

#48

PLANS APPROVED

SIGN PERMIT NO. 48

BY: Williams DATE: 10/27/98

ARROW OWNERS ASSOCIATION. The use of garish or fluorescent colors is prohibited.

UNIFORM SIGN PROGRAM For (Rancho Cucamonga Municipal Code Title 14)

ARROW BUSINESS CONDOMINIUMS. Please contact the Planning Division for final inspection. 10722 Arrow Route, Rancho Cucamonga, CA

May 6, 1998

This approval does not relieve the applicant's responsibility to obtain the necessary building and electrical permits.

1 PURPOSE. It is the intention of the Arrow Owners Association ("AOA") to provide an environment of the highest quality both for those who work in the buildings and for business visitors. The planning, architecture, and landscaping all reflect this concern for a well-designed atmosphere in which to work. Consistent with this approach, the association has paid particular attention to the design of all signing elements on, in, and around the project. Each sign element has been considered in relationship to the architecture and the need for identification.

2 GENERAL CRITERIA.

- 2.1 Except for required or necessary signs in the common area, only signs as described in these criteria will be allowed on the individual suites in the center.
- 2.2 No animated, flashing, audible, or neon signs are allowed.
- 2.3 No additional advertisement, temporary banners, flags, painted window glass, charge card logos, association affiliations, or similar applications are permitted except as provided in the Sign Ordinance of the City of Rancho Cucamonga, as required by the State Of California, and as approved by the AOA Architectural Committee.
- 2.4 Except for building identification signs, the signs described in these revisions are the primary responsibility of the owners.
- 2.5 These criteria are enforceable by the AOA; any sign not in conformance with the sign program or deemed by the AOA architectural committee to be in bad repair may be repaired, removed, and/or replaced by the AOA if the owner has not done so within 20 days after notice by the AOA, and at the decision of the AOA Board Of Directors, the cost can become a special assessment against that unit.
- 2.6 All signs must be approved by the AOA Architectural Committee prior to installation.
- 2.7 Exterior surfaces not approved for sign location must be kept devoid of any design or writing.
- 2.8 Written or graphic material on the inside of the unit that is visible from the outside is not allowed, nor anything else defined as a "sign" in the City of Rancho Cucamonga Sign Ordinance Title 14.
- 2.9 Signs shall not have any artificial lighting other than existing common area lights.

3 MAJOR IDENTIFICATION SIGNS.

- 3.1 Major Identification Signs are optional.
- 3.2 Lettering Style: Owner, or his tenant if the owner so designates, may chose the type style, subject to approval by the AOA Architectural Committee. The type style must be professional looking, similar to the five choices in the attached sheet of lettering styles (Garamond Bold, Helvetica Bold, University Roman, Brush Script, and Bauhaus). Upper and/or lower case may be used, and two different lettering styles may be used on separate lines.
- 3.3 Color: White.
- 3.4 Material: Vinyl.

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- 3.5 Major Identification Sign, units with frontage up to 25 feet wide:
 - 3.5.1 Size: 2"-6" letters for company name to fit within one window wall section, with 1"-2" letters for identification of business type if desired. Only a short generic description will be allowed. Overall sign size shall not exceed 12 square feet.
 - 3.5.2 Location: On the window wall adjacent to the entry door and on the side away from the nearest tilt-up panel extending from the ground, vertically within the 36" between 4" and 40" below the top of the window and horizontally within two vertical mullions (one window width).
- Major Identification Sign, units with frontage from 25-50 feet wide:
 - 3.6.1 Size: 2"-8" letters for company name to fit within two adjacent window sections, with 1"-4" letters for identification of business type if desired. Overall sign shall not exceed 24 square feet.
 - 3.6.2 Location: On the window wall adjacent to the entry door and on the side away from the nearest tilt-up panel extending from the ground, vertically within the 36" between 4" and 40" below the top of the window wall and horizontally within three vertical mullions (two window widths).
- Major Identification Sign, units with frontage over 50 feet wide:
 - 3.7.1 Size: 2"-10" letters for company name to fit within three adjacent window sections, with 1"-6" letters for identification of business type if desired. Overall sign shall not exceed 36 square feet.
 - 3.7.2 Location: On the window wall adjacent to the entry door and on the side away from the nearest tilt-up panel extending from the ground, vertically within the 36" between 4" and 40" below the top of the window wall and horizontally within four vertical mullions (three window widths).
- 3.8 Contiguous Units. For purposes of determining frontage and sign size, contiguous units operated as one entity may be considered as one unit regardless of ownership or legal description as long as no more than one major identification sign is used on those units. If more than one sign is desired for different businesses with separate front entries, they must adhere to sign requirements for that specific size unit.
- 3.9 Multiple Businesses. More than one business sharing a unit and entry door may have separate signage as long as the signs follow the parameters in Section 3 Major Identification Signs. All signage must fit within the same total size limits as above described and may use only the same one or two type styles.
- 3.10 Logos may be approved with up to three colors and must fit within the allowed sign location.

4 FRONT ENTRY DOORS.

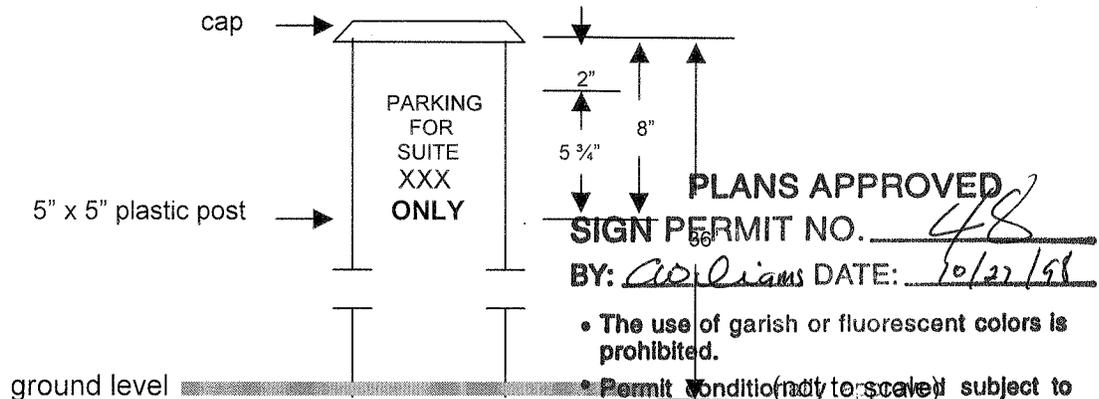
- 4.1 Front entry door signs are optional.
- 4.2 Business identification, hours of operation, and emergency information may be placed on a front entry door, not to exceed 4 square feet in total sign area.
- 4.3 Size: If no major identification sign is used, letters for the business identification may be up to 3" tall. Other information shall be up to 1" tall.
- 4.4 Size: If a unit has a major identification sign, the door business identification may be up to 2" tall. Other information shall be up to 1" tall.
- 4.5 Location: Vertically within the 24" between 12"-36" from the top of the door.
- 4.6 Lettering Style: One type style is to be used for all lettering and shall be the same style as used for the major identification sign, if there is one.
- 4.7 Color: White.
- 4.8 Material: Vinyl.

5 REAR ENTRY DOOR SIGN.

- 5.1 Suite numbers are required on rear entry doors. Company name signs are optional. Nothing else may be placed on rear doors.
- 5.2 Size: 2" letters for Suite number; 1" letters for company name.
- 5.3 Location: Suite number shall be centered on the door with the top of the number 5' 6" from the door bottom. Company name shall be centered beginning 2" below the suite number. No line shall exceed 15 characters, and no more than three lines may be used for the company name. Line spacing shall be 1" or less.
- 5.4 Lettering Style: Helvetica Medium.
- 5.5 Color: Dark brown.
- 5.6 Material: Vinyl.

6 PARKING SIGNS.

- 6.1 Parking signs are optional.
- 6.2 Post Location: Post shall be set in the soil of the planter area, on the center line of the parking space, 3' from the curb in Phase 1 units (Buildings 100-400 and 600) and 1' from the sidewalk in Phase 2 units (Buildings 500, 700, & 800). Location may be altered slightly where necessary to avoid landscape plants or the irrigation system.
- 6.3 Post Color: White.
- 6.4 Post Material: 5"x5" PVC post, 18" in ground, 36" height above ground, covered by white PVC cap glued in place.
- 6.5 Letter Size: 3/4" letters for first 3 lines, 1" for last two lines. Line spacing shall be 3/8".
- 6.6 Letter Location: Sign letters shall be placed directly on the post with five lines that read (where **XXX** is the Suite number of that unit):



- 6.7 Lettering Style: Helvetica Medium.
- 6.8 Color: Dark brown.
- 6.9 Material: Vinyl.

7 SUITE NUMBER SIGNS.

- 7.1 Suite number signs are required.
- 7.2 Size: 4" letters.
- 7.3 Location: on the window wall panel nearest the front entry door on the side approved for the Major Identification Sign. The bottom of the first number shall be approximately 31" from the bottom mullion, and the side of the nearest number shall be approximately 3" from the window wall mullion nearest the door.
- 7.4 Lettering Style: Helvetica Medium.

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- Permit conditions (not to scale) subject to compliance with the Sign Ordinance (Rancho Cucamonga Municipal Code Title 14)
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- 7.5 Color: White.
7.6 Material: Vinyl.

8 EXISTING CONFORMING SIGNS.

- 8.1 Existing Major Identification Signs that conform to the old sign program (15" x 7' sandblasted redwood, with Olympic-Oxford Brown background color, Olympic-Butternut border, off-white pinstripe, with dark bronze anodized aluminum bracket, in good condition) are allowed to remain as long as they are kept in good repair and are not changed in any way.
- 8.2 Replacement of existing conforming major identification signs shall be by a sign conforming to the new standards.
- 8.3 To encourage the change to the new sign standards, the AOA will pay for the removal of the old sign and installation of a new major identification sign for any owner of a sign conforming to the old standard who elects to change to the new sign standards within two months of the approval of this Uniform Sign Program by the City of Rancho Cucamonga.

9 BUILDING IDENTIFICATION SIGNS. The AOA shall provide and maintain identification signs on each building.

- 9.1 The sign on each building shall consist of three numbers of the form "X00", where X is "1" for the building with suites numbered 102-120, "2" for suites numbered 202-218, and so forth through Building 800, which contains suites numbered 802-820.
- 9.2 Size: Maximum letter height of 18", with all signs of the same size.
- 9.3 Location: At the corner of the building near the top of the building face, to give maximum visibility.
- 9.4 Lettering Style: Shall be the same on all buildings.
- 9.5 Color: Color shall be a color giving adequate contrast to the building color so as to be easily seen, with color coordinated returns. All building identification signs shall use the same color scheme.
- 9.6 Material: High impact styrene with polystyrene back or suitable substitute.

10 REAL ESTATE SIGNS (owner or broker).

- 10.1 Size: Sign shall not exceed that which will fit in one windowpane.
- 10.2 Location. The sign may be placed inside or outside the glass, and must be neatly installed and maintained in good condition.
- 10.3 No other signs may be used to advertise a unit for sale or lease.
- 10.4 The sign must be removed within 14 days after close of a sale escrow or occupancy by a leaseholder.

11 SUPERSEDING OF PREVIOUS SIGN STANDARDS. This supersedes the "Standards for Comprehensive Sign Program for Arrow Industrial Center" dated June 19, 1981, in its entirety.

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BY: *C. Williams* **DATE:** *10/27/98*

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SAMPLE LETTERING STYLES
(See Section 3.2)

GARAMOND BOLD

garamond bold

SWISS/HELVETICA

BOLD

swiss/helvetica bold

UNIVERSITY ROMAN

university roman

Brush Script

BAUHAUS

bauhaus

APPROVED *4/8*
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