



ONTARIO GATEWAY

Planning: Approved

11/29/2023 5:45:46 PM

MASTER SIGN PROGRAM

Southwest Corner of Ontario Ranch Road & Hamner Avenue
Ontario, CA

By:

Louise Mejia

File No. PSGP22-005



PACKAGE PROVIDED BY



ARCHITECTURAL DESIGN & SIGNS

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5470 W YNN ROAD # 600, LAS VEGAS NV 89118

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DATE: 11.21.2023



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OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Ontario Gateway is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer appreciation.

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and City relationship.

The Landlord will be responsible to:

- Provide base building design and construction information requested by Tenant's sign design consultant.
- Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

- Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.



TENANT WALL SIGNS

- Sign area allowed for each Tenant shall be calculated as follows: One and one-half (1.5) square feet of sign area per each linear foot of Tenant's leased storefront. See notes on pages 11 - 23 for maximum sign areas.
- Tenants who have frontages facing a parking lot or street are allowed signage on each of those elevations. Signage is not permitted on any frontages facing a residential street.
- Maximum copy height as follows (as frontage/fascia allows):
 - Major Tenants 1 - 6: 6'-0"
 - Pad Tenants 1 - 5: 5'-0"
 - Shop Tenants 1 - 3: 3'-0"
- The maximum width of any Tenant's storefront sign may not exceed 75% of the Tenant's leased storefront or a continuous wall on which the sign is to be installed. The allowable sign locations and sizes are indicated by the sign envelope featured on the building elevations. See pages 11 - 23 for reference.
- One (1) or two (2) lines of copy permitted and may consist of upper and/or lower case letters.
- Secondary sign copy is permitted, but will be included as part of the overall allowable sign area, and together with the primary sign copy, shall not exceed the total allowable square footage of the sign area permitted by the tenant's frontage.
- In no case may a sign extend beyond the roof parapet or adjacent building eave line.
- Signs are not allowed on or against any roof structures.
- All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual sign. For example, measure the area of letters and area of icon and/or logo separately. Ascender and descenders will not be calculated in the overall sign area except capital letters.

DRIVE-THRU WALL SIGNS

Tenants featuring a drive-thru are permitted the following wall signs:

- 1 wall sign maximum per building elevation, not to exceed 4 signs maximum
- 25 square feet per sign
- 2'-6" maximum letter height
- 3'-0" maximum logo height

Can signs are not permitted.

Deviation from requirements:

When it is found that the strict or literal interpretation of the provisions set forth in this criteria would cause undue difficulties and unnecessary hardship inconsistent with the purpose and intent of this criteria, a minor deviation may be granted subject to specific requirements and findings as set forth below.

- The sign is in proportion to the structure or use to which it relates.
- The sign's external features are in balance and unity, and present a harmonious appearance.
- The sign is consistent with the objectives of the overall general plan.



Calculating Square Foot:



WALL SIGN STYLES

There are many acceptable sign treatments, however a Mixed Media *three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront.

Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

* Mixed Media signs are signs employing two or more illumination and fabrication methods.

Acceptable sign styles for wall mounted signs:

1. Standard front-illuminated channel letters
2. Trim-capless channel letters
3. Trim-capless channel letters with push-thru acrylic
4. Halo-illuminated channel letters, 3" deep, minimum
5. Flat-cut-out letters
6. Panel with channel letters or push-thru letters
7. Mixed media / dimensional signs using images, icons, logos, etc.



TYPE/FONT STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and / or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and / or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

COLORS

The following guidelines are for selecting colors of Tenant's signage:

- Signs may incorporate regionally and nationally recognized logo colors
- Sign colors should be selected to provide sufficient contrast against building background colors
- Sign colors should be compatible with and complement building background colors
- Sign colors should provide variety, sophistication and excitement

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

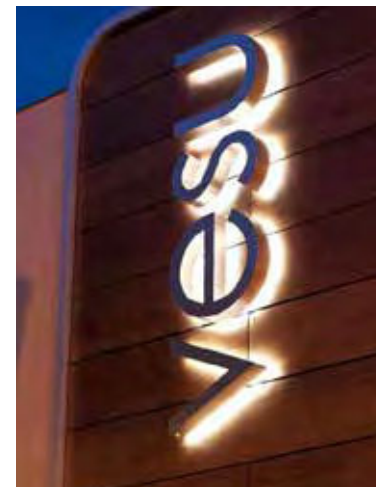
- Light Emitting Diodes (LED's)
- Cove Lighting (Indirect Illumination)

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

Externally illuminated signs must be lighted by hidden light sources.

WALL MURALS AND ARTWORK

Select Tenants may be permitted the use of wall murals or branding artwork on up to two elevations. Tenants should consider the scale and architectural style of the building when proposing murals/artwork. Allowable size will be determined by the proportion of the mural/artwork in relation to the scale of the building. All murals and artwork must be reviewed and approved by the Landlord and the City of Ontario, and requires a separate permit approval.



PROJECTING SIGNS

Each Tenant is permitted one (1) projecting sign per customer entrance.

A projecting sign is defined as a sign that projects perpendicular to the surface of the building.

The projecting sign program requires that each Tenant's graphic identity be transformed into a dimensional double-face sign. The Landlord requires each Tenant to maintain a uniform projecting sign design, for a harmonious pedestrian environment.

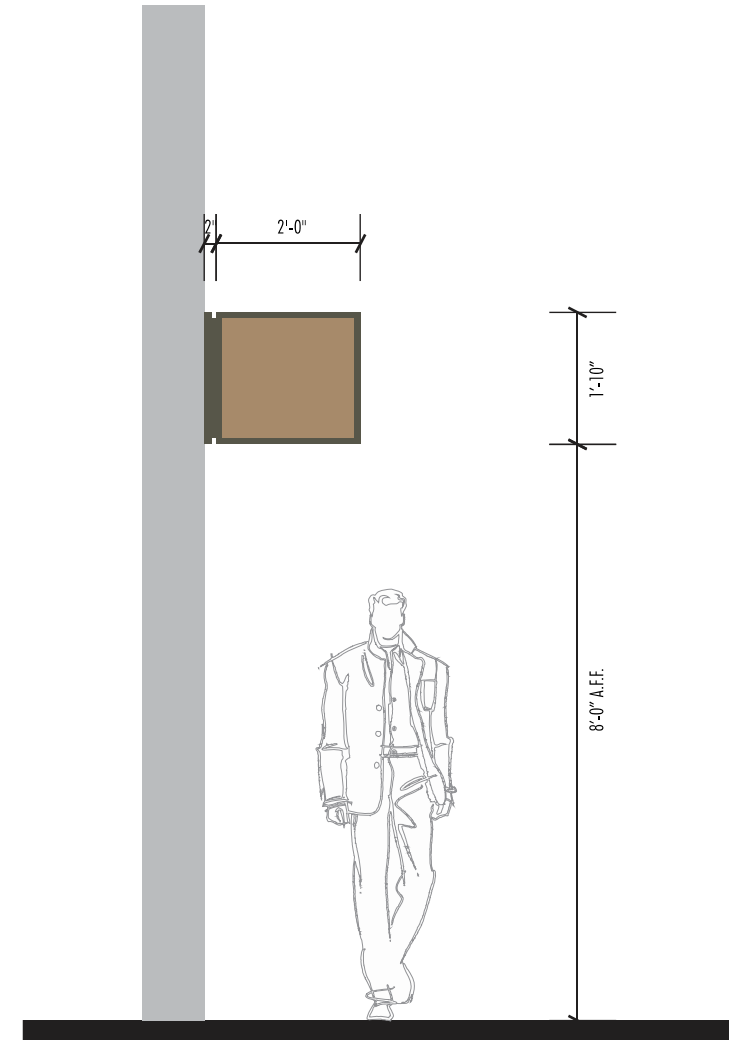
The projecting sign may not be the Tenant's primary store identification sign and will be included in the calculation for the overall tenant sign area permitted.

Proposals for projecting sign designs will be reviewed at the time of the Tenant's overall sign design submission.

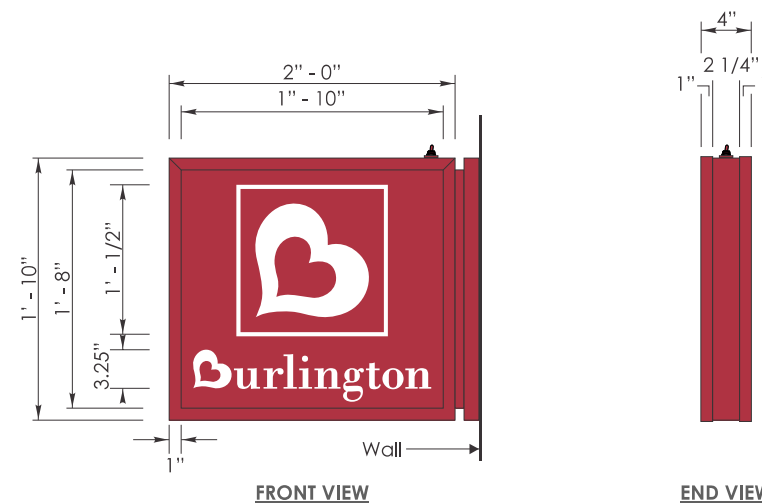
It is the responsibility of the Tenant to ensure that his fabrication and installation contractor includes adequate support for the projecting sign and all required electrical services and connections.

Projecting Signs

- Projecting signs shall be internally illuminated.
- The projecting sign shall be uniform in shape and size as per this criteria.
- Maximum sign area for projecting signs shall not exceed 4 square feet.
- Projecting signs shall project no more than 2'-2" into the public right-of-way, including attachment brackets, subject to City approval.
- Clearance from the underside of the projecting sign to the finished common area paving shall be a minimum of 8'-0".
- Projecting signs shall be located on a building column nearest to the tenant's main entrance.
- Final sign design and location to be reviewed and approved by the Landlord.



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



WINDOW SIGNS

Each Tenant is allowed a limited amount of window signage on their storefront windows.

1. Tenants are allowed window signage in any one (1) window of their storefront. Note: Exposed neon is not permitted in windows.
2. No more than 25% of a window shall be used for the display of window signs.
3. Acceptable window signs include vinyl graphics and internally-illuminated signs. All illuminated window signs shall be placed at least 1'-0" behind the window surface.
4. Alcohol & tobacco advertisements will not be permitted, unless specifically approved by Landlord.
5. All window signs to be installed second-surface (inside of doors and windows).

NOTE: All of the above requires approval from the Landlord and the content will be at the sole discretion of the Landlord.

It is preferred that County Health Cards are displayed on an interior wall rather than a window, unless required by Health Code.



BUILDING ADDRESS NUMBERS

12" tall (minimum) address numbers per building. Address numbers shall be fabricated out of 1/2" deep painted acrylic and pin mounted into fascia. Color to be contrasting to the fascia it is installed on.

(Note: stroke of number may not be less than 1/2" in accordance to CBC section 501.2)

SPECIFICATIONS:

- 1/2" THICK PAINTED ACRYLIC NUMBERS.
- (Note: stroke of letter to be no less than 1/2" - CBC section 501.2)
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.



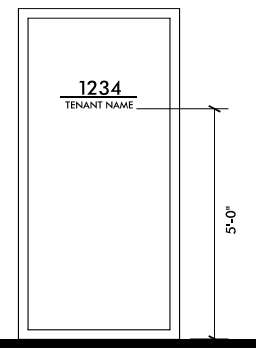
REAR ENTRANCE SIGNS

- 4" High vinyl address numbers
- 2" High vinyl tenant name
- 2 Sq ft maximum sign area

Vinyl to be applied to door and to be contrasting to door color.

SPECIFICATIONS:

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION

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



DRIVE-THRU SIGNAGE

Tenants featuring a drive-thru service, as approved by the City and the Landlord, shall be allowed signs necessary for the safe use and operation of the drive-thru. These signs shall be designed to easily and safely identify, navigate, and use the drive-thru, while maintaining a clean design which is in keeping with the Tenant's brand.

One (1) preview/pre-sell board and one (1) menu board is permitted for each drive-thru lane, per the tenant's established standard menu board dimensions.

One (1) digital order screen system and speaker post is permitted for each drive-thru lane, per the tenant's established standard sign dimensions.

One (1) clearance canopy system is permitted for each drive-thru lane per the tenant's established standard dimensions.

Directional and wayfinding signs identifying the drive-thru located within the center are permitted. These may be double-faced and internally illuminated, at a maximum of 4'-0" in height and 6 square feet of sign area.

Audio for menu boards and interactive display boards shall be able to be remotely programmed and kept to a reasonable volume as approved by the Landlord, and in compliance with the City's Noise Ordinance.

Drive-thru signs' square footage calculations and totals shall not be counted towards the Tenants's allowable wall sign area.

PROJECT MONUMENT SIGNS

One (1) project monument sign identifying the center is permitted per the following guidelines:

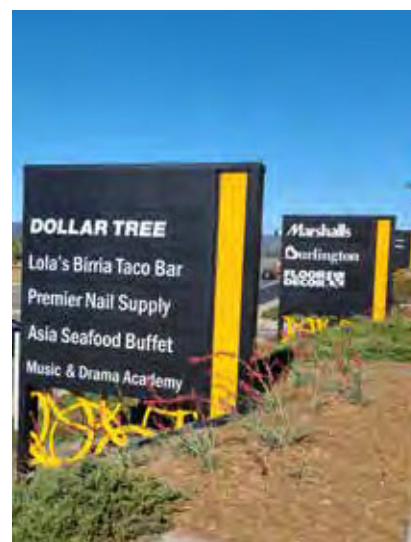
- Maximum copy sign area not to exceed 50 square feet. Sign height not to exceed 8'-0".
- Sign may consist of channel letters or flat-cut-out letters.
- Sign may incorporate internal and/or external methods of illumination.



SINGLE TENANT DRIVE-THRU AND MULTI-TENANT MONUMENT SIGNS

Four (4) multi-tenant monument signs and one (1) single tenant monument sign for each single tenant pad building featuring a drive-thru are permitted for this center per the following guidelines:

- Maximum copy sign area not to exceed 50 square feet per face. Sign height not to exceed 8'-0" for multi-tenant monuments and 4'-0" for single-tenant drive-thru monument signs.
- Sign shall be internally illuminated.
- For multi-tenant monuments, Tenants are permitted their established font/type style on their designated panel, but all copy must be white, push-thru acrylic for a harmonious appearance. Tenant logos are not permitted.
- For single-tenant monuments, Tenants are permitted their established font/type style and logos. However, all copy must be white, push-thru acrylic and the body of the sign must complement the architectural building style used throughout the center.



THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval. Note: Approval is at Landlord's discretion.
3. Temporary wall signs pennants, sale/promotional banners, inflatable displays or sandwich boards without prior approval from Landlord.
4. Off the shelf signs are discouraged.
5. Banner signs.
6. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
7. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
8. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
9. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
10. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
11. Simulated materials such as wood grained plastic laminates or wall coverings.
12. Flashing, oscillating, animated lights or other moving sign components.
13. Signs emitting audible sounds, odors, or visible matter.
14. Roof signs and signs on mansard roofs or equipment screens.
15. Advertising or promotional signs on parked vehicles.
16. Sign company decals in full view (limit to one placement only).
17. Wind-activated, inflatable, and balloon signs.
18. Outdoor advertising structures (billboards).
19. Obscene or offensive signs, determined at Landlord discretion.
20. Signs erected in a manner that a portion of its surface or supports will interfere in any way with the free use of a fire escape, exit, or standpipe or obstruct a required ventilator, door, stairway, or window.
21. Signs on public property or projecting within the public right-of-way, except with an encroachment permit issued by the City of Ontario.
22. Signs that constitute a hazard to the safe and free flow of traffic by obstructing or restricting the vision of drivers of motor vehicles, and pedestrians.
23. Abandoned and/or dilapidated signs and sign structures.
24. Noncompliant signs are to be removed immediately upon request.

APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store exterior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's designated representative.

Shop drawings shall include at least the following:

- Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale.
- A site plan with the marked locations of the proposed sign(s).
- Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.
- Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen (14) calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Ontario, California as applicable: when submitting for building and electrical permits.

All signs are subject to City of Ontario's approval.

FABRICATION

The Tenant must ensure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication. The Tenant's sign contractor is responsible for the following:

- Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
- Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
- Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
- Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
- Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
- No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
- Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

INSTALLATION

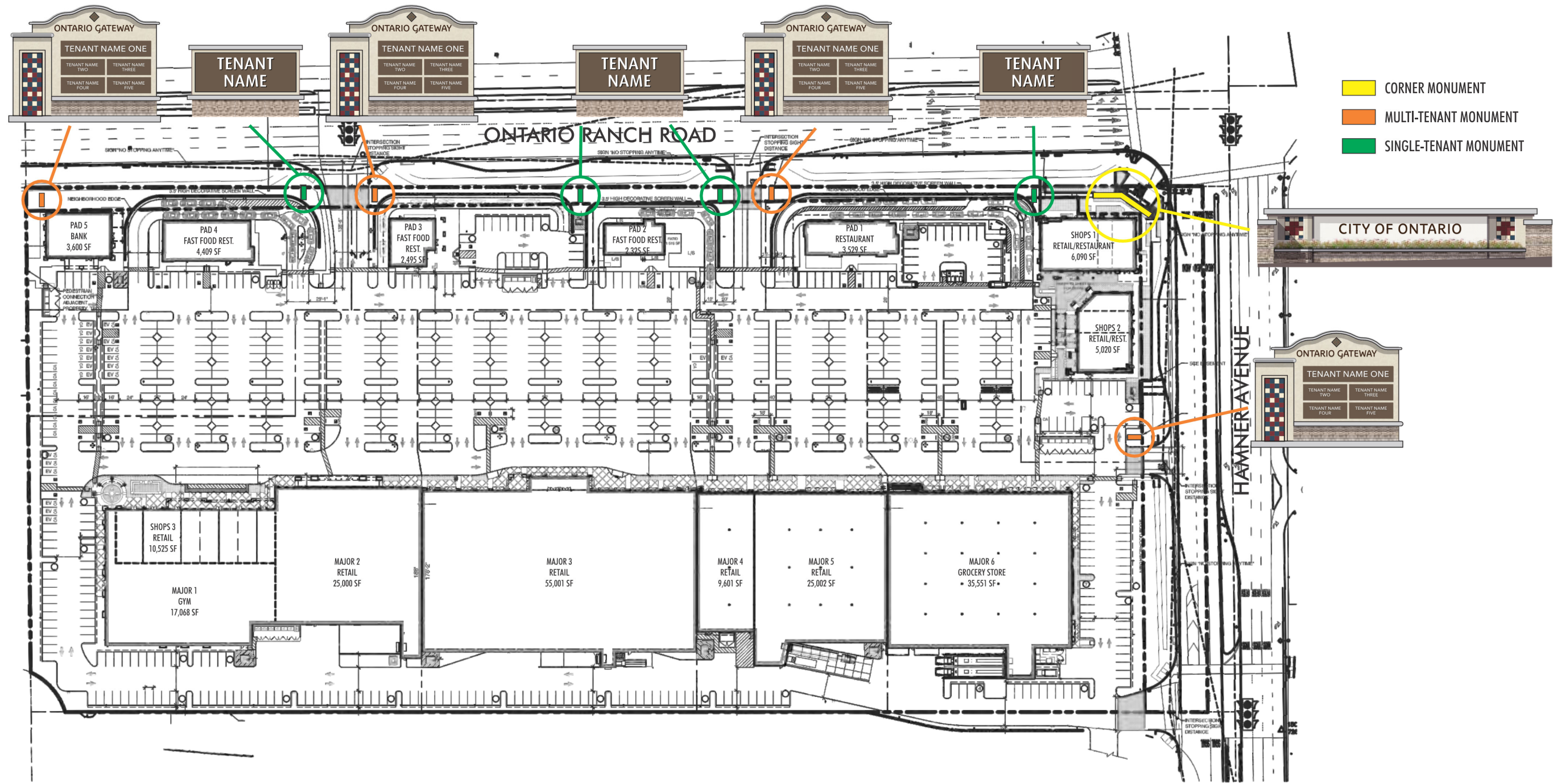
The Tenant's sign installer will provide the following:

- Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
- Obtain all required sign permits from the City of Ontario, California as applicable and deliver copies to the Landlord before installing the sign(s).
- Keep a Landlord approved set of sign drawings on site when installing the sign(s).
- Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

MAINTENANCE OF THE SIGN

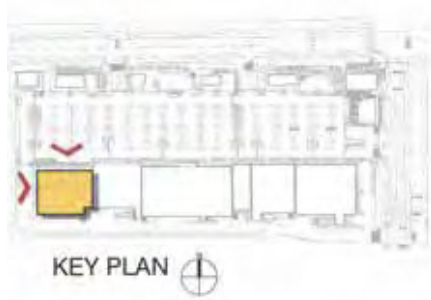
The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Ontario Gateway" Sign Program. Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. It will be the responsibility of the Tenant to remove its storefront sign and to satisfactorily repair and patch holes of their storefront sign area should they vacate the premises.





SCALE: 1" = 120'-0"

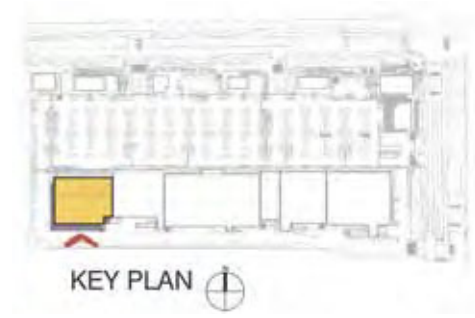




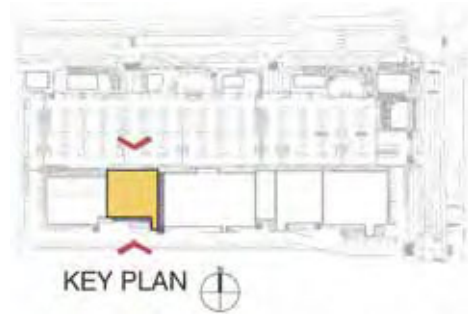
NORTH ELEVATION MAJOR 1 & SHOPS 3



WEST ELEVATION MAJOR 1



SOUTH ELEVATION

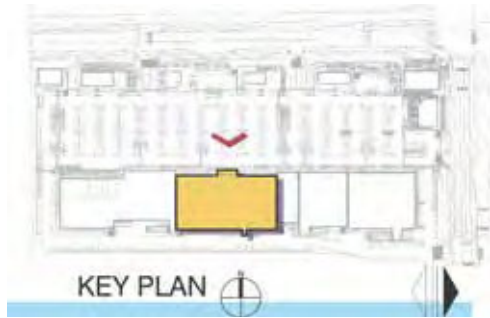


NORTH ELEVATION



SOUTH ELEVATION



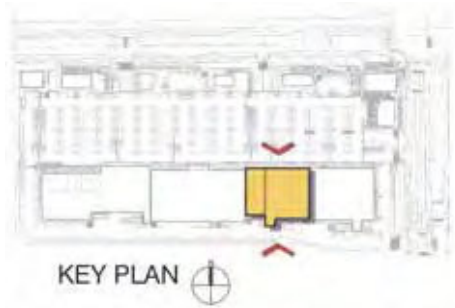


NORTH ELEVATION



NORTH ELEVATION



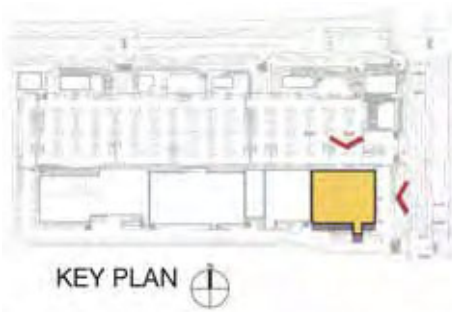


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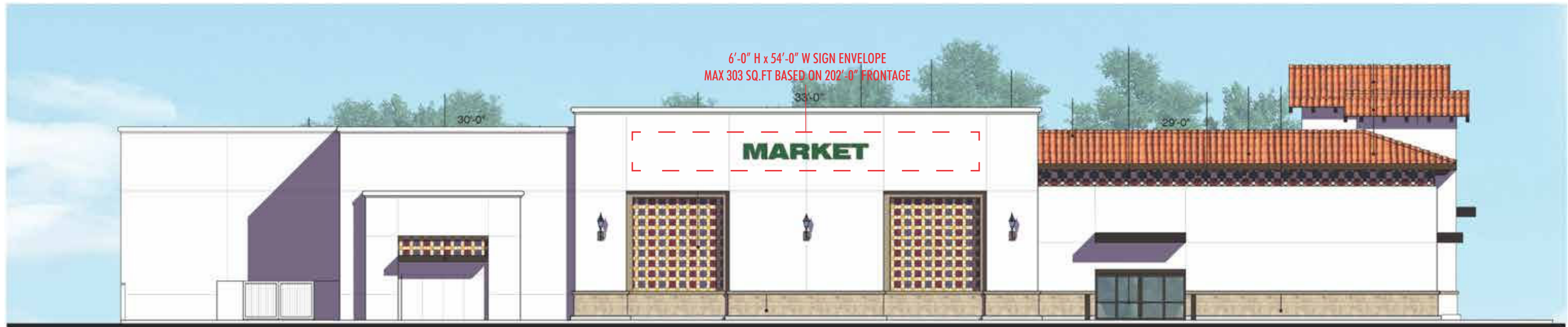


SOUTH ELEVATION





NORTH ELEVATION



EAST ELEVATION





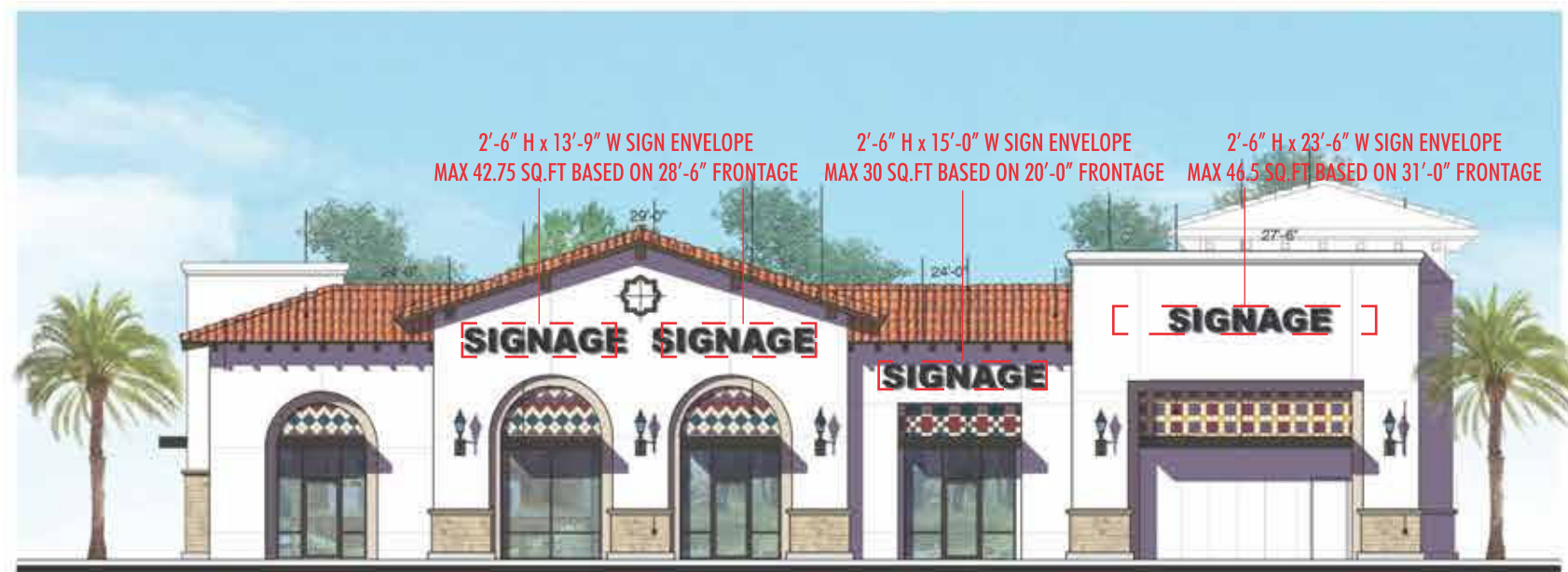
KEY PLAN



SOUTH ELEVATION



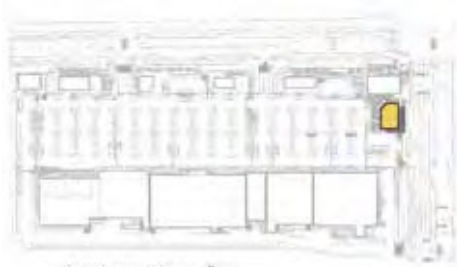
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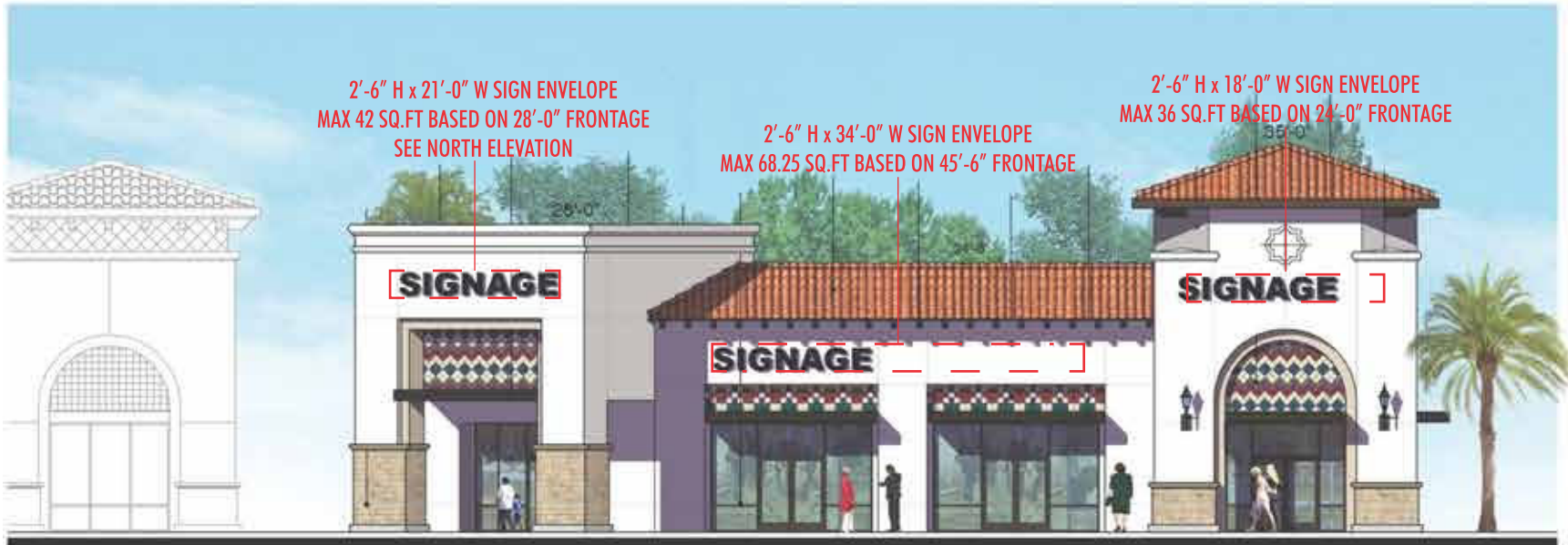
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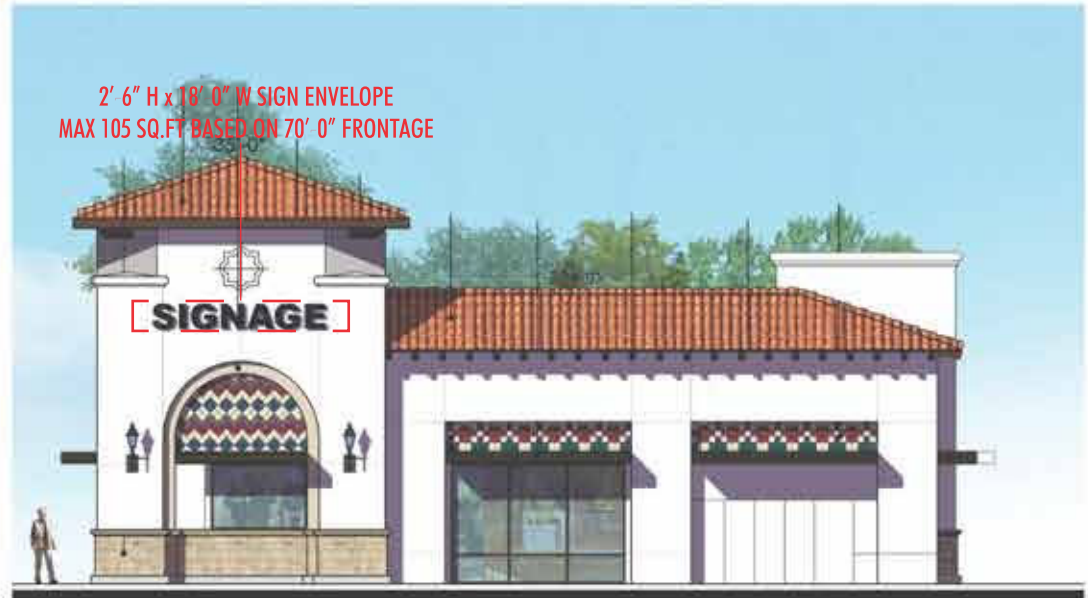
WEST ELEVATION



KEY PLAN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Planning: Approved

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MASTER SIGN PROGRAM | CITY SUBMITTAL 11.21.23
ONTARIO GATEWAY | ONTARIO, CA





DRIVE-THRU WALL SIGNS

- 1 wall sign maximum per building elevation, not to exceed 4 signs maximum
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- 2'-6" maximum letter height
- 3'-0" maximum logo height





KEY PLAN

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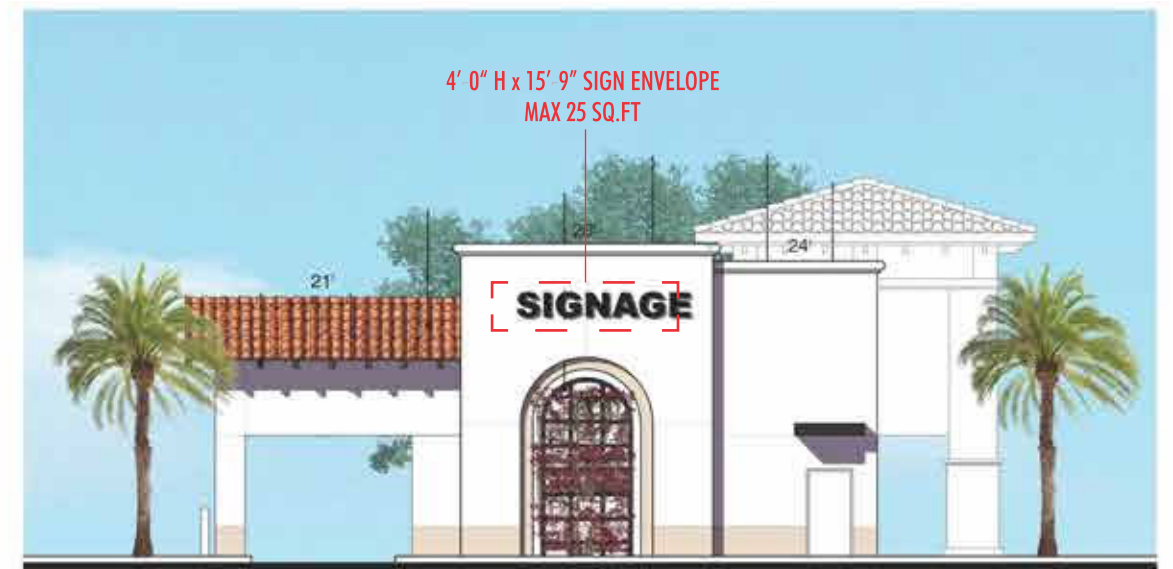
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





KEY PLAN

DRIVE-THRU WALL SIGNS

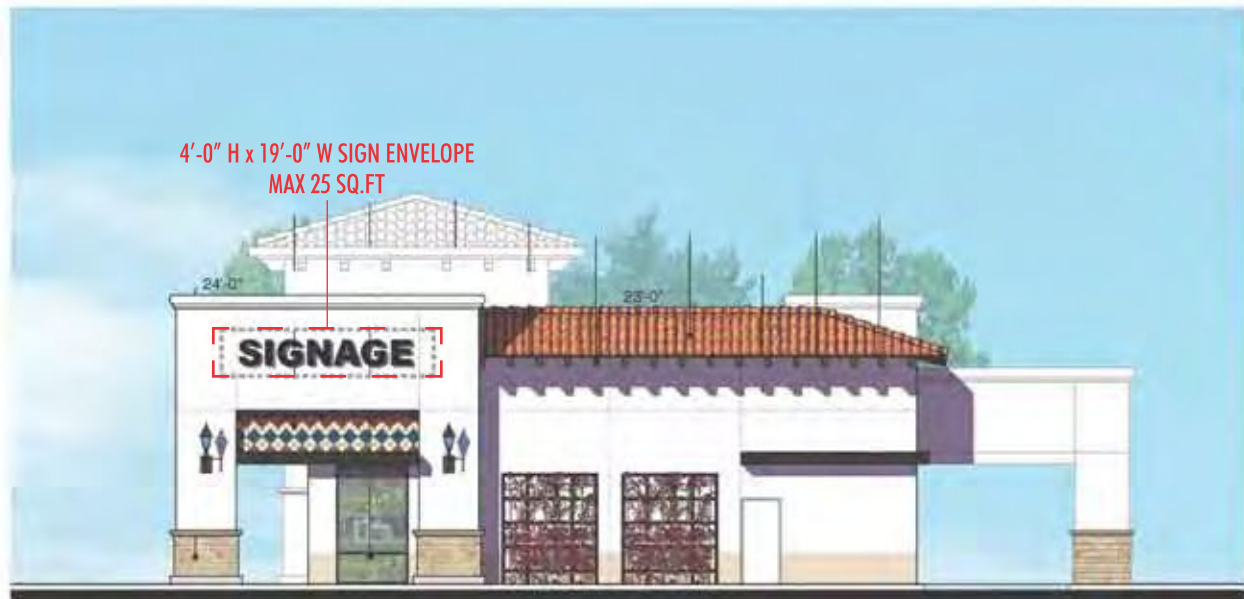
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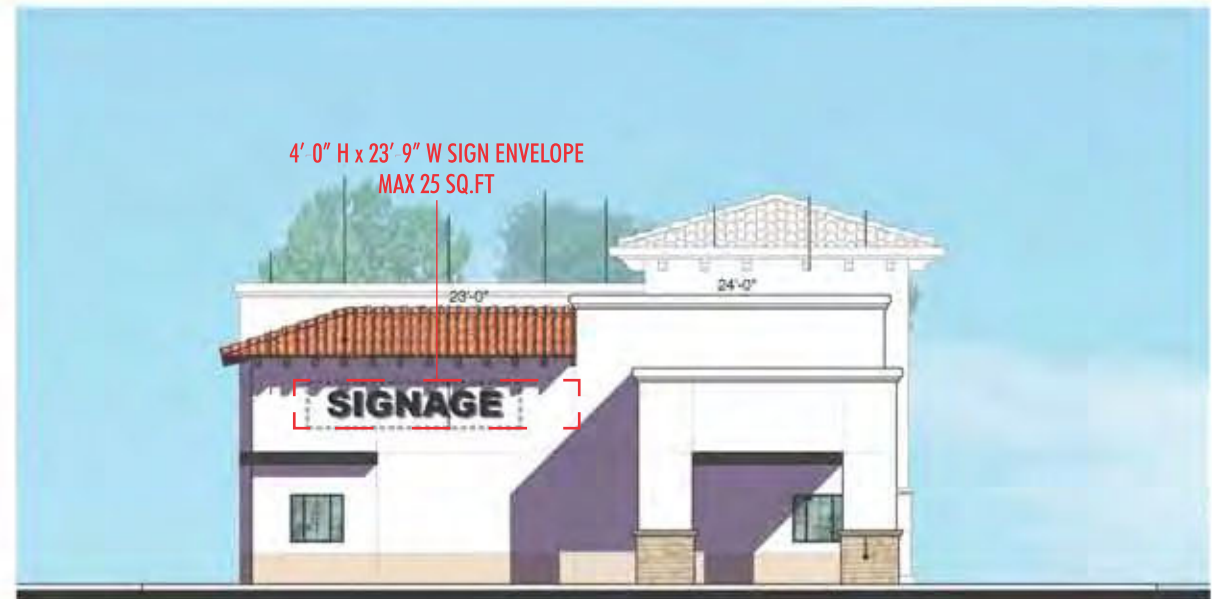
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



DRIVE-THRU WALL SIGNS

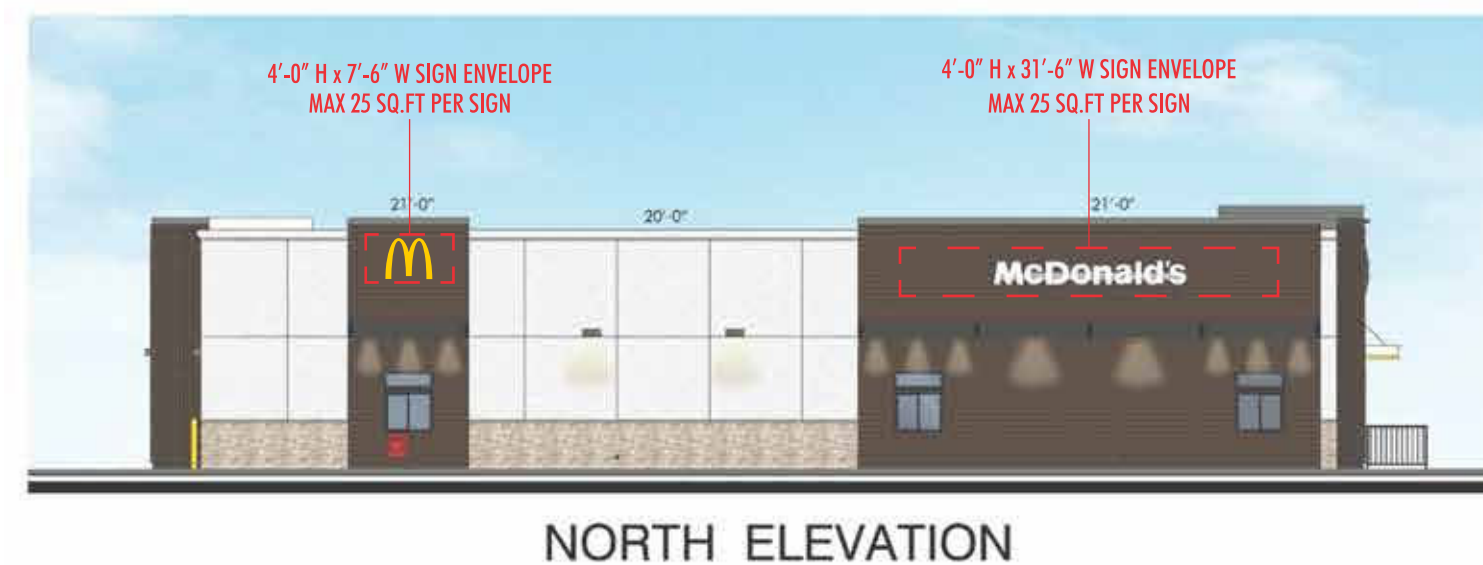
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SOUTH ELEVATION



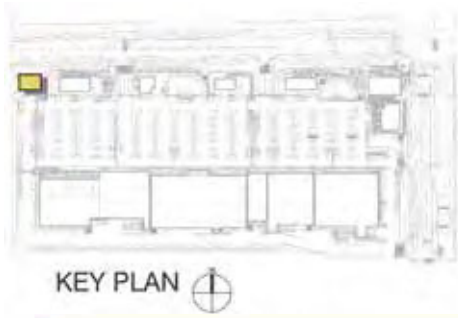
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

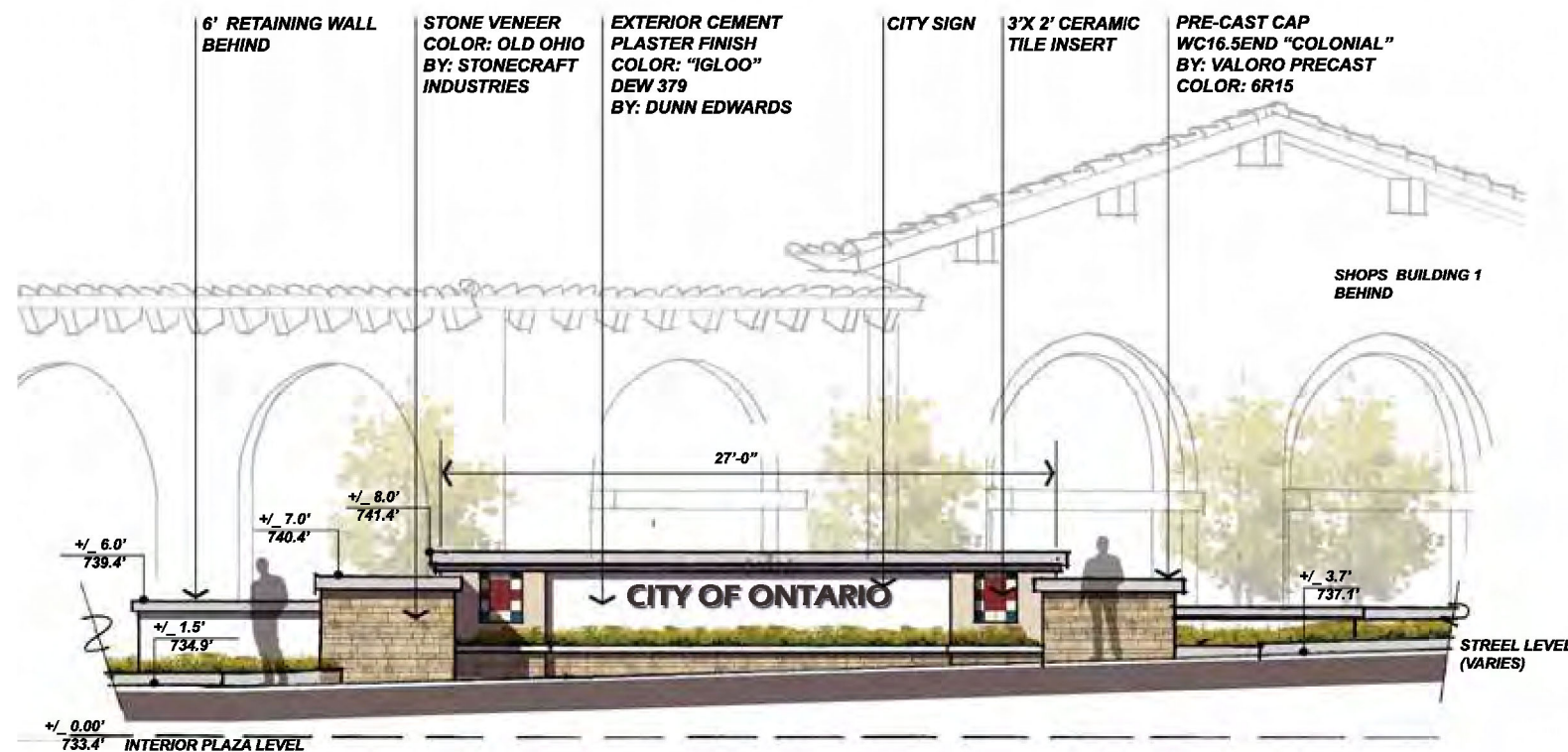
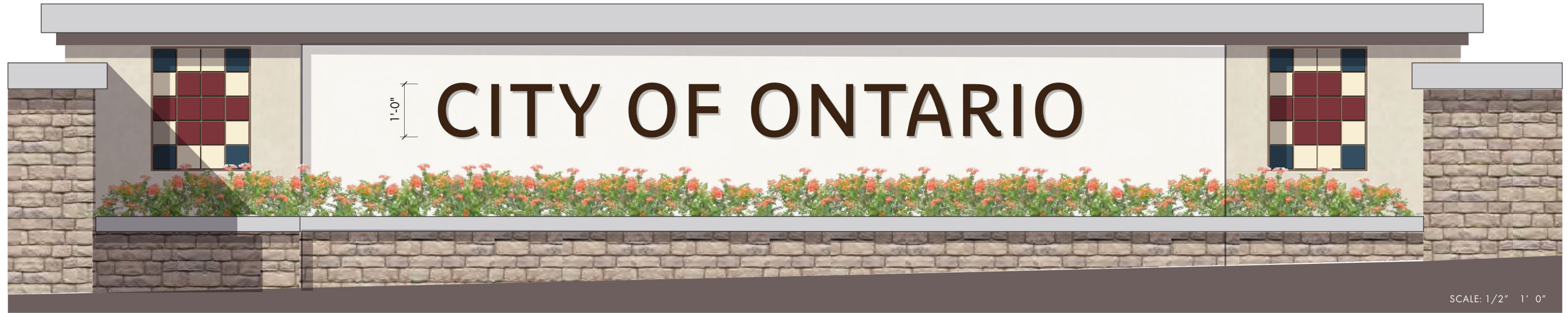


NORTH ELEVATION



WEST ELEVATION





FRONT ELEVATION

STONE BASE TO MATCH STONE CRAFT INDUSTRIES - HERITAGE - OLD OHIO
 PRE-CAST CAP VALORO PRECAST - WC16.5END "COLONIAL" - COLOR 6R15
 COPY SIGN AREA: 15 SF



Planning: Approved

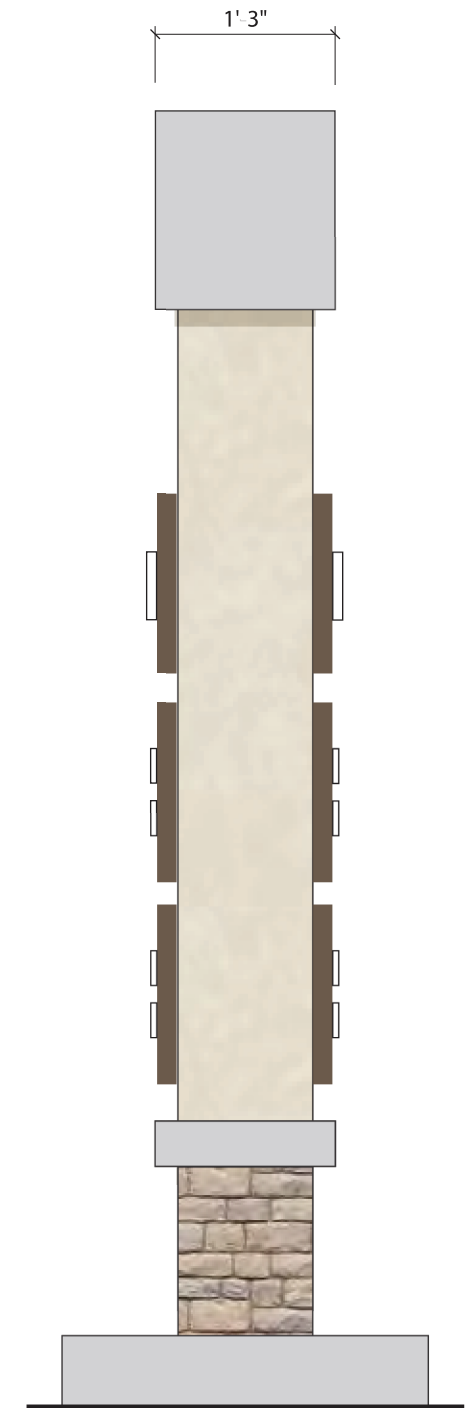
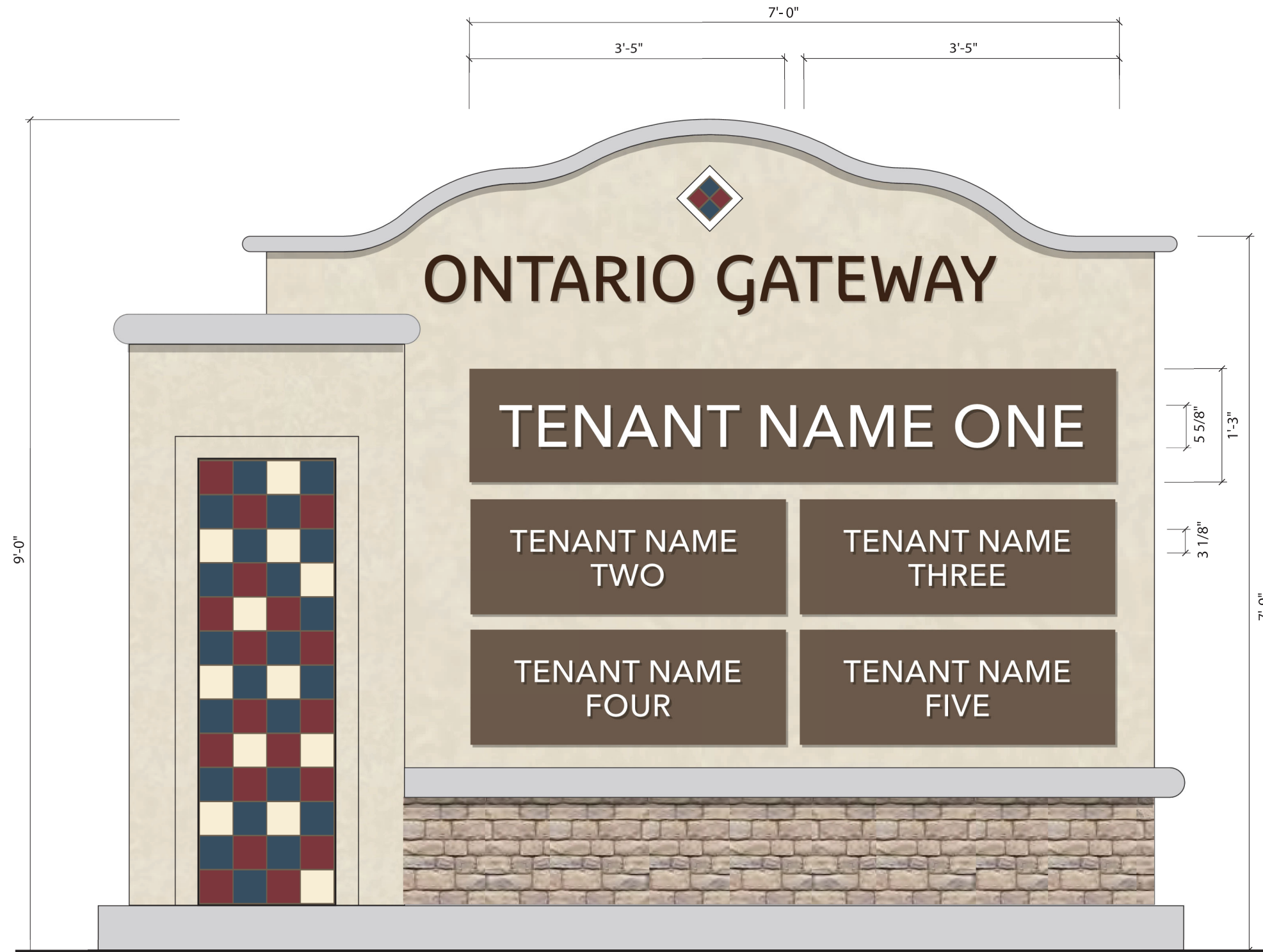
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 ONTARIO GATEWAY | ONTARIO, CA



SHEET
24



SCALE: 3/4" = 1'-0"

ALUMINUM BODY ON STONE BASE WITH 1'-3" H x 7'-0" W AND 3'-5" W TENANT PANELS WITH WHITE ACRYLIC PUSH-THRU COPY, INTERNALLY ILLUMINATED WITH WHITE LEDS. 2 CIRCUITS AT 277V. STONE BASE TO MATCH STONE CRAFT INDUSTRIES - HERITAGE - OLD OHIO
 PRE-CAST CAP VALORO PRECAST - WC16.5END "COLONIAL" - COLOR 6R15
 COPY SIGN AREA: 30 SF

MASTER SIGN PROGRAM | CITY SUBMITTAL 11.21.23
 ONTARIO GATEWAY | ONTARIO, CA



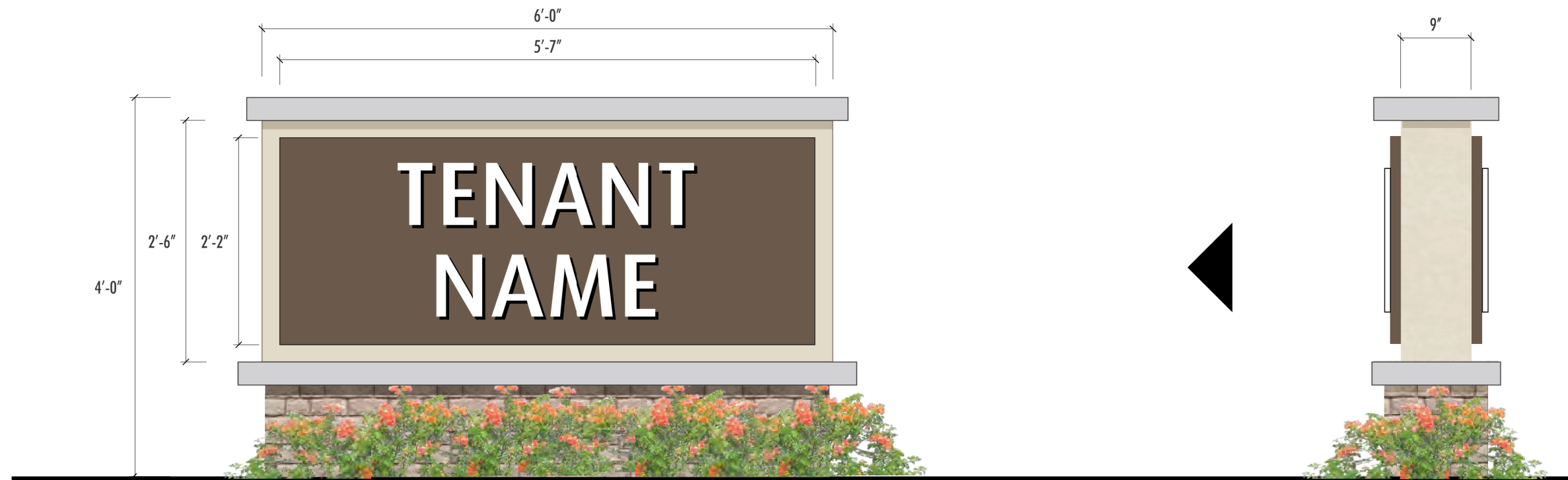
Planning: Approved

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SHEET
25

11/29/2023 5:51:43 PM



SCALE: 3/4" = 1'-0"

ALUMINUM BODY ON STONE BASE WITH 2'-2" H x 5'-7" W TENANT PANEL WITH WHITE ACRYLIC PUSH-THRU COPY,
 INTERNALLY ILLUMINATED WITH WHITE LEDS. 2 CIRCUITS AT 277V. STONE BASE TO MATCH STONE CRAFT INDUSTRIES - HERITAGE - OLD OHIO
 PRE-CAST CAP VALORO PRECAST - WC16.5END "COLONIAL" - COLOR 6R15
 COPY SIGN AREA: 12 SF

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Planning: Approved

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SHEET
26

MASTER SIGN PROGRAM & TENANT CRITERIA

END



Planning: Approved

11/29/2023 5:51:44 PM