

# SIGN CRITERIA

PREPARED FOR

## ARCHIBALD'S PLAZA II

2645 & 2665 E. RIVERSIDE DR.  
ONTARIO, CA. 91761

City of Ontario  
PLANNING DEPARTMENT  
APPROVED

N/A SUBJECT TO CONDITIONS

PSGP23-005  
(TO REPLACE  
PSGP10-010

Approved By:  Date: 9/20/23

Updated 04/26/10 by:

 Image National, Inc.  
The Electric Sign Company

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# ARCHIBALD'S PLAZA II

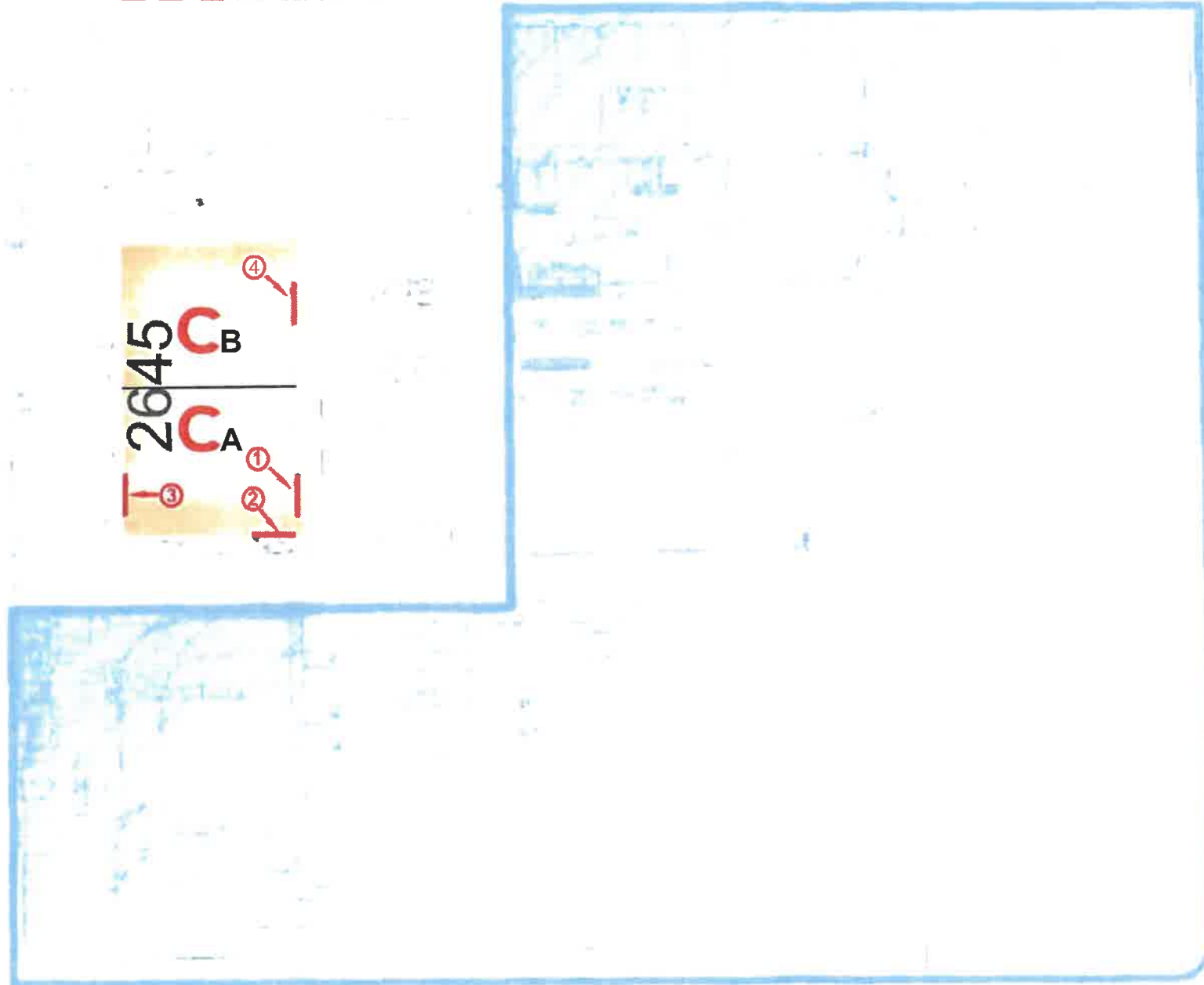
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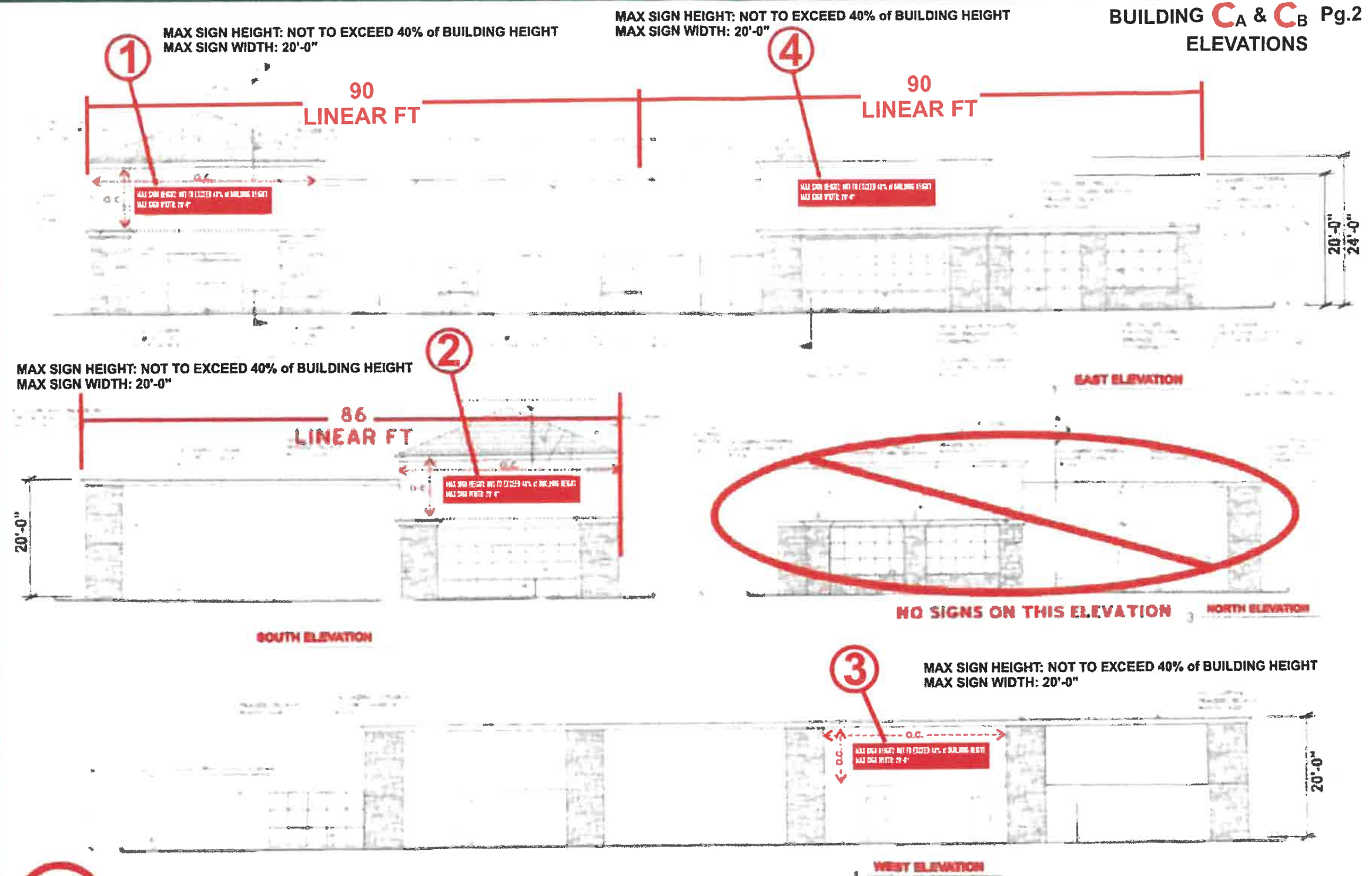
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2665 **D**



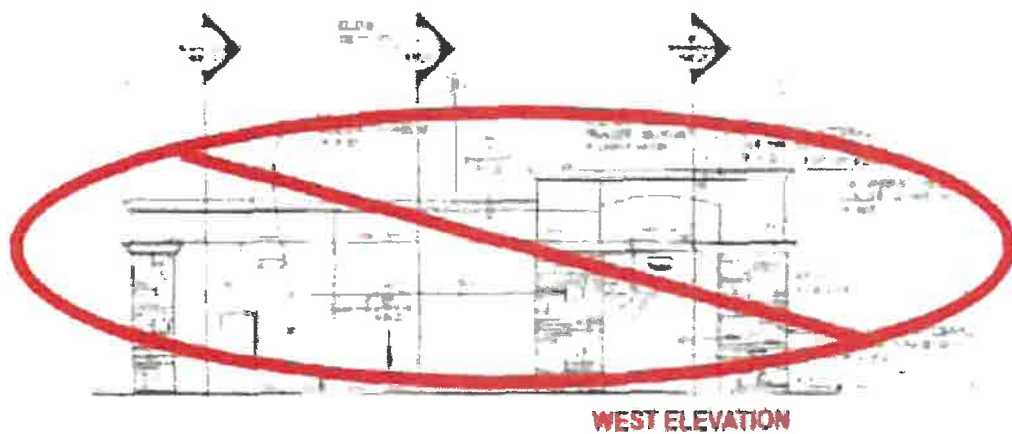
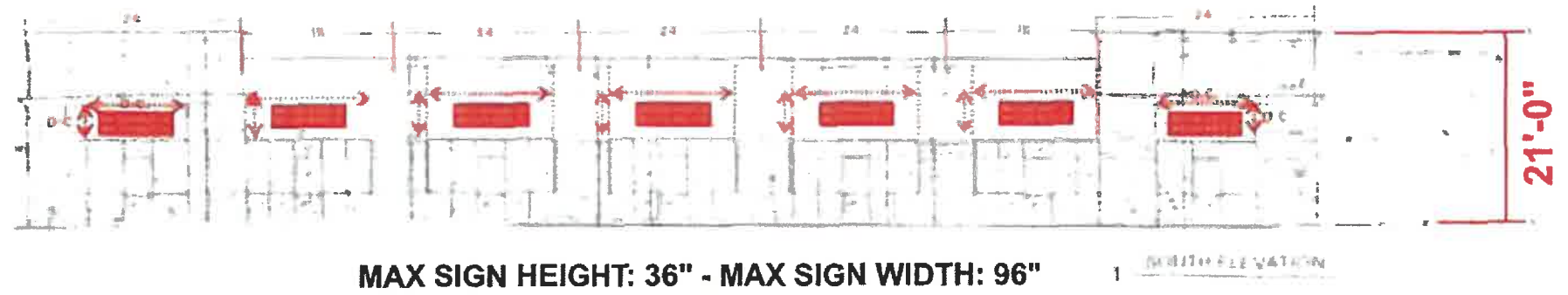
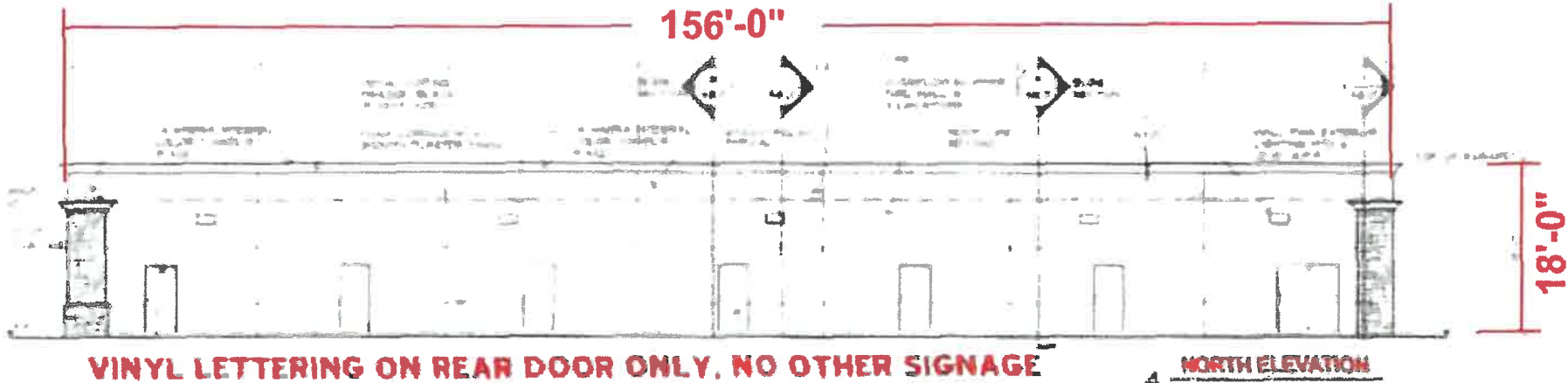
  
SIGN LOCATION



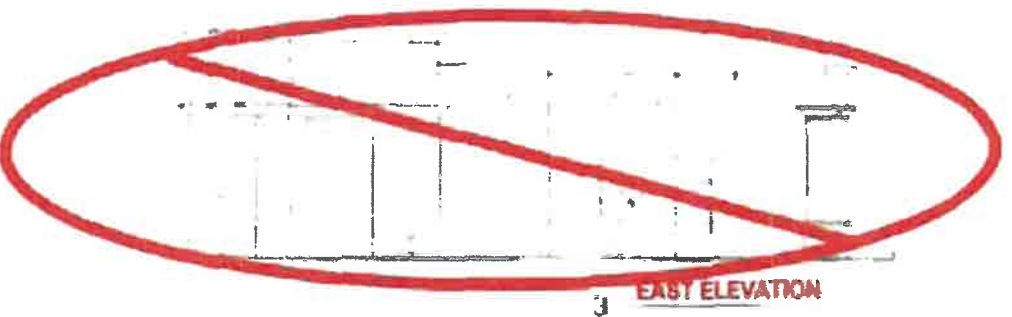


**C** 2645 E. RIVERSIDE DR.

**TWO TENANT FILLS ENTIRE BUILDING**  
**SIGN DIMENSIONS ARE AS FOLLOWS:**  
**(4) SIGNS FOR THIS BUILDING.**  
**EAST ELEVATION: MAX 252 SQ. FT OF SIGNAGE**  
**SOUTH ELEVATION: MAX 120 SQ. FT OF SIGNAGE**  
**WEST ELEVATION: MAX 120 SQ. FT OF SIGNAGE**  
**NO SIGNS ALLOWED ON NORTH ELEVATION**



NO SIGNS ON THIS ELEVATION



NO SIGNS ON THIS ELEVATION

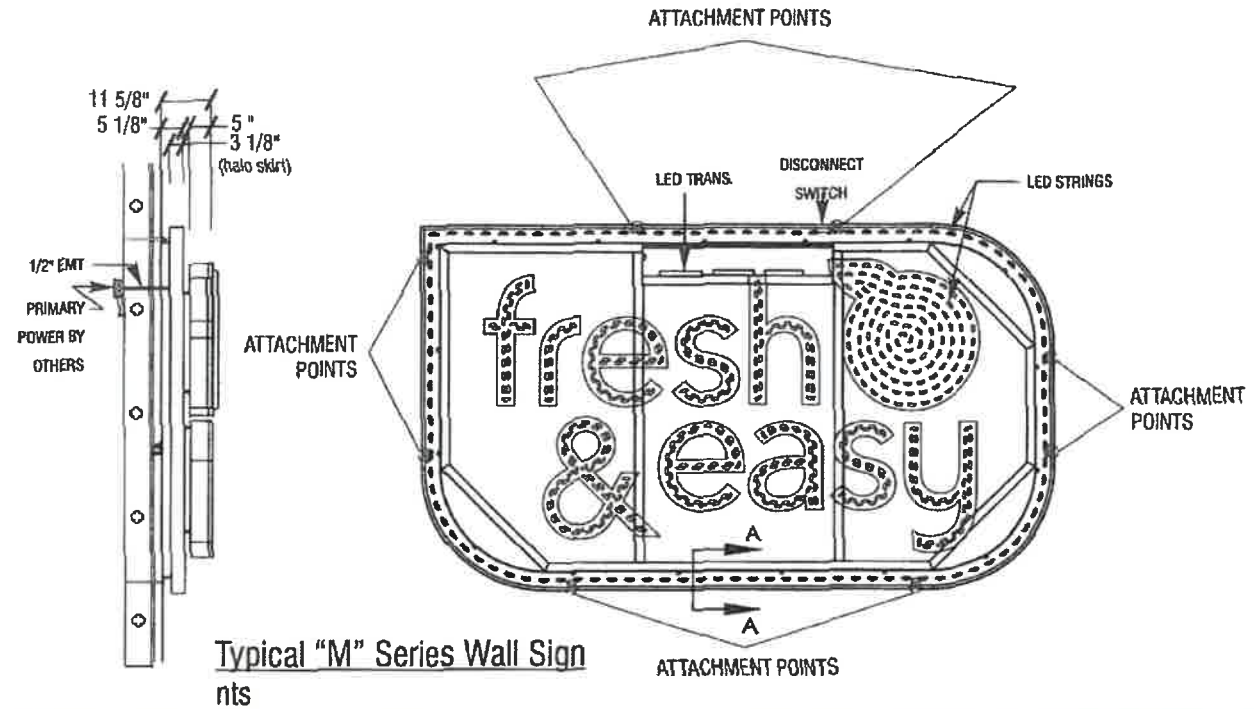
**D** 2665 E. RIVERSIDE DR.

SEVEN (7) TENANTS FILL BUILDING  
 SIGNS ARE ONLY ALLOWED ON SOUTH ELEV.  
 SIGN DIMENSIONS ARE AS FOLLOWS:  
 ONE(1) SIGN FOR TENANT,  
 SIGN DIMENSIONS: **MAX HEIGHT 30"**  
**MAX WIDTH 96"**

**C**  
1  
2  
3  
4



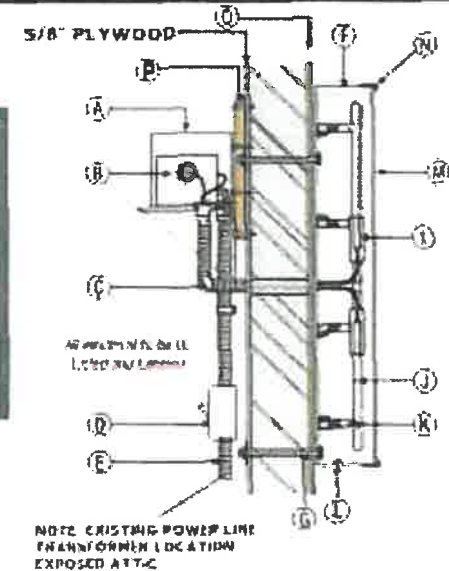
## SIGN TYPE & DETAIL



**D**



## SIGN TYPE & DETAIL CHANNEL LETTER DETAIL



A	TRANSFORMER HOUSING 10" X 20" X 9"
B	TRANSFORMER 30MA. 8" X 7" X 12" ELECTRICAL TRANSFORMER 5LBS
C	CONDUIT (1/2" MIN) WATER PROOF
D	LISTED DISCONNECT SWITCH
E	PRIMARY ELECTRICAL SOURCE
F	3" 1063 ALUM RETURNS
G	3/8" FLAT SCREW 3 PER LETTER MIN 1 1/2" PENETRATIONS
I	ELECTRICAL BOOT
J	NEON or LED ILLUMINATION
K	GLASS TUBE SUPPORT
L	DRAIN HOLES
M	1/8" ACRYLIC FACE
N	3/4" TRIM CAP
O	BUILDING FASCIA
P	1/4" X 3" WOOD SCREWS

NOTE: EXISTING POWER LINE TRANSFORMER LOCATION EXPOSED AT T-C

## O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size variety and placement for Tenant signs throughout this project. This criteria is also intended to achieve the highest standards of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord and the project's Graphic Design consultant. Care in the design and installation of store signs will enhance customer's appreciation.

## O V E R V I E W

The overview of this criteria is to assist the Landlord, Tenant and City relationship. The Landlord will be responsible for:

- A. Providing base building design and construction information requested by Tenant's sign design consultant.
- B. Review, comment and approve Tenant's sign submission

In return, the Tenant will be responsible for:  
Design, Fabrication, Permitting and installation of sign. Including any structural support, electrical services and any special installation requiring additional or modification to the shell building, approved by the Landlord.

## M A I N T E N A N C E O F T H E S I G N

The Tenants shall employ professional sign fabricators and installers approved by the Landlord, who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenants sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without the Landlord's written consent, or that is not executed in conformance with the approved submission.

# SIGN STYLE

Tenant in **BUILDING C** shall have ONLY Three(3) Signs Tenants in **BUILDING D** shall have One(1) sign per tenant. Locations as shown on elevation and site plan pages. The sizes are as follows:

**C A 2645 E. RIVERSIDE DR.**

<p>1: MAX SIGN HEIGHT 40% of BUILDING HEIGHT MAX SIGN WIDTH 20'(FT) MAXIMUM TWO LINES of COPY MAXIMUM 48" LETTERS &amp; MINIMUM 20"</p> <p>2: MAX SIGN HEIGHT 40% of BUILDING HEIGHT MAX SIGN WIDTH 20'(FT) MAXIMUM TWO LINES of COPY MAXIMUM 48" LETTERS &amp; MINIMUM 20"</p>	<p>3: MAX SIGN HEIGHT 40% of BUILDING HEIGHT MAX SIGN WIDTH 20'(FT) MAXIMUM TWO LINES of COPY MAXIMUM 48" LETTERS &amp; MINIMUM 20"</p>
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**C B 2645 E. RIVERSIDE DR.**

1: MAX SIGN HEIGHT 40% of BUILDING HEIGHT  
MAX SIGN WIDTH 20'(FT)  
MAXIMUM TWO LINES of COPY  
MAXIMUM 48" LETTERS & MINIMUM 20"

**D 2665 E. RIVERSIDE DR. SEVEN(7) SIGNS FOR THIS BUILDING (SOUTH ELEVATION ONLY) ONE(1) PER EACH TENANT**

MAX SIGN HEIGHT 36"(IN) MAX SIGN WIDTH 96"(IN)  
MAX LETTER HEIGHT IS 18"(IN)  
MAXIMUM TWO LINES of COPY (minimum height of 2 line copy: 10"(IN))

Each sign may not exceed 70% of buildings linear ft. Under NO circumstance may the signage proceed onto building accents. The use of nationally recognized trademarked logos & fonts are permitted. Multi-Colored trademark logos are permitted. Fonts and Designs should be creative and can use multiple styles and colors that match building colors. However the design, size & color MUST be approved by the landlord before proceeding.

(1) The total permitted sign area (for the C1, C2, and C3 Districts) shall be calculated as prescribed subsections (a), (b), and (c) below, but shall not exceed 100 sq. ft. for the C1 District, 150 sq. ft. for C2 District, 200 sq. ft. for C3 District, for all signs located on the front and/or side elevations of the building, plus an additional 100 square feet for C1 District, 200 sq. ft. for the C3 District for signs located on the rear elevation if it has a public entrance which is visible from an alley or a parking lot. If the calculation results in a sign area of less than 20 sq. ft. for either the front and/or side elevation or the rear elevation, the sign area may be 20 sq. ft. in each instance:

(a) One square foot of sign area for each foot of width of the front elevation of the tenant space it identifies and, if the building is on a corner lot, one square foot of sign area for each foot of width of the front and street side elevations of the tenant space it identifies;

**ACCEPTABLE SIGN STYLES INCLUDE:**

Channel Letters w/ 5" returns 3/4" trim cap & 1/8" acrylic faces

**TYPES STYLES & LOGOS:**

The use of logos and distinctive type styles shall be approved by Landlord. the use of nationally recognized trademarked logos are permitted. Multi-color trademark logos are permitted.

**LIGHTING:**

Neon tubing inside channel letter(no exposed neon of any kind) LED lighting





## COLORS

The following guidelines are for the color of Tenant's signage. The Landlord specifies the color of letter & letter returns shall be contrasting to the color of the elevation. Color must be approved by landlord. Multi-Colored trademark logos are permitted.

## PROHIBITED SIGNS

- Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
- Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type.
- Paper, cardboard or styrofoam signs, stickers or decals hung around or behind storefronts.
  - Flashing, oscillating, animated lights or other moving sign components.
  - Rooftop signs or signs projecting above roof lines or parapets.
  - Signs on mansard roofs or equipment screens.
- Advertising or promotional signs on parked vehicles and or structural billboards.
  - Sign company decals in full view (limit to one placement only)
  - Painted Signs or paintings on business windows or doors.
    - Portable and/or A frame signs.
    - Wind activated and balloon signs.
    - Changeable copy signs
    - Exposed neon signs
    - Illuminated Cabinets

## APPROVALS

The Landlord has engaged the service of a Sign consultant for the entire project who will assist in the review and approval of Tenant signs submissions and insure their conformance to the project's overall Sign Criteria.

At least thirty days prior to the installations of sign, the following information shall be provided to the Landlord for review:

- COMPLETE SET OF FULLY DIMENSIONAL SHOP DRAWINGS OF PROPOSED SIGN WHICH INCLUDE: Tenants entire building elevation, showing the proposed sign location, size, color, illumination details, site plan, construction and installation details.

Within 10 days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlord's comments and re-submit within 2 weeks, and repeat this process until all sign design



fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval from the Landlord, Tenant shall submit three (3) sets of colored drawings of the proposed sign to the City of Ontario, Planning and Building Dept. for the Fabrications and installation permits.

## INSTALLATION

The Tenants sign installer will provide the following:

- Provide the Landlord with an original certificate of Insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars prior to beginning fabrication.
- Obtain all required sign permits from the City of Ontario.
- Keep an approved set of sign drawings on site when installing the sign.
- Warrant the sign against latent defects in materials and workmanship for a minimum of one year.