

**Winn-Dixie**  
**FOODS**  
shopping center

**APPROVED**

JAN 24 2007  
*A. Rice*

**PLANNING DEPT.**

**F O R T A N A . C A L I F O R N I A**



International, Inc.  
The Sign Company

# PROJECT DIRECTORY

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Landlord: **Wince Foods Inc.**  
650 N. Armstrong Place  
Boise, ID 83704  
208-377-0110

Architect: **Design Services Group**  
6533 Flying Cloud Dr. #100  
Eden Prairie, MN 55344  
952-914-5845

Sign Consultant: **Image National Inc.**  
16265 Star Road  
Nampa, ID 83614  
208-345-4020

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hr  
National, Inc.  
Metric Sign Company

proj  
Directory

# MASTER SIGN PROGRAM

## INTRODUCTION

The intent of this sign criterion is to provide the guidelines necessary to achieve a visually coordinated balance and appealing sign environment that is harmonious with the architecture of the buildings.

The guidelines of this sign criterion shall be enforced and nonconforming signs shall be removed by the tenant at their expense, upon written notification by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of the modification to the sign program application by the City.

The Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without written approval from the Landlord and required City permits are obtained.

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## **LANDLORD / TENANT REQUIREMENTS**

Prior to the manufacture of any sign, the Tenant shall submit to the Landlord four (4) copies of detailed sign drawings for approval. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment per the specifications identified in this Sign Program. The Owner's approval must be obtained prior to submittal of City of Fontana.

Winco Foods  
650 N. Armstrong Place  
Boise, ID 83704  
208-377-0110

All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.

Prior to the installation and manufacture of any sign, the Tenant shall obtain sign, building, and electrical permits from the City of Fontana.

Each Tenant shall be responsible for the costs associated with its signs including, but not limited to, manufacturing, installation, maintenance, and City of Fontana permit fees.

Each Tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.

Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

Tenants that are not open 24 hours/day shall regulate the illumination of the signage so that no signs are illuminated after normal business hours.

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## **PROHIBITED SIGNS**

Signs constituting a Traffic Hazard

Signs painted directly on a building surface

Wall signs may not project above the top of a parapet

Flashing, moving or audible signs

Vehicle Signs

Billboard Signs

Banners, Pennants & Balloons Used for Advertising Purposes: The temporary use of these signs is limited to a (30) thirty-day period and is restricted to signs affixed to the interior windows which do not occupy more than 20% window area. Each business is permitted no more than a total of 90 days of temporary window sale signs per calendar year.

## **ABANDONMENT OF SIGNS**

Any tenant sign left after thirty (30) days from vacating premises shall become property of the Landlord.

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Impara National, Inc.  
Traffic Sign Company

## **SIGN CONSTRUCTION / DESIGN REQUIREMENTS**

All signs and their installation shall comply with all local building and electrical codes.

All electrical signs will be fabricated by a U.L. approved sign company according to U.L. specifications and bear U.L. label. Sign Company shall be fully licensed with the City and State and shall carry Workman's Compensation and General Liability Insurance.

All penetrations to the building exterior surfaces are to be sealed, waterproofed, painted, and finished to match existing exterior.

Internal sign illumination shall be 30 / 60 millilamp neon, LED, or fluorescent tubes.

Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes.

No exposed conduits or raceways will be allowed.

Signs must be made of durable, rust-inhibiting materials that are appropriate and complimentary to the building.

Exposed raceways are not permitted unless they are incorporated into the overall sign design.

Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.

All raceways, conduits, etc. that are installed on rock background, corrugated metal, and/or the back of parapets shall be painted a specific color obtained from the architect.

**W I N G O F O O D S S H O P P I N G C E N T E R • F O N T A N A , C A L I F O R N I A**



Insignia National, Inc.  
Aesthetic Sign Company

## TENANT SIGNAGE SPECIFICATION

The intent of this sign criterion is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the development. Signs must be architecturally compatible with the entire center.

### Storefront signage

The following types of construction will be allowed:

- Acrylic face channel letters
- Reverse pan channel letters with halo illumination
- Push thru letters and logo in aluminum cabinets
- Flat, cut-out dimensional shapes and accents

### ANCHOR TENANT WALL SIGNAGE “WINCO FOODS”

Anchor tenant shall be permitted a maximum of one (1) wall sign for the front elevation, and one (1) wall sign for each elevation that does not face residential property. Allowable anchor tenant signs are represented on pages 7-9. Secondary signage shall not be allowed. A sub-tenant leasing a space inside the anchor tenant store shall be permitted a maximum of one (1) wall sign on the front elevation and shall not exceed thirty (30) square feet in area with a maximum height of 30”. Only one (1) sub-tenant sign shall be allowed.

Businesses with a registered trademark shall be allowed to install wall signs with their logo design. Tenants that do not have registered trademark will be allowed sign per general requirements outlined in the Sign Design Requirements (pages 4-5).

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National, Inc.  
Graphic Sign Company

## **MAJOR TENANT WALL SIGNAGE**

Major tenant shall be permitted a maximum of one (1) wall sign for the front elevation, and one (1) wall sign for each elevation that does not face residential property. Allowable anchor tenant signs are represented on page 10. Secondary signage shall not be allowed. A sub-tenant leasing a space inside the major tenant store shall be permitted a maximum of one (1) wall sign on the front elevation and shall not exceed thirty (30) square feet in area with a maximum height of 30". Only one (1) sub-tenant sign shall be allowed.

Businesses with a registered trademark shall be allowed to install wall signs with their logo design. Tenants that do not have registered trademark will be allowed sign per general requirements outlined in the Sign Design Requirements (pages 4-5).

## **SHOP TENANT WALL SIGNAGE**

Shop tenant shall be permitted a maximum of one (1) wall sign for the front elevation, and one (1) wall sign for each elevation that does not face residential property. Allowable shop tenant signs are represented on page 11. Secondary signage shall not be allowed.

Businesses with a registered trademark shall be allowed to install wall signs with their logo design. Tenants that do not have registered trademark will be allowed sign per general requirements outlined in the Sign Design Requirements (page 4-5).

## **CENTER MONUMENT SIGNS (WINCO FOODS 24 HOUR SAVINGS)**

Developer shall erect three (3) internally illuminated multi-tenant monument signs:

Monument Signs "A" and "B"

Height not to exceed 8'-0"

Sign area shall not exceed fifty (50) square feet in size

Monument Sign "C"

Height not to exceed 5'-0"

Sign area not to exceed thirty (30) square feet in size

Monument signs shall be located on locations identified on the attached plot plan. Allowable monument signs are represented on pages 12-14.

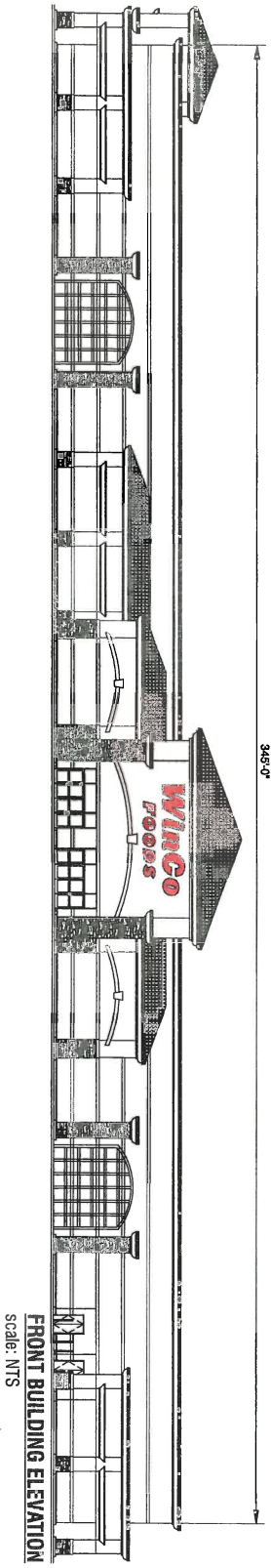
**WINCO FOODS SHOPPING CENTER • FONTANA, CALIFORNIA**



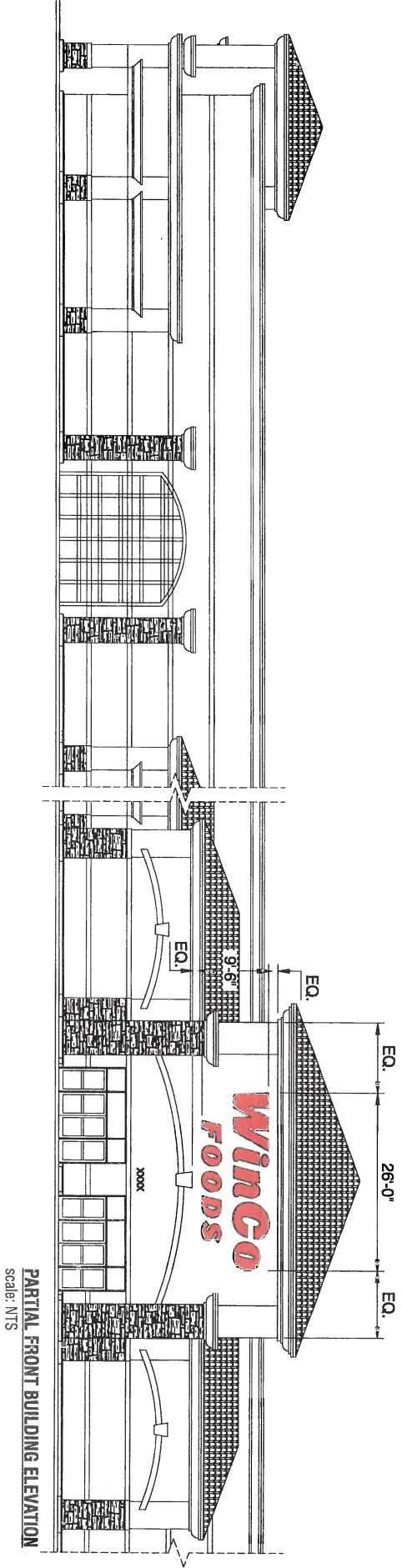
In-N-Out National, Inc.  
Traffic Sign Company



# ANCHOR TENANT BUILDING



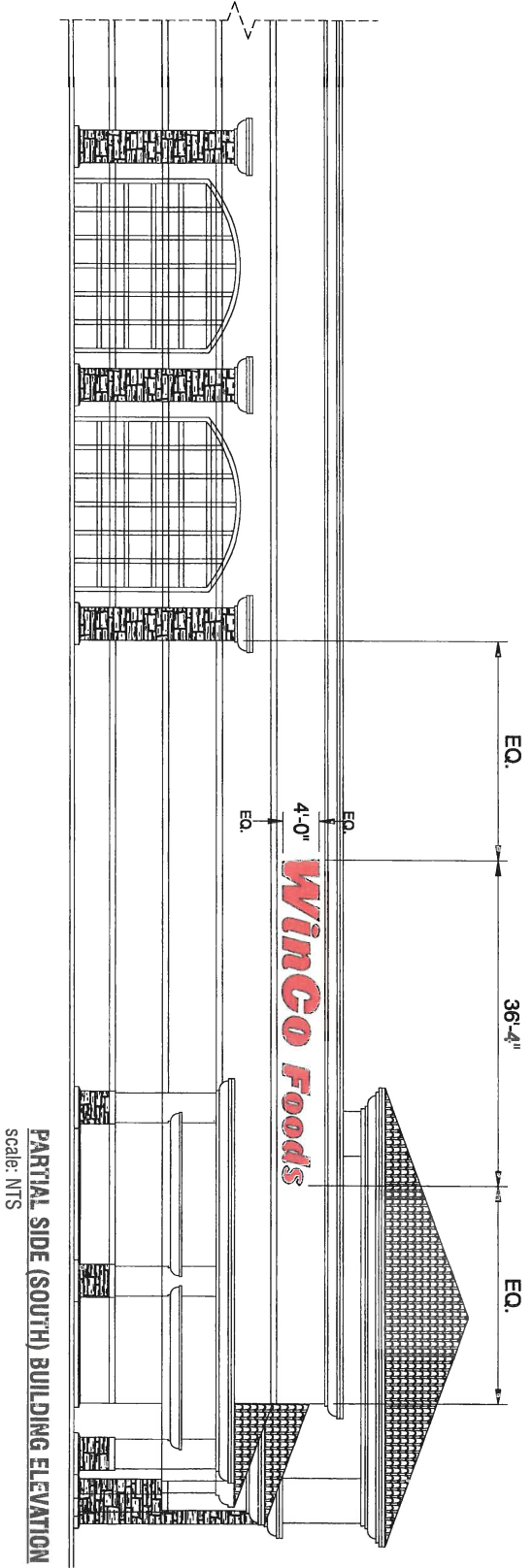
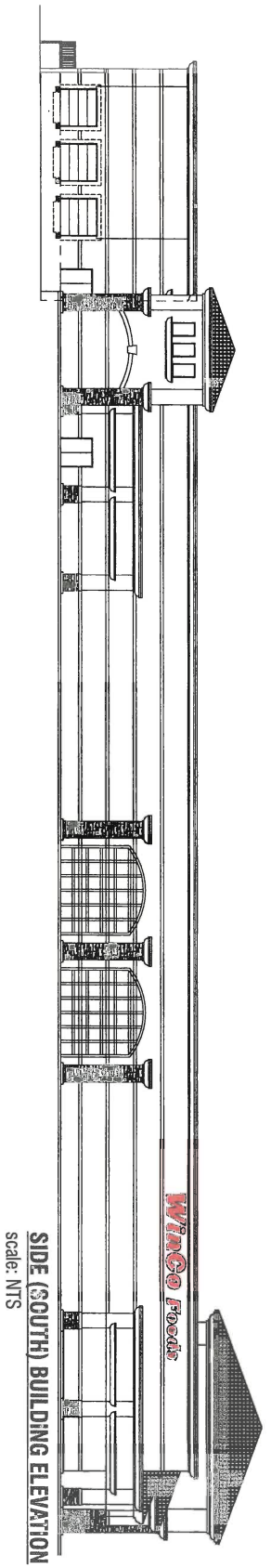
FRONT BUILDING ELEVATION  
Scale: NTS



PARTIAL FRONT BUILDING ELEVATION  
Scale: NTS

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# ANCHOR TENANT BUILDING

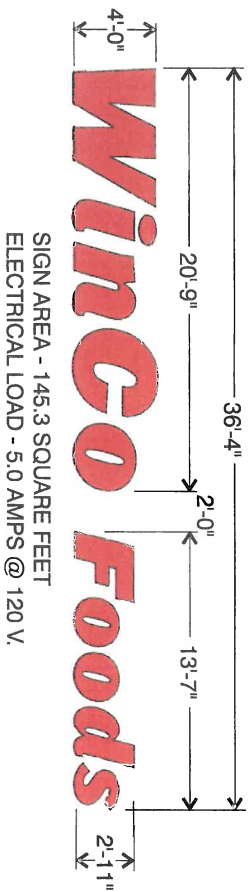
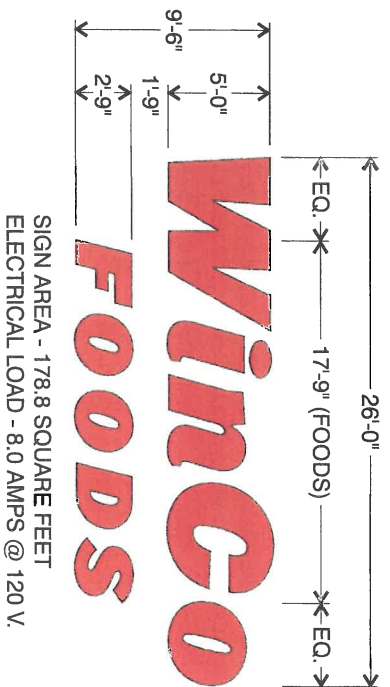


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Architectural Sign Company

## ANCHOR TENANT SIGNAGE



### ANCHOR TENANT PRIMARY ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT

FABRICATED ILLUMINATED CHANNEL LETTERS WITH 8" DEEP  
.040 ALUMINUM RETURNS PRE-PAINTED DARK BLUE  
PRE-PAINTED WHITE ALUMINUM LETTER BACKS  
CYRO SG #211-1 RED PLEX LETTER FACES WITH WHITE TRIM CAP  
INTERNAL RED/RED GELCORE L.E.D. ILLUMINATION WITH  
REMOTE TRANSFORMERS BEHIND WALL

### ANCHOR TENANT ILLUMINATED CHANNEL LETTERS - HORIZONTAL LAYOUT

FABRICATED ILLUMINATED CHANNEL LETTERS WITH 8" DEEP  
.040 ALUMINUM RETURNS PRE-PAINTED DARK BLUE  
PRE-PAINTED WHITE ALUMINUM LETTER BACKS  
CYRO SG #211-1 RED PLEX LETTER FACES WITH WHITE TRIM CAP  
INTERNAL RED/RED GELCORE L.E.D. ILLUMINATION WITH  
REMOTE TRANSFORMERS BEHIND WALL

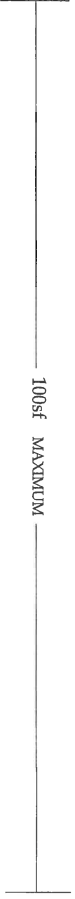
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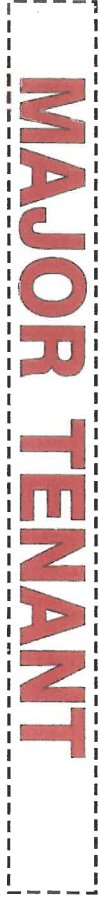
In National, Inc.  
The Sign Company

# MAJOR TENANT SIGNAGE

MAJOR TENANTS (OVER 16,001 SQUARE FEET)



4ft LTR Height  
MAX



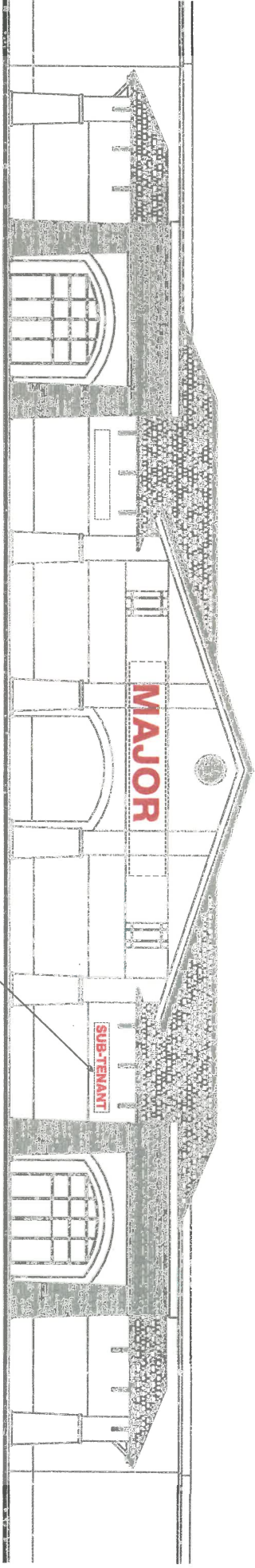
1 square foot  
per linear foot  
of building frontage



30in LTR Height  
MAX



1 square foot  
per linear foot  
of building frontage



TYPICAL MAJOR TENANT ELEVATION  
scale: 1/16" = 1'-0"

SUB-TENANTS

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# SHOP TENANT SIGNAGE

MAXIMUM 70%  
OF STOREFRONT FRONTAGE  
50SF MAXIMUM

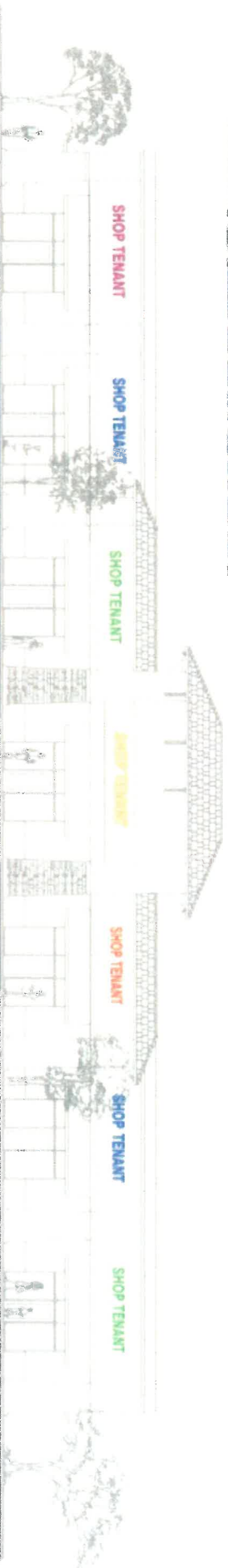
24in LTR Height  
MAX

# SHOP TENANT

SHOP TENANTS (UP TO 16,000 SQUARE FEET)

30in Height  
Stacked  
MAX

# SHOP TENANT



TYPICAL SHOP TENANT ELEVATION

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**MONUMENT DISPLAYS**



**"A" "B" Mfg. & Install (2) 8'-0" O.A.H Monument Displays**

Scale: 3/8" = 1'-0"  
 Mfg. & Install (2) Alum. Fabricated Monument Displays. Monuments to be Internally Illuminated w/ - 800mA Fluorescent Lamps. Anchor Tenant Panel "Winco" to have Push-Thru Copy 3/4" w/ 1st Surface Vinyl "24 Hour Savings" to be Routed & backed w/ Acrylic. Alum. Panel to be painted Winco Red. Tenant Panel Cabinet to have Routed & Push-Thru Copy (min. of 3/8" Push-Thru) Panel painted to match Building Color

*Monument Revision*  
**APPROVED**

**WAR -- 6 2007** *A. Rice*

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# MONUMENT DISPLAYS



## "A" "B" Mfg. & Install (2) 8'-0" O.A.H Monument Displays

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

Mfg. & Install (2) Alum. Fabricated Monument Displays. Monuments to be Internally Illuminated w/ -

800mA Fluorescent Lamps. Anchor Tenant Panel "Winco" to have Push-Thru Copy 3/4" w/ 1st Surface Vinyl

"24 Hour Savings" to be Routed & backed w/ Acrylic.

Alum. Panel to be painted Winco Red.

Tenant Panel Cabinet to have Routed & Push-Thru Copy (min. of 3/8" Push-Thru)

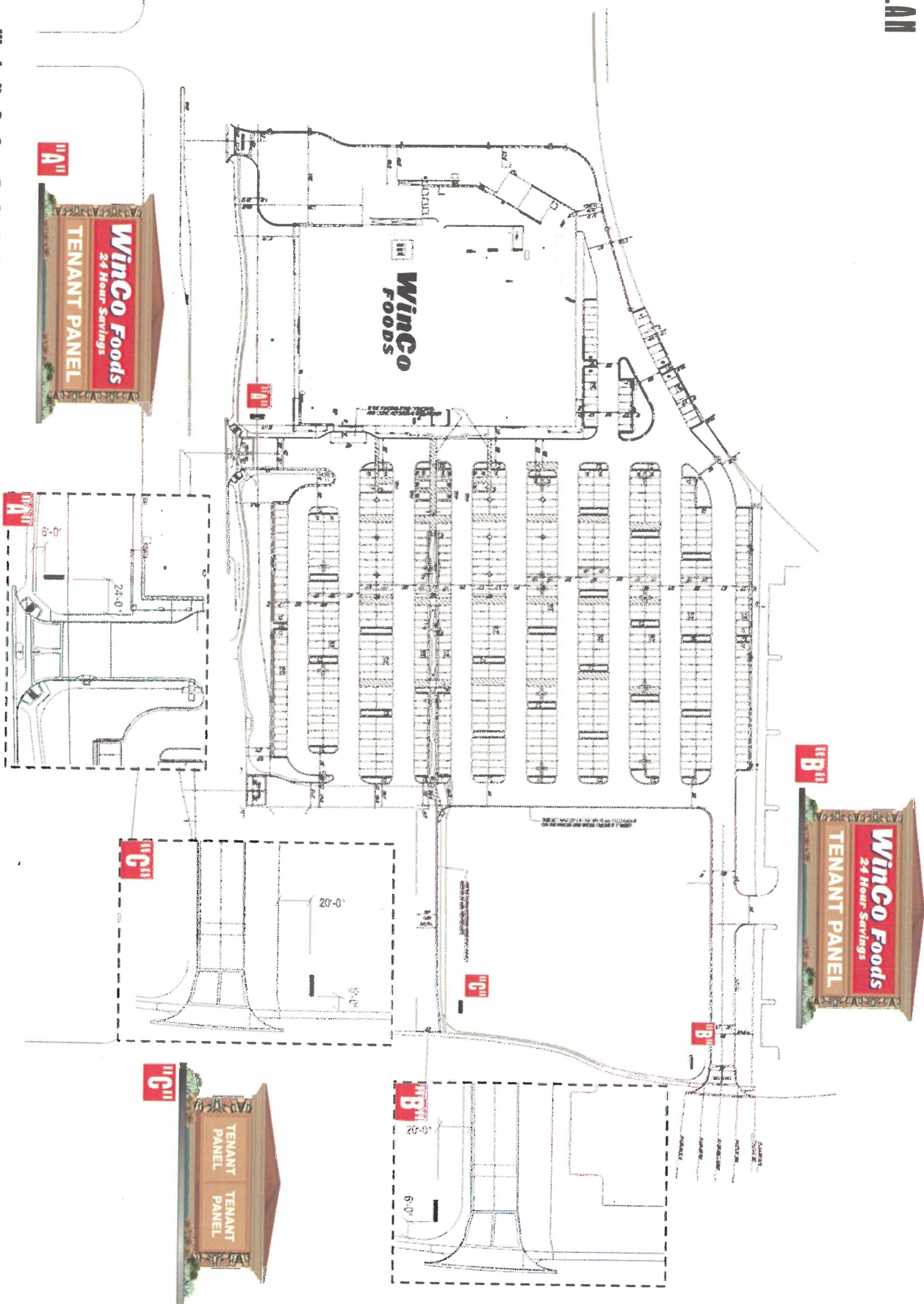
Panel painted to match Building Color

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# SITE PLAN



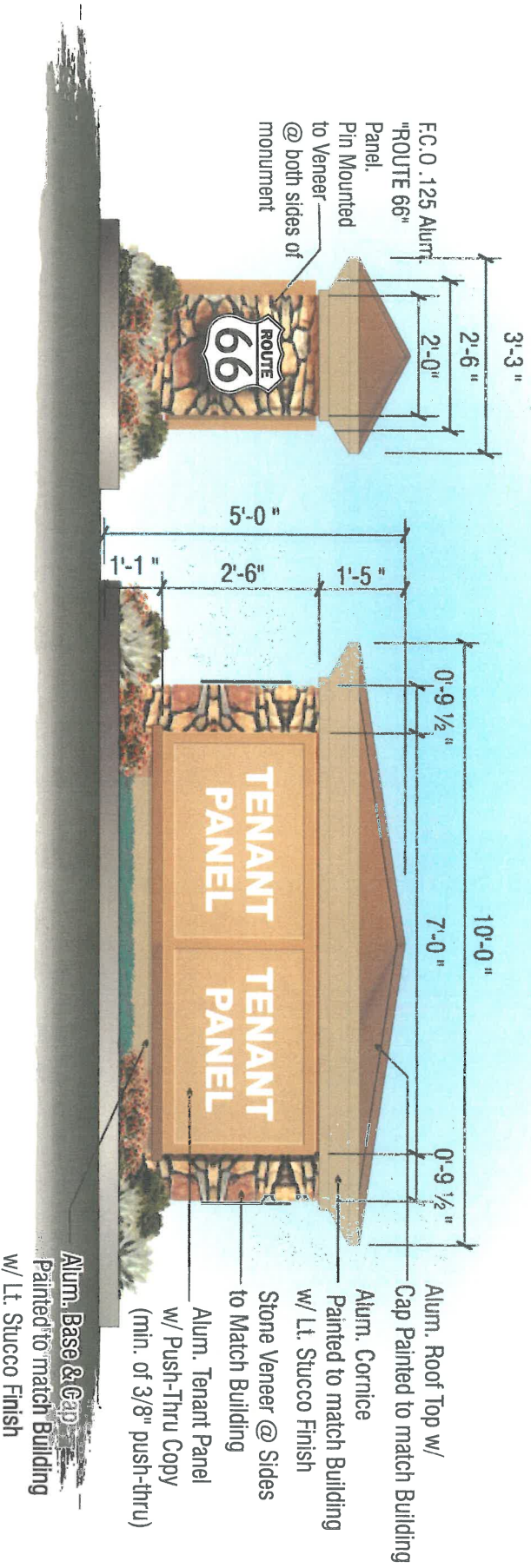
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Image National, Inc.  
An Electric Sign Company



# MONUMENT DISPLAYS



## "C" Mfg. & Install (1) 5'-0" O.A.H Monument Displays

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

- Mfg. & Install (1) Alum. Fabricated Monument Displays. Monuments to be Internally Illuminated w/ - 800mA Fluorescent Lamps.
- Tenant Panel Cabinet to have Routed & Push-Thru Copy (min. of 3/8" Push-Thru)
- Panel painted to match Building Color

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Metric Sign Company