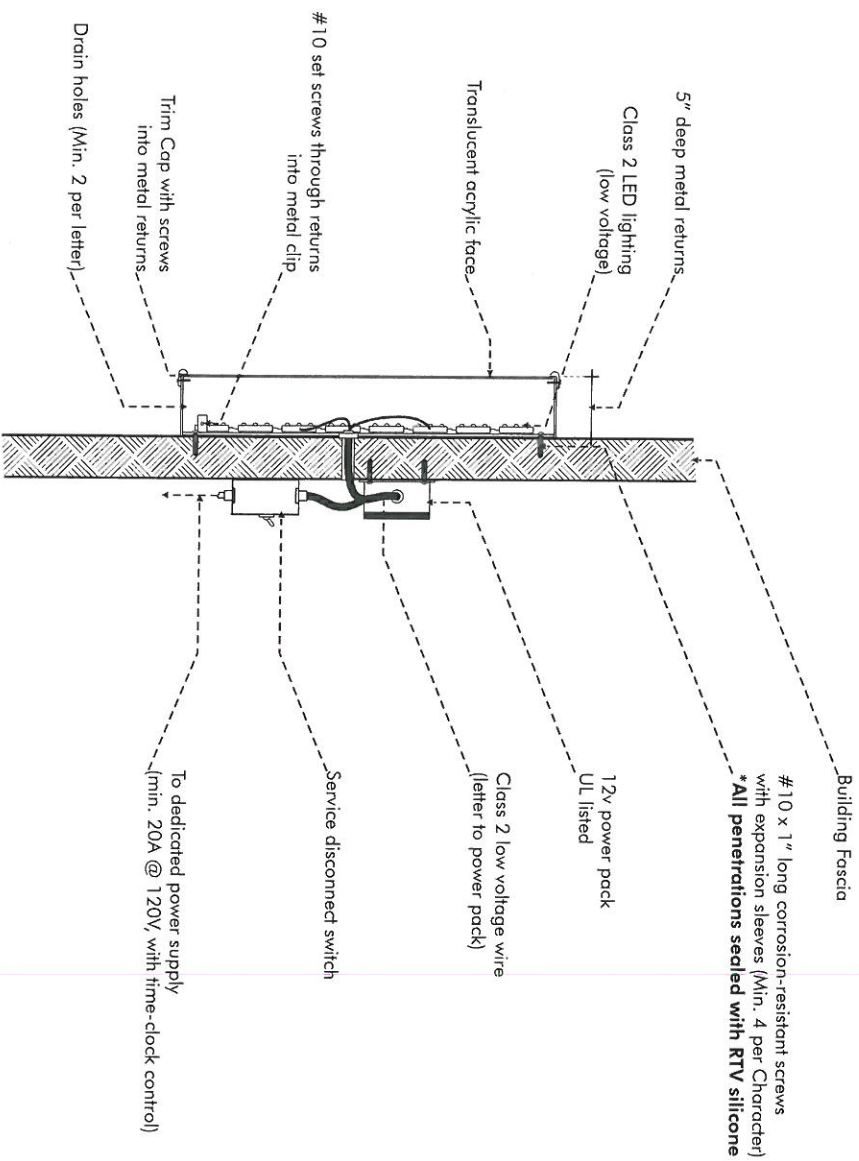
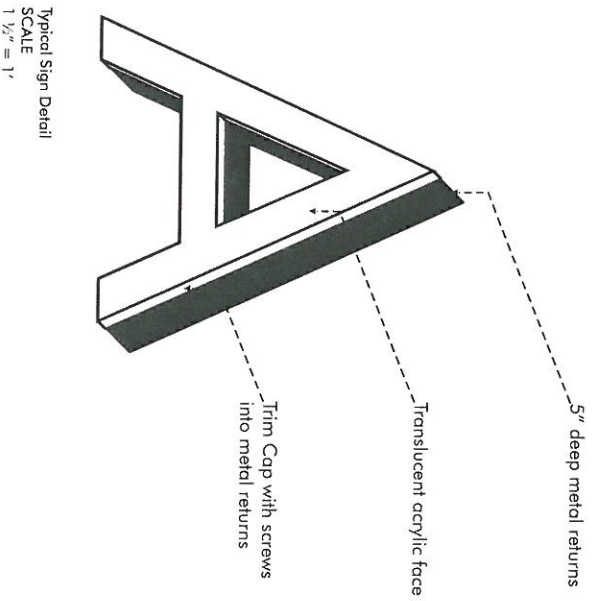
Typeface Detail
SCALE
NTS

ABCDEFGHIJKLMNOPQRSTUVWXYZ1234567890

Exhibit B

LOCATION
1920, 1930 S. Rochester Ave

SCALE
AS NOTED



Installation Detail
SCALE
NTS

Note:
Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities having jurisdiction are responsible for the ultimate decision to approve an installation. All work to comply with 2010 California Building codes and 2008 California Energy Efficiency Standards for sign lighting.