

HERITAGE BUSINESS PARK

SIGANGE PROGRAM

CITY OF FONTANA

Community Development Department
Planning Division

APPROVED

DRS No. 15-009 Aug. 20, 2015
Project Planner [Signature] Date [Signature] Case #

PREPARED BY:

CAREY SIGN
CORPORATION

SIGN PROGRAM FOR HERITAGE BUSINESS PARK

7888 AND 7898 CHERRY AVENUE

FONTANA, CA

The purpose and intent of the sign criteria is to provide the guide-lines necessary to achieve a visually coordinated, balanced sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression. This sign criteria shall be rigorously enforced and any non-conforming sign shall be removed by the tenant or their designated party at their expense, upon demand of the owner or his designated party.

SUBMITTALS AND APPROVALS

Prior to sign fabrication and installation, plans for all proposed signage shall be submitted to the owner who will review plans for conformance with the sign program criteria. All plans submitted for approval must conform to requirements of the sign program. The owner shall have discretionary authority to deny approval any submittal which does not comply with the purpose or intent of this sign program. Submissions for owner review shall include one (1) set of the following:

- A) A photo simulation or elevations showing all proposed signs and indicating sign type, location, size, and sign layout. All plans must be drawn to scale and indicate dimensions, attachment methods/devices, construction details, colors, materials and lighting method, if applicable.
- B) Sectional details of letters and/or sign element showing the dimensional projection of the face of the letters, method and intensity of illumination, if applicable.
- C) Color board with actual sample colors. Requests for signs that vary from the provisions of the sign program or any requests for changes to the sign program shall be submitted to the owner for approval prior to submission of a variance application to the City of Fontana.
- D) Design Review sign application shall be reviewed & approved by the Planning division prior to issuance of building permit and/or installation.

SIGN RESTRICTIONS PROHIBITED SIGNS

- 1) Signs painted directly on a wall will not be permitted.
- 2) Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
- 3) There shall be no signs that are rotating, revolving, flashing, moving or audible.
- 4) no sign shall project above or below the sign band area. The sign band area is defined in the attached exhibit for all tenants.
- 5) All materials used in signage construction and installation must be new. No used materials will be allowed.
- 6) Exposed or skeleton neon will not be allowed.
- 7) Billboard signs are not allowed.

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SIGN CRITERIA



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DESIGN OBJECTIVE

The primary design objective of the sign program is to generate high quality site signage and building tenant signage. Clean and simple signage is encouraged to create a professional atmosphere.

- 1) Signs shall be designated in a matter that is compatible with and complementary to the overall and adjacent facades. Underwriter's laboratory-approved labels shall be attached.
- 2) Signage that incorporates logos, business identity, and/or images denoting the type of business are acceptable. Logo design and colors are to be approved by owner, and prove of registered trademark shall be submitted to the City of Fontana.
- 3) Wall signs shall be affixed without visible means of attachment unless attachments make an intentional statement. Wall signs need to be attached directly to the lease space to which they refer.
- 4) All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Owner reserves the right to reject any fabrication work deemed to be below standard.
- 5) Stacked copy is permitted within the allowed sign band area.

- 6) Logo and letter heights shall be as specified and shall be determined by the trademark documentation and the allowed sign area.

SIGN CRITERIA

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CONSTRUCTION REQUIREMENTS

- 1) Sign companies must be UL approved, fully licensed with the city and state and the contractor shall have full workman's compensation and general liability insurance.
- 2) All fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. The property owner (Heritage Business Center Investment Corp. LLC) reserves the right to reject any fabrication work deemed to be below standard.
- 3) Signs shall be made of durable rust-inhibited materials that are appropriate and complementary to the buildings.
- 4) Paint colors and finishes must be reviewed and approved by the property owner and the City of Fontana.
- 5) Joining of materials (i.e. Seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished.
- 6) Reverse channel letters shall be pinned 2" off building wall with clear acrylic or polycarbonate backings.
- 7) All lighting must match the exact specifications of the approved working drawings.
- 8) Brightness of signs is subject to approval by the property owner. Surface brightness of all illuminated materials shall be constant.

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Continued

- 9) All conduit, crossovers, wiring, ballast boxes, transformers, etc. Shall be concealed. Exposed raceways are prohibited.
- 10) Underwriter's laboratory-approved labels shall be attached.
- 11) All penetrations into building walls shall be sealed, and water-proofed. Color and finish to match existing wall.

SITE SIGNAGE AND BUILDING SIGNAGE DESIGN REQUIREMENTS

MONUMENT SIGN

Double face, internally illuminated aluminum sign cabinet with fabricated aluminum top to match design of building top cornice. Header graphics: Heritage Business Park shall be single channel letters. Lettering to be routed-out with "push-thru" white acrylic with black vinyl overlay on faces. Letter edges will light up at night to outline each letter. Faces are opaque. Paint cabinet to match building color.

Tenant panels:

7 1/2" high x 36 1/2" wide x 1/2" thick reverse pan channel routed-out with "push-thru" white acrylic with black vinyl overlay on faces.

Total number of panels per side:
18 Panels

Sign cabinet dimensions:

6'-4" high (+ 6" cornercap + 2" reveal at bottom) x 10'-0" wide x 12" deep.

Overall size dimensions:

8'-0" high x 10'-0" wide. Sign is located near main entry on Cherry Avenue near the center of the store fontage (See Site Plan Page #).

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SIGN CRITERIA

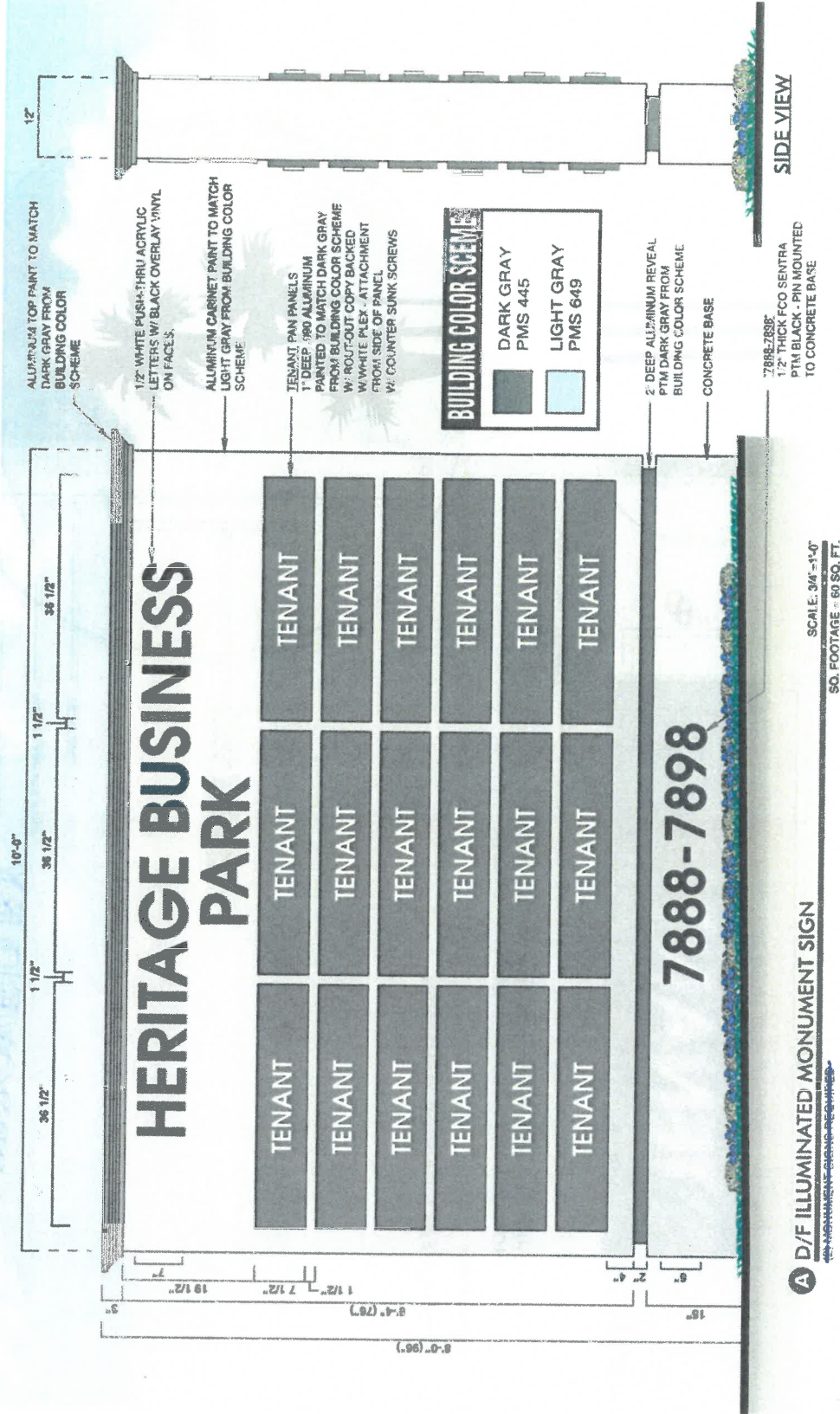


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A D/F ILLUMINATED MONUMENT SIGN

SCOPE OF WORK:
MANUFACTURE & INSTALL D/F ILLUMINATED MONUMENT SIGNS AS PER CALL-OUTS.
SIGNS LOCATED ON EACH STREET.

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36 1/2"

35"

7 1/2"

TENANT

9"

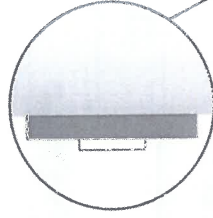
TENANT

PAN PANELS 1" DEEP ALUMINUM PAINTED TO MATCH DARK GRAY FROM BUILDING COLOR SCHEME W/ROUT-OUT COPY BACKED W/WHITE PLEX -

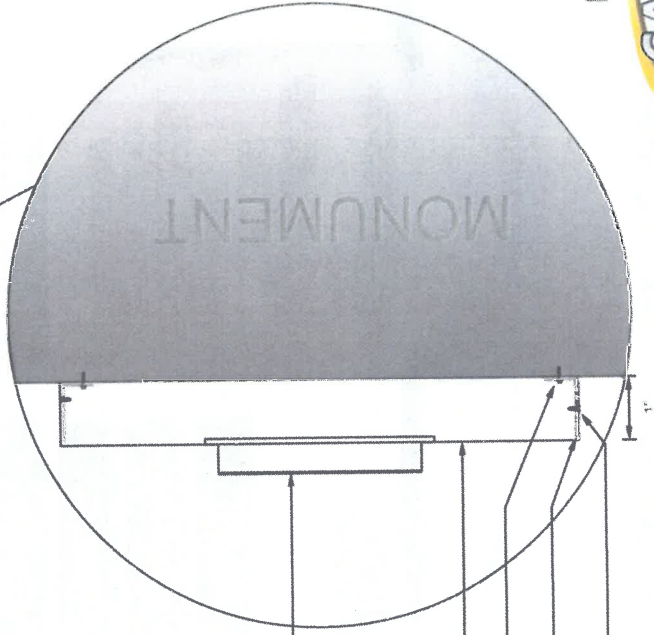
ATTACHMENT

FROM SIDE OF PANEL W/COUNTER SUNK SCREWS

SIDE VIEW



DETAIL



1/2" WHITE ACRYLIC PUSH-THRU
W/ BLACK VINYL OVERLAY

.090 ALUM.

#10 X 3/4" HEX SCREW

.090 ALUM. L-CLIPS

FLAT HEAD SCREW

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Tenant Signage

The frontage of each unit is 40'-0" wide. The designated signage area is located in the recessed sign band that is located above the windows that are located above front door entrance. The footage area of the sign band is 5'-0" high x 12'-0" wide. The allowable square footage of signage is not to exceed 40 square foot



12'-0"

10'-7 5/8"



SIGN BAND AREA

(1) SET CHANNEL LETTERS OR FOAM LETTERS ALLOWED

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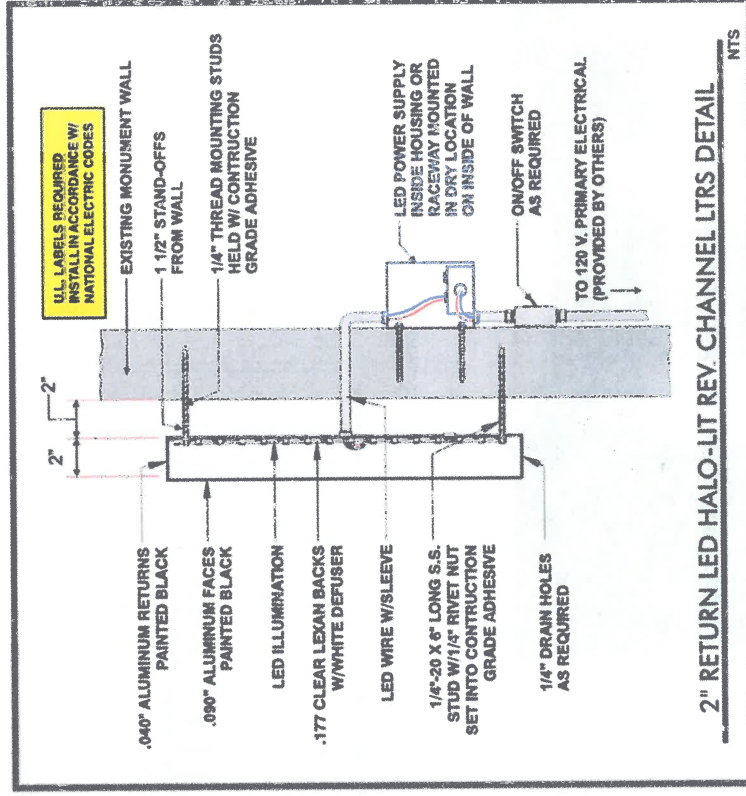
SIGN PROGRAM FOR HERITAGE BUSINESS PARK

Tenant Signage

Sign types:

Reverse Channel Letters

Fabricated 2" deep aluminum letters and logos with 2" stand-offs from wall surface. All edges are filled, ground smooth, and sanded prior to prime and automotive paint finish. Signage can be back "halo" lit with led's or non-illuminated.



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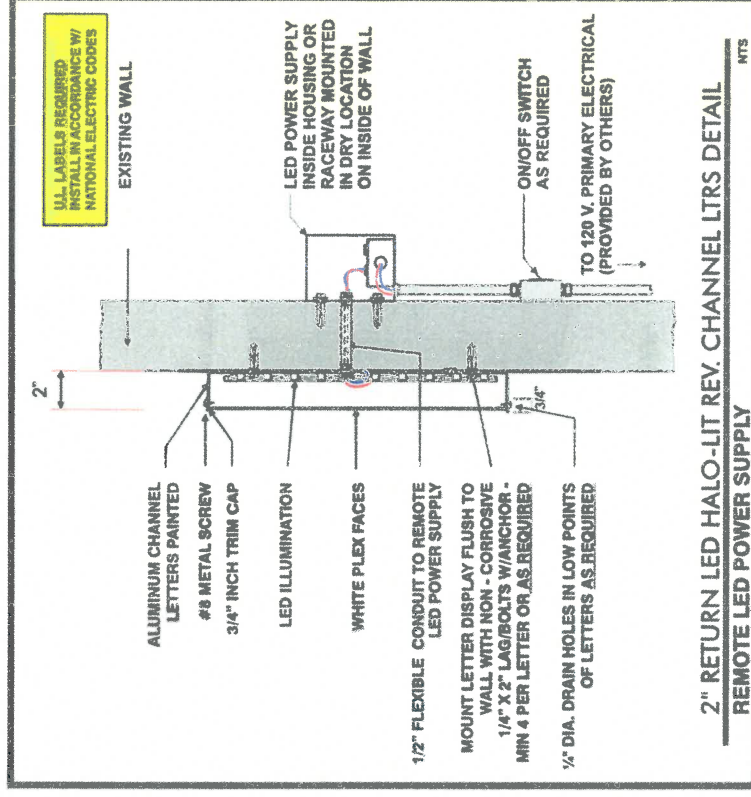
Tenant Signage

Sign is to be located above windows above main entry to each tenant's space. Designated recessed sign background area of building is 5'-0" high x 12'-0" wide.

Sign types:

Channel Letters

Fabricated 2" deep aluminum letters and logos flush mount on wall. 3/16" acrylic faces and trim cap to industry standards. Signage can be face lit with led's or non-illuminated.



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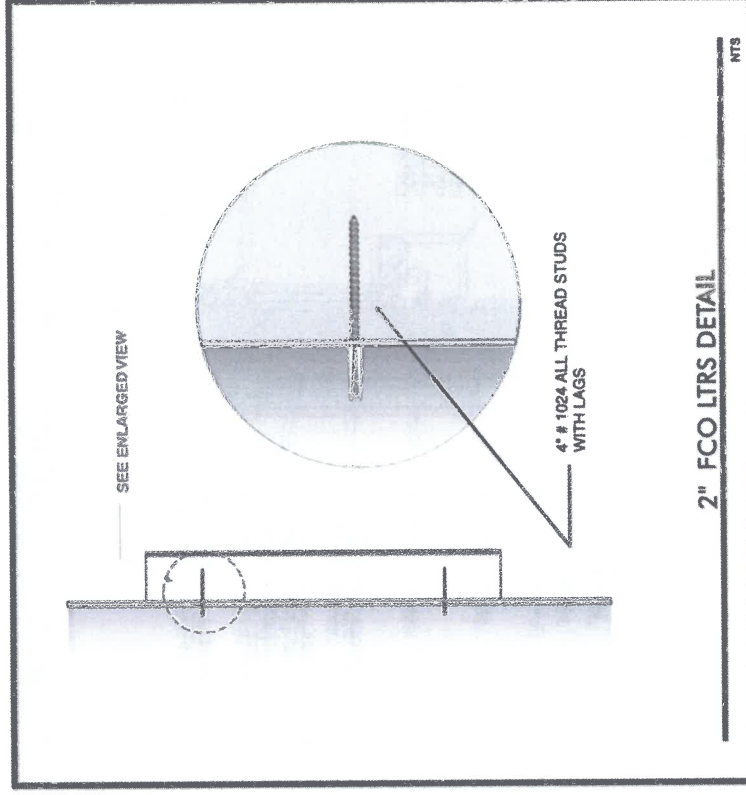
Tenant Signage

Sign is to be located above windows above main entry to each tenant's space. Designated recessed sign background area of building is 5'-0" high x 12'-0" wide.

Sign types:

Polystyrene Letters

2" thick polystyrene foam with 1/8" or 3/16" thick acrylic faces. Mount flush to wall with industry approved adhesive. As stated, all signage must be approved by owner prior to fabrication to insure that the process goes through smoothly.



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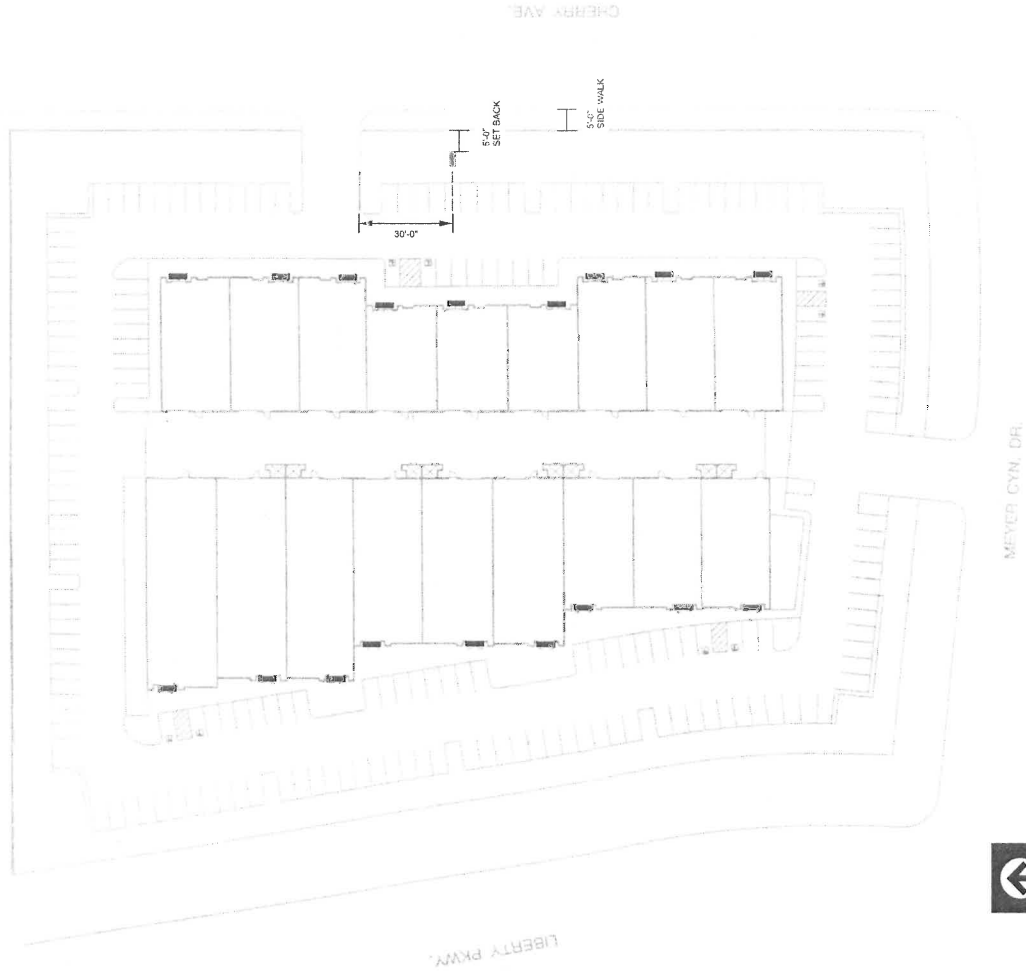
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7888 - 7898 HERITAGE BUS. PARK

- MONUMENT SIGN LOCATION
- TENANT SIGN LOCATIONS



SITE MAP

NTS

