

INDEPENDENCE CORPORATE CENTRE
UNIFORM SIGN PROGRAM # 57
9267 Haven Avenue
Rancho Cucamonga, CA 91730
Revised June 17, 1987

APPROVED 8/28/87
AMENDED 7/8/93

PLANNING DIVISION
APPROVAL

BY Chris Westman DATE 8/28/87
CITY OF RANCHO CUCAMONGA

Please contact the Planning Division at
(714) 989-1861 for final inspection.

WJ 7/8/93

INDEPENDENCE CORPORATE CENTRE UNIFORM SIGN PROGRAM

PURPOSE AND INTENT

The purpose of this planned sign program is to provide standards to safeguard life, health, property and the public welfare, and to provide the means for adequate identification of buildings and businesses by regulating and controlling the design, locations and maintenance of all signs within Independence Corporate Centre.

The intent of this program is to establish specific standards for all exterior signing that will ensure continuity, consistency, and harmony with the master-planned architectural quality of Independence Corporate Centre.

MAINTENANCE

All signs shall be maintained in a neat and orderly fashion. Periodic inspections shall be made by the Owner of Property. Prompt correction of any deficiencies shall be made by the entity responsible for the maintenance of said sign(s).

COMPLIANCE REQUIRED

No person shall erect, re-erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Uniform Sign Program.

GENERAL SIGN STANDARDS

Signs are grouped into three types, (1) Building Face Signage for Major Tenant Identity at Top of Building, (2) Building Face Signage for Secondary Tenant Identity at Top of First Floor, and (3) Monument Signs. The size, location and design of each sign shall not exceed the specific maximum limitations for each group. For Building Face Signage signs, the criteria for this determination shall be proportional compatibility and harmony with the overall building and with the elevation upon which the sign is to placed.

All building face signs and logos shall be mounted directly onto or into the building surface. No "raceways" or other visible mounting devices may be used.

The maximum Building Face Sign Area for our project is 10% of the building face or 150 square feet of sign area per building face whichever is less.

The Maximum Number of Signs for our project is one (1) sign per tenant (business) for each building face. No single tenant (business) may exceed two (2) signs per building. (There may be several signs representing different tenants on one building face, as long as total collective "sign area" does not exceed 150 square feet on that particular building face.)

All attachment hardware for on building signs shall be stainless steel or similar rust free material to preclude rust staining of architectural surfaces and to permit easy future removal of graphics.

All building face signage shall be located on the spandrel-glass portion of Glass Curtain Wall Facades only. No building signage may be attached to the brick exterior. (See page 6)

The face of all wall sign letters and pictorial symbols shall be white with the sides (returns) of the letters finished to match the individual building exterior aluminum trim and mullion color, (Ameritone Sherwood Green or equal).

MEASUREMENT OF BUILDING SIGNAGE AREA

The area of a sign or logo with individual letters shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.

TYPE I - BUILDING FACE SIGNAGE

(For Major Tenant Identity at Top of Building)

A. SIGN AREA ENVELOPE AND BUILDING FACE LOCATION

This sign type shall be limited to the identification of a single entity and shall be limited to two (2) elevations per tenant and shall be located on the top floor spandrel area but not to extend above the top of building. Sign area "envelope" shall be located within second floor spandrel glass area only, and vertical measurement from top edge of parapet to top of sign area envelope shall not be less than four inches. This sign area envelope shall not extend over or below horizontal mullion which separates spandrel glass from vision glass. (Optimum spacing is 2" between bottom of sign and this horizontal mullion. See Sign Area Envelopes as defined in dotted areas on Page 6.)

B. SIGN TYPE STYLE

All signs and logos attached to the building shall be individual letter and surface mounted. No "can" signs or signs painted directly on the building shall be permitted. Type Style for all individual letters shall be Lubalin-DEMI, OR (UPON LANDLORD APPROVAL ONLY) MODIFIED BOOKMAN ITALIC. A LETTER OF APPROVAL FROM THE LANDLORD SHALL BE REQUIRED PRIOR TO CITY'S REVIEW AND APPROVAL

C. ILLUMINATION & MATERIALS

Signs and logos attached to the Top of Building exterior of building shall be internally illuminated, but no signs or any contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion. All illuminated letters shall be channelume letters with "Plexiglass" faces. Such letters shall be 5" inches in depth and shall include internal neon illumination. Degree of illumination shall be one (1) 60 milliamps white neon tube per letter. Faces of letters shall be #7328 white plex. Returns shall be painted to match exterior aluminum trim and mullion color.

AMENDED
7/8/93
[Signature]

D. LETTER SIZE AND LAYOUT

The letter size and location of each sign shall be designed to be complimentary and proportional to each individual building. In no case shall any building face exceed 150 square feet of sign area. Signs comprised of a single row of individual letters shall be limited to a maximum letter height of thirty-six inches (36") and a sign length of thirty feet (30'-0"). Single Row letters shall be located on building face as to straddle horizontal mullion, equidistant above and below said mullion. Signs comprised of a double row of individual letters shall be limited to a maximum letter height of twenty two inches (22") and maximum sign length of thirty feet (30'-0"). Minimum spacing between bottom of top row and top of bottom row shall be four inches (4") (See examples of permitted sign lettering and logo layout on pages 8 and 9). Corporate logos shall be limited to a maximum of forty eight inches (48") in height. All logos which contain individual or integrated letters shall have a serif type style or otherwise approved by landlord, and should be related to type style as approved for individual letters.

E. SIGN COLORS

All Individual Interior Neon Illuminated Letters shall have White plex faces #7328. Logos may incorporate any combination of the following three colors:

White plex #7328

PMS Grey 243C

PMS Blue 294C

PMS BURGUNDY 209C

(UPON LANDLORD APPROVAL ONLY A LETTER OF APPROVAL FROM THE LANDLORD SHALL BE REQUIRED PRIOR TO CITY'S REVIEW AND APPROVAL.

TYPE II - BUILDING FACE SIGNAGE

(For Secondary Tenant Identity at Top of First Floor)

AMENDED
7/8/93
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A. SIGN AREA ENVELOPES, SIGN COLOR, & MATERIALS

The size and location of each sign or logo shall be designed to be complimentary and proportional to each individual building. The sign area envelope for secondary tenant identity shall be limited to the 3 foot high spandrel glass panels located at Top of First Floor (See Page 6). Such signs shall be cut from or cast in 3/8" inch thick aluminum and will be finished in white linear polyurethane (white to match white plex #7328). Signs comprised of individual letters shall be limited to a maximum length of twenty feet (20'-0"). Corporate logos shall be limited to a maximum height of twenty seven inches (27"). No part of such signs shall be located higher than fourteen feet (14'-0") above grade. All logos which contain individual or integrated letters shall have a ~~serif type style, or otherwise approved by Landlord, and should be related to type style as approved for individual letters.~~ ^{HERALD}

B. NON-ILLUMINATION

These individual letters or logos shall be non-illuminated.

C. TYPE STYLE & TYPE SIZE

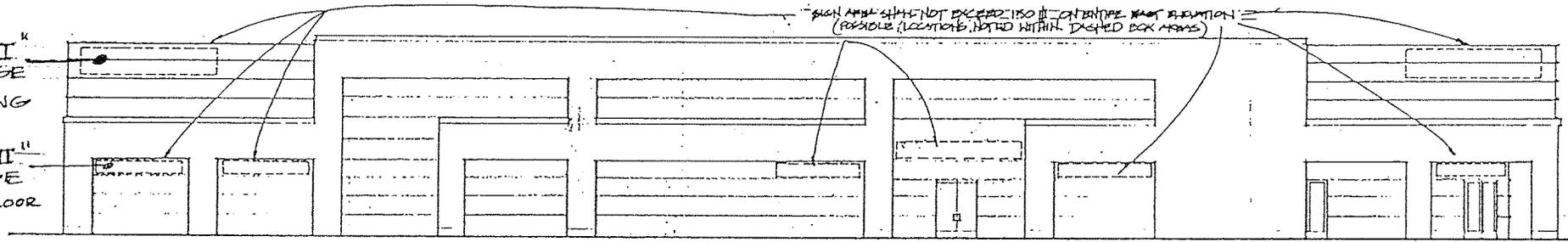
This sign type shall be available for identification of building tenants utilizing individual letters or logos. Type style for all individual letters shall be Lubalin only. Individual letter height shall be limited to a maximum of twelve inches (12"), for a double row of letters with minimum spacing between bottom of top row and top of bottom row at three inches (3"). Individual letter height shall be limited to a maximum of twenty one inches (21") for a single row lettered sign.

SIGN AREA ENVELOPE NOTED WITHIN DOTTED LINES

TYPE I
SIGNAGE
TOP OF
BUILDING

TYPE II
SIGNAGE
TOP OF
FIRST FLOOR

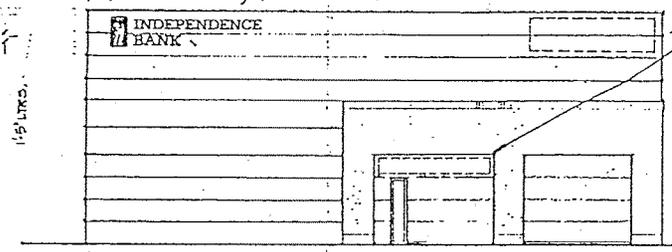
SIGN AREA SHALL NOT EXCEED 150 SF ON ENTIRE EAST ELEVATION
(POSSIBLE LOCATIONS NOTED WITHIN DASHED BOX AREAS)



EAST ELEVATION

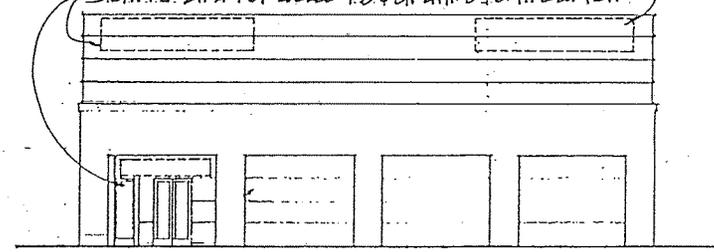
210

5'-0" *20'-0" OVERALL SPREAD OUT (APPROX. 65 SF)
SIGN AREA SHALL NOT EXCEED 150 SF ON ENTIRE SOUTH ELEVATION



SOUTH ELEVATION

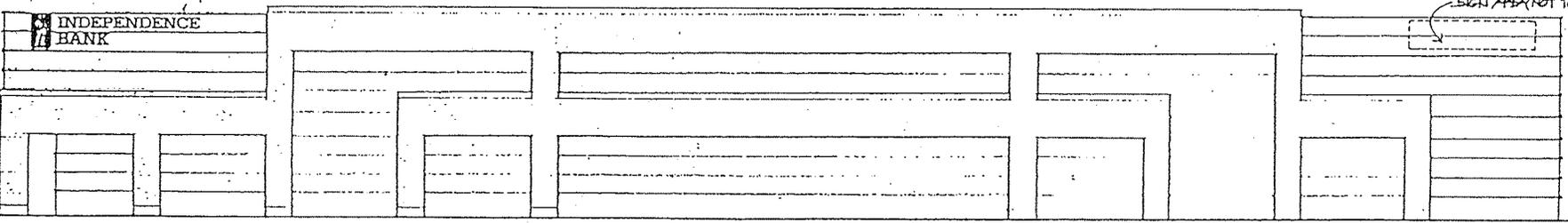
POSSIBLE SIGN AREA NOTED WITHIN DASHED BOX AREAS
SIGN AREA SHALL NOT EXCEED 150 SF ON ENTIRE NORTH ELEVATION



NORTH ELEVATION

*25'-0" OVERALL SPREAD OUT 85 SF
FLUSH W/ NOSE EDGE OF COLUMN

(2) SETS OF CHANNEL-LINE LETTERS (8" DEEP) AND FIN. ALUM. LOGOS (8" DEEP).
LOGO: WHITE FLEX BACKGROUND W/ #2114 BLUE OVERLAY. RAST OUT AS NEEDED. INTERIOR ILLUMINATION, PAINT CABINET (PANTONE) 423-C GRAY.
LETTERS: *7520 WHITE FLEX FACES, INTERIOR NEON-ILLUMINATION, RETURNS PAINTED (PANTONE) 423-C GRAY.

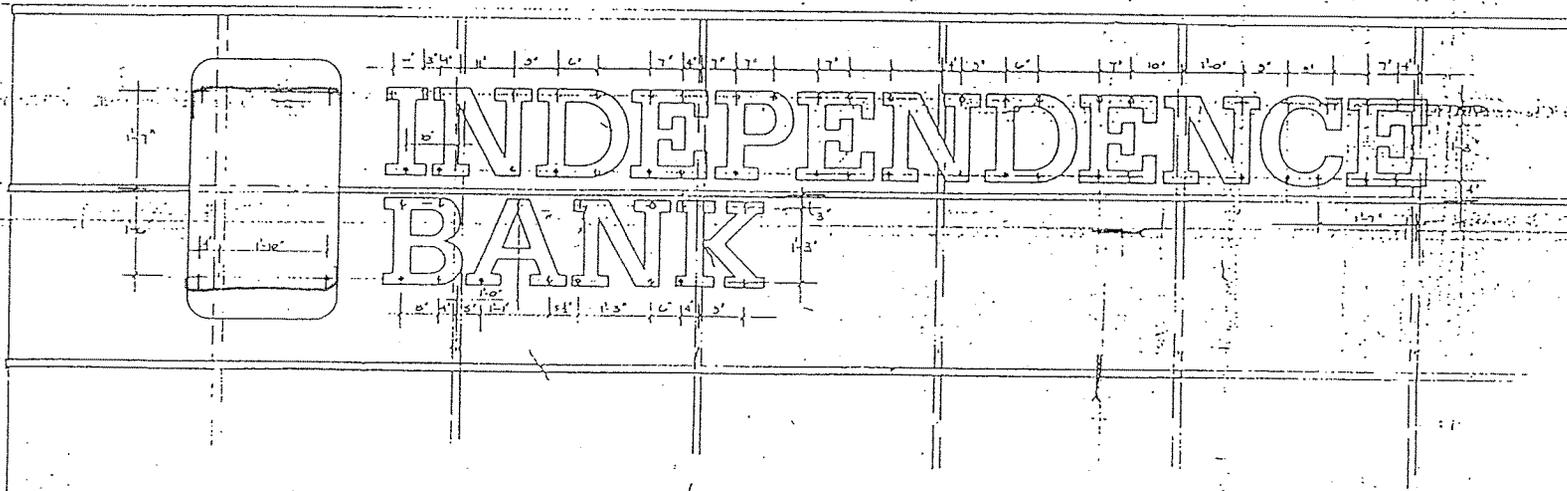


WEST ELEVATION

SIGN AREA (NOT TO EXCEED) 6'S SQ. FT.



"TYPE I" SIGNAGE - SOUTH ELEVATION



pg 8

TYPE STYLE: LUBALIN DEMI

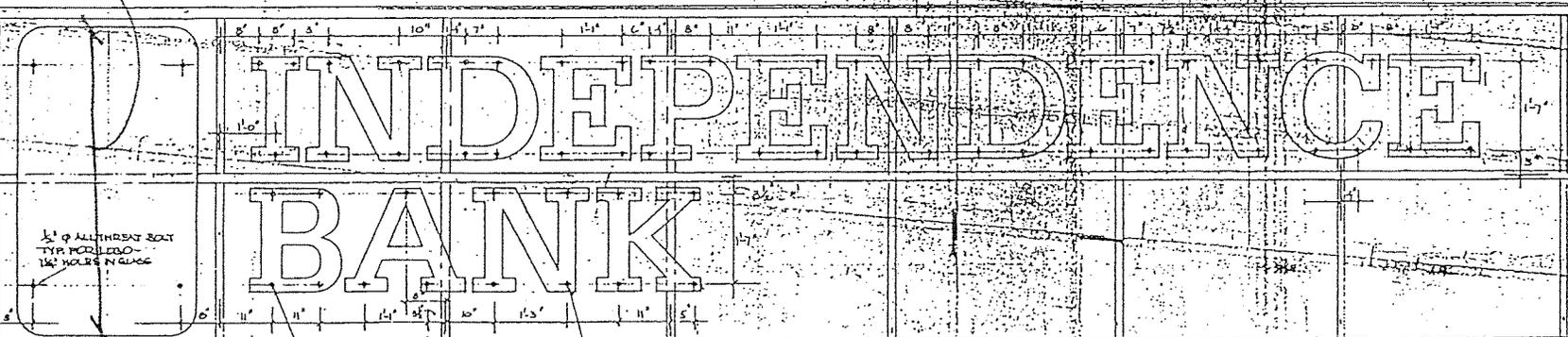
HEIGHT LIMITATIONS - SEE PAGE 4 SEC. D
SEE PAGE 5 SEC. C

SIGN COLORS - SEE PAGE 5 SEC. E



"TYPE I" SIGNAGE - WEST ELEVATION

Not to exceed
48"



1/2" Ø ALL-THREAD BOLT
TYP. MODELLED -
1/4" HOLE IN GLASS

SOLID CIRCLE IS LOCATION
OF 1/2" ALL-THREAD CONDUIT.
1/4" Ø HOLE IN GLASS

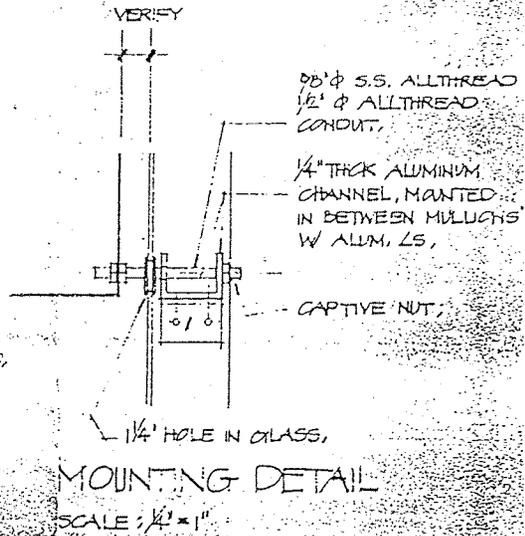
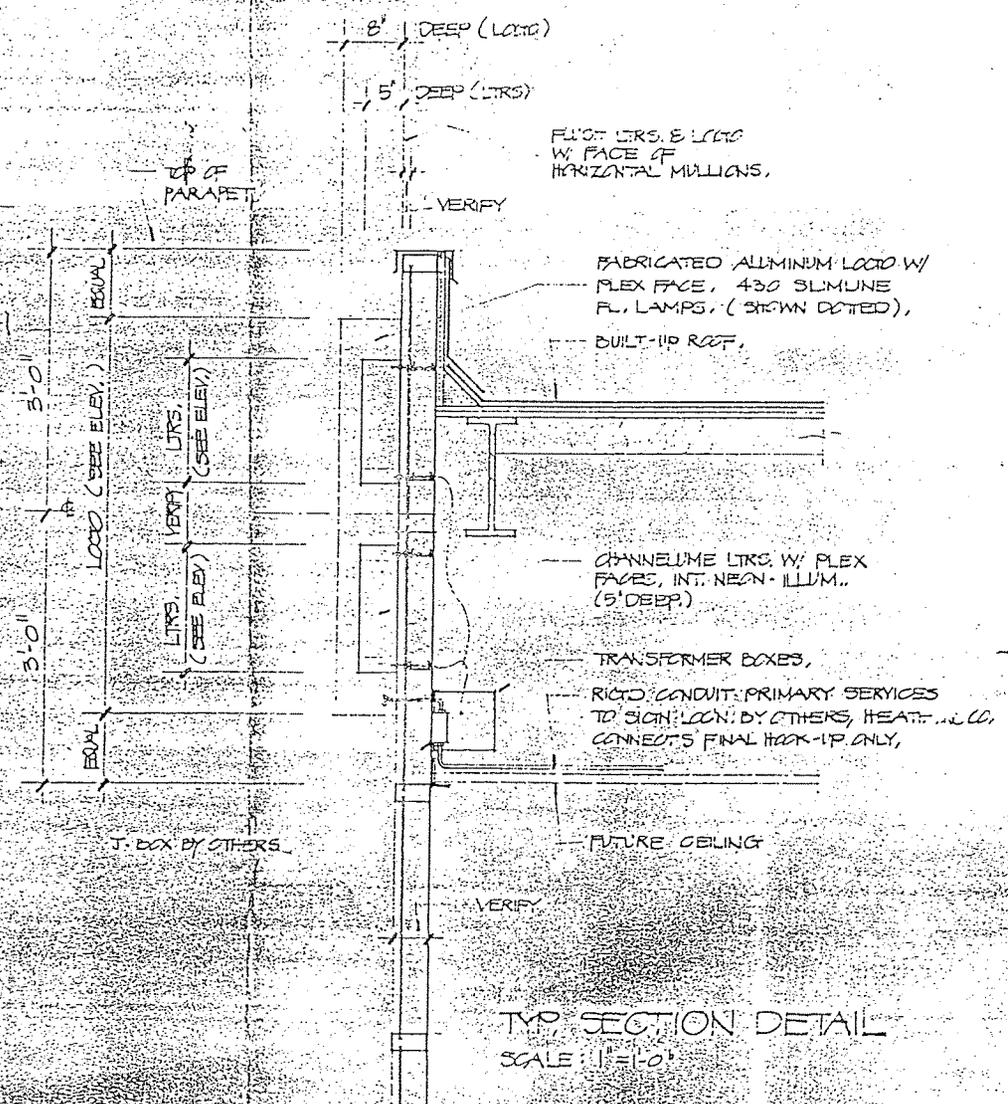
CLEAR CIRCLE IS LOCATION
OF 3/8" ALL-THREAD BOLT.
1/4" Ø HOLE IN GLASS.

PARTIAL WEST ELEVATION - 1'-1"
LOCATION OF BOLT AND ELECTRICAL
HOLES IN GLASS

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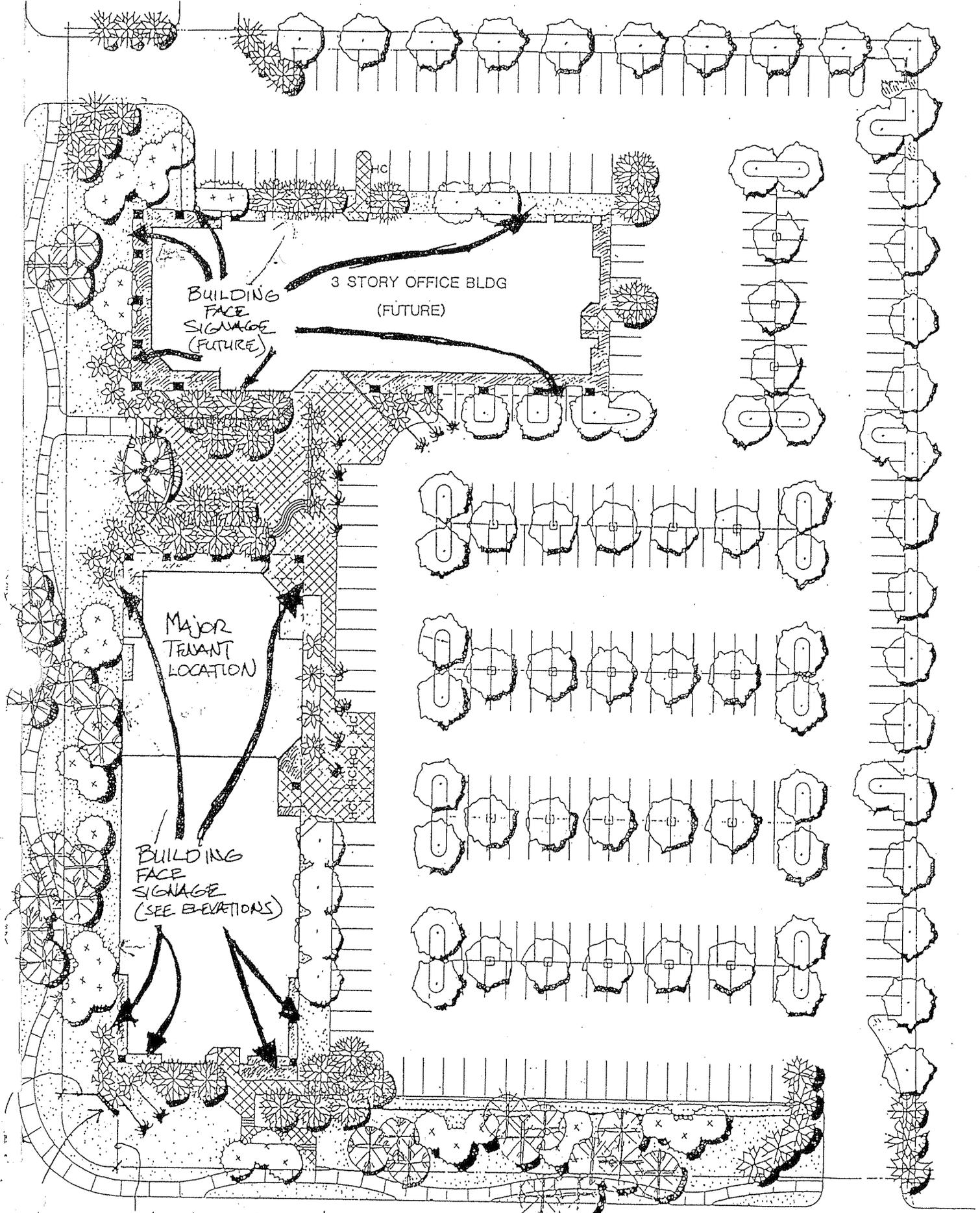


"TYPE I" SIGNAGE (TOP OF BUILDING)



Pa 10





BUILDING
FACE
SIGNAGE
(FUTURE)

3 STORY OFFICE BLDG
(FUTURE)

MAJOR
TENANT
LOCATION

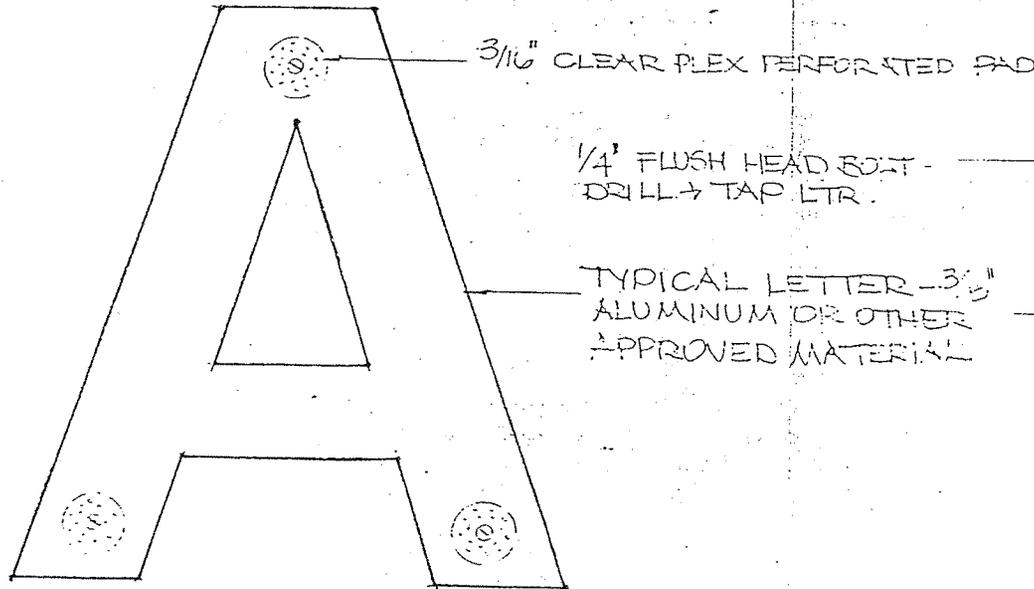
BUILDING
FACE
SIGNAGE
(SEE ELEVATIONS)

20' Setback from R

MONUMENT
SIGN - CONCRETE 3' X 8' w/ DEBOSSSED LETTERING

SCALE: 1" = 60'

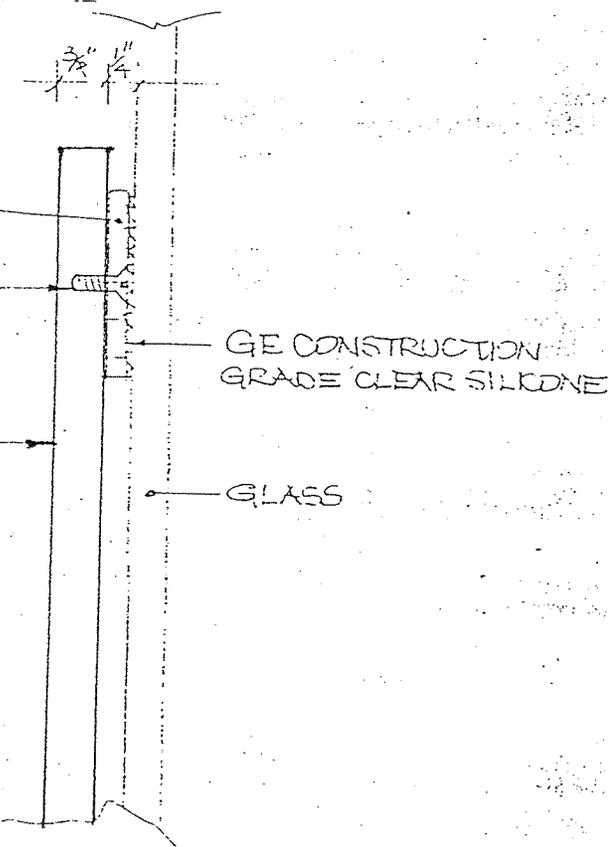
"TYPE II" SIGNAGE
 BUILDING FACE SIGNAGE FOR SECONDARY TENANT IDENTITY
 TOP OF FIRST FLOOR



1/4" FLUSH HEAD BOLT -
 DRILL → TAP LTR.

TYPICAL LETTER - 3 1/2"
 ALUMINUM OR OTHER
 APPROVED MATERIAL

DETAIL - MOUNTING OF
 NON-ILLUMINATED LETTERS
 TO GLASS BUILDING FACIA

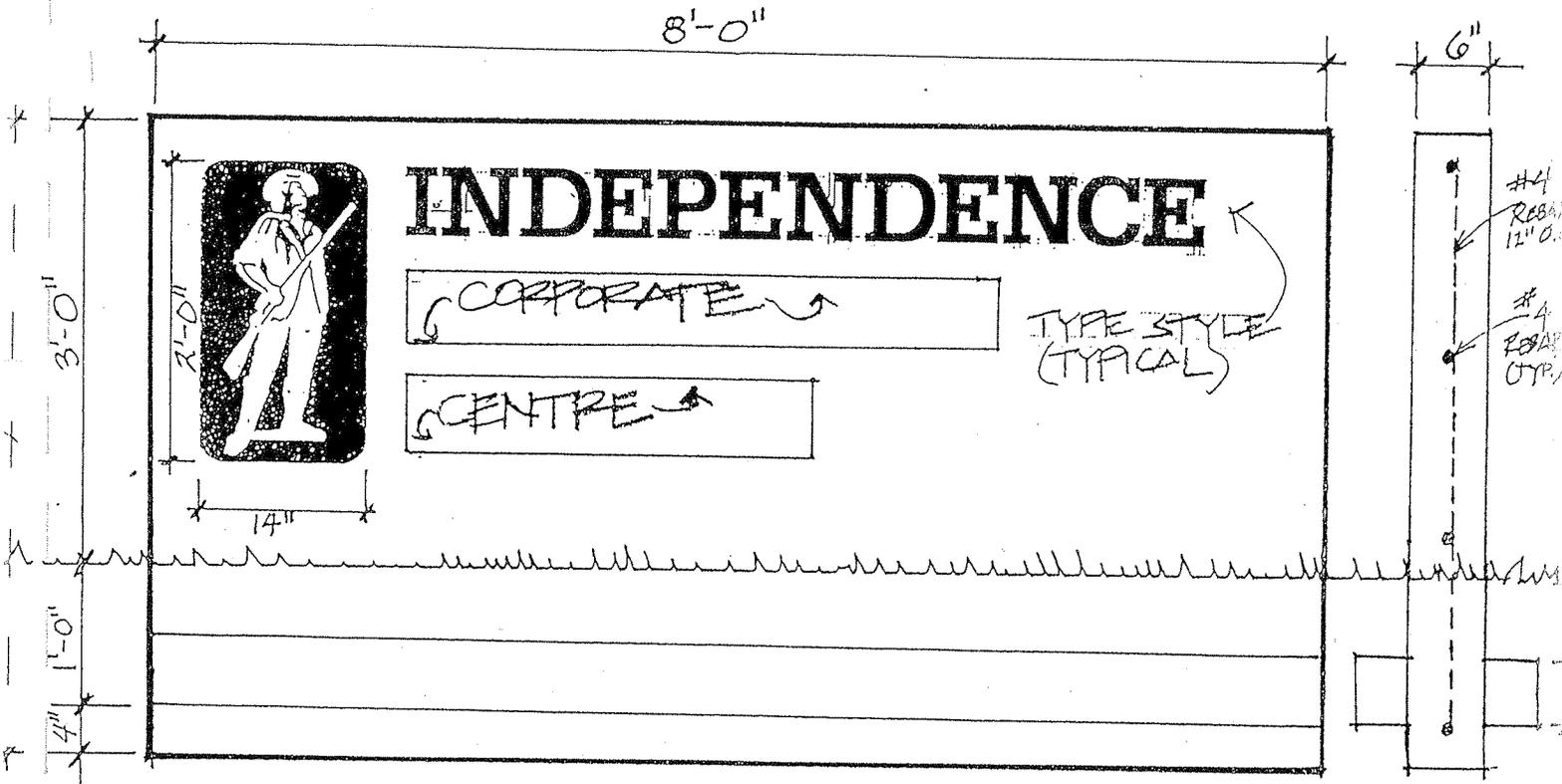


pg 11

Heath and Company Signage and related services	Project Name	Design No	Revision No	Revisions	Date
3225 Lacy Street, Los Angeles, California 90031 (213) 223-4141	SPRINGHAVEN CTR.				
Offices/Plants Los Angeles • Dallas • Tampa • Hayward	Address	Scale	Sheet No	of	
A Fischbach Company	RANCHO CUCAMONGA				
	City/State	Date	Job No		
		4-30-87		2	
	Client Approval	Drawn	Salesman		

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SCHEMATIC MONUMENT SIGN



SCALE
3/4" = 1'-0"

MONUMENT SIGN SHALL BE FABRICATED FROM NATURAL COLORED CONCRETE, TYPE STYLE OF DEBOSSED LETTERING SHALL MATCH SERIF TYPE STYLE SHOWN ABOVE (LUBALIN DEMI) LETTERS SHALL BE DEBOSSED TO 1/2"

- TYPE FACE: LUBALIN DEMI (SERIF)
- LETTER HEIGHT: 6"
- RE-INFORCED W/ #4 REBAR AS SHOWN.

HAVEN

6
A

8
C

MONUMENT SIGN

FACE OF CURB

35' SETBACK

RIVER BULDERS, TYP. STM.
3' X 3' X 2'
3' X 2' X 1'

10
H
20', 18', 16'

2
A
2A

6th

3
A
3
C

6'-8' CAPALITE PAVED ROCK
TYPICAL

PUD HEADBOARD
TYPICAL

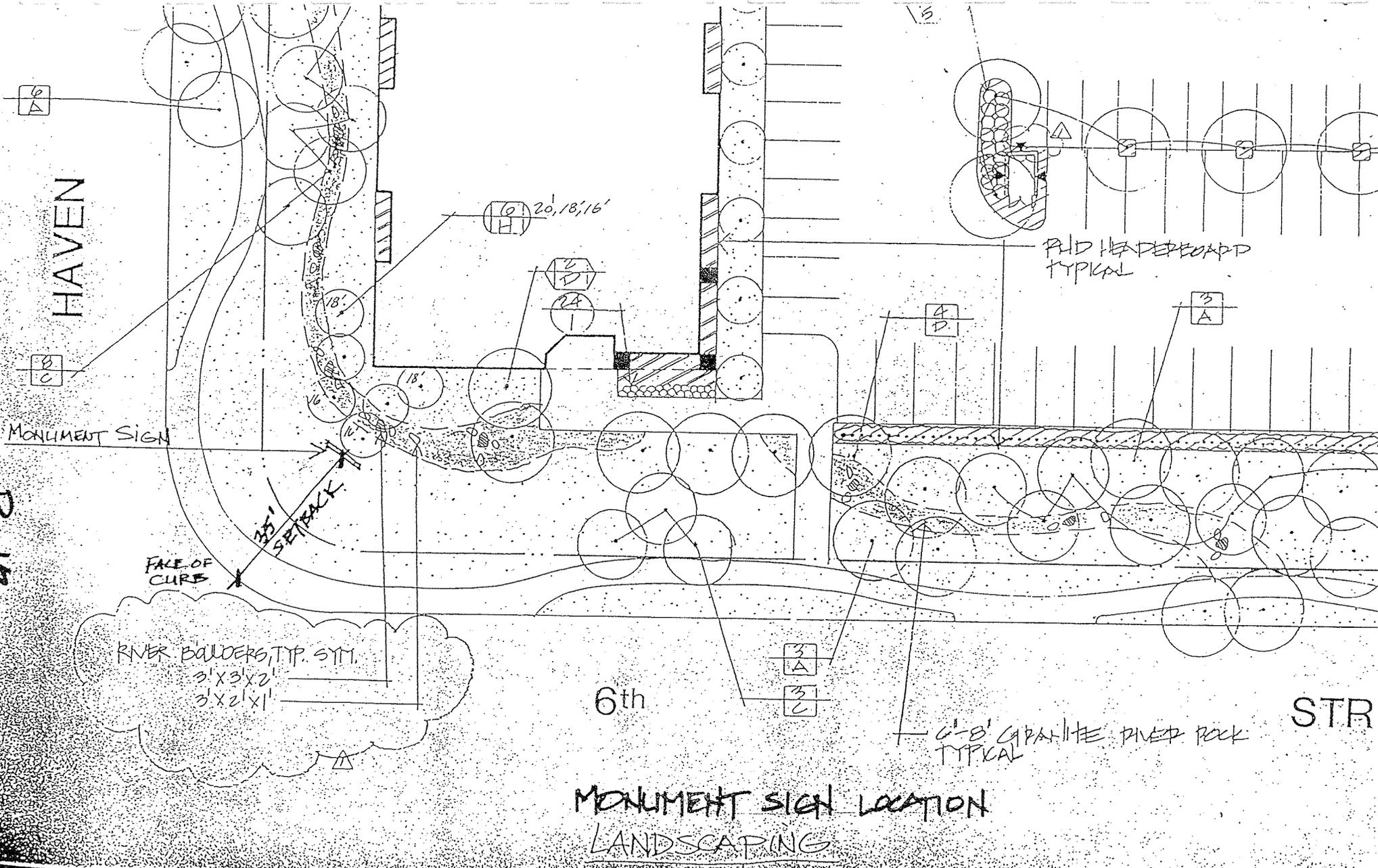
4
D

5
A

STR

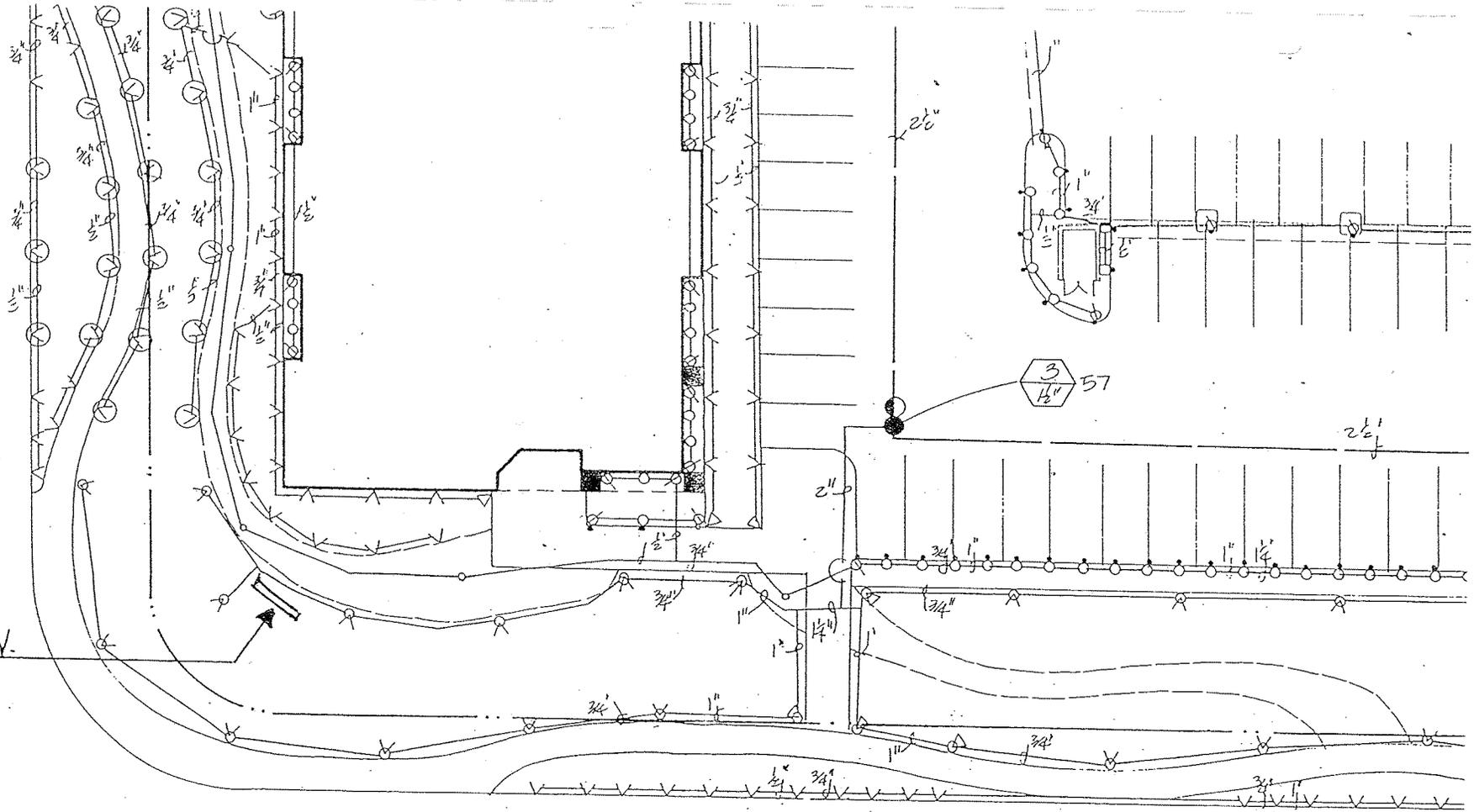
MONUMENT SIGN LOCATION
LANDSCAPING

DA
1/18



HAVEN

MONUMENT SIGN.



Pa 14

6th

S

MONUMENT SIGN LOCATION
IRRIGATION