

# ORCHARD PLAZA

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## UNIFORM SIGN PROGRAM

### SIGN PROGRAM #20

CITY OF RANCHO CUCAMONGA

FEB - 3 2016

RECEIVED - PLANNING

8998-9116 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA 91730

**Planning Department Approval**

City of Rancho Cucamonga

Date: 2/11/16 By: N. Cavazos

File No: \_\_\_\_\_

Notes: Uniform Sign Program  
modification.

Please contact the Planning Department at  
(909) 477-2750 for Final Planning Inspection.

Revised 2/03/2016



10783 BELL CT.  
RANCHO CUCAMONGA, CA 91730  
[WWW.INLANDSIGNS.COM](http://WWW.INLANDSIGNS.COM)

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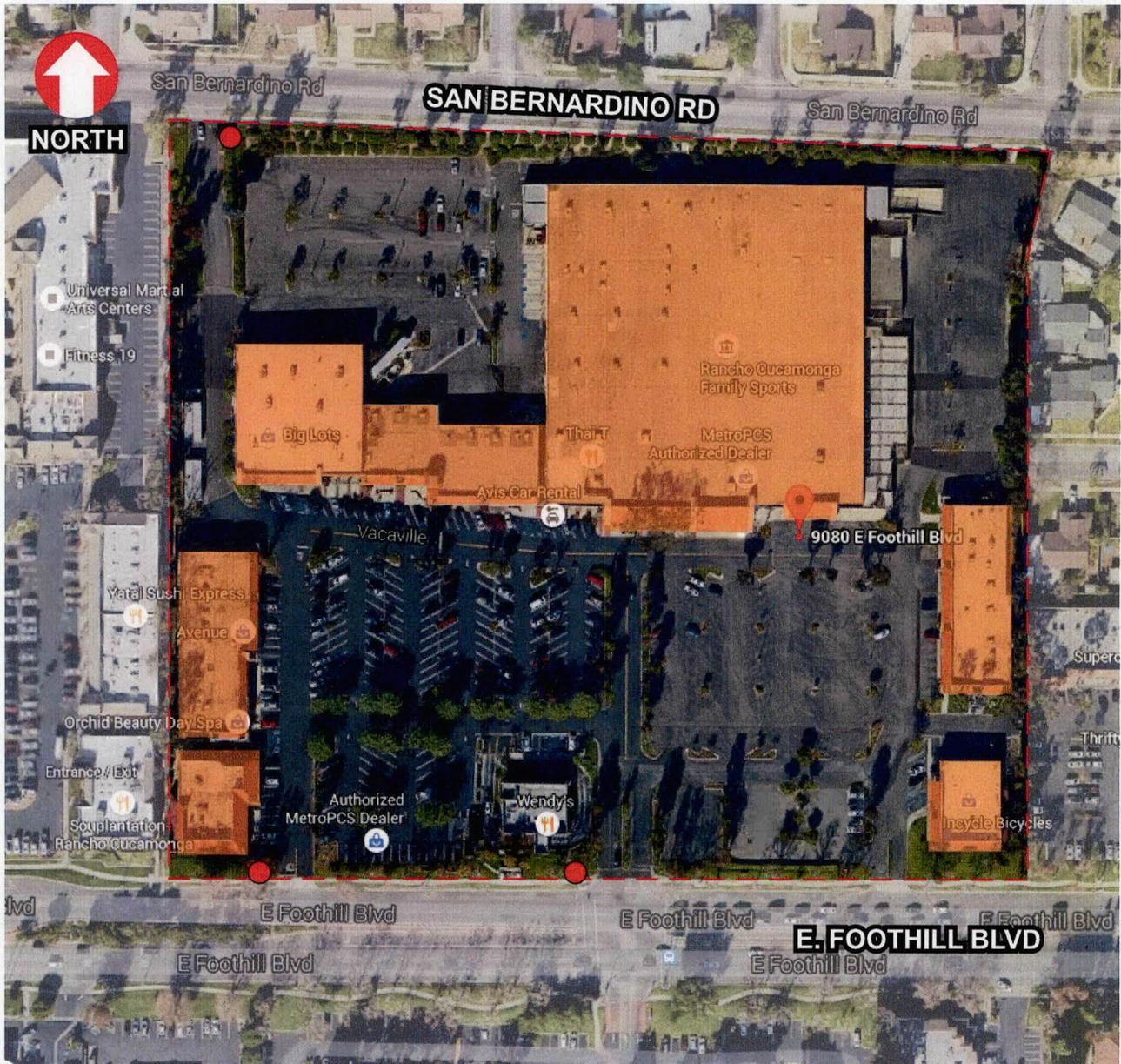
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# SITE PLAN



- BUILDINGS
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**SITE PLAN**  
NOT TO SCALE

# PURPOSE & INTENT

## General

- A) These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics for the Orchard Plaza for the mutual benefit of all Tenants, and to comply with the regulations of the City of Rancho Cucamonga Municipal Code as well as this Uniform Sign Program.
- B) The intent of the sign criteria is to offer the Tenant design flexibility and to incorporate common design elements. The sign specifications will offer optimum Tenant identity when designed in conformance with the design standards.
- C) Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be removed at Tenant's expense.
- D) No sign shall be installed without the Landlords' written approval and the required City sign permits.
- E) Landlord reserves the right to change or modify this sign criteria at any time. Changes or modifications are subject to approval of the City of Rancho Cucamonga Community Development Department.

# GENERAL SIGN REGULATIONS

## Standards

- A) All Signs must be approved by the City of Rancho Cucamonga Community Development Department with proof of approval submitted to Landlord prior to ordering of sign.
- B) All signs and their installation shall comply with all local building and electrical codes, and must conform to this Uniform Sign Program.
- C) Each Tenant shall pay all costs for his/her signs, including installation and maintenance. Each Tenant or his/her Sign Contractor shall obtain and pay for all necessary City permits.
- D) Each Tenant shall be responsible for fulfilling all requirements of this sign criteria.
- E) Each Tenant shall be fully responsible for all actions of Tenant's Sign Contractor with respect to the manufacturing and installation of their sign.
- F) Sign Company shall hold a valid C-45 state license, be fully licensed with the City and State and shall provide full Workman's Compensation and General Liability Insurance certificates to the Landlord.
- G) Landlord reserves the right to reject any sign he feels does not comply with the intent and spirit of this criteria.
- H) Tenant shall be responsible for removing abandoned signs after tenant vacancies no later than five (5) days after such vacancy. Landlord shall be responsible for repairing, patching and painting all damage to the building walls. All paint shall be applied and blended so as to match the existing structure.
- I) All proposed Free-Standing signs shall be limited to the size and number as depicted on the diagrams associated within this sign program.
- J) All signs are subject to design review by the City of Rancho Cucamonga Community Development Department.
- K) Free-standing signs shall also be defined as "monument" signs.

# GENERAL SIGN REGULATIONS

## Submittals

### STEP #1 LANDLORD SUBMITTAL

Submit three copies of plans to:  
Orchard Plaza  
c/o NAI Capital Management, Inc.  
102 1/2 El Camino Real, Ste. 210  
San Clemente, CA 92672  
(909) 945-2339

### STEP #2 SUBMITTAL

- 1) Submit three sets of Landlord approved plans to:  
City of Rancho Cucamonga/Community Development Department  
10500 Civic Center Drive, Rancho Cucamonga, CA 91730  
(909) 477-2700  
[www.cityofrc.us](http://www.cityofrc.us)
- 2) Obtain a sign permit application, appropriate Building Permits and pay applicable fees per city's fee schedule.
- 3) Upon Community Development Department approval, submit stamped sets to Building and Safety for review and approval and issuance of sign permits.

Plans should meet the same requirements Approved listed for Landlord, Tenant and City.

### LANDLORD, TENANT AND CITY REQUIREMENTS:

Plans should include:

- Site plan indicating tenant location.
- Building elevations showing sign location, dimensions of signs and sign area.
- Electrical information, including method of illumination.
- Placement of transformers.
- Method of attachment.
- Color, acrylic, aluminum, vinyl and paint specifications.

No sign permit shall be issued by the City of Rancho Cucamonga without landlord approval.  
No sign permit shall be issued prior to the issuance of an Occupancy Permit and Business License.

### ENFORCEMENT

The City of Rancho Cucamonga is responsible for enforcing the applicable licensing, permit, design, size and other requirements of City's sign regulations. Enforcement of any restrictions or requirements of the Uniform Sign Program beyond the City's sign regulations, as specified herein, shall be the sole responsibility of the landlord.

Note: The signs and the sign locations shown on the program's elevation sheets are based on the building's current floor plan configurations and thus are subject to change if a building's floor plans are reconfigured.

# SIGN CONSTRUCTION

## Requirements

Landlord shall approve all sign design, color and construction per the following:

- A) All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, bronze, nickel or cadmium plated.
- B) No black iron materials of any type will be permitted.
- C) All cabinets, conductors, crossovers, transformers, wiring and other equipment must be concealed behind the sign face.
- D) The face of the sign cabinet shall be aluminum (.090" thick minimum) fastened to the metal frame.
- E) All signs and their installation must comply with all local building and electrical codes. A U.L. approved sign company shall fabricate all electrical signs, pursuant to U.L. specifications, and bear a U.L. label.
- F) All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- G) All lighting must match the exact specification of the approved working drawings.
- H) Exposed conduits, raceways, crossovers, neon tube conductors, transformers, etc., are prohibited.
- I) Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- J) Color coatings shall exactly match the colors specified on the approved plans.
- K) Joining of materials shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and round smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- L) Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- M) In no case shall any manufacturer's label be visible from normal street viewing angles.
- N) Raceways are not permitted.
- O) Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
- P) All sign cabinets shall be constructed from painted aluminum, sealed against any light leaks, primed and painted white interior. Color of exterior sign returns shall be subject to Landlord Approval.
- Q) All signs shall be of individual channel letters.

# PROHIBITED SIGNAGE

## General

- A) No advertising placards, external displays, decorative lighting, flags, balloons, pennants, names, insignia, trademarks or other descriptive material, shall be affixed or maintained upon either the interior or exterior glass panes and supports of the show windows and doors or upon the exterior walls of the building. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- B) Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles is prohibited.
- C) Painted lettering is not permitted.
- D) No animated, flashing, rotating or audible signs are permitted.
- E) Can signs shall be prohibited.
- F) Raceways are prohibited.
- G) No banners shall be allowed unless approved by landlord and permitted by City.
- H) Signage which is not related to the nature of the business such as phone numbers, prices, etc. shall not be part of the allowed permanent signage.
- I) Signs which impede free ingress and egress from any door, window or exit way required by Fire and Building Department regulations are not permitted.
- J) There shall be no transfer of unused sign area from one business to another.
- K) Signs shall not extend above the roof line of the building.

# SIGN DESIGN & STYLE

## Major Tenants - over 10,000 sq. ft.

All signage must be architecturally consistent with the overall building theme. Creative sign designs are encouraged.

Signs shall consist of either of the following Sign Styles:

### Individual Reverse Channel Letters (Halo-Illuminated)

- A) All letters shall be manufactured from aluminum and shall not exceed 36" in height for a single line of copy or 36" total height for two lines of copy and 1 sq. ft. of sign area for each linear foot of suite frontage with a max. of 150 sq. ft. (**Sign Area** -depicted on pg 9). Up to two rows of copy are allowed.
- B) Channel Letters shall have Light Emitting Diode (LED) backlit lighting. Color and design to be approved by Landlord.
- C) The channel letters shall be no more than 2" and no less than 1" away from the building surface they are being mounted to.
- D) The sign shall have clear lexan back panel behind the channel letters so illumination will show around each letter.
- E) Reverse Channel Letters to meet or exceed City of Rancho Cucamonga Municipal code.

### Individual Channel Letters

- A) All letters shall be manufactured from aluminum and shall not exceed 36" in height for a single line of copy or 36" total height for two lines of copy and 1 sq. ft. of sign area for each linear foot of suite frontage with a max. of 150 sq. ft. (**Sign Area** -depicted on pg 9). Up to two rows of copy are allowed.
- B) Letters shall be internally illuminated.
- C) Signs shall be installed only in the designated "Sign Area" established for the building and as allowed by the City of Rancho Cucamonga.
- D) Signs shall meet or exceed sign requirements of the City of Rancho Cucamonga.
- E) Additional wiring, transformers, etc. shall be the responsibility of the tenant.

Tenant will be permitted signs at main entrances of suites and Tenant must obtain City approval. Tenant will be permitted to have 1.0 sq ft of signage area per each linear ft of suite frontage. Signage is limited to the designated sign areas above suite entrance (see pg 9).

All signs shall be centered on the sign face/architectural feature horizontally and vertically.

- Tenant shall be permitted entry identification and hours of operation information on main entrance doors only. All Graphics on doors shall be exterior mounted and shall not exceed 18" high x 24" in length. Silkscreen or pressure sensitive vinyl.
- Total door/window graphics shall not exceed 25% of the overall door/storefront area.

Tenant will be permitted to display one (1) logo. The logo area shall be included within the sign area limitation but not exceeding 25% of the overall proposed sign area. The logo shall be defined as a graphic symbol commonly used for Tenant identification.

# SIGN DESIGN & STYLE

## Shop Tenants - up to 9,999 sq. ft.

All signage must be architecturally consistent with the overall building theme. Creative sign designs are encouraged.

Signs shall consist of either of the following Sign Styles:

### Individual Reverse Channel Letters (Halo-Illuminated)

- A) All letters shall be manufactured from aluminum and shall not exceed 26" in height for a single line of copy or 26" total height for two lines of copy and 75% maximum width at entrance wall area (**Sign Area** -depicted on pg 10). Up to two rows of copy are allowed.
- B) Channel Letters shall have Light Emitting Diode (LED) backlit lighting. Color and design to be approved by Landlord.
- C) The channel letters shall be no more than 2" and no less than 1" away from the building surface they are being mounted to.
- D) The sign shall have clear lexan back panel behind the channel letters so illumination will show around each letter.
- E) Reverse Channel Letters to meet or exceed City of Rancho Cucamonga Municipal code.

### Individual Channel Letters

- A) All letters shall be manufactured from aluminum and shall not exceed 26" in height for a single line of copy or 26" total height for two lines of copy and 75% maximum width at entrance wall area (**Sign Area** -depicted on pg 10). Up to two rows of copy are allowed.
- B) Letters shall be internally illuminated.
- C) Signs shall be installed only in the designated "Sign Area" established for the building and as allowed by the City of Rancho Cucamonga.
- D) Signs shall meet or exceed sign requirements of the City of Rancho Cucamonga.
- E) Additional wiring, transformers, etc. shall be the responsibility of the tenant.

Tenant will be permitted signs at main entrances of suites and Tenant must obtain City approval. Tenant will be permitted to have 1.0 sq ft of signage area per each linear ft of suite frontage. Signage is limited to the designated sign areas above suite entrance (see pg 10).

All signs shall be centered on the sign face/architectural feature horizontally and vertically.

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- Total door/window graphics shall not exceed 25% of the overall door/storefront area.

Tenant will be permitted to display one (1) logo. The logo area shall be included within the sign area limitation but not exceeding 25% of the overall proposed sign area. The logo shall be defined as a graphic symbol commonly used for Tenant identification.

# ALLOWABLE SIGN AREA

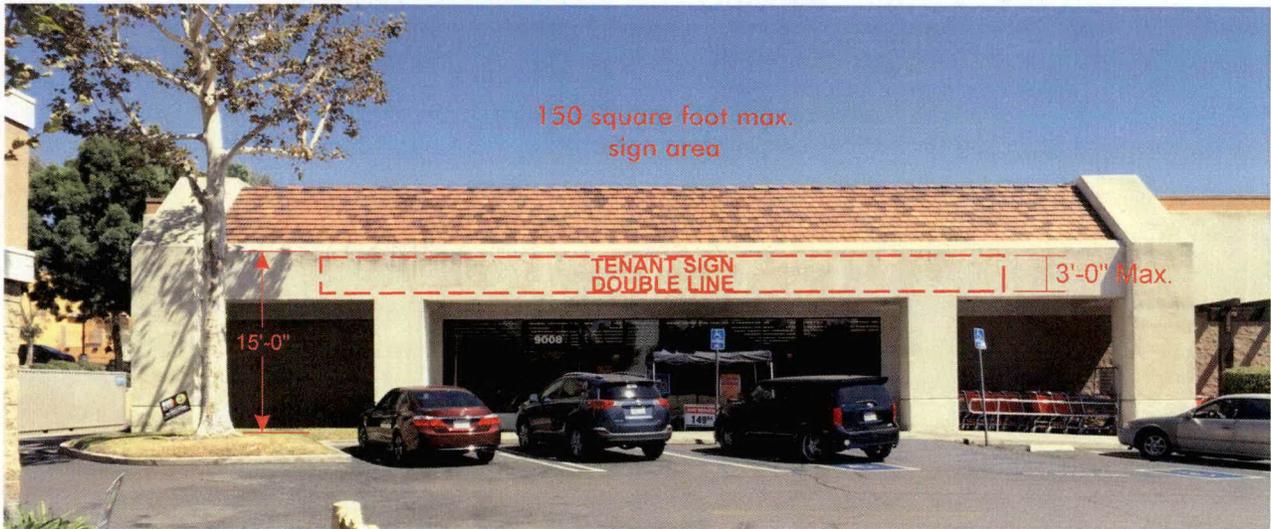
## Major Tenants - over 10,000 sq. ft.

Major Tenants are allowed one (1) Main Entrance Sign. Sign shall not exceed 3'-0" in height and 150 sq. ft total sign area. Entrance sign may have a maximum of two lines of copy.



**TYPICAL WALL SIGN LOCATION - MAJOR TENANTS (single line)**

NOT TO SCALE



**TYPICAL WALL SIGN LOCATION - MAJOR TENANTS (double line)**

NOT TO SCALE

# ALLOWABLE SIGN AREA

Shop Tenants - up to 9,999 sq. ft.

Shop Tenants are allowed one (1) Main Entrance Sign. Sign shall not exceed 2'-2" in height and 75% of suite frontage in length. Entrance sign may have a maximum of two lines of copy.



**TYPICAL WALL SIGN LOCATION - SHOP TENANTS (single line)**

NOT TO SCALE



**TYPICAL WALL SIGN LOCATION - SHOP TENANTS (double line)**

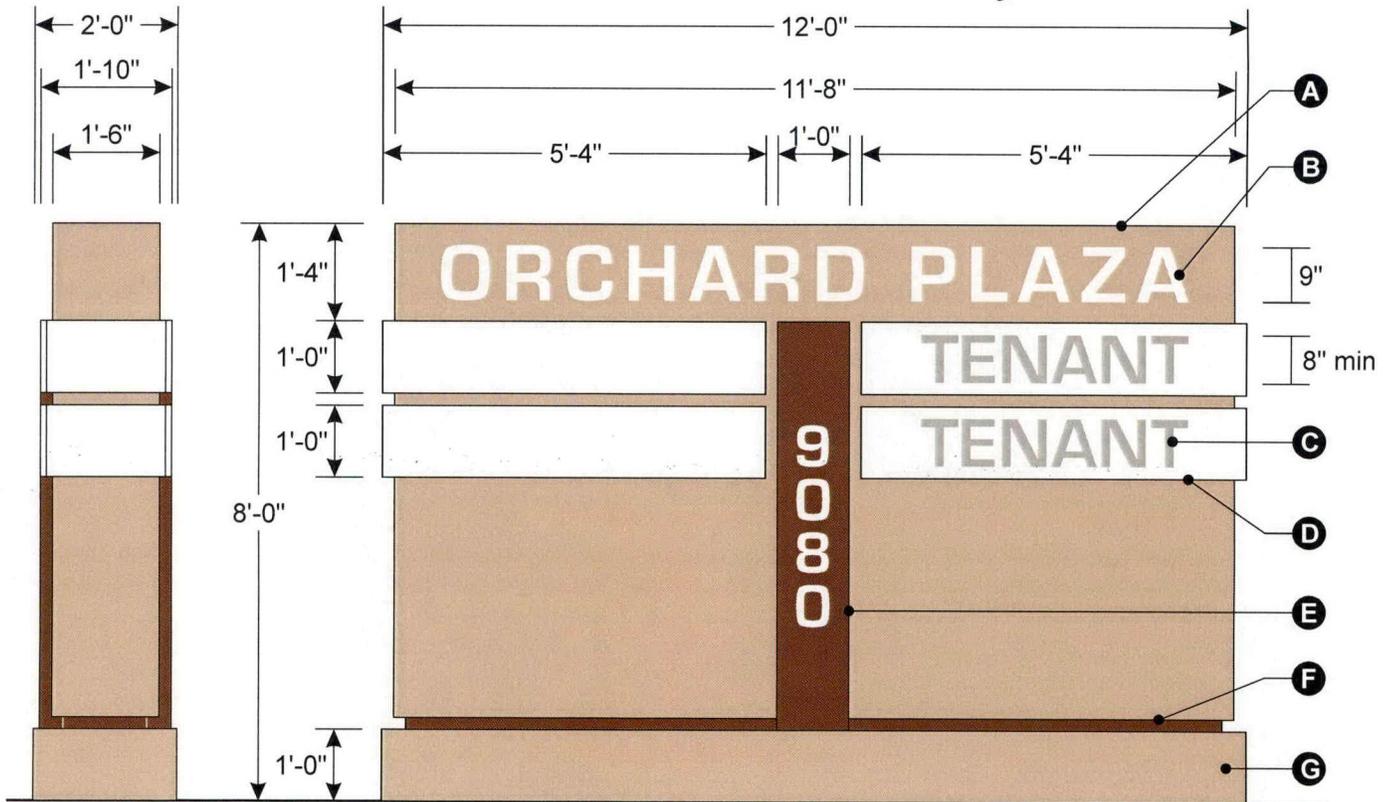
NOT TO SCALE

# PROPOSED MONUMENT

## New Monuments

1. Three (3) free-standing signs are allowed (at designated locations only).  
The monument signs shall comply with the following:
  - a. Each monument will not exceed @ 24 square feet in sign area.
  - b. Signs shall not encroach into the public right of way or interfere with the line of sight of any vehicles.
  - c. Signs shall not exceed 8'-0" in height.
2. Landscaping shall be provided at the base of the monument sign. At a minimum, landscape area shall be equal to the area of the sign. Landscaping shall be complementary to the landscaping for the overall site. The design of the landscaping shall be such that natural growth will not obscure the sign from the public right-of-way.

\* "Orchard Plaza" Center name not to exceed 8 square feet.



### SIDE VIEW

SCALE: 3/8" = 1'-0"

### D/F ILLUMINATED MONUMENT SIGN

SCALE: 3/8" = 1'-0"

24 SQ. FT.

**A** ALUMINUM CABINET  
PAINTED DUNN EDWARDS  
DEC704 MOENKOPI TAN  
STUCCO FINISH

**B** ROUTED ALUMINUM LETTERS  
BACKED UP W/ WHITE ACRYLIC

**C** ROUTED TENANT COPY/LOGO  
BACKED UP W/ ACRYLIC  
& VINYL TENANT GRAPHICS

**D** 1" ALUMINUM PAN FACE  
PAINTED DUNN EDWARDS  
DEW311 FRENCH WHITE  
STUCCO FINISH

**E** ALUMINUM ACCENT  
W/ ROUTED ADDRESS  
BACKED UP W/ WHITE ACRYLIC  
PAINTED DUNN EDWARDS  
DEC706 ROSEWOOD

**F** 2" REVEAL  
PAINTED DUNN EDWARDS  
DEC706 ROSEWOOD

**G** ALUMINUM BASE  
PAINTED DUNN EDWARDS  
DEC704 MOENKOPI TAN  
STUCCO FINISH