



Sign Program Application Form

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420



GENERAL INFORMATION

Business: Ontario Town Square Townhomes
 Address: 380 East Bluebird Privado
Ontario, CA 91764
 Phone: 844-300-6022
 Email: tseubert@mgproperties.com
 Business License No. 88520 Exp. Date: 1/31/22
 Applicant: Refined Signs & Mailboxes
 Address: 1980 Peacock Blvd, Suite B
Oceanside CA 92056
 Phone: 760-707-8263 Email: mh@artisan-designs.com
 Applicant's Representative: Micaiah Hardison
 Address: 1980 Peacock Blvd, Suite B
Oceanside CA 92056
 Phone: 760-707-8263 Email: mh@artisan-designs.com

For Staff Use Only

File No.: PSGP22-001
 Related Files: PSGP08-006
 Submitted: 5/26/2022
 Rec'd By: JA/DP
 Fees Paid: \$ 906.14
 Cash Check (#)
 Credit Card
 Receipt No.: 325404
Action:
 Approved Denied
 By: [Signature] 08/24/22

PROJECT INFORMATION

Address: 380 East Bluebird Privado, Ontario, CA 91764
 Assessor Parcel No(s): 1048-547-94
 Development Name: Ontario Town Square Townhomes
 Zone: Downtown Civic Center

Is the project site located within the Downtown District (Note: The Downtown District is bounded by Vine Avenue on the west, railroad tracks (immediately south of Emporia Street) on the east, and the railroad tracks (immediately north of Emporia Street) on the north, and the railroad tracks (immediately south of Emporia Street) on the south.)

**CITY OF ONTARIO
 PLANNING DEPARTMENT**

APPROVED

File No. **PSGP22-001**
 (Replaces File No. **PSGP18-001**)

Date: August 24, 2022

Attest: [Signature]
 Jeanie Irene Aguilo, Associate Planner

DEVIATIONS FROM PROPOSED SIGN STANDARDS

A Sign Program may allow certain minor deviations from prescribed sign standards, limited to: **[1]** a 20 percent increase in maximum sign area, **[2]** an increase in the maximum total number of signs allowed, and **[3]** the use of decorative exposed neon. The Planning Director may approve such deviations, provided the below-listed findings are clearly established.

(1) The Plan's contribution to the overall design quality of the site and the surrounding area will be superior to the quality that would otherwise result under regulations normally applicable to the site;

(2) The proposed signs are compatible with the style or character of existing improvements on the site and are well-related to each other; and

(3) Any deviations from the prescribed sign standards are fully consistent with the purposes of the Development Code.

Attach to this application form, a description of all requested deviations, and the reasons supporting each of the above-listed findings. Failure to clearly establish each finding will result in denial of the deviation request.

APPLICANT ACKNOWLEDGEMENT

I, the undersigned, certify and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief.

Furthermore, I hereby agree to defend, indemnify, and hold harmless the City of Ontario or its agents, officers, and employees, from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul any approval by the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer, as it pertains to this application. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

Date: 11/10/21 Signature: Micaiah Hardison
Name (print or type): Micaiah Hardison

PROPERTY OWNER OR APPROVING AGENT ACKNOWLEDGEMENT

I, the undersigned, certify and say that I am the owner, approving agent, for the property in the foregoing application, that I have read the foregoing application and know the content thereof, and agree to the filing of this application with the City of Ontario.

Date: 11/10/21 Signature: Micaiah Hardison
Name (print or type): Micaiah Hardison
Address: 1980 Peacock Blvd, Suite B
Oceanside CA 92056
Phone: 760-230-1547

Receipt Summary

CITY OF ONTARIO
REVENUE DEPARTMENT
303 E. B STREET
ONTARIO, CA 91764
(909)395-2022

Ref#:
Rcpt#: 325404
Acct Date: 06/06/2022 09:47:58AM
Date/Time: 06/06/2022 09:47:59AM
Payor: ARTISAN DESIGNS INC

Permit #: PSGP22-001
Sign Program - Admin Appro
val..... \$906.14

RECEIPT SUMMARY

AMOUNT PAID = \$906.14
CASH TENDERED = \$0.00
CHECK TENDERED = \$906.14
CREDIT CARD TENDERED = \$0.00
MULTIPLE TENDERS = \$0.00
OTHER TENEDERS = \$0.00

CHANGE DUE = \$0.00
UNAPPLIED = \$0.00

[Print Receipt](#) [Print Check Endorsement](#) [Cancel](#)



City of Ontario
 Planning Department
 303 East B Street
 Ontario, California 91764
 Phone: 909.395.2036
 Fax: 909.395.2420

Sign Program Application Form
 Amendment to PSGP08-006

General Information

Business: Ontario Town Square Townhomes
 Address: 380 East Bluebird Privado
Ontario, CA 91764
 Phone: 844-300-6022
 Email: tseubert@mgproperties.com
 Business License No. 88520 Exp. Date: 1/31/1

Applicant: Refined Signs + Mailboxes
 Address: 554 Mar Vista Dr.
Vista, CA 92081
 Phone: 760-230-1547 Email: mh@artisan-designs.com

Applicant's Representative: Micaiah Hardison
 Address: 554 Mar Vista Dr.
Vista, CA 92081
 Phone: 760-230-1547 Email: mh@artisan-designs.com

For Staff Use Only

File No.: PSGP18-001
 Related Files: _____
 Submitted: 3/20/18
 Rec'd By: CP
 Fees Paid: \$1,225 -
 Cash Check (# _____)
 Credit Card
 Receipt No.: 200347

Action:
 Approved Denied
 By: J. Aguilo
 Date: 04/03/18

Project Information

Address: 380 East Bluebird Privado
Ontario, CA 91764

Assessor Parcel No(s): 1048-547-94

Development Name: _____
 Zone: Downtown Civic Center

***Is the project site located within the Downtown District? Yes No

***Note: The Downtown District is bordered by "I" Street on the north, (immediately south of Emporia Street) on the south, and Sultana

**CITY OF ONTARIO
 PLANNING DEPARTMENT
 APPROVED**

File No.: **PSGP18-001**
Comments: Approval of a Sign Program Amendment for the Ontario Town Square Sign Program for the Ontario Town Square Townhomes at 380 East Bluebird Privado within the Downtown Civic Center PUD. Revision to monument signage for Town Homes. Replaces PSGP08-006.

Approved By: Jeanie Irene Aguilo Date: 04/03/2018
 Name & Title: **Jeanie Irene Aguilo, Assistant Planner**

Deviations from Proposed Sign Standards

A Sign Program may allow certain minor deviations from prescribed sign standards, limited to: [1] a 20 percent increase in maximum sign area, [2] an increase in the maximum total number of signs allowed, and [3] the use of decorative exposed neon. The Planning Director may approve such deviations, provided the below-listed findings are clearly established.

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(2) The proposed signs are compatible with the style or character of existing improvements on the site and are well-related to each other; and

(3) Any deviations from the prescribed sign standards are fully consistent with the purposes of the Development Code.

Attach to this application form, a description of all requested deviations, and the reasons supporting each of the above-listed findings. Failure to clearly establish each finding will result in denial of the deviation request.

Applicant Certification

I, the undersigned, certify and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief.

Furthermore, I hereby agree to defend, indemnify, and hold harmless the City of Ontario or its agents, officers, and employees, from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul any approval by the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer, as it pertains to this application. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

Date: 1/17/18 Signature: [Signature]
Name (print or type): Micaiah Hardison

Property Owner or Approving Agent Certification

I, the undersigned, certify and say that I am the owner, approving agent, for the property in the foregoing application, that I have read the foregoing application and know the content thereof, and agree to the filing of this application with the City of Ontario.

Date: 1/17/18 Signature: [Signature]
Name (print or type): Micaiah Hardison
Address: 554 Mar Vista Dr.
Vista CA 92081
760 230 1547 x101

**CITY OF ONTARIO
PLANNING DEPARTMENT
APPROVED**

File No.: **PSGP18-001**

Comments: *Approval of a Sign Program Amendment for the Ontario Town Square Sign Program for the Ontario Town Square Townhomes at 380 East Bluebird Privado within the Downtown Civic Center PUD. Revision to monument signage for Town Homes. Replaces PSGP08-006.*

Approved By: Jeanie Irene Aguilo Date: **04/03/2018**
Name & Title: **Jeanie Irene Aguilo, Assistant Planner**



City of Ontario
 Planning Department
 303 East "B" Street
 Ontario, CA 91764
 Phone: (909) 395-2036
 Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION (print or type)

Property Owner: JH SNYDER CONSTRUCTION
 Address: 109 EAST B. STREET, ONTARIO 91764
 Telephone No.: 909-230-4831 Fax No.: 909-230-4838
 Applicant: SAME AS PROPERTY OWNER
 Address: SAME
 Telephone No.: SAME Fax No.: SAME
 Applicant's Representative: CURTIS HILL
 Address: 109 E. B STREET, ONTARIO 91764
 Telephone No.: 909-230-4831 Fax No.: 909-230-4838

(For staff use only)
 File No.: PSGP08-006
 Related Files: _____
 Submittal Date: 4/29/08
 Rec'd By: CJ
 Fees Paid: \$ 1,125
 Receipt No.: _____
 Action: Approved Denied
 By: Charles Hillman
 Date: 4.30.2008

SITE INFORMATION

Site Address (include N, S, E or W): A2-101 N. PLUM AVE. ONTARIO 91764
A2-102 N. LEMON AVE. ONTARIO 91764
A3/A4 - 380 E. B STREET, ONTARIO 91764
 Assessor's Parcel No.: _____
 Development Name: A2 - THE COLONY APARTMENTS A3/A4 - KINCAID SERIES TOWN/HOMES
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

**PLANNING DEPT
 APPROVED**
 Permit No. PSGP08-006 Revision*
 By: Charles Hillman
 Date: 7.24.2008

** Revised to include temporary signage*

ONTARIO

TOWN SQUARE THE COLONY APARTMENTS *Block A2*

SIGNAGE AND GRAPHICS PROGRAM CONTRACT BID DOCUMENTS

FEBRUARY 2008

City of Ontario
Planning Department

PREPARED FOR



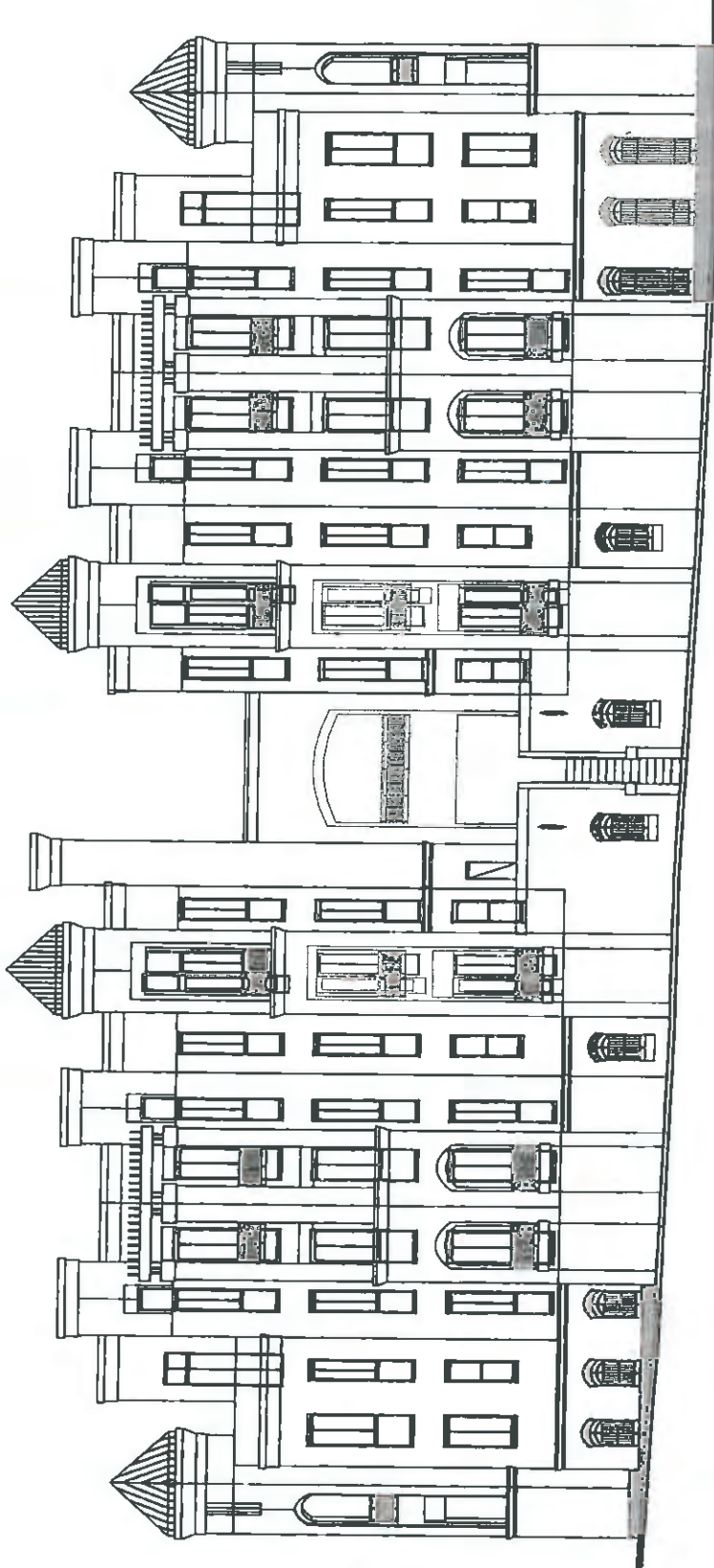
J. H. Snyder Co.
Builder and Community Developer



Sign Program -- Ontario Town Square
File No. PSCP08-006
Page Page 2 of 60

PLANNING DEPT
APPROVED

Permit No. *P33808-006*
By: *William H. Haines*
Date: *4.30.08*



PROJECT TYPOGRAPHY: GILL SANS FAMILY

ABCDEFGHIJKLMNQRSTUWVWXYZ

abcdefghijklmnopqrstuvwxy

0123456789

GILL SANS CONDENSED

ABCDEFGHIJKLMNQRSTUWVWXYZ

abcdefghijklmnopqrstuvwxy

0123456789

GILL SANS BOLD CONDENSED

ABCDEFGHIJKLMNQRSTUWVWXYZ

abcdefghijklmnopqrstuvwxy

0123456789

GILL SANS REGULAR

ABCDEFGHIJKLMNQRSTUWVWXYZ

abcdefghijklmnopqrstuvwxy

0123456789

GILL SANS BOLD

ARCHITECTURAL COLOR PALETTE

TRANSLUCENT VINYL COLOR

REFLECTIVE VINYL COLORS

PROJECT IDENTITY LOGO



GENERAL NOTES:

Engineering Design: Sign Contractor shall provide all engineering design and calculations as required for signage construction and installation as required by code.

Code Requirements: Sign Contractor shall provide all signage as required by code with regard to State and Local uniform building and electrical codes.

Building Permits: Sign Contractor shall obtain all building permits as required by the City of Ontario and pay all fees as may be required.

Discrepancies: Sign contractor shall make note of any discrepancy which may be found in this bid package and shall bring such discrepancy to the attention of SKA Design.

Prototypes: Sign Contractor may be required to provide a prototype sign at the request of the developer for review and approval prior to the final fabrication production.

Field Verification: Sign contractor shall field survey conditions as may be required to assure proper fit and installation of signage at sign locations without compromising the sign design or the condition to which the signage is to be installed.

Shop Drawings: Sign Contractor shall provide shop drawings as may be required to describe and or show contractor's design intent where differences may occur with the designer's contract bid drawings.

Computer files: Sign Contractor may request SKA Design design drawing files in order to assist in the execution of the sign contractor's shop drawing scope of work. The Designer shall assume no responsibility for the accuracy of copy, sizing and or the braille translations contained in such files.



800 Palm Avenue
South Pasadena
California 91330-3019

T 818.402.1820
F 818.402.1871
W 41666918@skad.com



Signage and Graphics Program

General Notes
Project Logo
Typography and Color Palette

Revisions

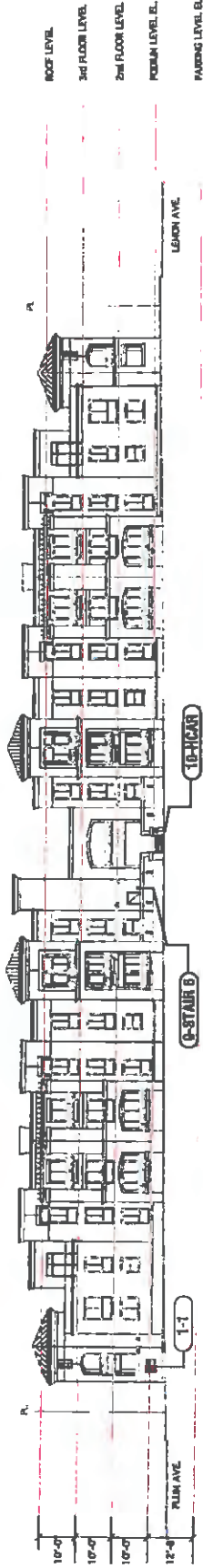
Drawn by
DRR

Checked by
DRR

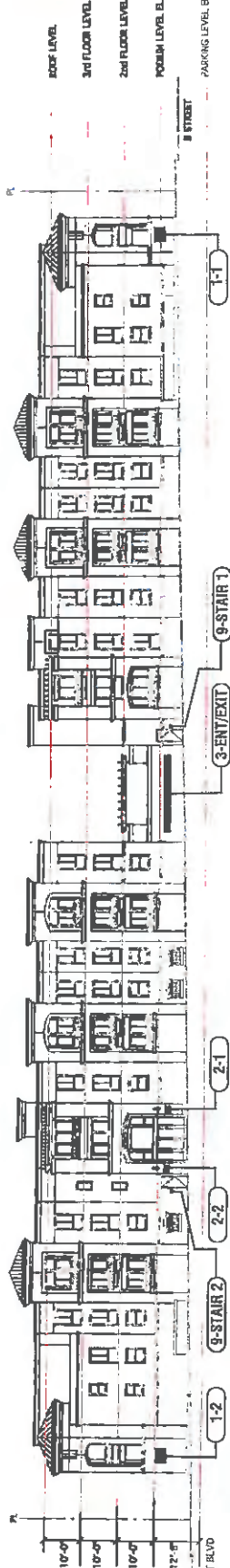
Date
February 2008

Project No.
2008.039

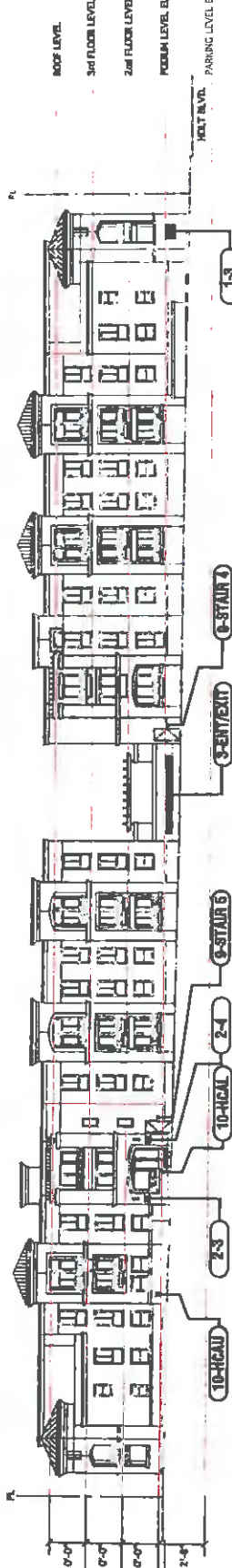
Digital File
2008.039 DA.0



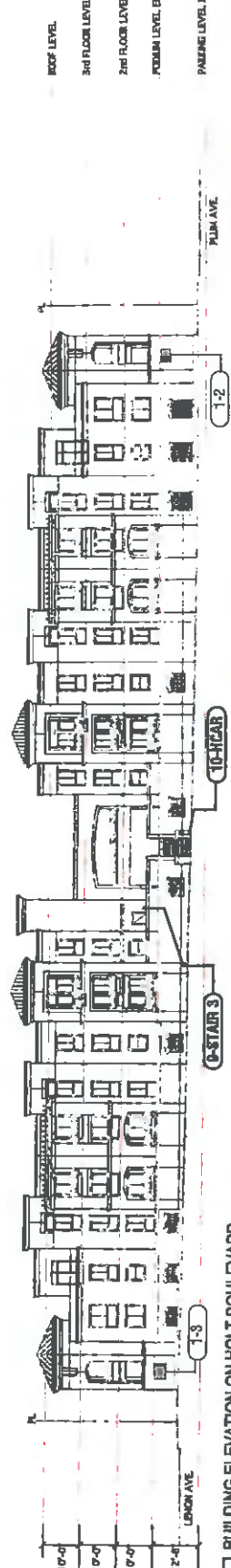
4 BUILDING ELEVATION ON B STREET
SCALE 1" = 30'-0"



3 BUILDING ELEVATION ON PLUM AVENUE
SCALE 1" = 30'-0"



2 BUILDING ELEVATION ON LEMON AVENUE
SCALE 1" = 30'-0"



1 BUILDING ELEVATION ON HOLT BOULEVARD
SCALE 1" = 30'-0"

EE

Revisions

Drawn by
CC

Checked by
DR

Date
February 2008

Project No.
2006.039

Digital File
2006039 LP-EE

SKA
D E S I G N

Architect/Signage Architectural

900 Palm Avenue
South Pasadena
California 91030-3029

T 626.403.5870
F 626.403.5871
W skadesign.com

ONTARIO
TOWN SQUARE
THE CLUBBY APARTMENTS

Signage and
Graphics Program
Apartment Building
Exterior Site
Sign Location Plan

ES

Revisions

Drawn by
CC

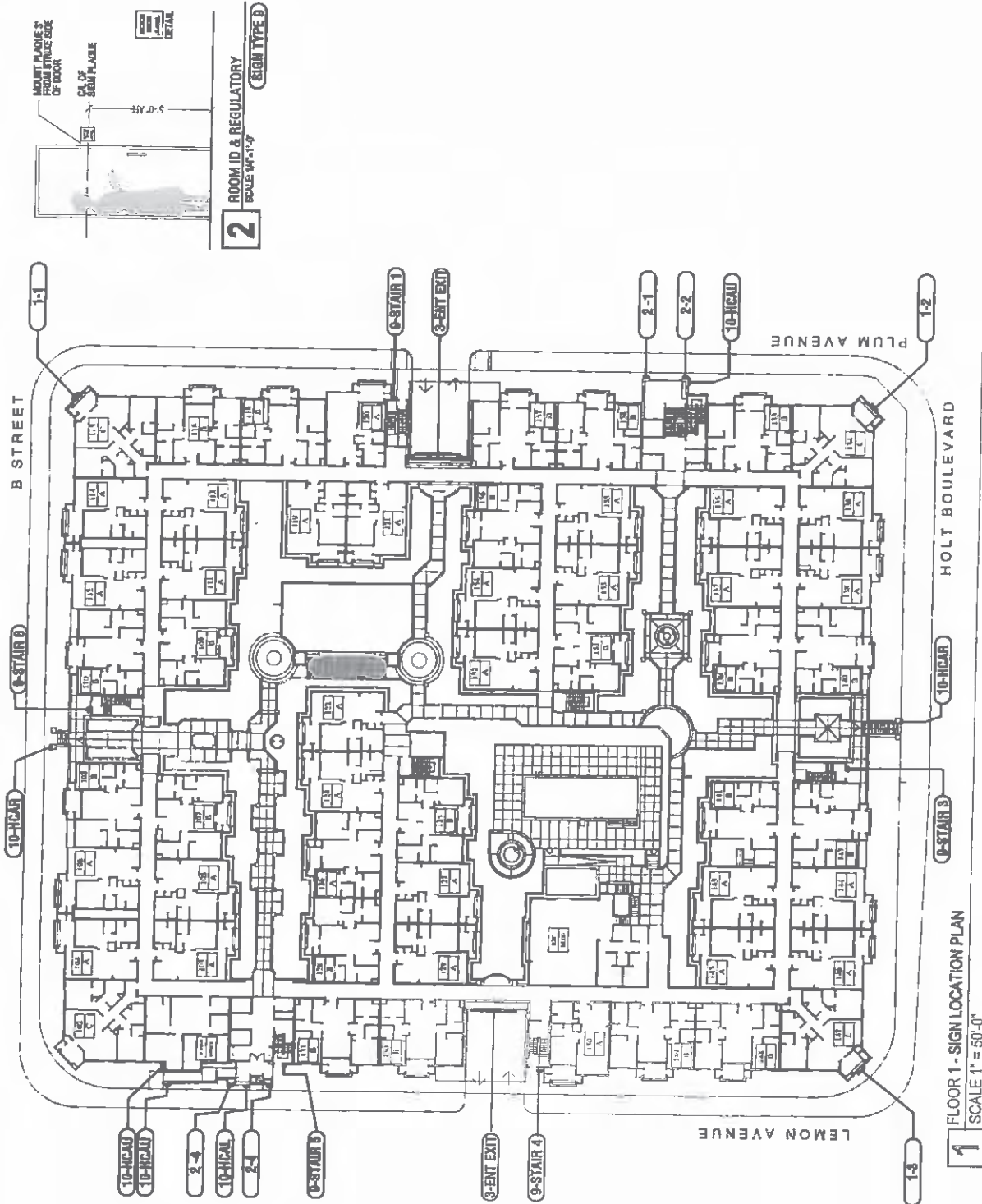
Checked by
DR

Date
February 2008

Project No.
2008.039

Digital File
2006.039 LP-ES

Sign Program - Ontario Town Square
File No. PSGP08-006
Page 5 of 60



1 FLOOR 1 - SIGN LOCATION PLAN
SCALE 1" = 50'-0"



800 Palm Avenue
 South Pasadena
 California 91030-3029
 T 626.463.5970
 F 626.463.5971
 W skadesign.com



Signage and
 Graphics Program
 Apartment Building
 Interior Floor One
 Sign Location Plan

F1

Revisions

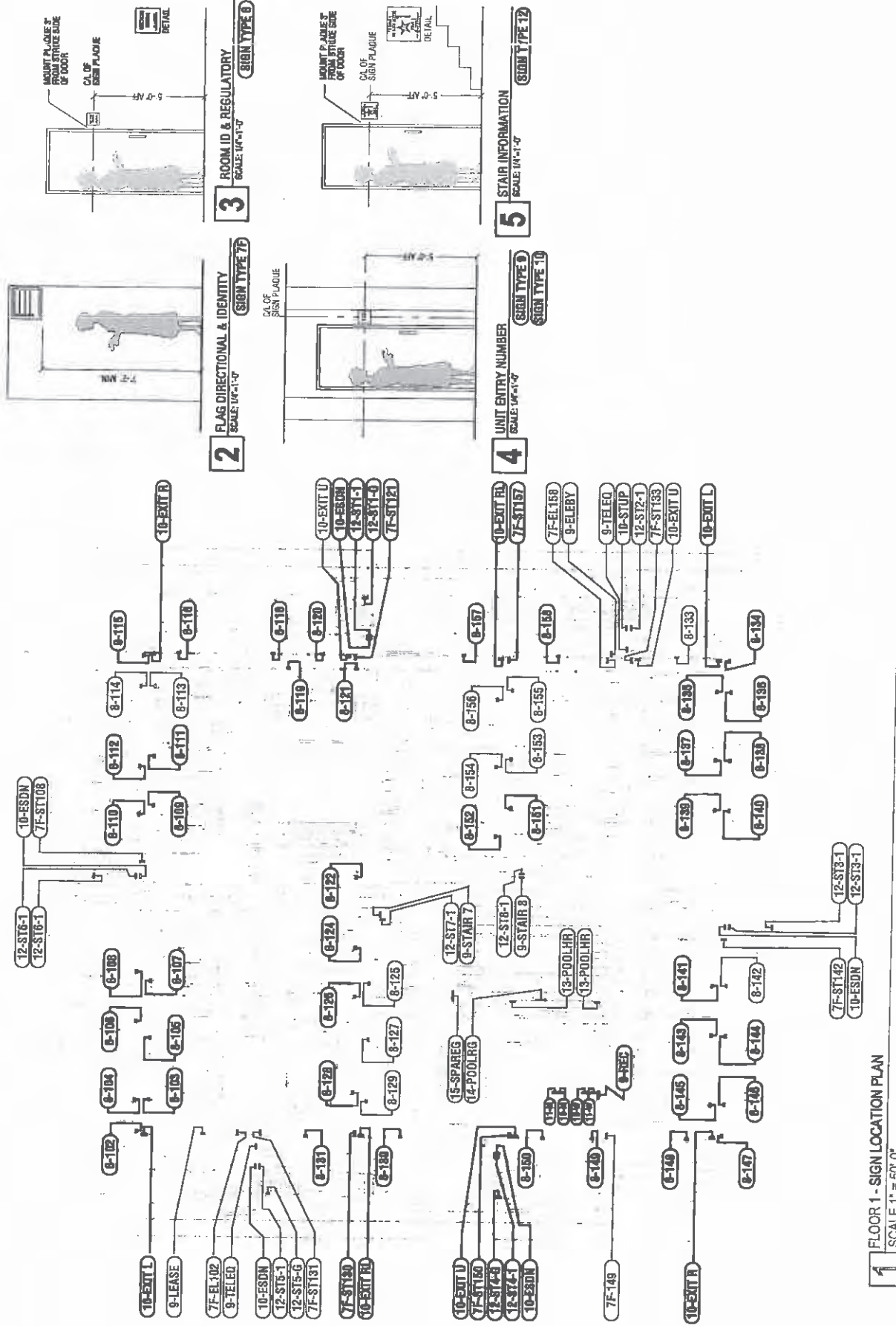
Drawn by
 CC

Checked by
 DR

Date
 February 2008

Project No.
 2006.039

Digital File
 2006.039 LP-F1



3 ROOM ID & REGULATORY
 SCALE: 1/4"=1'-0"
 SIGN TYPE 6

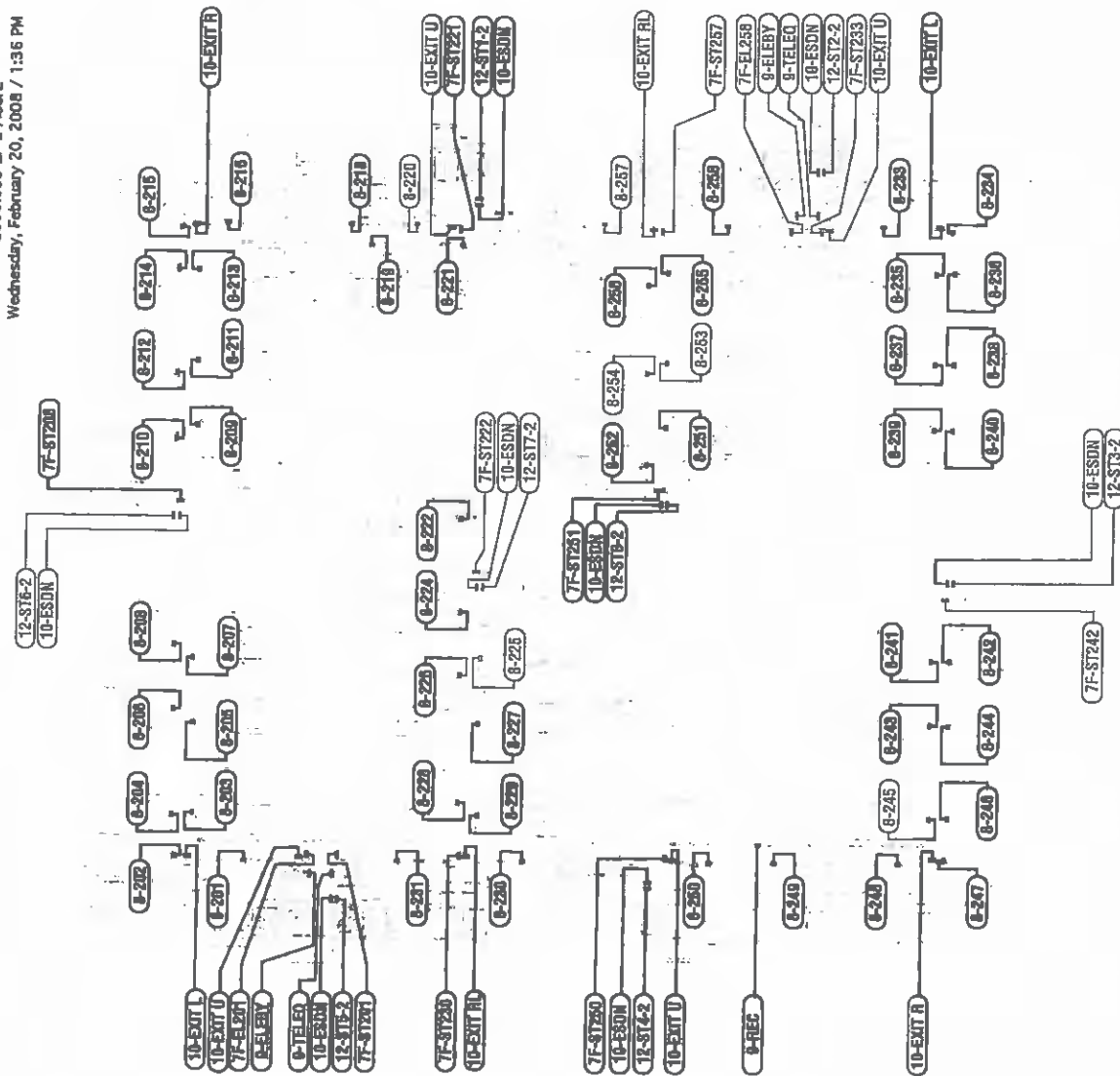
5 STAIR INFORMATION
 SCALE: 1/4"=1'-0"
 SIGN TYPE 12

2 FLAG DIRECTIONAL & IDENTITY
 SCALE: 1/4"=1'-0"
 SIGN TYPE 7P

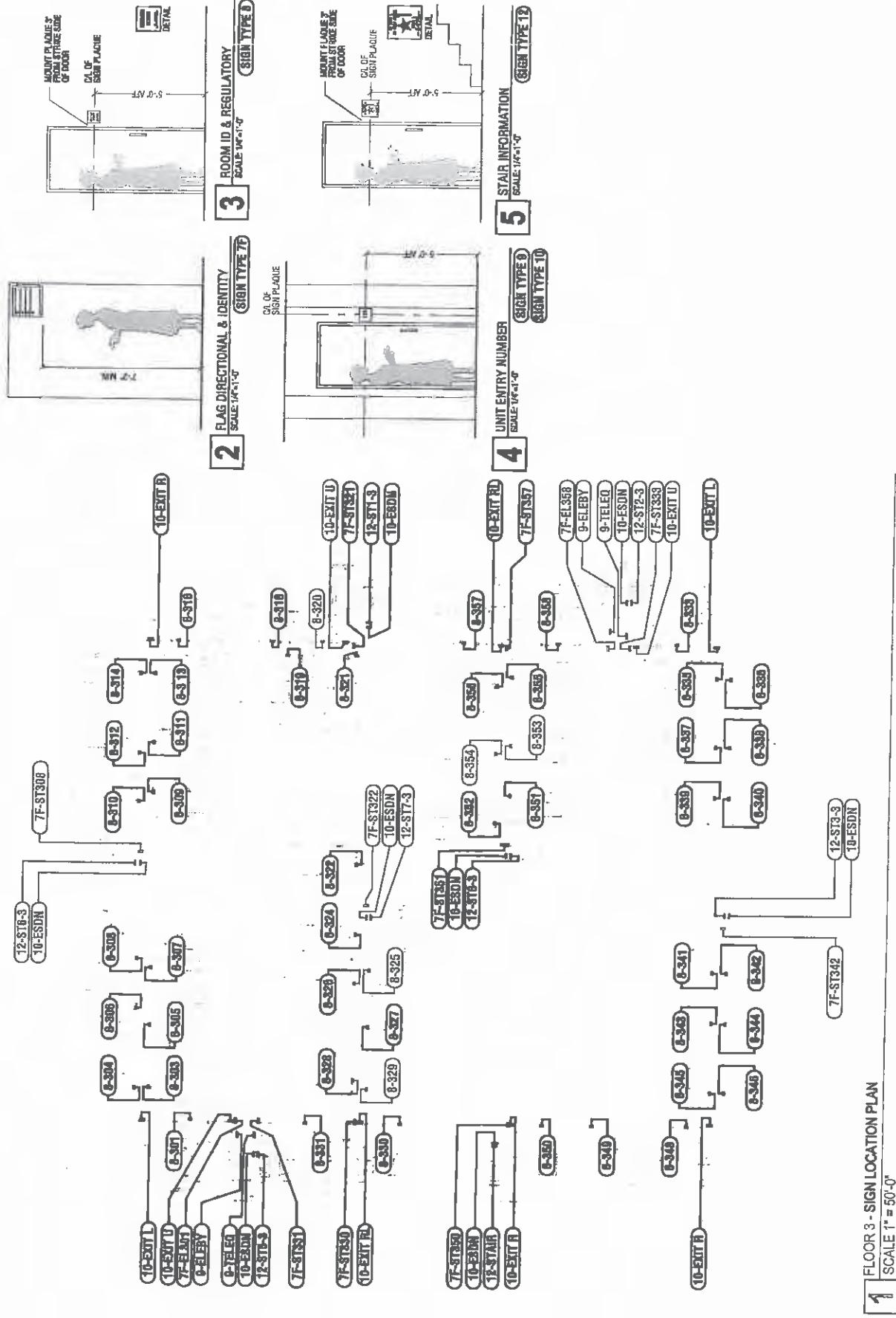
4 UNIT ENTRY NUMBER
 SCALE: 1/4"=1'-0"
 SIGN TYPE 8
 SIGN TYPE 10

1 FLOOR 1 - SIGN LOCATION PLAN
 SCALE 1" = 60'-0"

2006.039 LP-2 Floor2
Wednesday, February 20, 2008 / 1:36 PM



1 FLOOR 2 - SIGN LOCATION PLAN
SCALE 1" = 60'-0"



Signage and Graphics Program

Project Identity
Internally Illuminated

Illuminated Wall
Sign Type

1

Revisions

Drawn by

DRR

Checked by

DRR

Date

February 2008

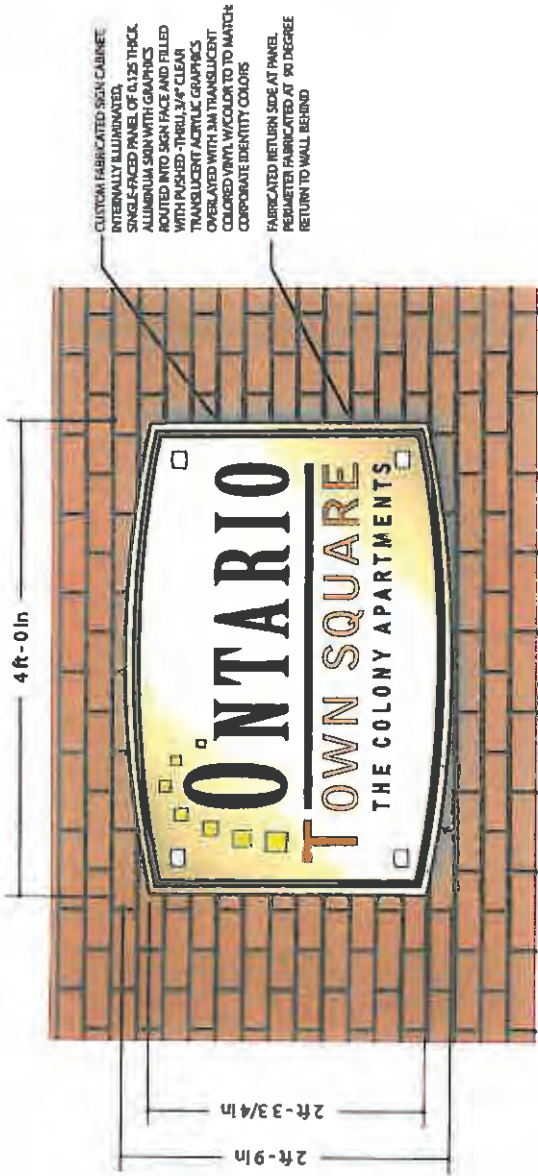
Project No.

2008.039

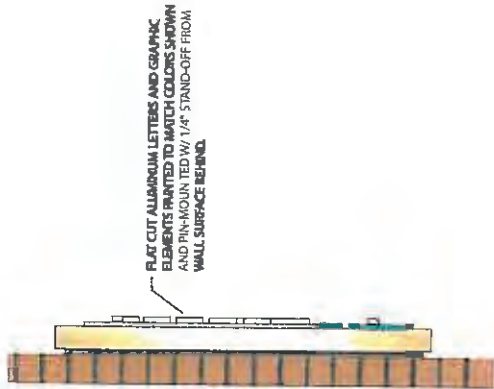
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2008.039 D11.0

D-1.0



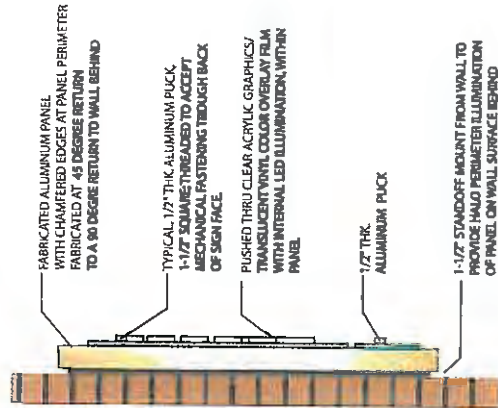
4 FRONT VIEW - ALTERNATE B EXECUTION
SCALE: 1"=1'-0"



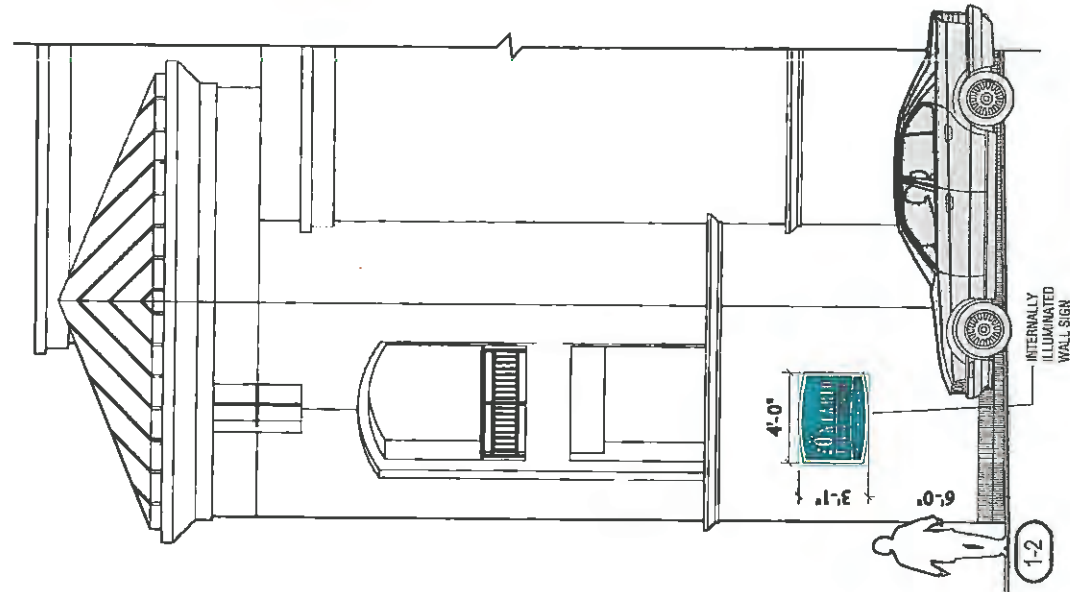
4 FRONT VIEW - ALTERNATE B EXECUTION
SCALE: 1"=1'-0"



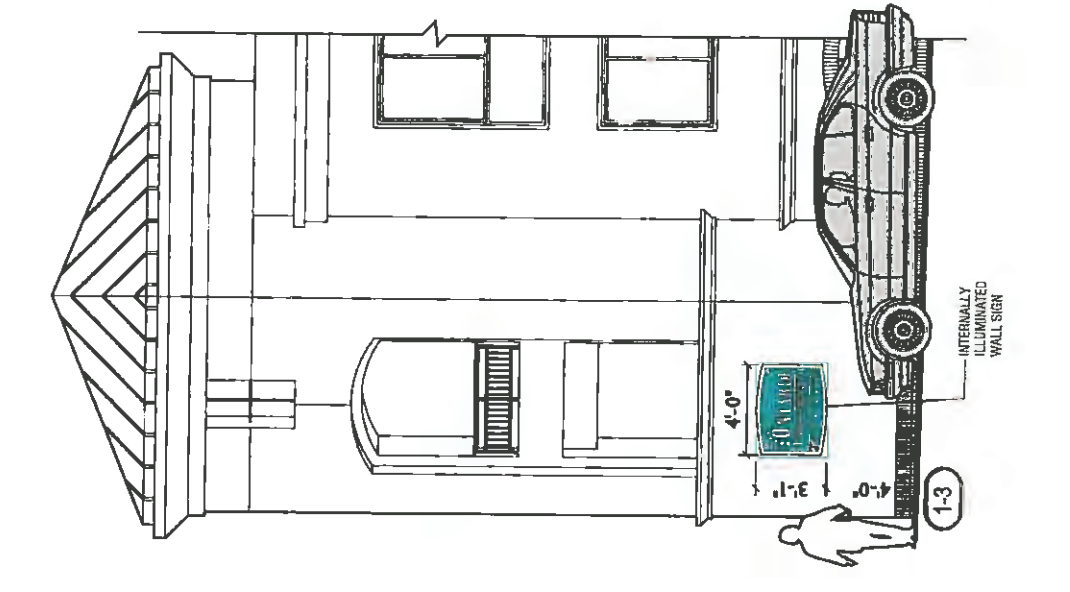
2 SIDE VIEW - ALTERNATE A EXECUTION
SCALE: 1"=1'-0"



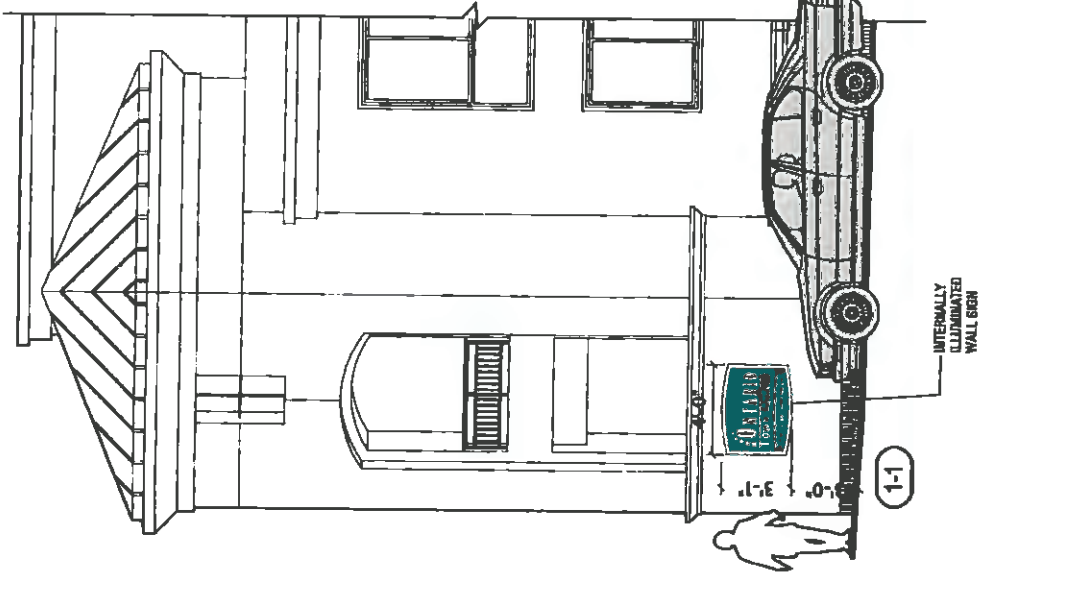
2 SIDE VIEW - ALTERNATE A EXECUTION
SCALE: 1"=1'-0"



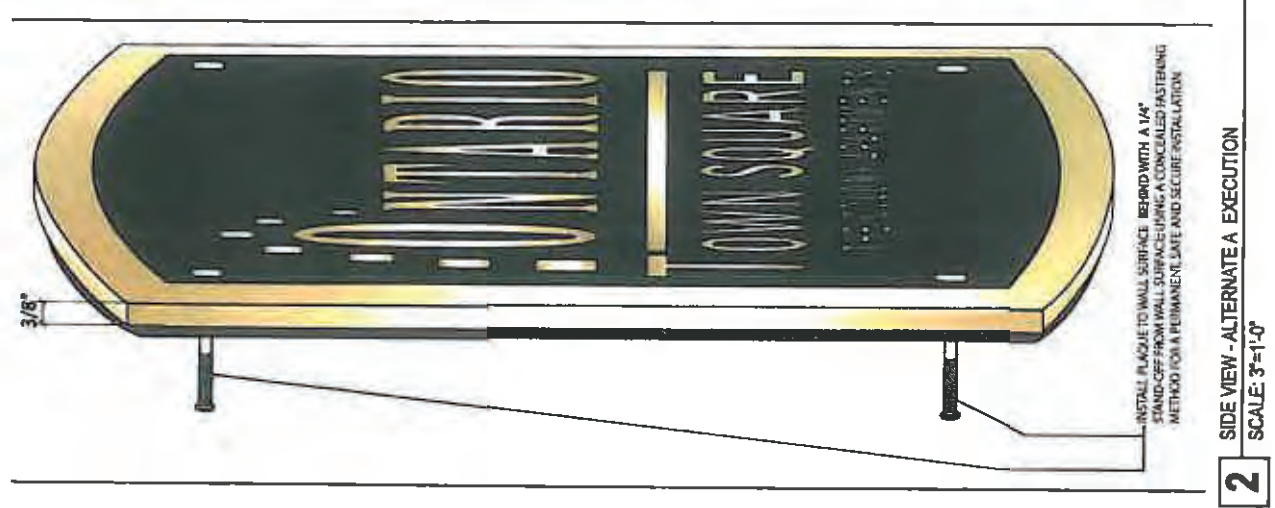
3 CORNER ELEVATION @ HOLT BLVD AND PLUM AVENUE
SCALE: 3/16"=1'-0"

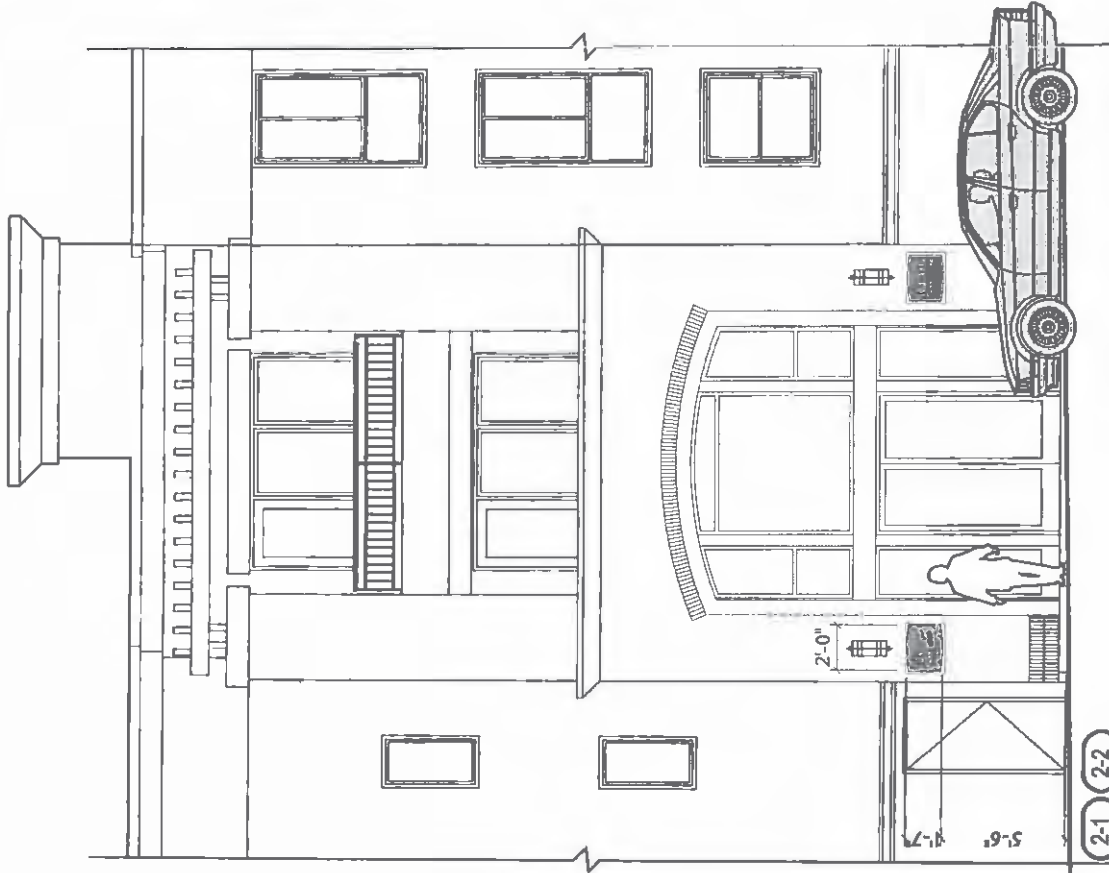


2 CORNER ELEVATION @ HOLT BLVD AND LEMON AVENUE
SCALE: 3/16"=1'-0"



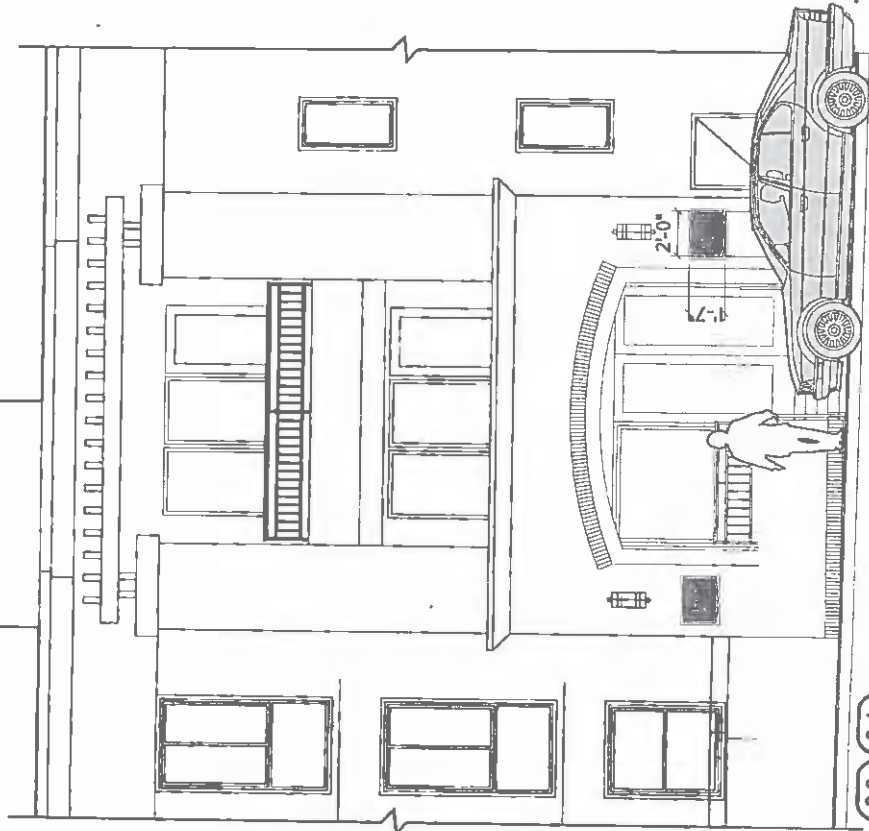
1 CORNER ELEVATION @ B STREET AND PLUM AVENUE
SCALE: 3/16"=1'-0"





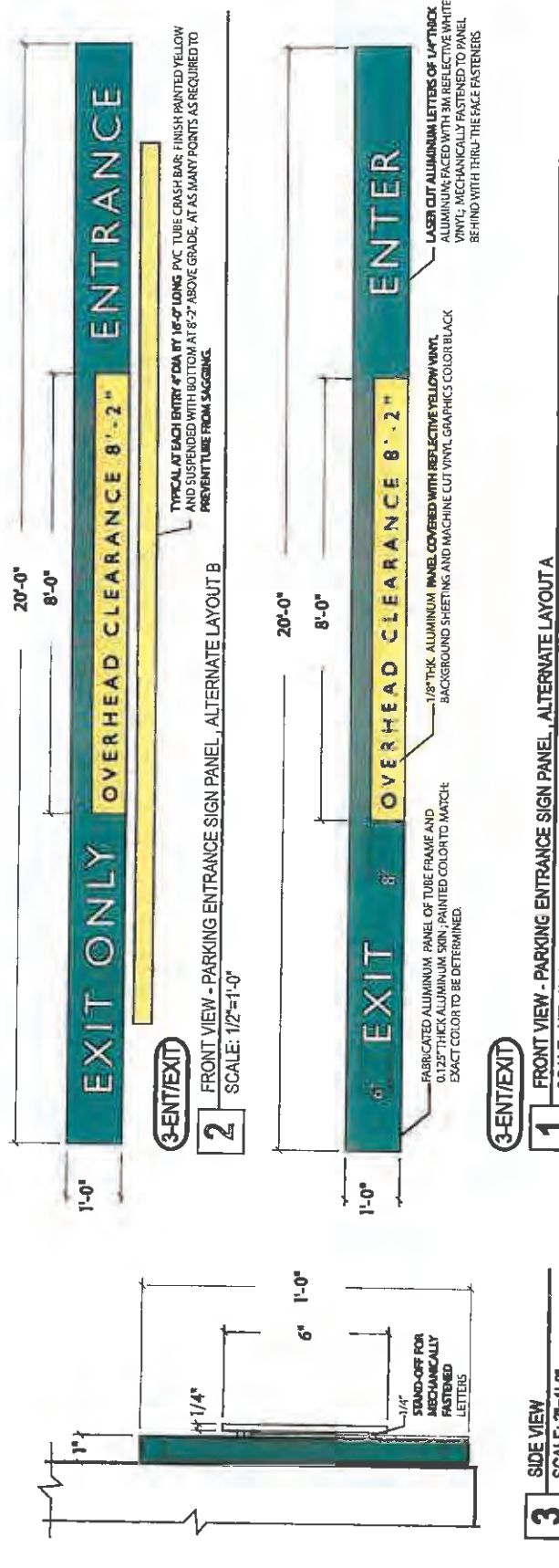
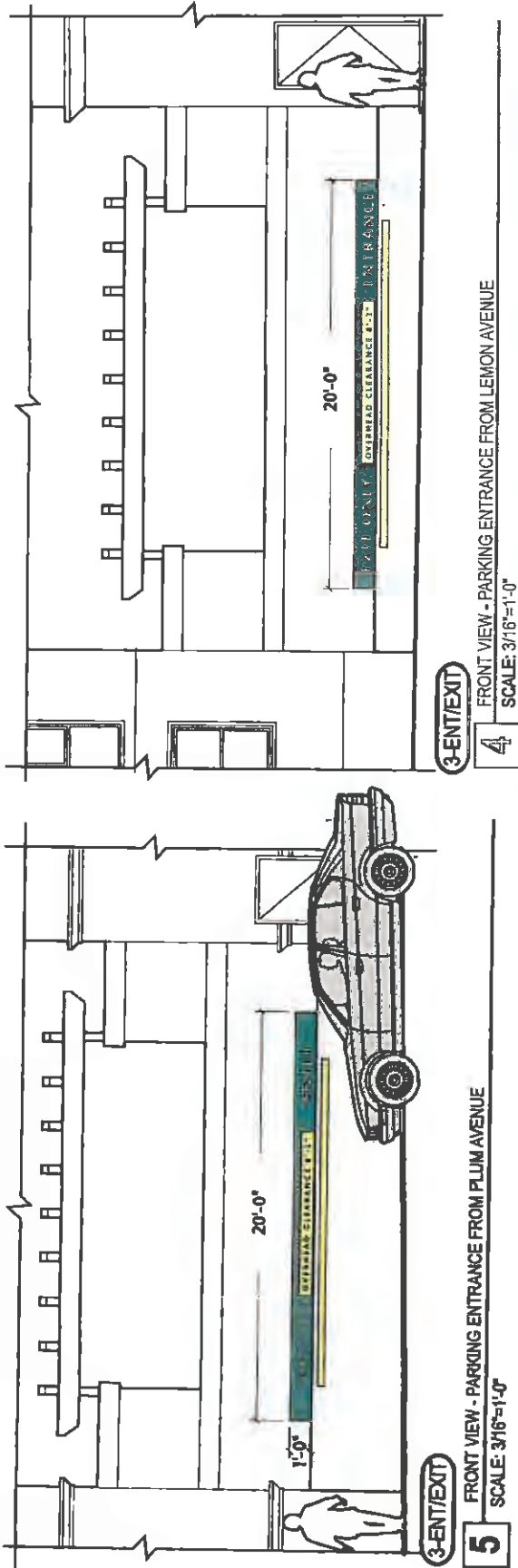
1 FRONT VIEW - PLUM AVENUE ENTRANCE

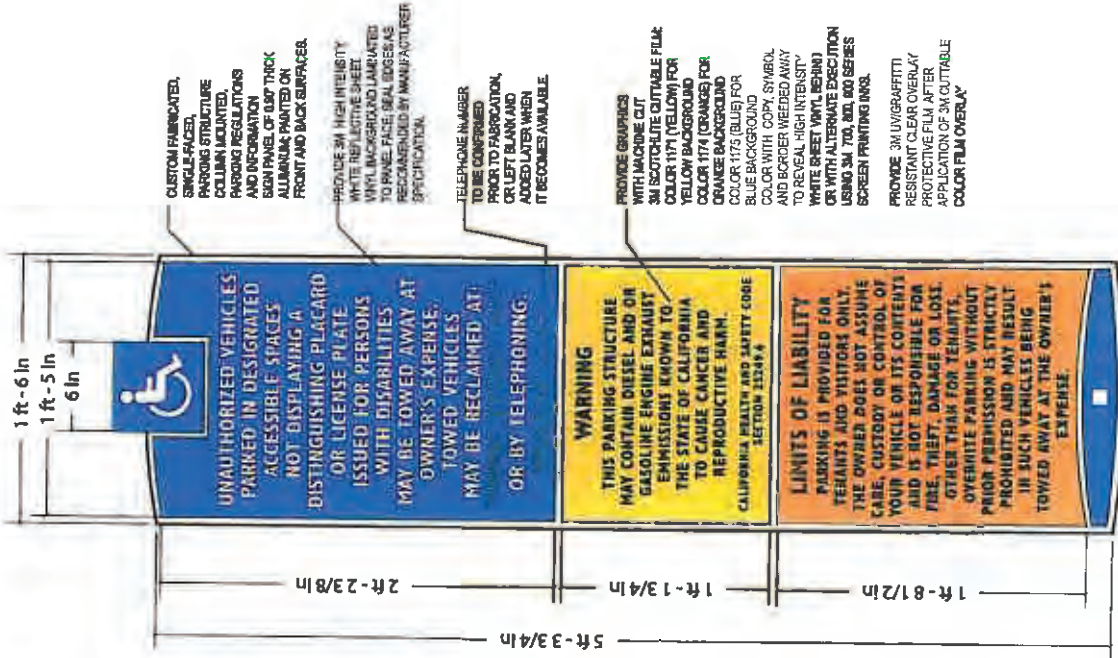
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2 FRONT VIEW - LEMON AVENUE ENTRANCE

SCALE: 3/16"=1'-0"

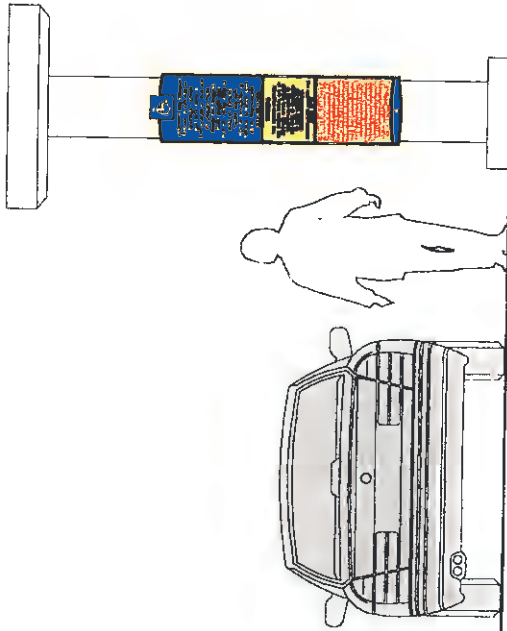




4-PKREGS

FRONT VIEW

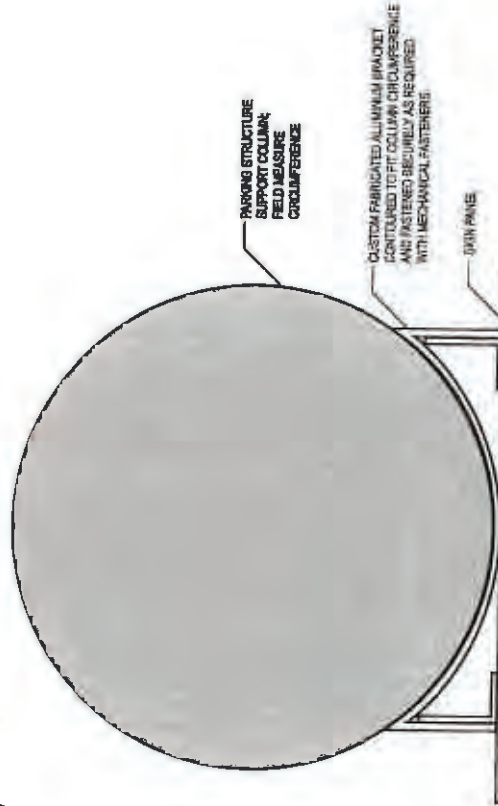
SCALE: 3/8"=1'-0"



4-PKREGS

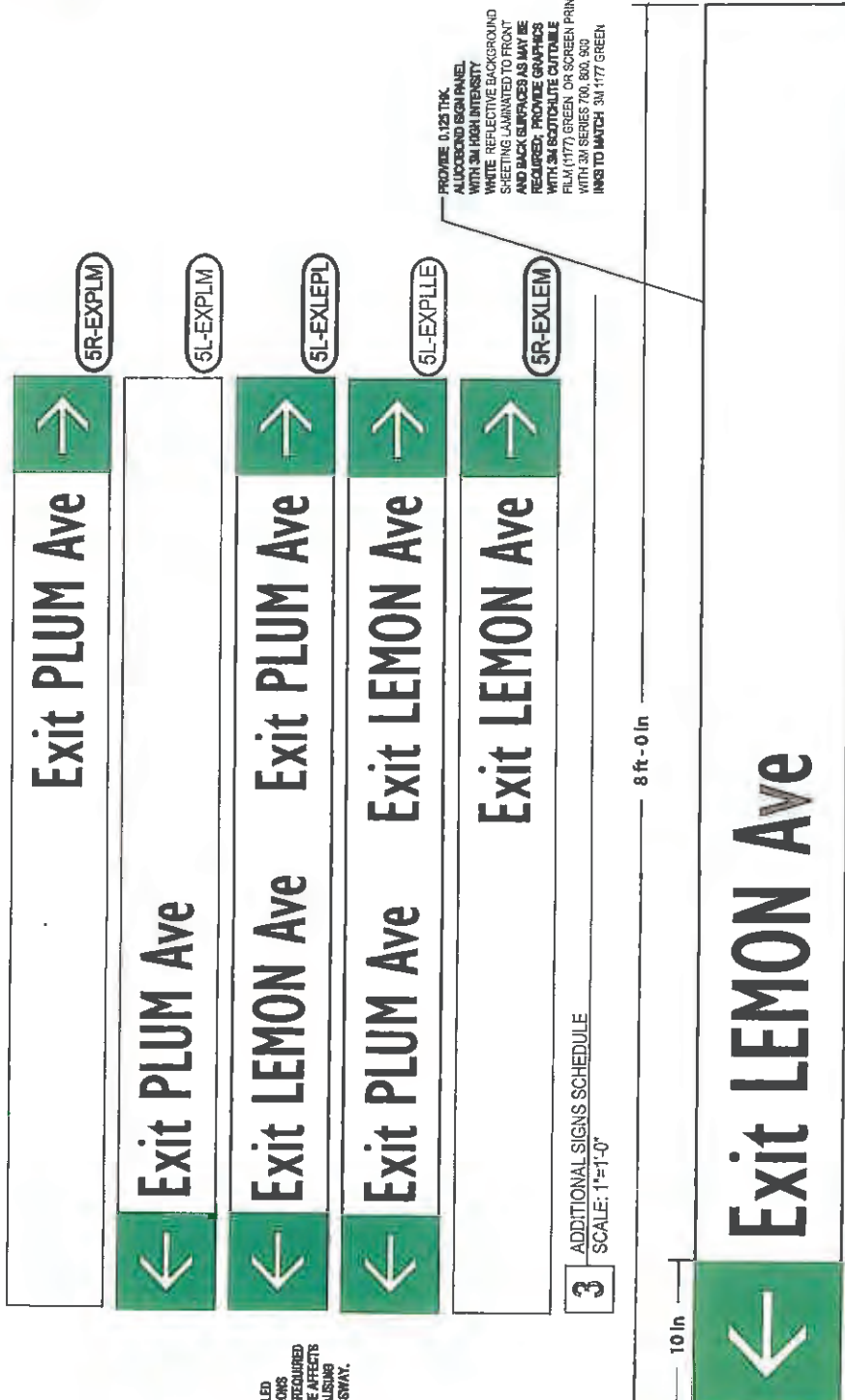
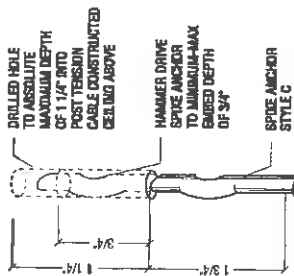
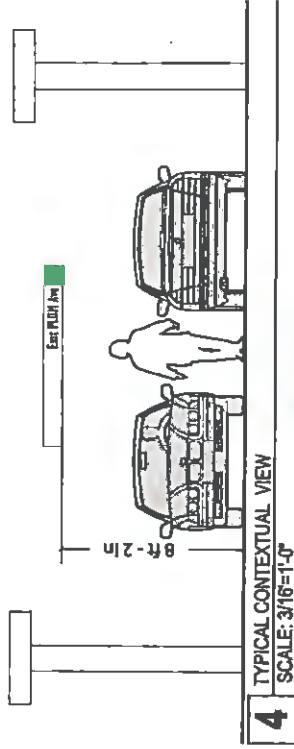
TYPICAL CONTEXTUAL VIEW

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



TOP VIEW COLUMN MOUNT

SCALE: 1 1/2"=1'-0"



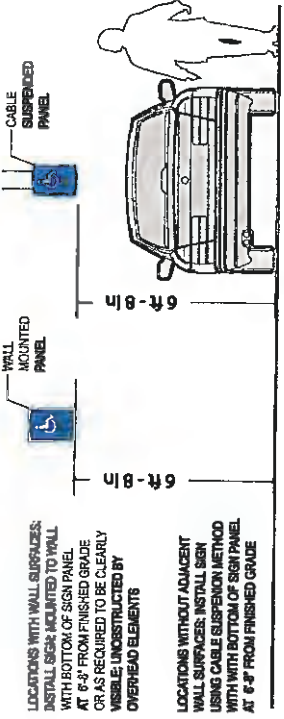
PROVIDE 0.125 THK ALUMINUM SIGN PANEL WITH 3M HIGH INTENSITY WHITE REFLECTIVE BACKGROUND SHEETING LAMINATED TO FRONT AND BACK SURFACES AS MAY BE REQUIRED. PROVIDE GRAPHICS WITH 3M SCOTCHLITE CUTTABLE FILM (1177) GREEN OR SCREEN PRINTED WITH 3M SERIES 700, 800, 900 INKS TO MATCH 3M 1177 GREEN

PROVIDE SPLAY CABLED INSTALLATIONS AS MAY BE REQUIRED TO MITIGATE EFFECTS OF WIND CAUSING PANELS TO SWAY.

Sign Program



6-HDCP
FRONT VIEW
SCALE: 6"=1'-0"



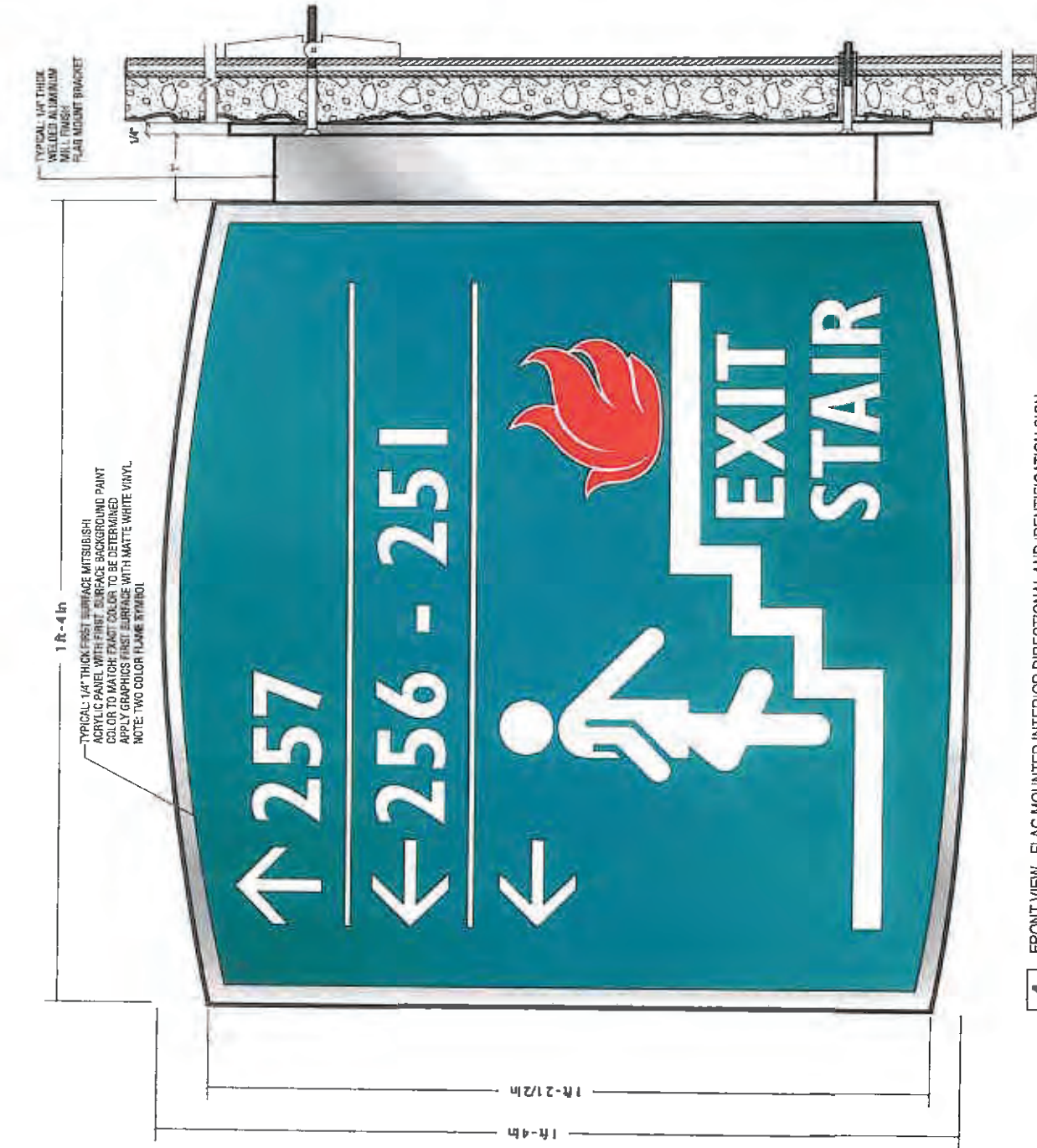
LOCATIONS WITH WALL SURFACES:
INSTALL SIGN MOUNTED TO WALL
WITH BOTTOM OF SIGN PANEL
AT 6'-8" FROM FINISHED GRADE
OR AS REQUIRED TO BE CLEARLY
VISIBLE, UNOBSTRUCTED BY
OVER-HEAD ELEMENTS

LOCATIONS WITHOUT ADJACENT
WALL SURFACES: INSTALL SIGN
USING CABLE SUSPENSION METHOD
WITH BOTTOM OF SIGN PANEL
AT 6'-8" FROM FINISHED GRADE

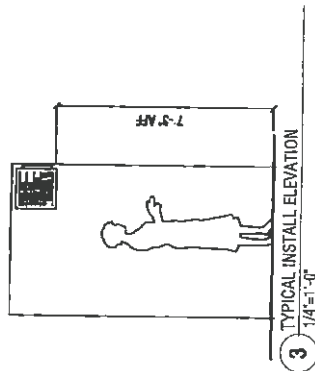
3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



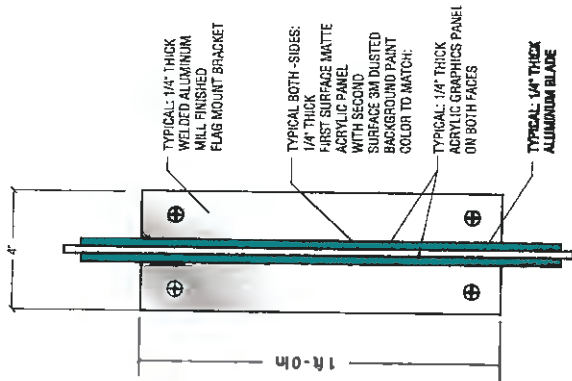
2 SIDE VIEW POLE MOUNT
SCALE: 1-1/2"=1'-0"



1 ft - 4 in
TYPICAL: 1/4" THICK FIRST SURFACE MITSUBISHI ACRYLIC PANEL WITH FIRST SURFACE BACKGROUND PAINT COLOR TO MATCH EXACT COLOR TO BE DETERMINED. APPLY GRAPHICS FIRST SURFACE WITH MATTE WHITE VINYL. NOTE: TWO COLOR FLAME SYMBOL.

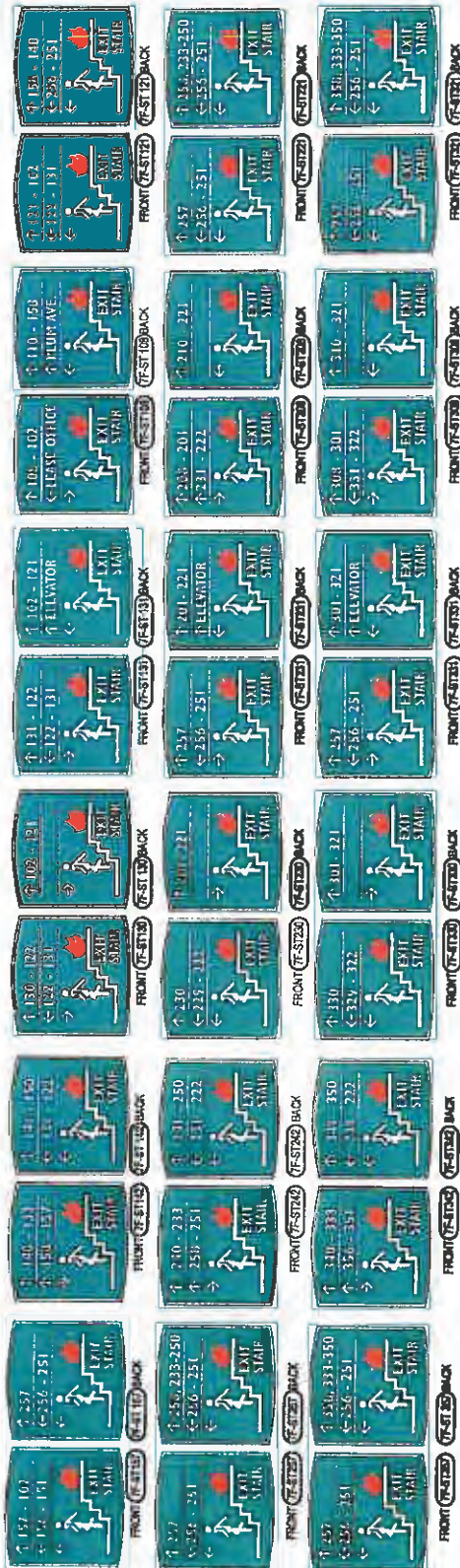


3 TYPICAL INSTALL ELEVATION
1/4"=1'-0"



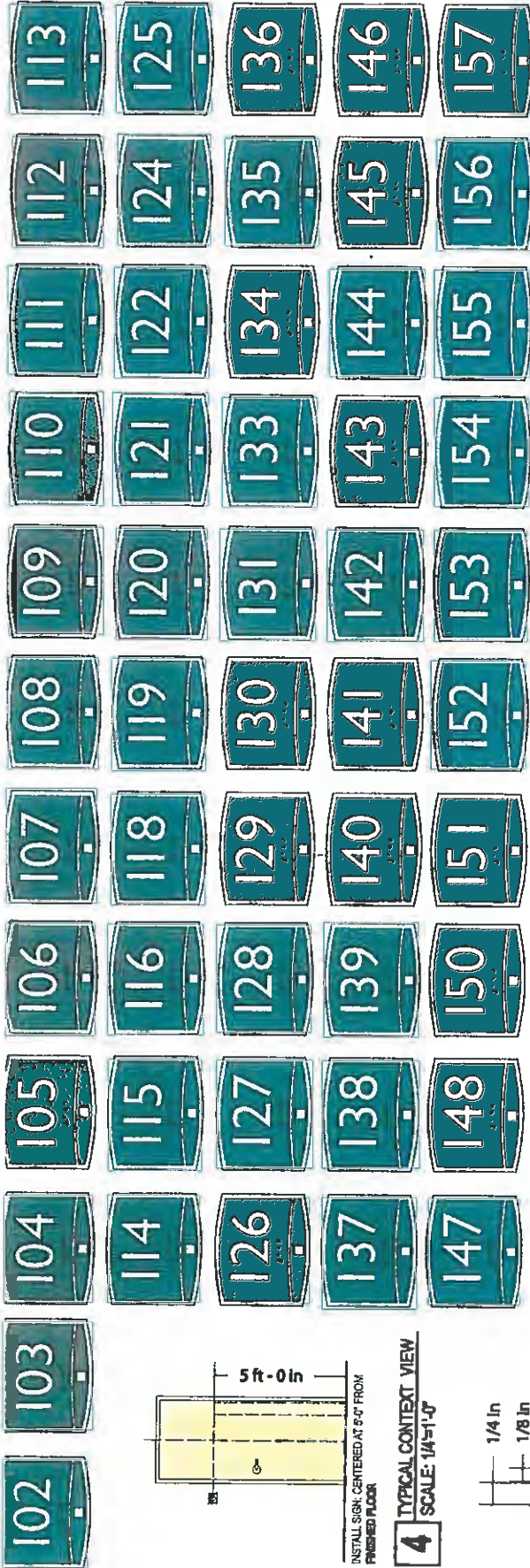
2 SIDE VIEW -
SCALE: 3"=1'-0"

1 FRONT VIEW - FLAG MOUNTED INTERIOR DIRECTIONAL AND IDENTIFICATION SIGN
SCALE: 6"=1'-0"



1 SIGN SCHEDULE - FLAG MOUNTED INTERIOR DIRECTIONAL AND IDENTIFICATION SIGN

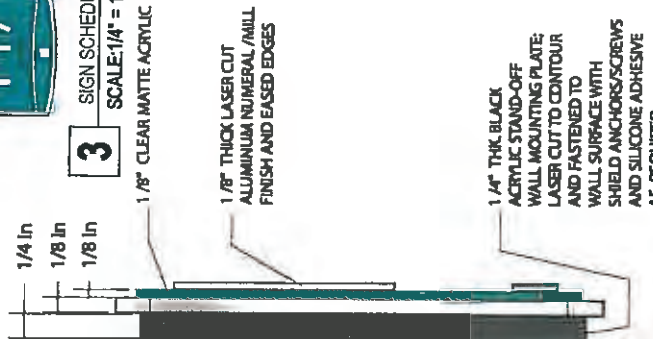
SCALE: 3/16"=1'-0"



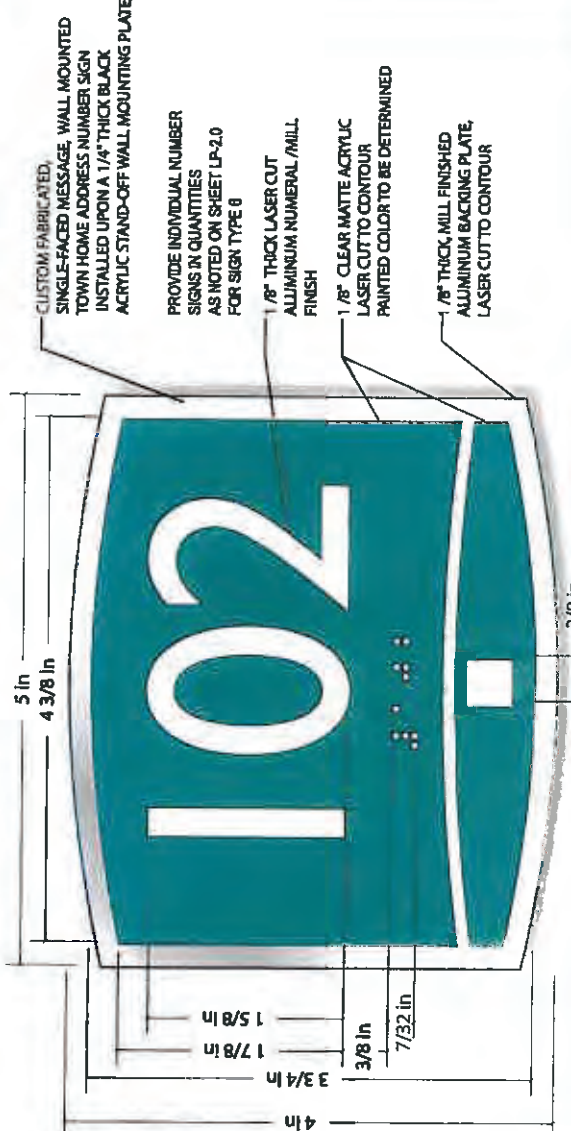
4 TYPICAL CONTEXT VIEW
SCALE: 1/4"=1'-0"

INSTALL SIGN, CENTERED AT 8" FROM FINISHED FLOOR

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



2 SIDE VIEW
SCALE: 1/2"=1'-0"



1 8-102 FRONT VIEW
SCALE: FULL SIZE

Sign Design



100 Palm Avenue
 South Pasadena
 California 91030-3038
 T 626.483.8870
 F 626.482.8871
 W skacorp.com



Signage and
 Graphics Program

Apartment
 Unit Number
 Identity Sign
 Type

8

Revisions

Drawn by
 DRR

Checked by
 DRR

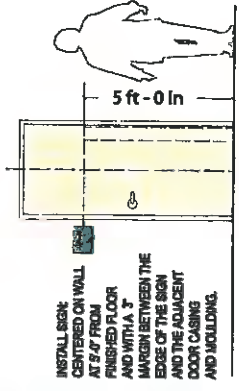
Date
 February 2008

Project No.
 2008.039

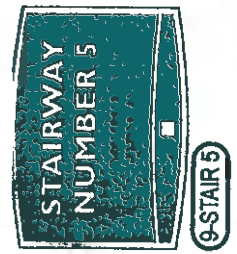
Digital File
 2008.039 D8.1

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226	227	228	230	231	233	234	235	236	237	238	239
240	241	242	243	245	246	247	248	249	250	251	252
253	254	255	256	257	258	301	303	304	305	306	307
308	309	310	311	312	313	314	316	318	319	320	321
322	324	325	326	327	328	329	330	331	333	334	335
336	337	338	339	340	341	342	344	343	345	346	347
348	349	350	351	352	353	354	355	355	356	357	358

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



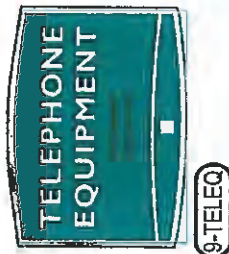
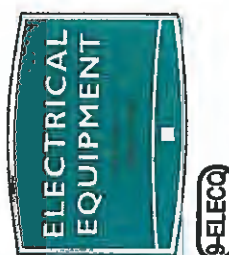
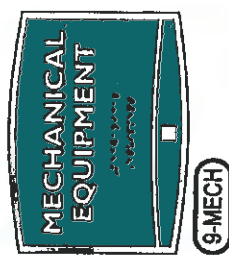
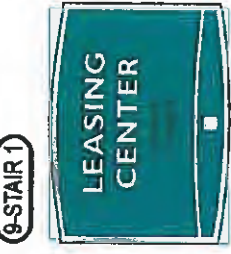
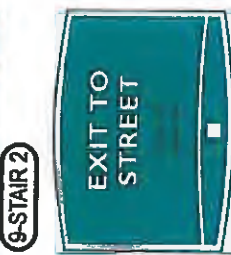
4 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



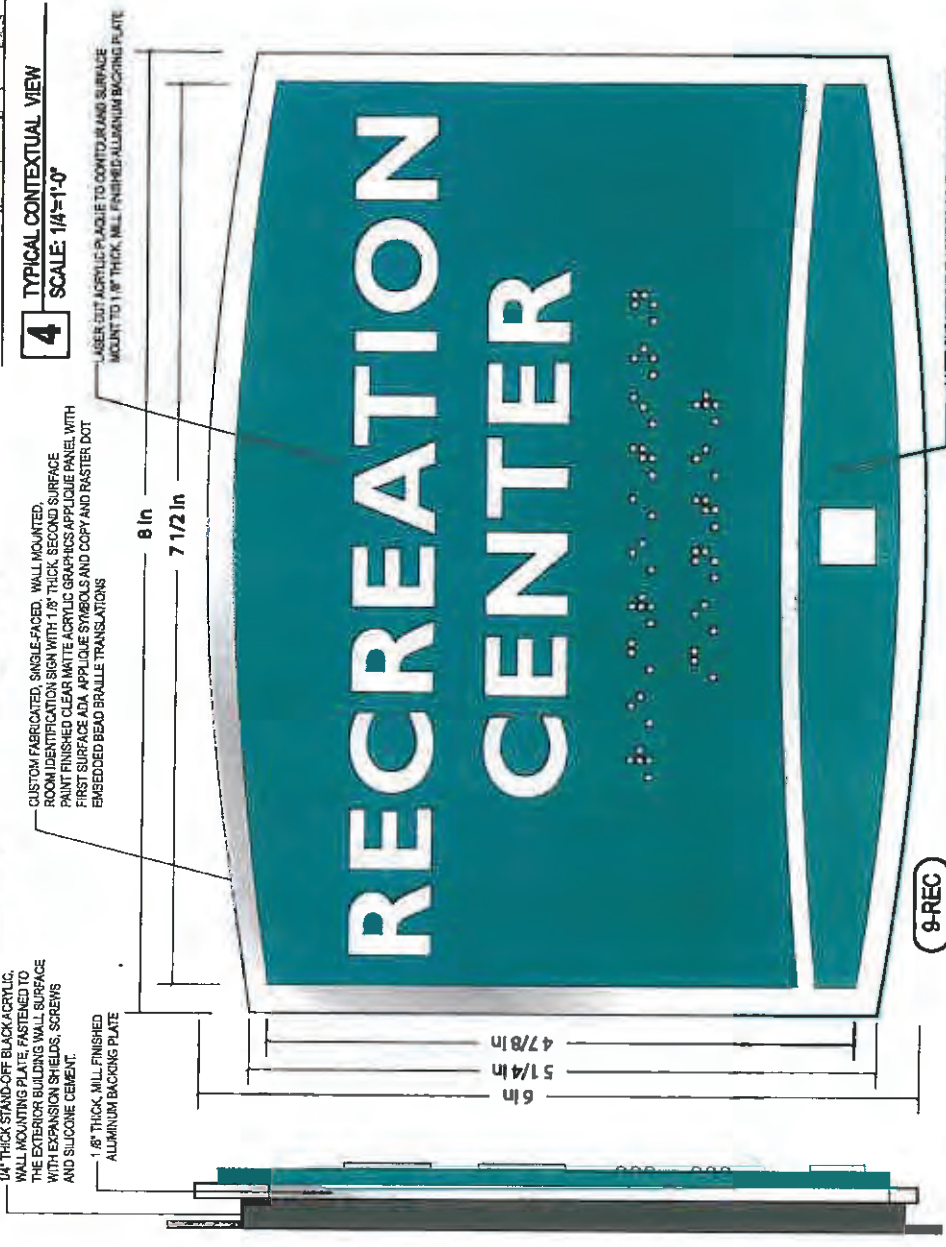
CUSTOM FABRICATED, SINGLE-PANEL, WALL MOUNTED ROOM IDENTIFICATION SIGN WITH 1/8" THICK, SECOND SURFACE PAINT FINISHED CLEAR MATTE ACRYLIC GRAPHICS APPLIQUE PANEL WITH FIRST SURFACE ADA, APPLIQUE SYMBOLS AND COPY AND PASTER DOT EMBOSSED BEAD BRILLE, TRANSLATIONS

1/4" THICK STAND-OFF BLACK ACRYLIC WALL MOUNTING PLATE, FASTENED TO THE EXTERIOR BUILDING WALL SURFACE WITH EXPANSION SHIELDS, SCREWS AND SILICONE CEMENT.

1.85" THICK, MILL FINISHED ALUMINUM BACKING PLATE



3 SIGN SCHEDULE
SCALE: 3/16"=1'-0"



1 FRONT VIEW
SCALE: 1"=1'-1"

2 SIDE VIEW
SCALE: 1"=1'-1"

LASER CUT ACRYLIC PLaque TO CENTER IN AND SURFACE MOUNT TO 1/8" THICK, MILL FINISHED ALUMINUM BACKING PLATE

CUSTOM FABRICATED,
WALL MOUNTED, IDENTITY
SIGN OF 1/8" THICK,
SECOND SURFACE PAINT
FINISHED CLEAR WHITE
ACRYLIC GRAPHICS PANEL
WITH FIRST SURFACE
ADA APPLICABLE SYMBOLS,
COPY AND PASTER DOT
EMBEDDED LEAD BRaille
TRANSLATIONS

LASER CUT TO CONTOUR;
ALUMINUM BACKING PLATE
INSTALL ON TOP OF
1/4" THICK BLACK ACRYLIC,
STAND-OFF WALL MOUNT
PLATE. FASTENED TO
EXTERIOR BUILDING WALL
SURFACE WITH EXPANDED
SHELVES, SCREWS AND
SPACING DEWEE.

LASER CUT TO CONTOUR
ACRYLIC BACKING AND
SURFACE PAINT TO
1/8" THICK UNFINISHED
ALUMINUM BACKING PLATE

EXCEPTION WHEN
NOTED AS EXTERIOR SIGN
CUSTOM FABRICATED,
WALL MOUNTED, IDENTITY
SIGN OF 1/8" THICK,
FIRST SURFACE PAINT
FINISHED ALUMINUM
GRAPHICS PANEL
WITH FIRST SURFACE
SCREEN PRINTED
SYMBOLS AND COPY
LAMINATED TO 1/8"
THICK UNFINISHED
ALUMINUM BACKING
PANEL



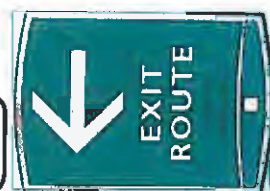
10-WMN
FRONT VIEW
SCALE: 1"=1'



2 SIDE VIEW
SCALE: 1"=1'



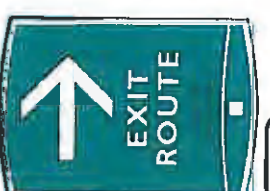
10-EXIT RL



10-EXIT L



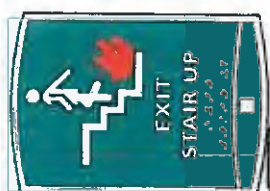
10-EXIT U



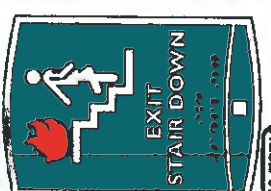
10-EXIT R



10-ESUP



10-ESDN



10-STUP



10-HCAU EXTERIOR



10-HCAL EXTERIOR



10-HCAR EXTERIOR

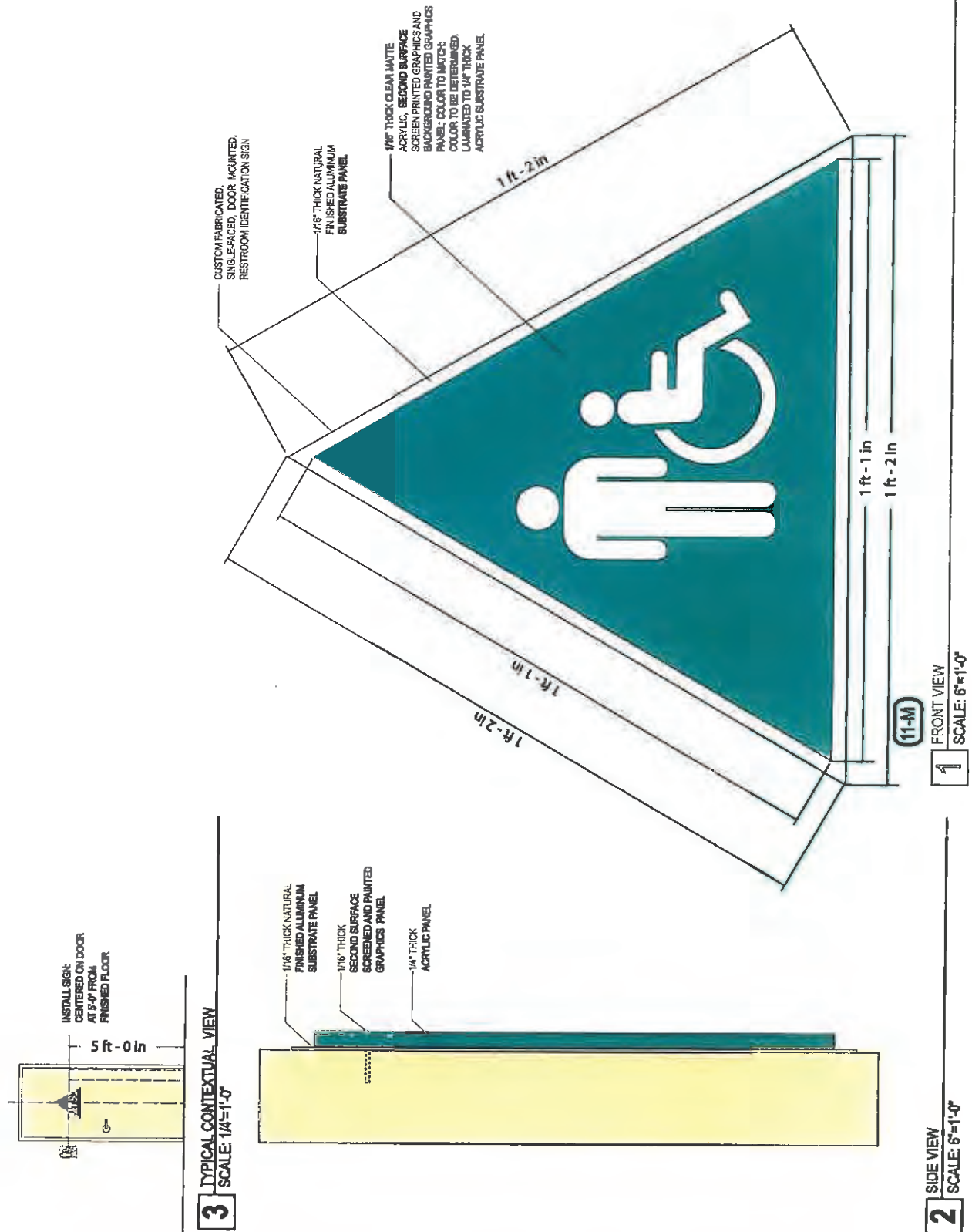


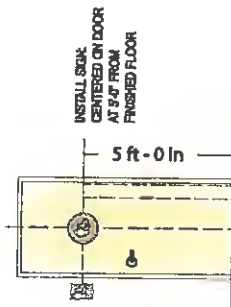
10-HCAL EXTERIOR

INSTALL SIGN
CENTERED ON WALL
AT 6" FROM
FINISHED FLOOR
AND WITH A 7"
MARGIN BETWEEN THE
EDGE OF THE SIGN
AND THE ADJACENT
DOOR CASING
AND SILLING.

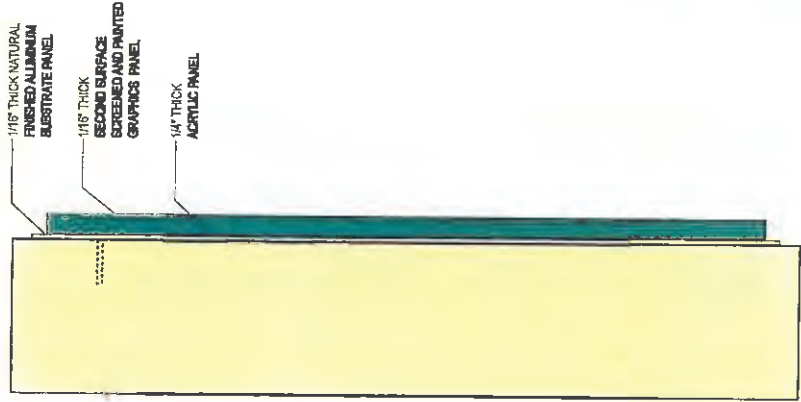
4 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"

3 SIGN SCHEDULE
SCALE: 3"=1'-0"





3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4\"=1'-0\"



2 SIDE VIEW
SCALE: 6\"=1'-0\"



(11-W)

1 FRONT VIEW
SCALE: 6\"=1'-0\"

1 ft - 1/2 in




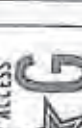







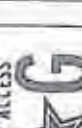







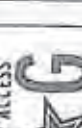






NOTE: THE SIGNAGE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF ALL BRAILLE TRANSLATIONS WITH REGARD TO SIZE AND EXECUTION AND TRANSLATIONS PER CALIFORNIA ACCESSIBILITY BRAILLE REQUIREMENTS AND STANDARDS, WITHOUT EXCEPTION.

PROVIDE, SINGLE-FACED, WALL MOUNTED, STAIRWAY INFORMATION SIGN WITH 1/8" THICK ACRYLIC BACKING PANEL AND WITH PHOTOPOLYMER PANEL LAMINATED TO THE FIRST SURFACE AND BACKGROUND PAINT FINISHED COLOR WHITE WITH GRAPHICS OTHER THAN BRAILLE PRINTED TO MATCH MARK GRAY. PROVIDE A CLEAR WHITE SEALER TOP COAT. INSTALL SIGN AS REQUIRED ADJACENT TO STAIRWAY ENTRY DOOR. INSIDE THE STAIRWAY CENTERED AT HEIGHT OF 5'-0" ABOVE THE FINISHED FLOOR AND HELD AT A DISTANCE OF 3" FROM THE DOOR JAMB PROFILE AT THE LATCH SIDE OF THE DOOR.

1 FRONT VIEW
 SCALE: 6"=1'-0"

Sign Program

STAIR 1	STAIR 2	STAIR 3	STAIR 4	STAIR 5	STAIR 6	STAIR 7	STAIR 8
<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 1</p> <p>EXIT TO STREET</p> <p>12-ST1-G</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 2</p> <p>EXIT TO STREET</p> <p>12-ST2-G</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 3</p> <p>EXIT TO STREET</p> <p>12-ST3-1</p>	<p>G THRU 3 ROOF ACCESS</p>  <p>STAIR 4</p> <p>EXIT TO STREET</p> <p>12-ST4-G</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 5</p> <p>EXIT TO STREET</p> <p>12-ST5-G</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 6</p> <p>EXIT TO STREET</p> <p>12-ST6-1</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 7</p> <p>EXIT TO FLOOR 1</p> <p>12-ST7-1</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 8</p> <p>EXIT TO FLOOR 1</p> <p>12-ST8-1</p>
<p>G THRU 3 ROOF ACCESS</p>  <p>STAIR 1</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST1-1</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 2</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST2-1</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 3</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST3-2</p>	<p>G THRU 3 ROOF ACCESS</p>  <p>STAIR 4</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST4-2</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 5</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST5-2</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 6</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST6-2</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 7</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST7-2</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 8</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST8-2</p>
<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 1</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST1-2</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 2</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST2-2</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 3</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST3-3</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 4</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST4-3</p>	<p>G THRU 3 NO ROOF ACCESS</p>  <p>STAIR 5</p> <p>EXIT AT ★ G-GROUND</p> <p>12-ST5-3</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 6</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST6-3</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 7</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST7-3</p>	<p>1 THRU 3 NO ROOF ACCESS</p>  <p>STAIR 8</p> <p>EXIT AT ★ FLOOR 1</p> <p>12-ST8-3</p>

2 STAIRWAY INFORMATION SIGN SCHEDULE
SCALE: 1 1/2"=1'-0"

Signage and
Graphics Program

Recreation Center
Pool and Spa
Identification
Sign Type

13

Revisions

Drawn by
DRR

Checked by

DRR

Date

10.20.07

Project No.

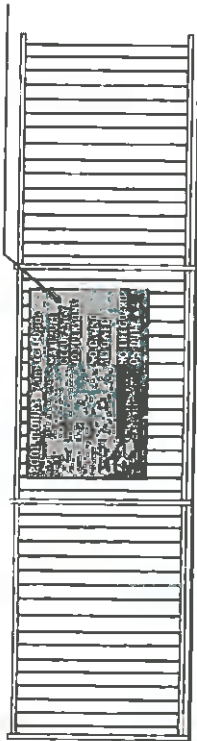
2006.033

Digital File

2006.039 013



PROVIDE METHOD OF INSTALLATION
WITH EXTRUDED HORIZONTAL ZBAR
WELDED TO BACK OF SIGN PANEL
AND MECHANICALLY FASTENED
TO FENCING MEMBERS



3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



PROVIDE METHOD
OF INSTALLATION
WITH EXTRUDED
HORIZONTAL ZBAR
WELDED TO BACK
OF SIGN PANEL
AND MECHANICALLY
FASTENED TO
FENCING MEMBERS

PROVIDE ALUMINUM PANEL
OF 0.125 ALUMINUM WITH
PAINTED FINISH ON FRONT,
BACK AND ALL EXPOSED EDGES
WITH COLOR TO BE DETERMINED.
PROVIDE FIRST SURFACE
SCREEN PRINTED GRAPHICS
AND COPY IN COLOR WHITE,
SUFFICIENT TO CONTRAST
WITH BACKGROUND COLOR
AT 70% CONTRAST.
PROVIDE UV CLEAR COAT FINISH
OVER SCREEN PRINTED IMAGE
AND BACKGROUND COLOR.
MATCH PANEL TO VERTICAL
MEMBERS OF POOL AREA
FENCING WITH MECHANICAL
FASTENERS. FINISH PAINTED
TO MATCH PANEL
BACKGROUND COLOR.

2 SIDE VIEW
SCALE: 1/2"=1'-0"

1 FRONT VIEW
SCALE: 1/2"=1'-0"

**Signage and
Graphics Program**

**Recreation Center
Spa Rules Sign**

15

Replacements

Drawn by

DRR

Checked by

DRR

Date

February 2008

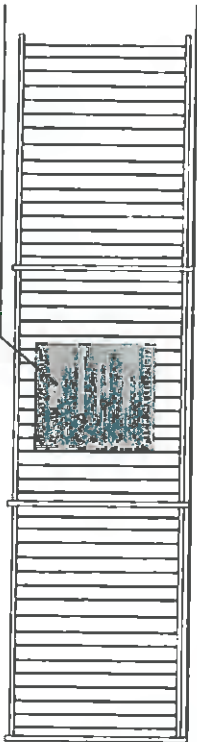
Project No.

2008.039

Digital File

2008.039 D15

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



2 SIDE VIEW
SCALE: 1 1/2"=1'-0"

4'-0 in

3 ft - 6 in

SPA HOURS 7am to 1pm

SPA RULES

- FOR RESIDENTS ONLY
- RESERVATIONS MUST ACCORD WITH THE ONLINE SCHEDULE
- NO SHOWER GELS, NO LEAVENING PRODUCTS
- NO USE OF REMOVES IN SHOWER

CAUTION

- RESIDENTS MUST NOT SWIM AND THOSE WITH HEALTH CONCERNS SHOULD CONSULT WITH A PHYSICIAN BEFORE ENTERING A SPA
- SUPERVISED BY THE SPA UNDER THE AGE OF 16 ARE PROHIBITED
- HOT WATER PRESSURE WOULD UNDER THE JURISDICTION OF LOCAL AGENCIES. THERE IS NO GUARANTEE AS TO RESULTS. CONSEQUENTS ARE NOT BE RESPONSIBLE
- DO NOT USE ALONE
- LONG EXPOSURE MAY RESULT IN HAIR LOSS EXZEMAS OR RASHING

MAXIMUM OCCUPANCY 9

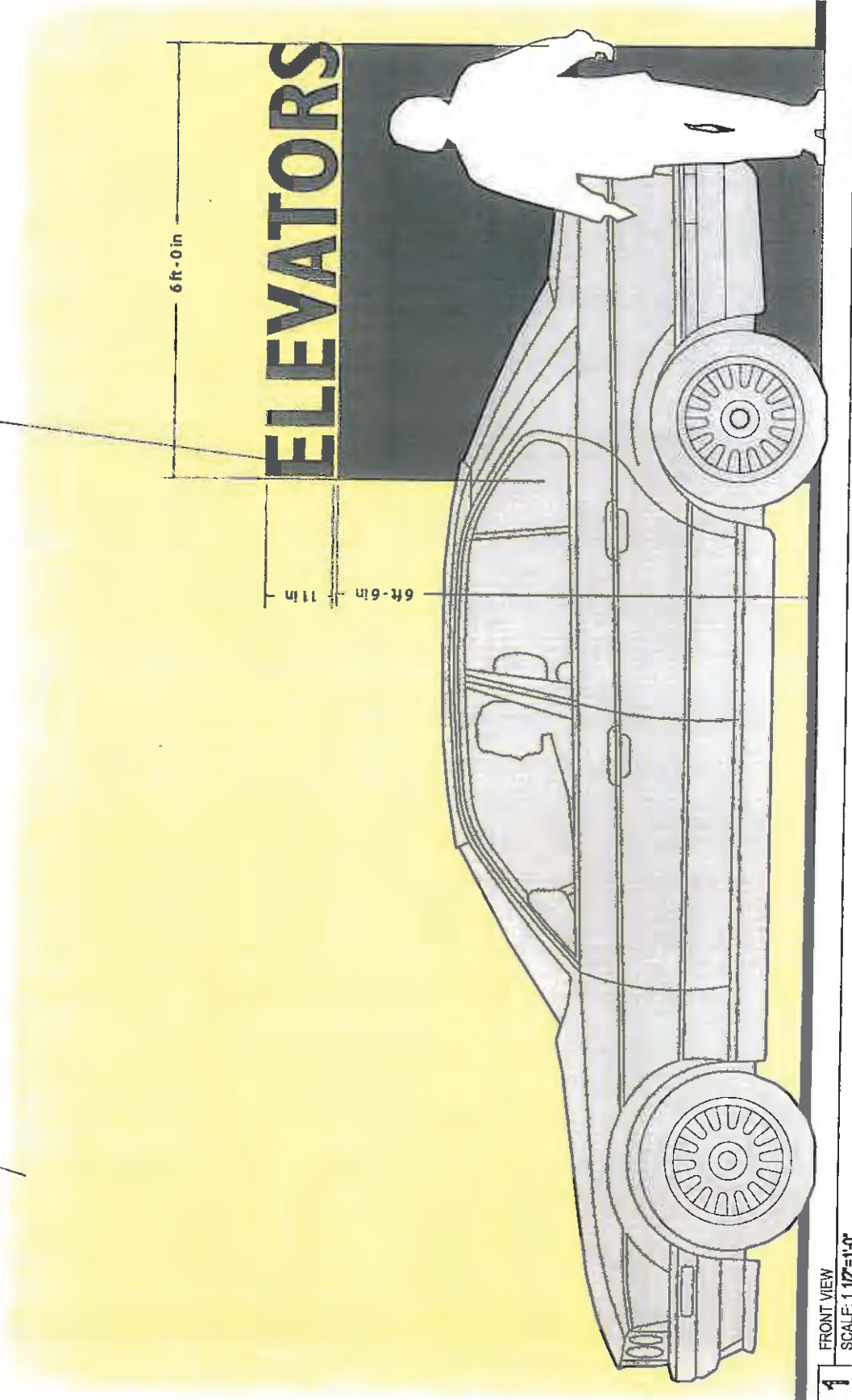
15-SPA

PROVIDE ALUMINUM PANEL OF 6126 ALUMINUM WITH PAINTED FINISH ON FRONT BACK AND ALL EXPOSED EDGES WITH COLOR TO BE DETERMINED; PROVIDE FIRST SURFACE SCREEN PRINTED GRAPHICS AND COPY IN COLOR WHITE WITH SUFFICIENT CONTRAST TO BACKGROUND COLOR EQUAL TO 70% CONTRAST; PROVIDE CLEAR COAT FINISH OVER SCREEN PRINTED IMAGE AND BACKGROUND COLOR; FASTEN PANEL TO VERTICAL MEMBERS OF FENCING WITH MECHANICAL FASTENERS; FINISH PAINTED TO MATCH PANEL BACKGROUND COLOR

1 FRONT VIEW
SCALE: 1 1/2"=1'-0"

ELEVATOR LOBBY ENCLOSURE WALL BACKGROUND PAINTED WITH EXACT COLOR TO BE DETERMINED CONTINUOUS WIDTH OF WALL AND CONTINUOUS FLOOR TO CEILING HEIGHT AT LOCATIONS AS NOTED ON THE PARKING STRUCTURE PLAN

ELEVATOR COPY AND COLOR FILL BELOW TO BE PAINTED IN CONTRASTING EXACT COLOR TO BE DETERMINED WITH EDGES CLEAN AND TRUE WITHOUT EVIDENCE OF BLEED. AT LOCATIONS AS NOTED ON THE PARKING STRUCTURE PLAN



1 FRONT VIEW
SCALE: 1/12"=1'-0"



Ontario Town Square

KINCAID SERIES TOWN HOMES

SIGNAGE AND GRAPHICS PROGRAM CONTRACT BID DOCUMENTS

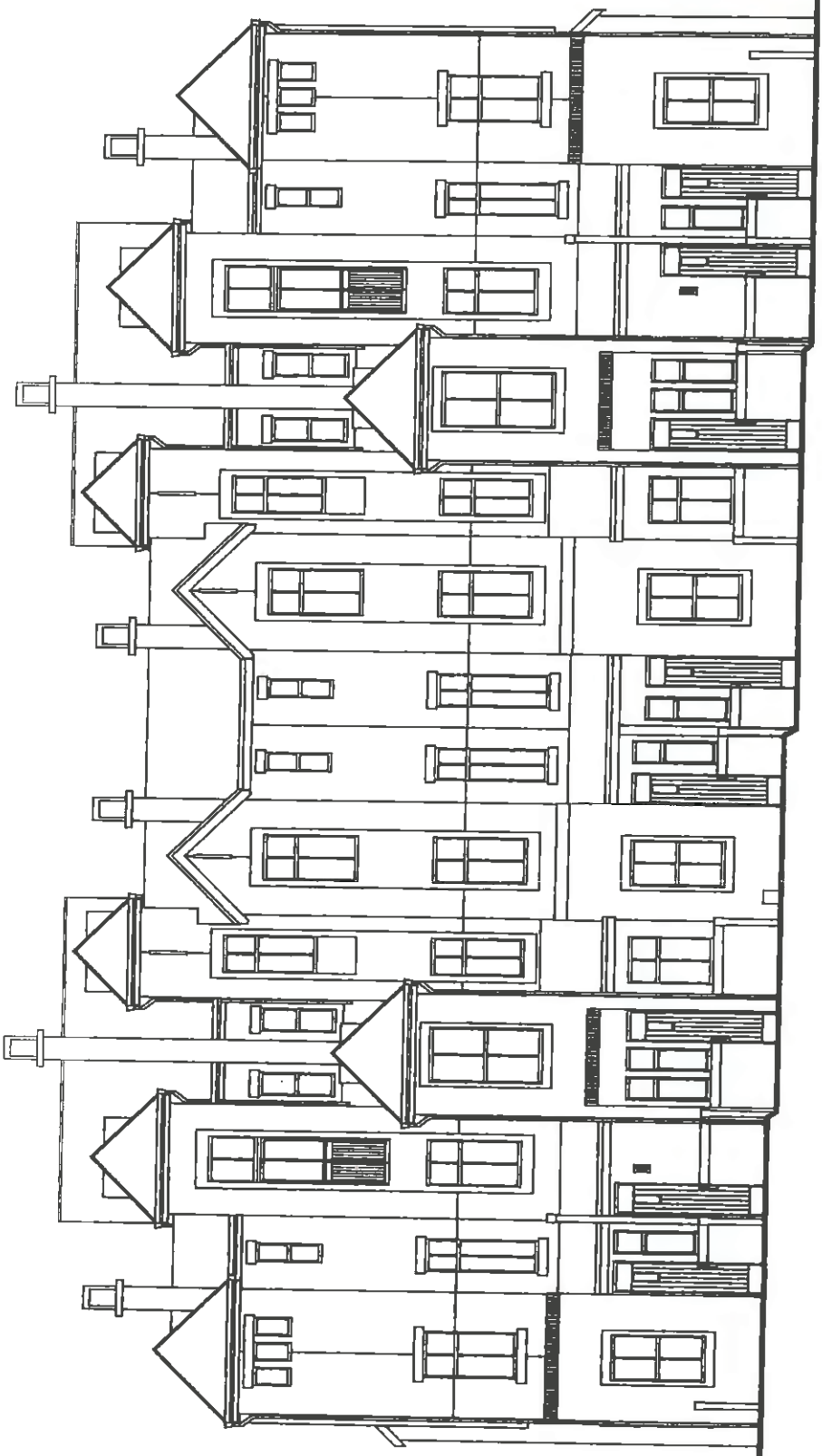
PSG08-006

PLANNING DEPT
APPROVED
Permit No. *PSG08-006*
By: *Cherilyn Johnson*
Date: *4.30.08*

NOVEMBER 2007

REVISED DESIGN:
JANUARY 2008

City of Ontario
Planning Department



PREPARED FOR



J.H. Snyder Co.
Builder and Community Developer



Sign Program - Ontario Town Square
File No. - PSG08-006
Page Page 32 of 60

PROJECT TYPOGRAPHY: GILL SANS FAMILY

ABCDEFGHIJKLMN OPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

GILL SANS CONDENSED

ABCDEFGHIJKLMN OPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

GILL SANS BOLD CONDENSED

ABCDEFGHIJKLMN OPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

GILL SANS REGULAR

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0123456789

GILL SANS BOLD

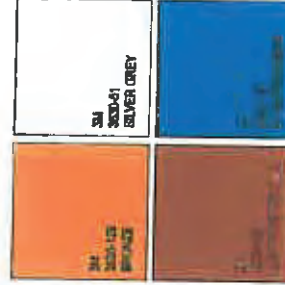
ARCHITECTURAL COLOR PALETTE



REFLECTIVE VINYL COLORS



TRANSLUCENT VINYL COLOR



PROJECT IDENTITY LOGO



Ontario
Town Square
KINCAID SERIES TOWN HOMES

GENERAL NOTES:

Engineering Design: Sign Contractor shall provide all engineering design and calculations as required for signage construction and installation as required by code.

Code Requirements: Sign Contractor shall provide all signage as required by code with regard to State and Local uniform building and electrical codes.

Building Permits: Sign Contractor shall obtain all building permits as required by the City of Ontario and pay all fees as may be required.

Discrepancies: Sign contractor shall make note of any discrepancy, which may be found in this bid package and shall bring such discrepancy to the attention of SKA Design.

Prototypes: Sign Contractor may be required to provide a prototype sign at the request of the developer for review and approval prior to the final fabrication production.

Field Verification: Sign contractor shall field survey conditions as may be required to assure proper fit and installation of signage at sign locations without compromising the sign design or the condition to which the signage is to be installed.

Shop Drawings: Sign Contractor shall provide shop drawings as may be required to describe and or show contractor's design intent where differences may occur with the designer's contract bid drawings.

Computer files: Sign Contractor may request SKA Design design drawing files in order to assist in the execution of the sign contractor's shop drawing scope of work. The Designer shall assume no responsibility for the accuracy of copy, sizing and or the braille translations contained in such files.

Sign Program
3000 Town Square
High No. PSGP08-006
Page Page 33 of 60



900 Palm Avenue
North Pasadena
California 91030-3038

T 626.403.8170
F 626.408.8871
W skadesign.com



Townhome
General Notes
Project Logo
Typography and
Color Palette

Revisions

Drawn by
DRR

Checked by
DRR

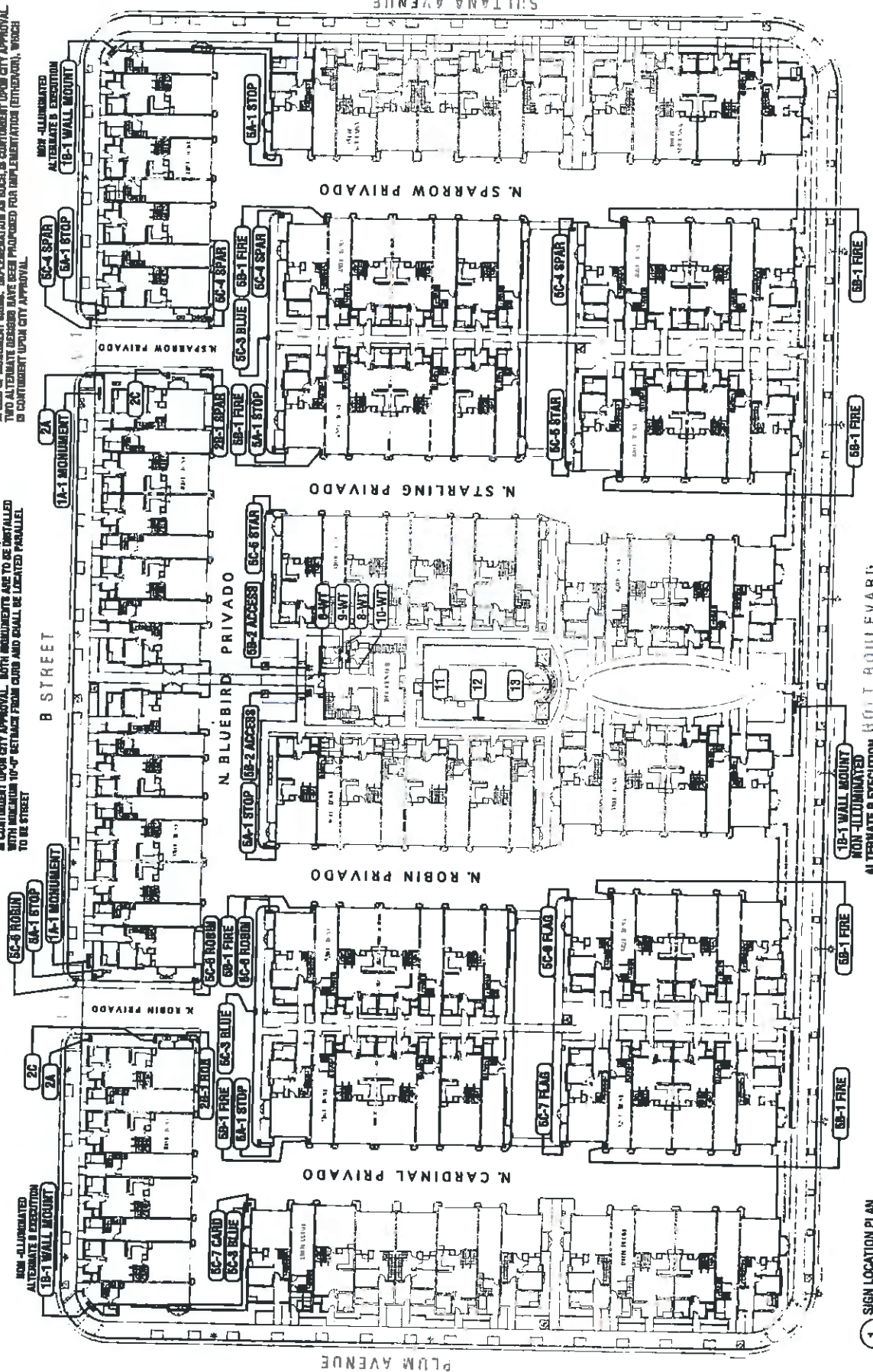
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10.20.07

Project No.
2008.040

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2006.040 DA

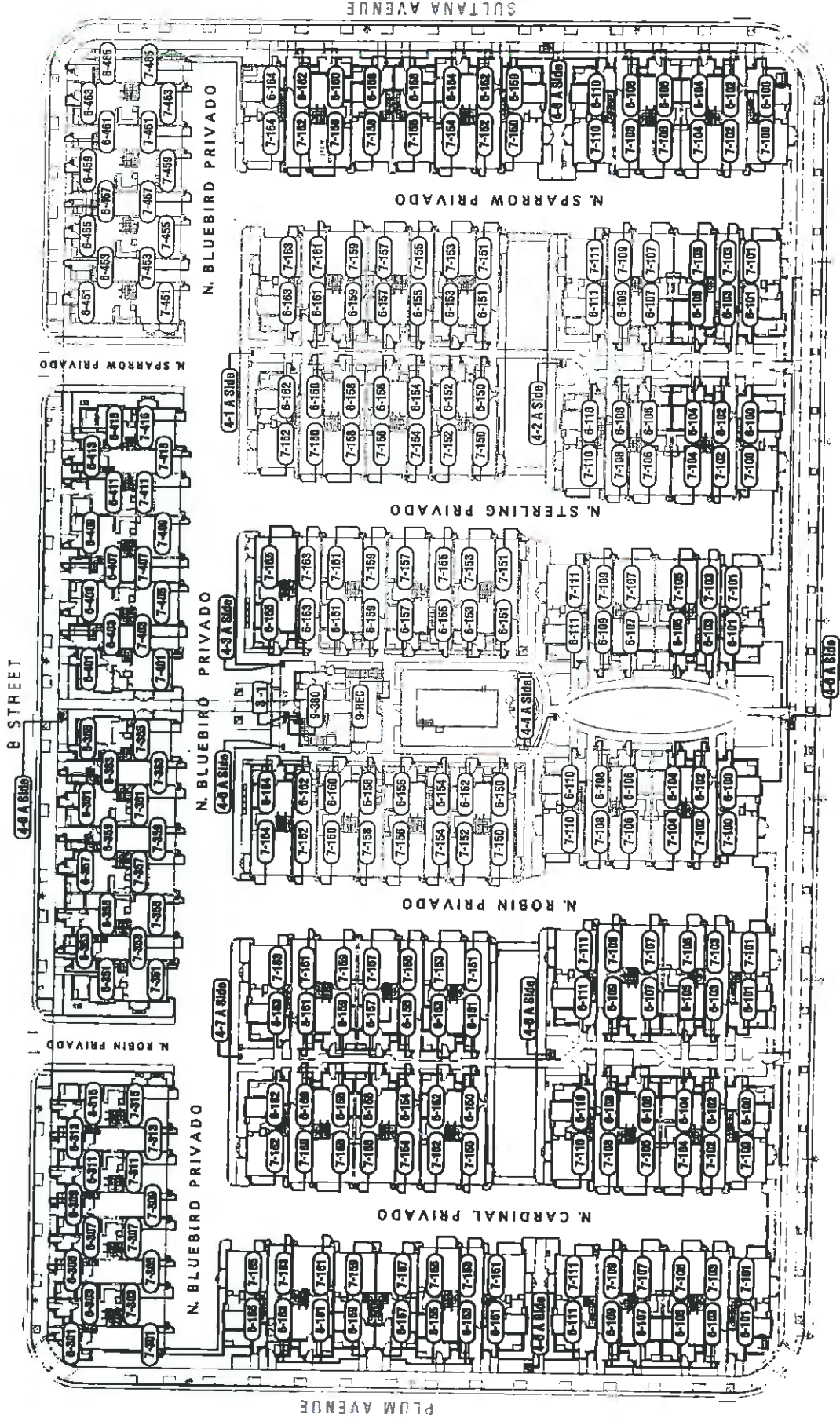
NOTE: 1B-1 WALL MOUNT
 WALL MOUNTED IDENTIFICATION SIGNS ARE PROPOSED AT BOTH STREET CORNER LOCATIONS IN LEFT OF MONUMENT CORNER. IMPLEMENTATION AS SUCH IS CONTINGENT UPON CITY APPROVAL. TWO ALTERNATE DESIGNS HAVE BEEN PROVIDED FOR IMPLEMENTATION (ALTERNATE, WHICH IS CONTINGENT UPON CITY APPROVAL.

NOTE: 1A-1 MONUMENT
 MONUMENT SIGNS ARE PROPOSED AT BOTH STREET ENTRANCE LOCATIONS FOR EXISTING AND PROPOSED PURPOSES. IMPLEMENTATION AS SUCH IS CONTINGENT UPON CITY APPROVAL. BOTH MONUMENTS ARE TO BE INSTALLED WITH MINIMUM 10'-0" SETBACK FROM CURB AND SHALL BE LOCATED PARALLEL TO THE STREET.



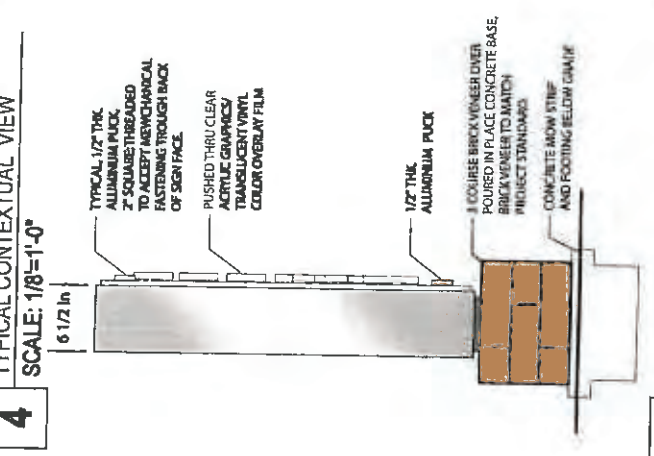
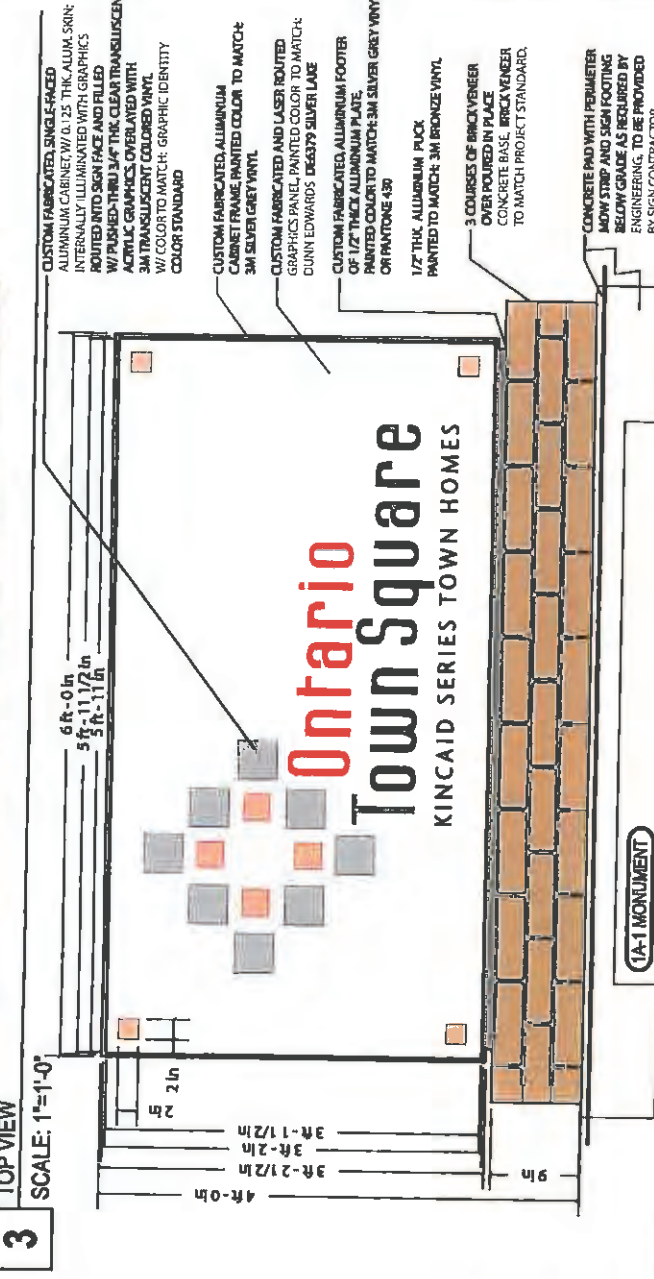
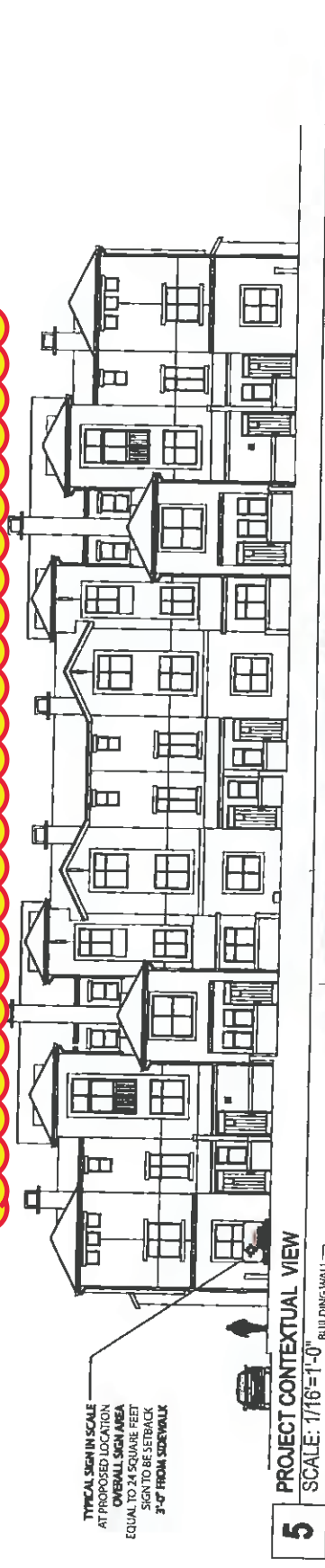
1 SIGN LOCATION PLAN
 SCALE: 1"=50'

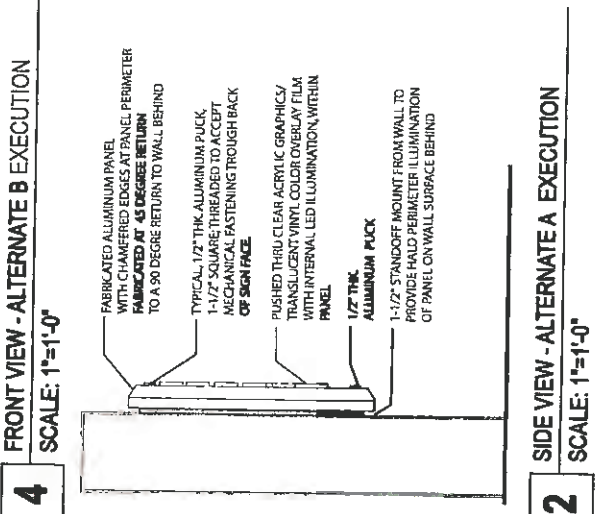
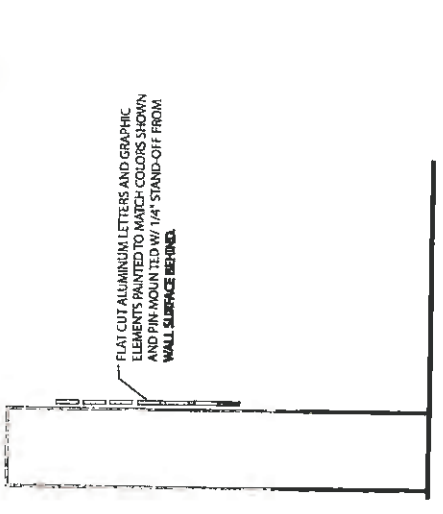
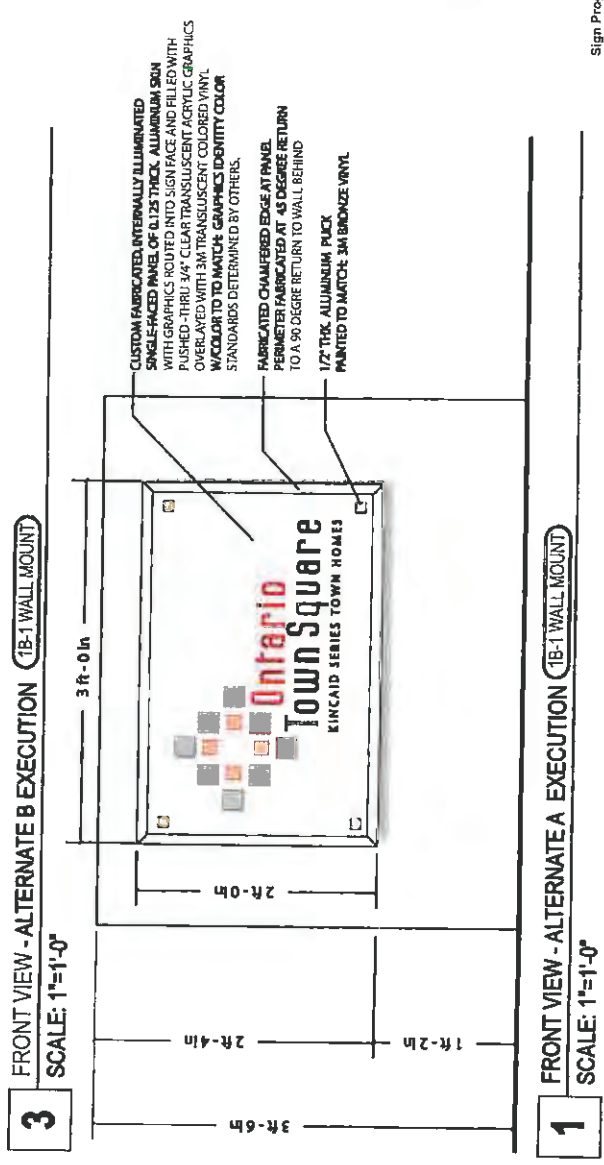
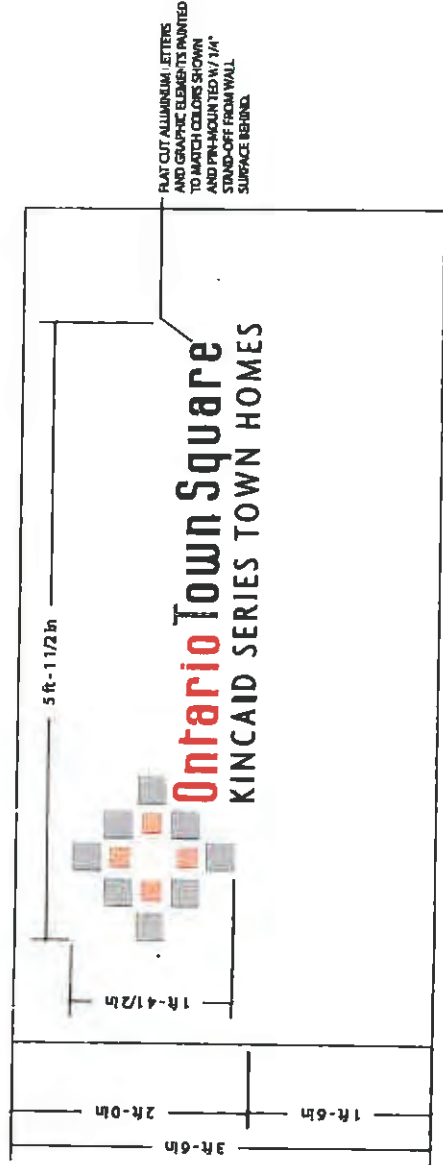
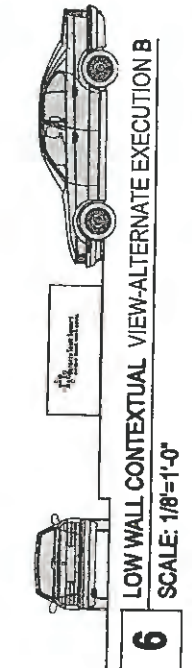
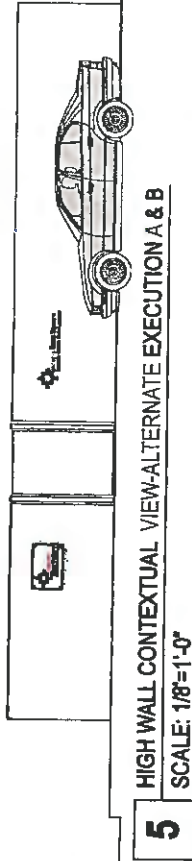
See PSGP18-001 for revisions to monument
 signage - attached to end of document



HOLT BOULEVARD

See PSGP18-001 for revisions to monument signage - attached to end of document





CONCRETE PAD WITH PERIMETER MOW STRIP AND SIGN FOOTING BELOW GRADE AS REQUIRED BY ENGINEERING. TO BE PROVIDED BY SIGN CONTRACTOR



3 TOP VIEW
SCALE: 1"=1'-0"

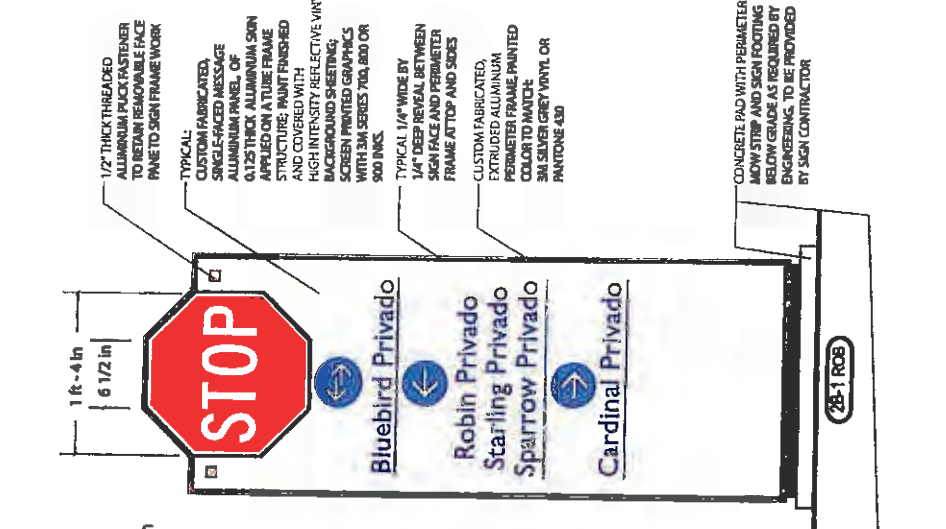


7 TYPICAL CONTEXTUAL VIEW
SCALE: 3/16"=1'-0"

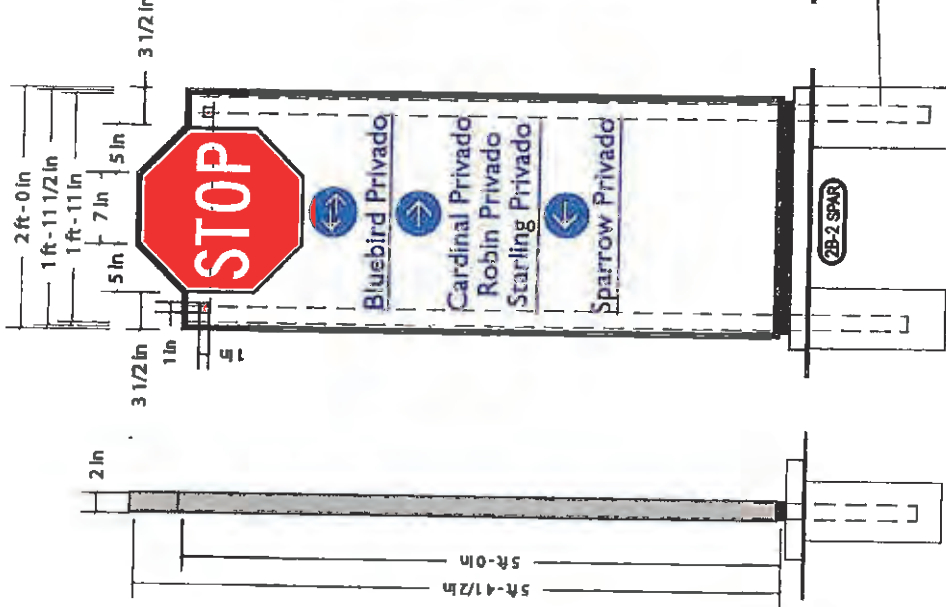
CONCRETE PAD WITH PERIMETER MOW STRIP AND SIGN FOOTING BELOW GRADE AS REQUIRED BY ENGINEERING. TO BE PROVIDED BY SIGN CONTRACTOR



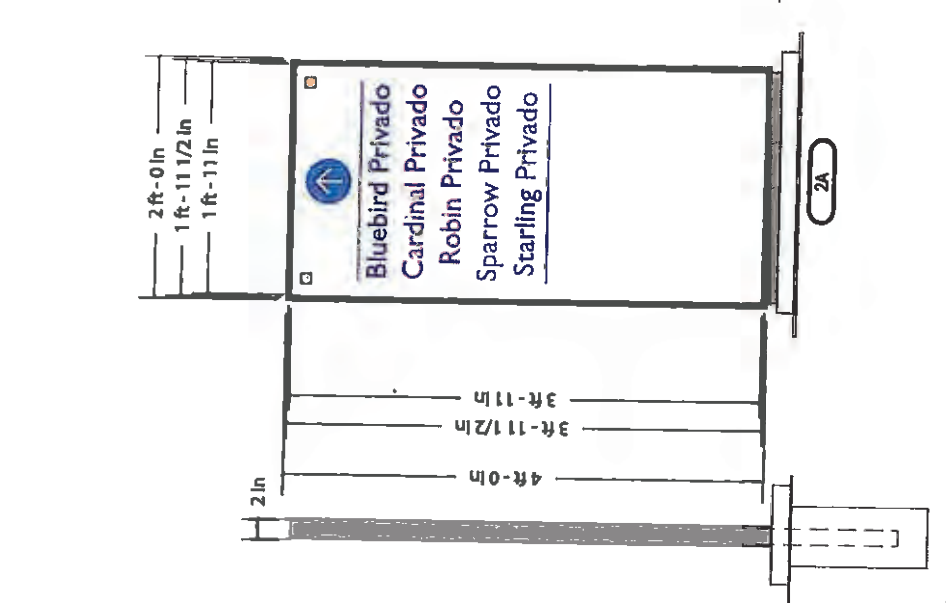
6 TOP VIEW
SCALE: 1"=1'-0"



1 FRONT VIEW
SCALE: 1"=1'-0"



2 SIDE VIEW
SCALE: 1"=1'-0"



4 FRONT VIEW
SCALE: 1"=1'-0"



5 SIDE VIEW
SCALE: 1"=1'-0"

1/2" THICK THREADED ALUMINUM PICK PASTER TO RETAIN REMOVABLE FACE PANE TO SIGN FRAME WORK

TYPICAL:
CUSTOM FABRICATED SINGLE-FACED MESSAGE ALUMINUM PANEL OF 0.125 THICK ALUMINUM SKIN APPLIED ON ALUMINUM FRAME AND COVERED WITH HIGH INTENSITY REFLECTIVE VINYL BACKGROUND SHEETING. SCREEN PRINTED GRAPHICS WITH 3M SERIES 700, 800 OR 900 INKS.

TYPICAL 1/4" WIDE BY 1/4" DEEP REVEAL BETWEEN SIGN FACE AND PERIMETER FRAME AT TOP AND SIDES

CUSTOM FABRICATED EXTRUDED ALUMINUM PERIMETER FRAME. PRINTED COLOR TO MATCH 3M SILVER GREY VINYL OR PANTONE 680

CONCRETE PAD WITH PERIMETER MOW STRIP AND SIGN FOOTING BELOW GRADE AS REQUIRED BY ENGINEERING. TO BE PROVIDED BY SIGN CONTRACTOR



CUSTOM FABRICATED SINGLE-PIECE POLE MOUNTED, SIGN REQUIRED PER SIGN REGULATIONS. SIGN PANEL OF 60% ANODIZED ALUMINUM MOUNTED ON FRONT AND BACK SURFACES.

PROVIDE 5M HIGH INTENSITY WHITE REFLECTIVE SHEET VINYL BACKGROUND LAMINATED TO PANEL FACE; SEAL EDGES AS RECOMMENDED BY MANUFACTURER SPECIFICATION.

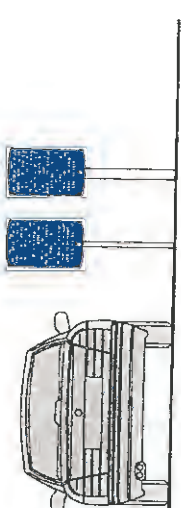
PROVIDE GRAPHICS WITH MACHINE CUT 7MM POLYCARBONATE CUTTABLE FILM COLOR 1175 (BLUE) TO PRODUCE BLUE BACKGROUND COLOR WITH COPY SYMBOL AND BORDER VISIBLE ONLY TO BEAL-HIGH INTENSITY WHITE SHEET VINYL BACKGROUND OR WITH ALTERNATE EXECUTION USING 3M 709, 803, 800 SERIES SCREEN PRINTING INKS.

PROVIDE MULTIBRACKET RESISTANT TO CLEAR OVERLAY PROTECTIVE FILM AFTER APPLICATION OF 3M CUTTABLE COLOR FILM OVERLAY

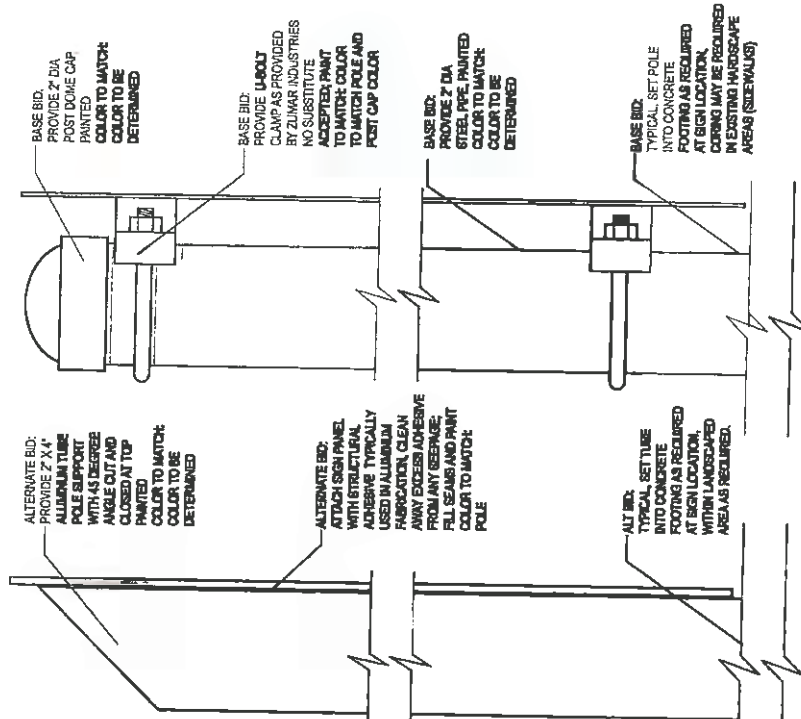
TELEPHONE NUMBER TO BE CONFIRMED PRIOR TO FABRICATION, OR LEFT BLANK AND LATER ADDED WHEN BECOMES AVAILABLE

1 FRONT VIEW SCALE: 3"=1'-0"

WITHIN LANDSCAPED AREAS: INSTALL SIGN WITH TOP OF SIGN HEAD TO 6'-0" ABOVE FINISH GRADE



4 TYPICAL CONTEXTUAL VIEW SCALE: 1/4"=1'-0"



ALTERNATE BID: PROVIDE 2" X 1/4" ALUMINUM TUBE POLE SUPPORT WITH 45 DEGREE ANGLE CUT AND CLOSED AT TOP. PAINTED. COLOR TO MATCH COLOR TO BE DETERMINED.

ALTERNATE BID: ATTACH SIGN PANEL WITH STRUCTURAL ADHESIVE TYPICALLY USED IN ALUMINUM FABRICATION. CLEAN AWAY EXCESS ADHESIVE FROM ANY GEORGE. FULL SEAMS AND PAINT COLOR TO MATCH POLE.

BASE BID: PROVIDE 2" DIA POST DOME CAP. PAINTED. COLOR TO MATCH COLOR TO BE DETERMINED.

BASE BID: PROVIDE LABLOY CLAMP AS PROVIDED BY ZUMBAR INDUSTRIES. NO SUBSTITUTE ACCEPTED; PAINT TO MATCH COLOR TO MATCH POLE AND POST CAP COLOR.

BASE BID: PROVIDE 2" DIA STEEL PIPE. PAINTED. COLOR TO MATCH COLOR TO BE DETERMINED.

BASE BID: TYPICAL SET POLE INTO CONCRETE. FOOTING AS REQUIRED AT SIGN LOCATION. CURING MAY BE REQUIRED IN EXISTING LANDSCAPE AREAS (SEE PLAN SET).

3 SIDE VIEW SQUARE TUBE SCALE: 6"=1'-0"

2 SIDE VIEW POLE MOUNT SCALE: 6"=1'-0"

Townhome
Unit Address
Directory
Sign Type
3

Revised by

Drawn by

DRR

Checked by

DRR

Date

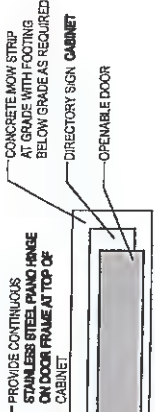
01.09.08

Project No.

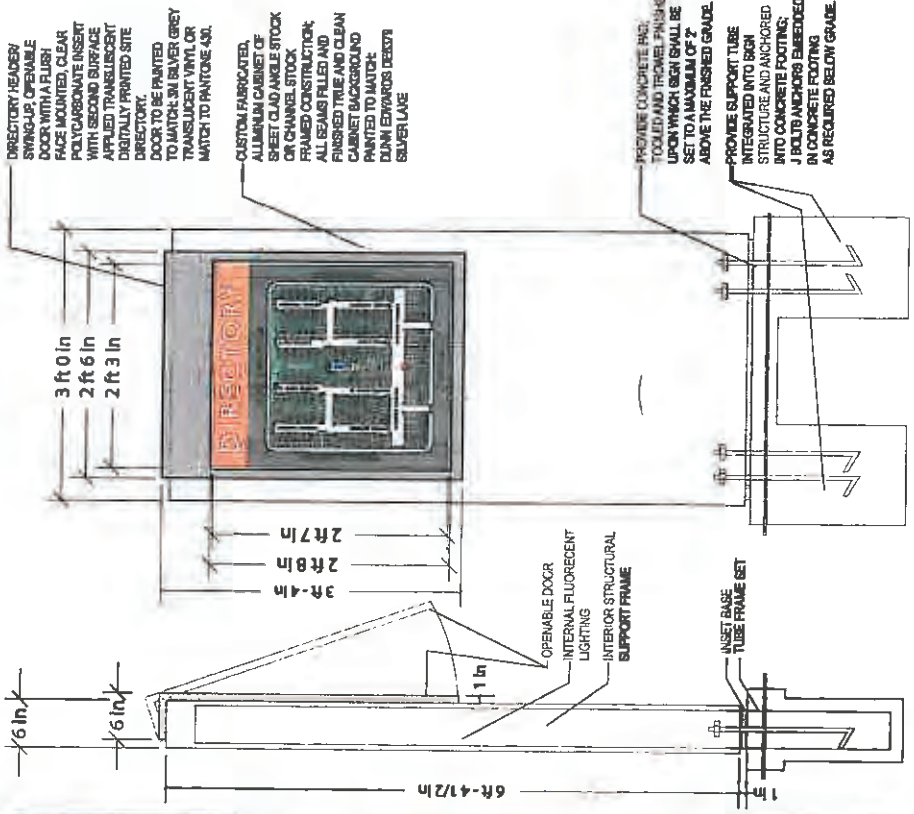
2008_040

Digital File

2008_040 DO



3 TOP VIEW
SCALE: 1/2"=1'-0"

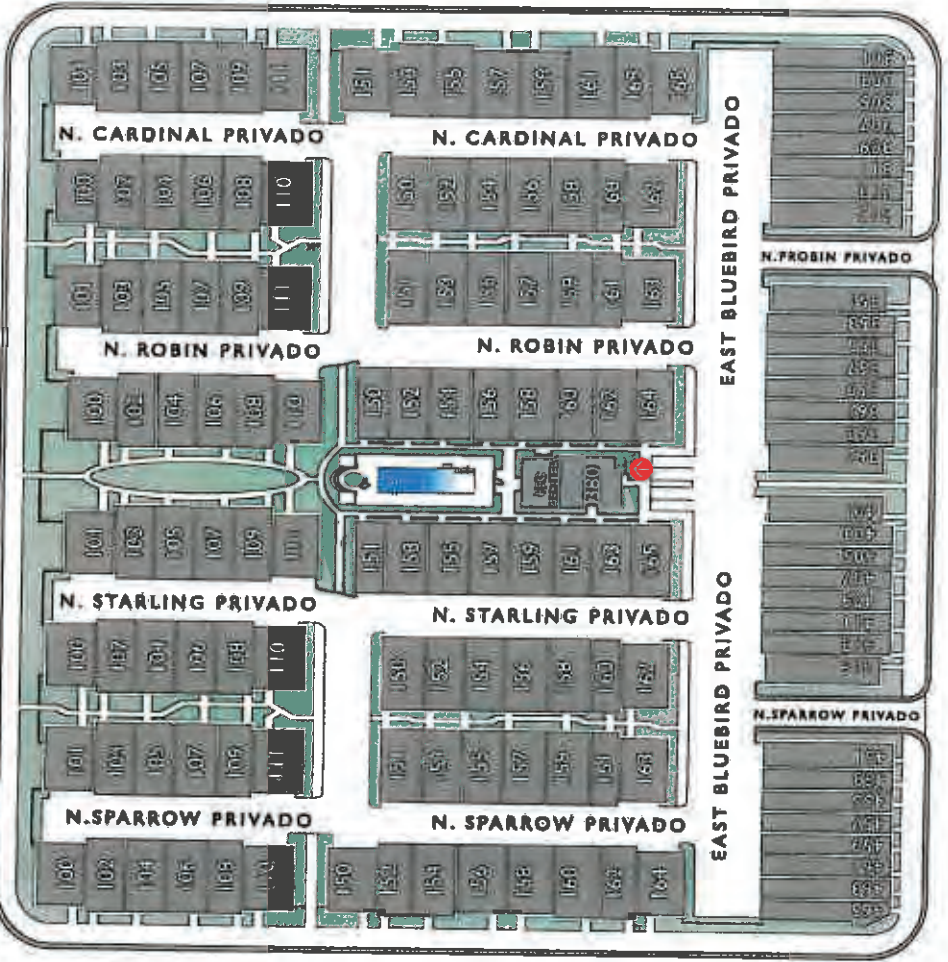


1 FRONT VIEW
SCALE: 3/4"=1'-0"

2 SIDE VIEW
SCALE: 3/4"=1'-0"



5 CONTEXTUAL VIEW
SCALE: 1/8"=1'-0"



4 DIRECTORY PLAN DETAIL
SCALE: HALF SIZE

Townhome
Pedestrian
Directional
Sign Type

4

Revisions

Drawn by

DRR

Checked by

DRR

Date

01.09.08

Project No.

2006.040

Digital File

2006.040.D4



3 TOP VIEW
SCALE: 1"=1'-0"



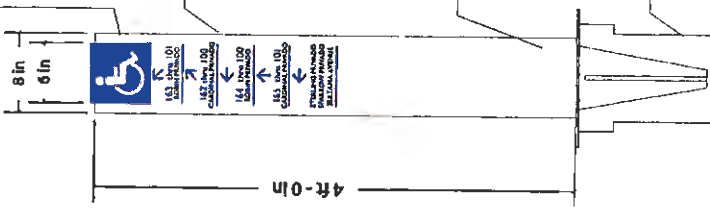
4 CONTEXTUAL VIEW
SCALE: 1/8"=1'-0"

HEADER ELEMENT OF ALUMINUM STOCK SIZED TO FIT OVER 1/2" THICK SIGN PANEL. PAINTED TO MATCH COLOR. 3/4" DIA. W/ 1/4" THICK LIGHT BLUE W/ W/L.

CUSTOM FABRICATED ALUMINUM SIGN PANEL OF 1/2" THICK (BASE RD) DOUBLE PAINTED AND PAINTED COLOR TO MATCH DUNE LENS. DE 600 SILVER LAKE W/ FRESH SURFACE SCREEN PRINTED GRAPHICS COLOR TO MATCH. DARK GRAY.

FOOTER ELEMENT OF BASE RD 1/2" THK LAYERED ALUMINUM PANELS. PAINTED COLOR TO MATCH. 3/4" DIA. SILVER GREY OR PINKISH LK. DEDUCT ALTERNATE FABRICATED WITH 1/4" THK ALUM.

ANCHOR SIGN TO CONCRETE FOOTING W/ DEPTH AS REQUIRED.



1 FRONT VIEW
SCALE: 1"=1'-0"

DOUBLE FACED HEADER ELEMENT

SIGN PANEL SIDE B

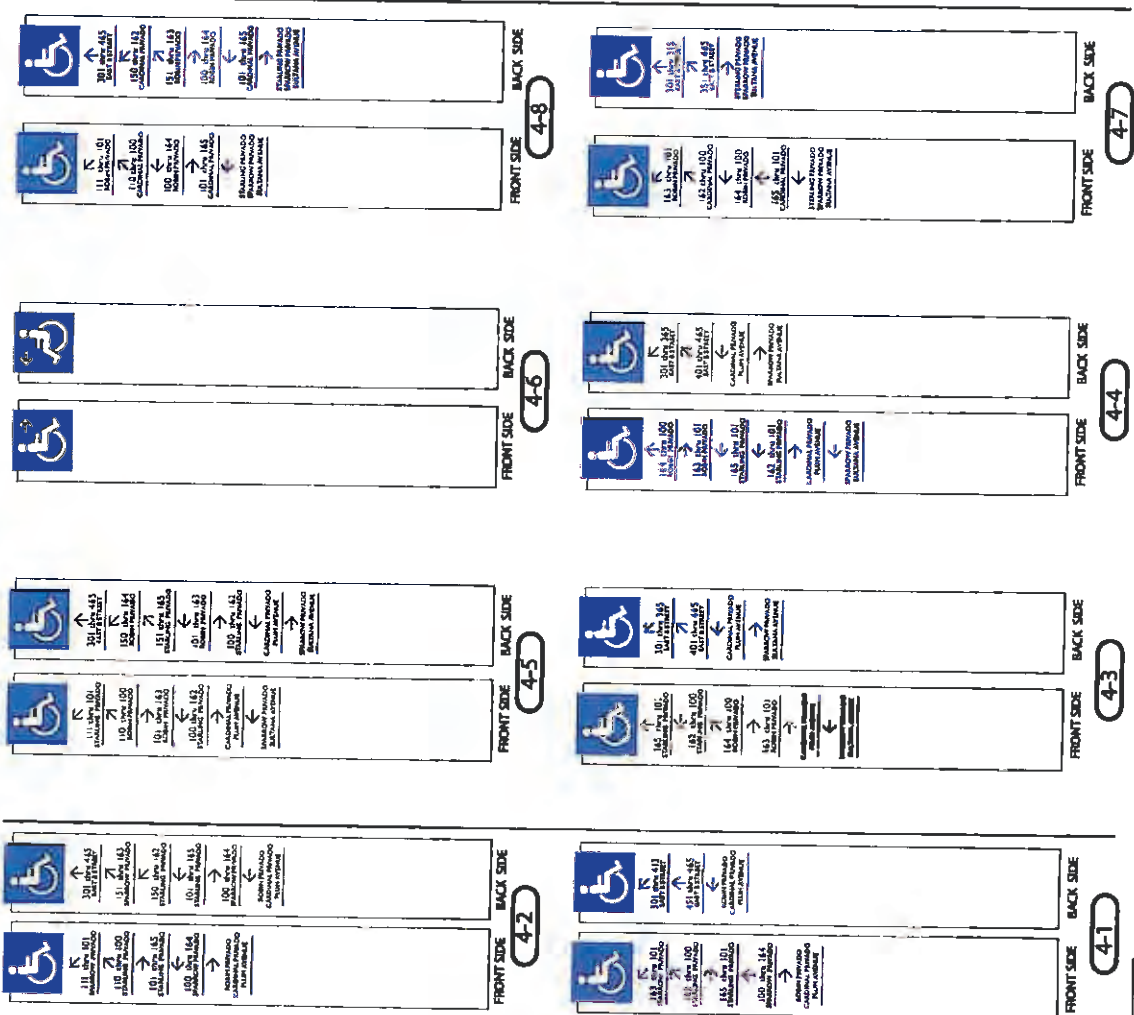
SIGN PANEL SIDE A

1/2" THICK BASE RD OR 1/4" THICK DEDUCT ALTERNATE RD ALUMINUM SIGN PANEL

FOOTER ELEMENT OF BASE RD 1/2" THK LAYERED ALUMINUM PANELS. DEDUCT ALTERNATE OF 1/4" THK ALUMINUM

CONCRETE FOOTING

2 SIDE VIEW
SCALE: 1"=1'-0"



4 TYPE 4 SIGN SCHEDULE
SCALE: 1"=1'-0"



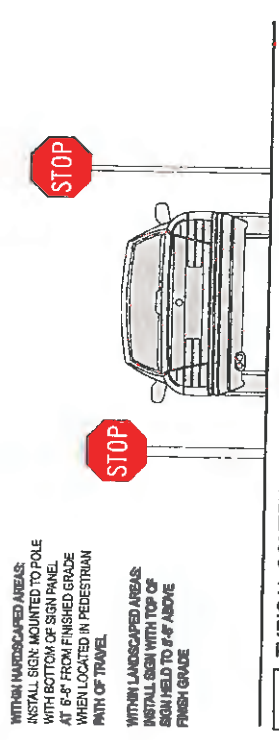
CUSTOM FABRICATED;
SINGLE-FACED, POLE
MOUNTED, PARKING
IDENTIFICATION SIGN
PANEL OF ALUMINUM
ALUMINUM PAINTED
ON FRONT AND BACK
SURFACES.

PROVIDE 3M
HIGH INTENSITY
WHITE REFLECTIVE
SHEET VINYL
BACKGROUND
LAUNDRATED TO
PANEL FACE;
SEAL EDGES AS
RECOMMENDED
BY MANUFACTURER
SPECIFICATION.

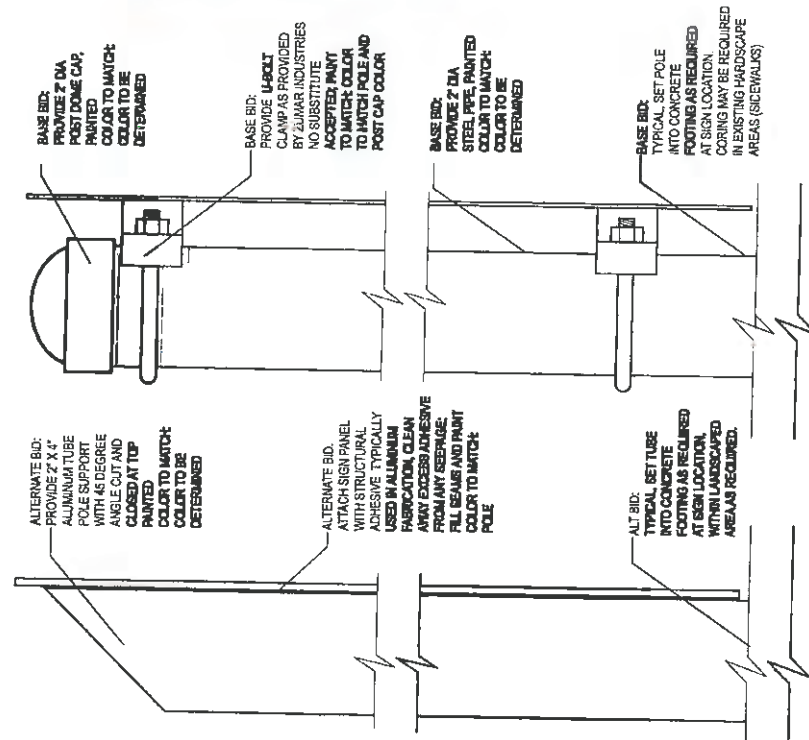
PROVIDE GRAPHICS
WITH MACHINE CUT
3M SCOTCHLITE
CUTTABLE FILM COLOR
117Z (RED) TO PROVIDE
RED BACKGROUND
COLOR WITH COPY
AND BORDER WEEDED
AWAY TO REVEAL
HIGH INTENSITY
WHITE SHEET VINYL
BACKGROUND; OR WITH
ALTERNATE EXECUTION
USING 3M 70L 80L 80D
SERIES SCREEN PRINTING
INKS.

PROVIDE
3M LUMINAFLITE
RESISTANT CLEAR OVERLAY
PROTECTIVE FILM AFTER
APPLICATION OF 3M CUTTABLE
COLOR FILM OVERLAY

1 FRONT VIEW (5A-1 STOP)
SCALE: 6"=1'-0"

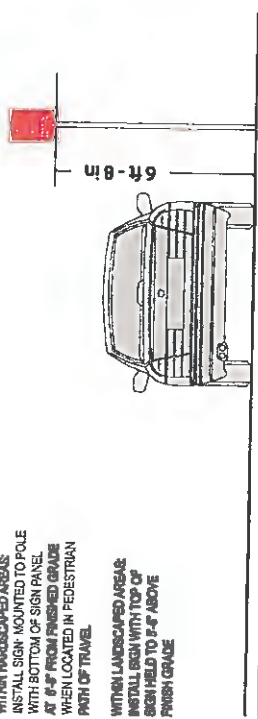


4 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



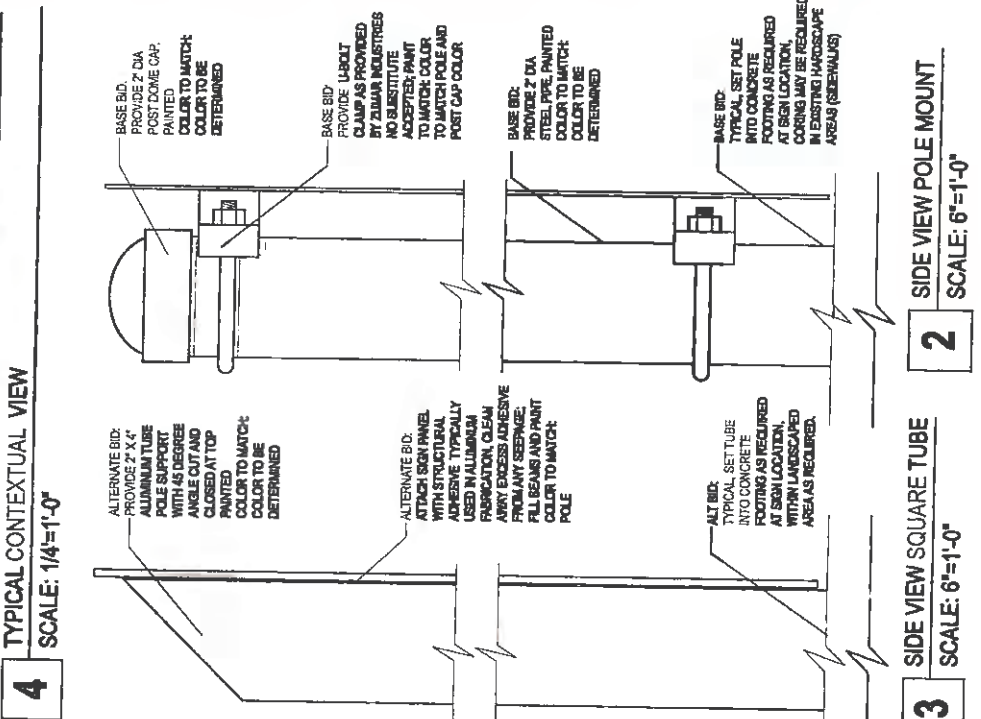
3 SIDE VIEW SQUARE TUBE
SCALE: 6"=1'-0"

2 SIDE VIEW POLE MOUNT
SCALE: 6"=1'-0"



WITHIN LANDSCAPED AREAS:
INSTALL SIGN MOUNTED TO POLE
WITH BOTTOM OF SIGN PANEL
AT 2'-4" FROM FINISHED GRADE
WHEN LOCATED IN PEDESTRIAN
PART OF TRAVEL

WITHIN LANDSCAPED AREAS:
INSTALL SIGN WITH TOP OF
SIGN HELD TO 2'-4" ABOVE
FINISH GRADE



CUSTOM FABRICATED
SMALL FACED POLE MOUNTED
WRAPPING IDENTIFICATION
SIGN PANEL OF LIGHT THICK
ALUMINUM MOUNTED ON
FRONT AND BACK SURFACES

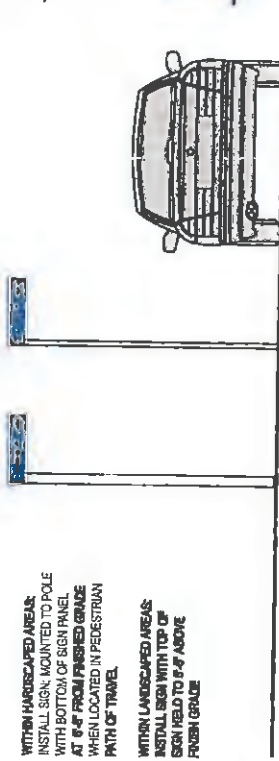
PROVIDE 3M HIGH INTENSITY
WHITE REFLECTIVE SHEET
VINYL BACKGROUND LAQUARATED
TO PANEL FACE. SEAL EDGES AS
RECOMMENDED BY MANUFACTURER
SPECIFICATION.

PROVIDE GRAPHICS WITH
MACHINE CUT IN SOLUBLE
CUTTABLE FILM COLOR 157 (RED)
TO PRODUCE RED BACKGROUND AND
COLOR WITH COPY SYMBOL
AND BORDER MOUNTED ANK
TO REVEAL HIGH INTENSITY WHITE
SHEET VINYL BEHIND OR WITH
ALTERNATE EXECUTION USING
3M 700, 800, 900 SERIES
SCREEN PRINTING INK

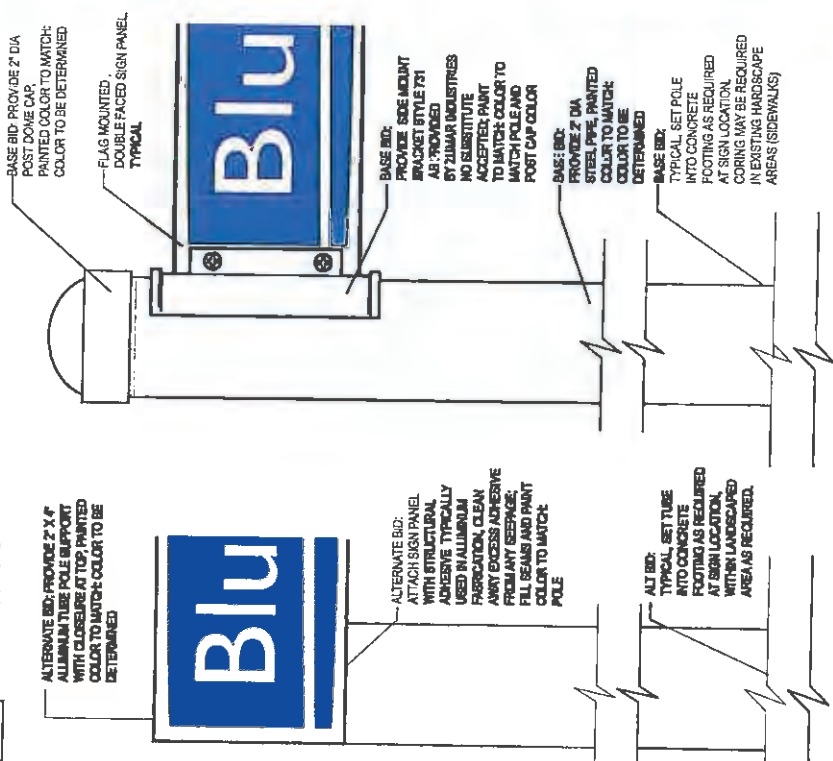
PROVIDE
3M UVGRAFETTI
RESISTANT CLEAR OVERLAY
PROTECTIVE FILM AFTER
APPLICATION OF SOLUBLE
COLOR FILM OVERLAY



PROVIDE 0.125 THK ALUMINUM SIGN PANEL WITH 3M HIGH INTENSITY WHITE REFLECTIVE BACKGROUND INCLUDING LAMINATE TO FRONT AND BACK SURFACES. PROVIDE GRAPHICS WITH 3M SCOTCHLITE CUTTABLE FILM (175) BLUE OR SCREEN PRINTED WITH 3M SERIES 704, 800, 800 INKS TO MATCH 3M FT5 BLUE



4 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



1 FRONT VIEW
SCALE: 6"=1'-0"

2 SIDE VIEW POLE MOUNT
SCALE: 6"=1'-0"

3 SIDE VIEW SQUARE TUBE
SCALE: 6"=1'-0"

Townhome Unit
Address Number
Formal Entry
Signs Type

6

Revisions

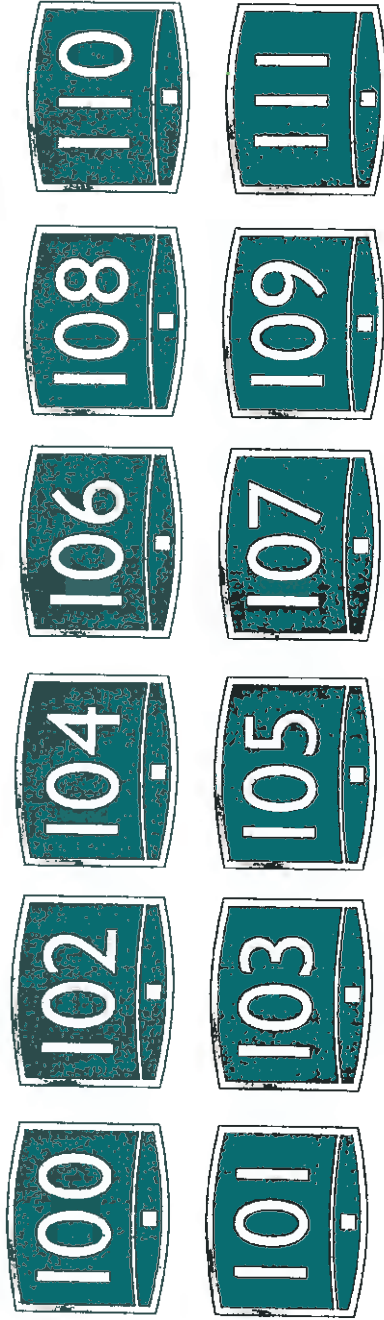
Drawn by
DRR

Checked by
DRR

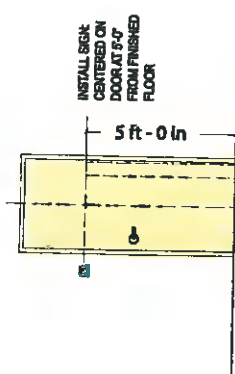
Date
10.20.07

Project No.
2006.040

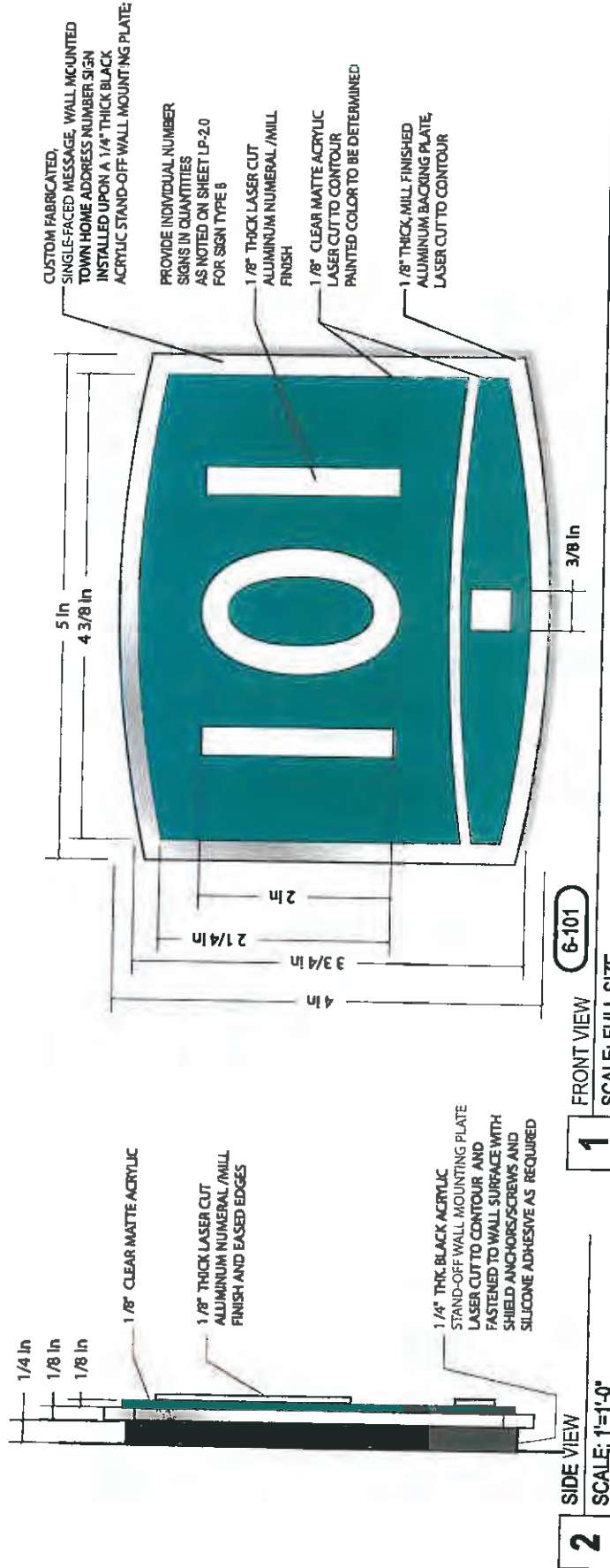
Digital File
2006.040 D6.0



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



3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4" = 1'-0"



150	151	301	351	401	451
152	153	303	353	403	453
154	155	305	355	405	455
156	157	307	357	407	457
158	159	309	359	409	459
160	161	311	361	411	461
162	163	313	363	413	463
164	165	315	365	415	465

Townhome
Address Number
Garage Entry
Signs Type

7

Revisions

Drawn by

DRR

Checked by

DRR

Date

10.20.07

Project No.

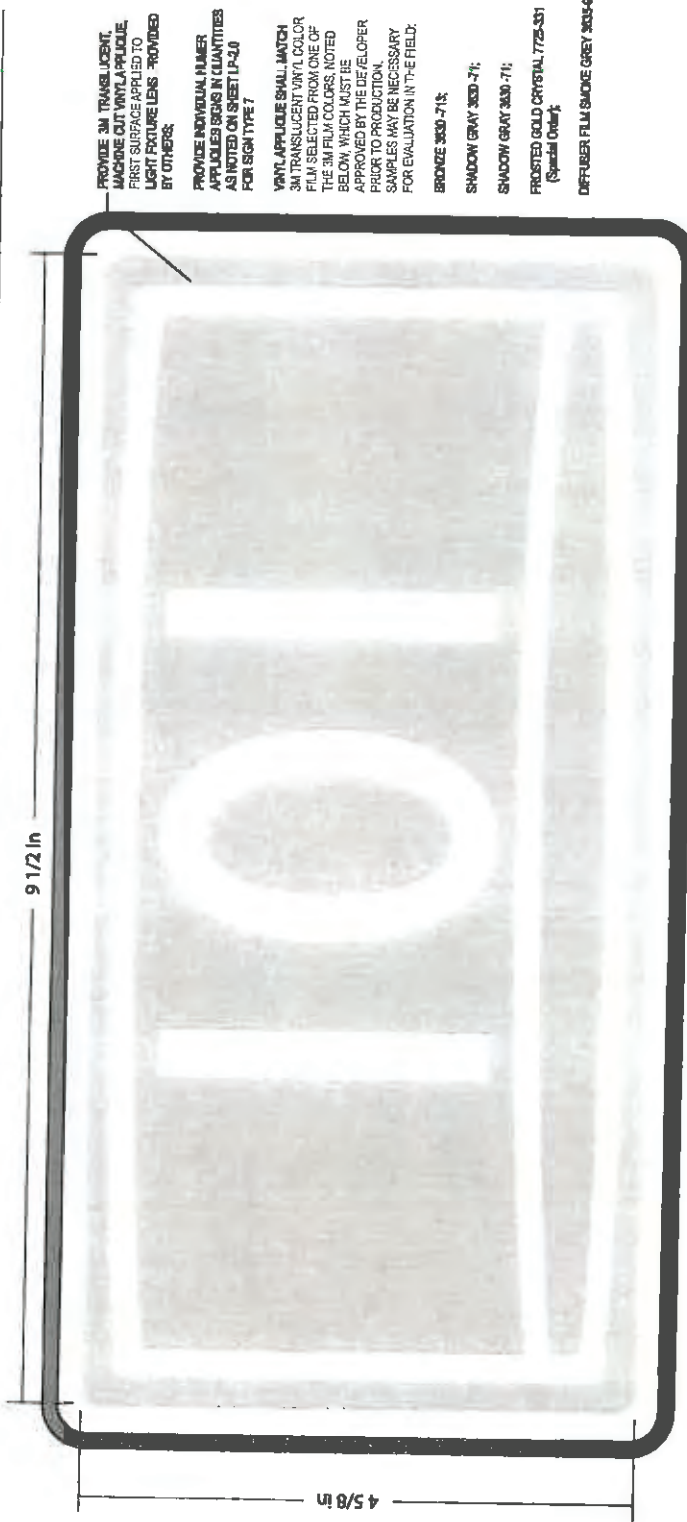
2006.040

Digital File

2008.040 D7.0



3 SIGN SCHEDULE
SCALE: 1 1/2" = 1'-0"



PROVIDE 3M TRANSLUCENT,
MACHINE CUT VINYL APPLIED,
FIRST SURFACE APPLIED TO
LIGHT PICTURE LENS - PROVIDED
BY OTHERS.

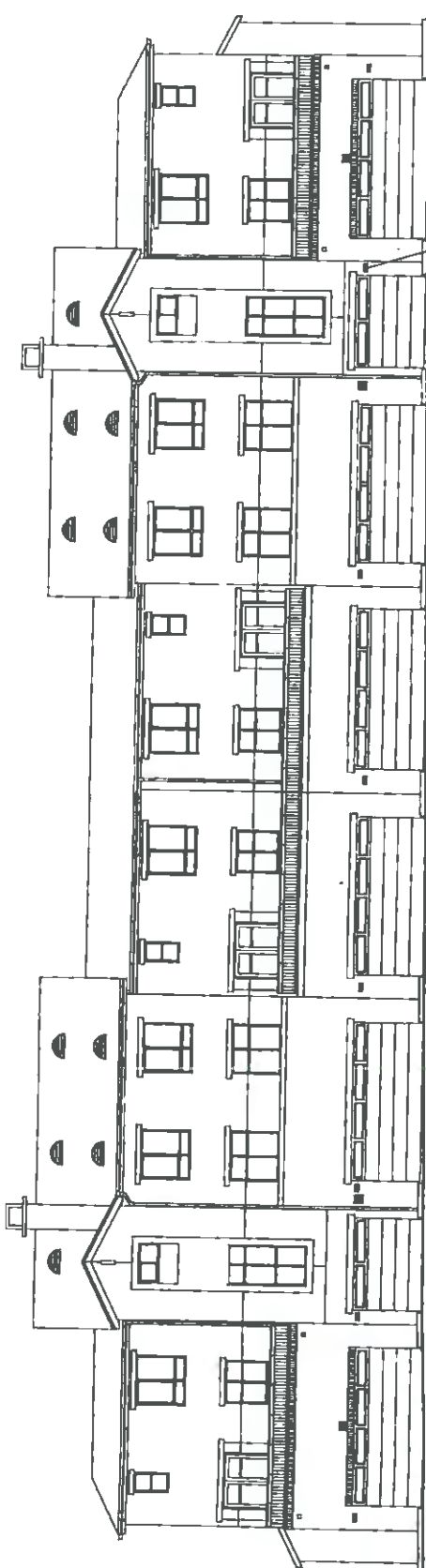
PROVIDE INDIVIDUAL NUMBER
APPLIED SIGNS IN QUANTITIES
AS NOTED ON SHEET U-20
FOR SIGN TYPE 7

VINYL APPLIED SHALL MATCH
3M TRANSLUCENT VINYL COLOR
FILM SELECTED FROM ONE OF
THE 3M FILM COLORS NOTED
BELOW, WHICH MUST BE
APPROVED BY THE DEVELOPER
PRIOR TO PRODUCTION.
SAMPLES MAY BE NECESSARY
FOR EVALUATION IN THE FIELD.

BRONZE 3030-71X
SHADOW GRAY 3030-71;
SHADOW GRAY 3030-71;
PROSTED GOLD CRYSTAL 7725-S1
(Special Order);
DIFFUSER FILM SMOKE GREY 3035-61

2 SIDE VIEW
SCALE: 1" = 1'-0"

1 FRONT VIEW
SCALE: FULL SIZE



PROJECT CONTEXTUAL VIEW

SCALE: NTS

2

150	152	154	156	158	160	162	164
151	153	155	157	159	161	163	165
301	303	305	307	309	311	313	315
351	353	355	357	359	361	363	365
401	403	405	407	409	411	413	415
451	453	455	457	459	461	463	465

SIGN SCHEDULE

SCALE: 1" = 1'-0"

1

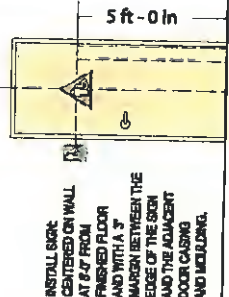


CUSTOM FABRICATED,
SINGLE-PAVED, WALL MOUNTED,
ROOM IDENTIFICATION SIGN
WITH 1/8" THICK, BEGON SURFACE
PAINT FINISHED CLEAR MATTE ACRYLIC
DIMPLES APPLICABLE PANEL WITH
FIRST SURFACE ACRYLIC
STENCILS AND COPY AND MASTER DOT
TRANSLATIONS

LASER CUT ALUMINUM BACKING
PLATE TO CONTOUR. INSTALL ON
TOP OF 1/4" THICK STAND-OFF
BLACK ACRYLIC WALL MOUNTING
PLATE. FASTENED TO THE EXTERIOR
BUILDING WALL SURFACE WITH
EXPANSION SHIELDS, SCREWS
AND SILICONE CEMENT.

LASER CUT ACRYLIC PLaque
TO CONTOUR AND SURFACE AND
MOUNT TO 1/8" THICK, MILL FINISHED
ALUMINUM BACKING PLATE

1 FRONT VIEW
SCALE: 1"=1'-0"

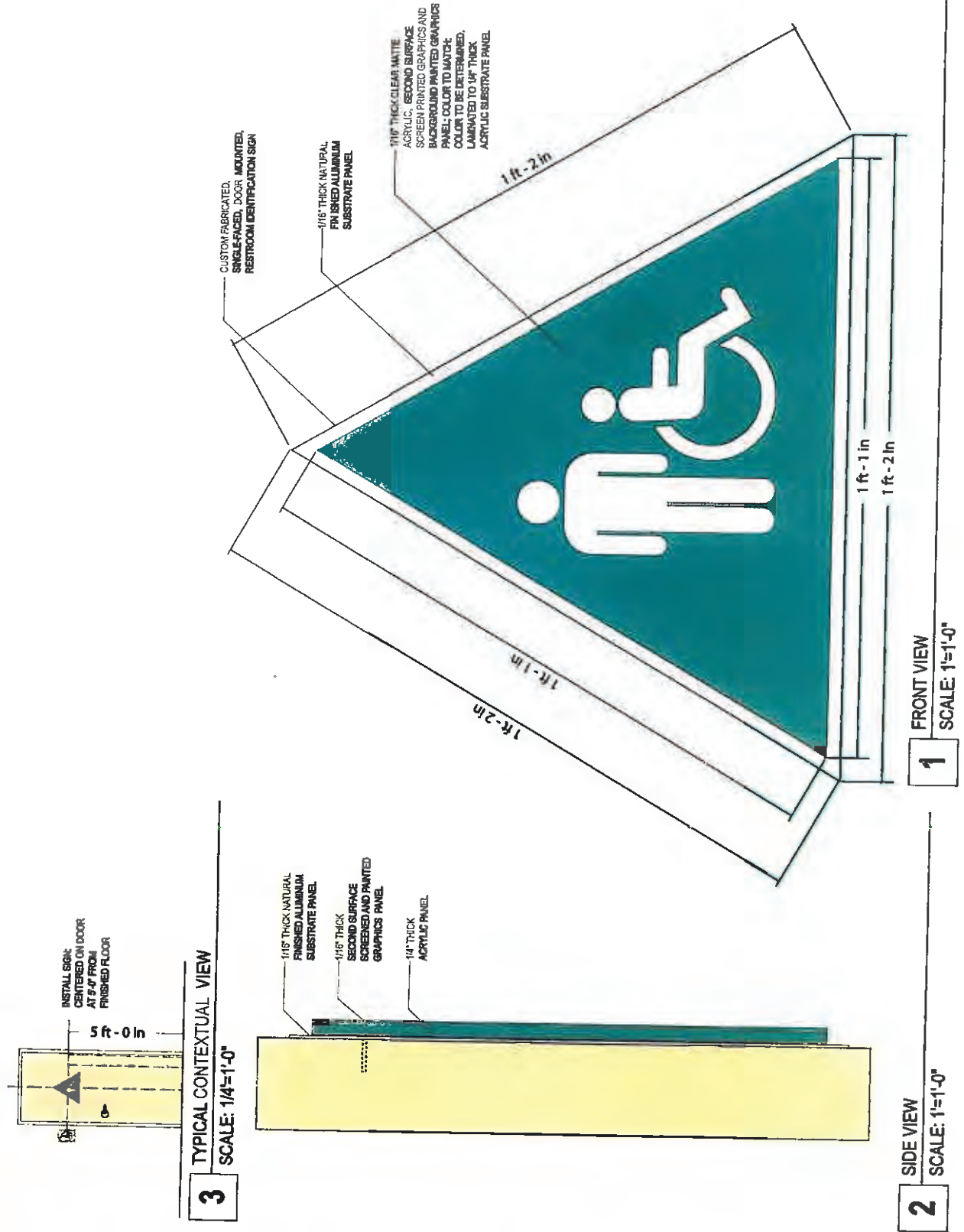


INSTALL SIGN
CENTERED ON WALL
AT 6 1/2" FROM
FINISHED FLOOR
AND WITH A 3"
MARGIN BETWEEN THE
EDGE OF THE SIGN
AND THE ADJACENT
DOOR CASING
AND MOLDING.

3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



2 SIDE VIEW
SCALE: 1"=1'-0"



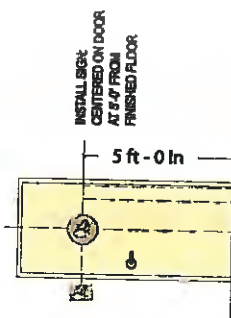
3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"

2 SIDE VIEW
SCALE: 1"=1'-0"

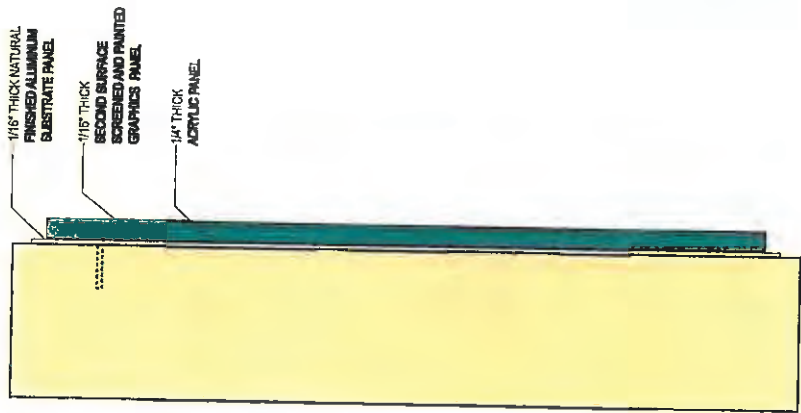
1 FRONT VIEW
SCALE: 1"=1'-0"



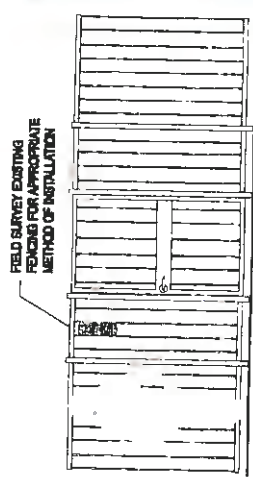
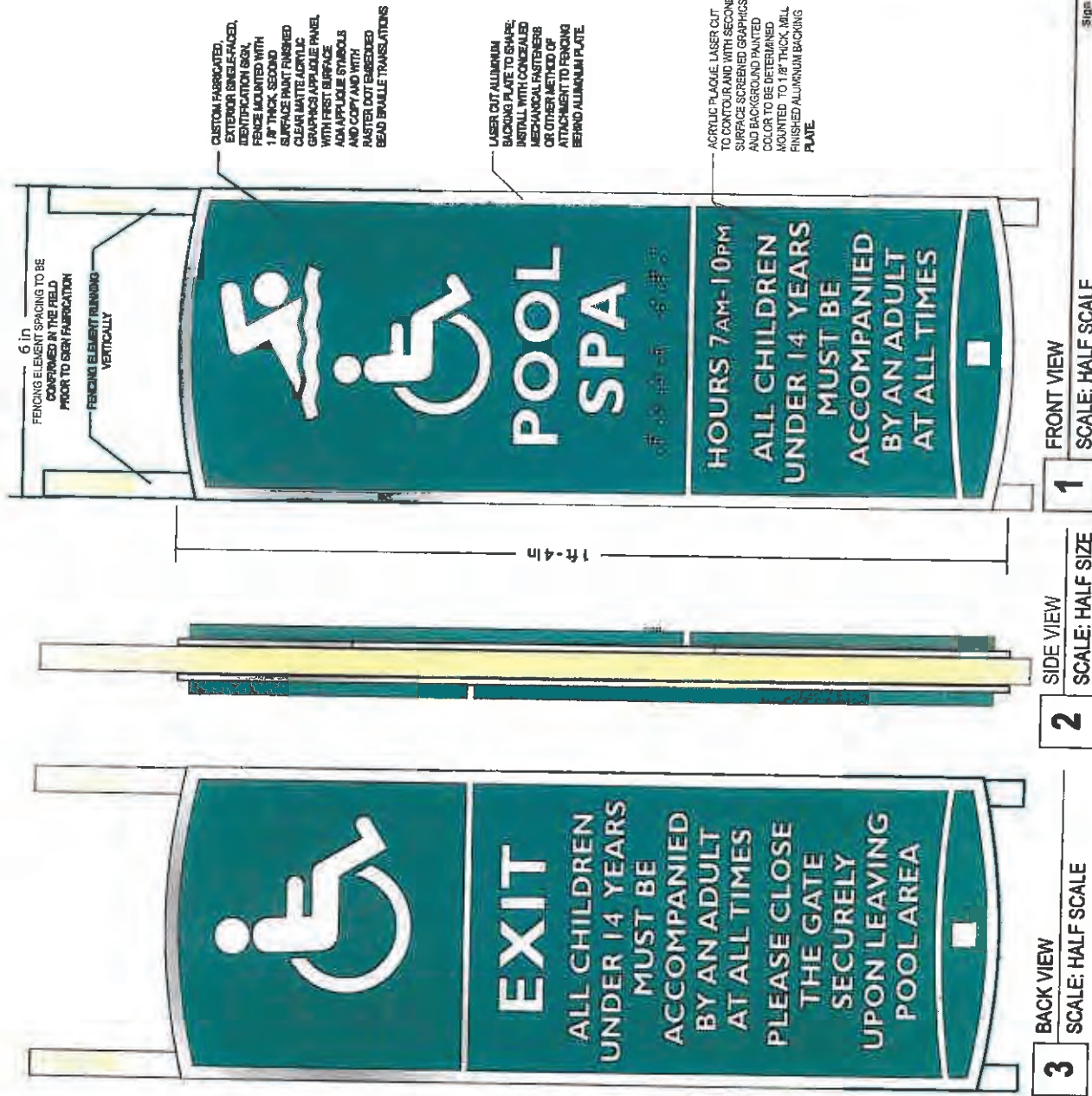
1 FRONT VIEW
SCALE: 1"=1'-0"



3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"



2 SIDE VIEW
SCALE: 1"=1'-0"



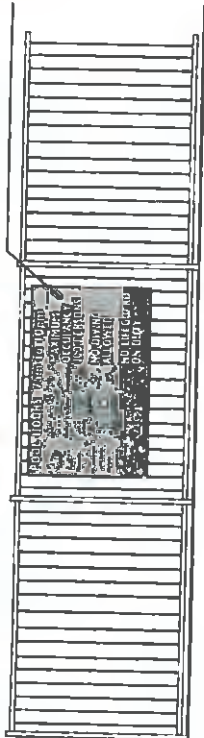
5 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"

PROVIDE A BLIND METHOD OF
FASTENING SIGN TO FENCING <
RECOMMEND CHANNEL FRAME
MECHANICALLY FASTENED TO
VERTICAL FENCING MEMBERS



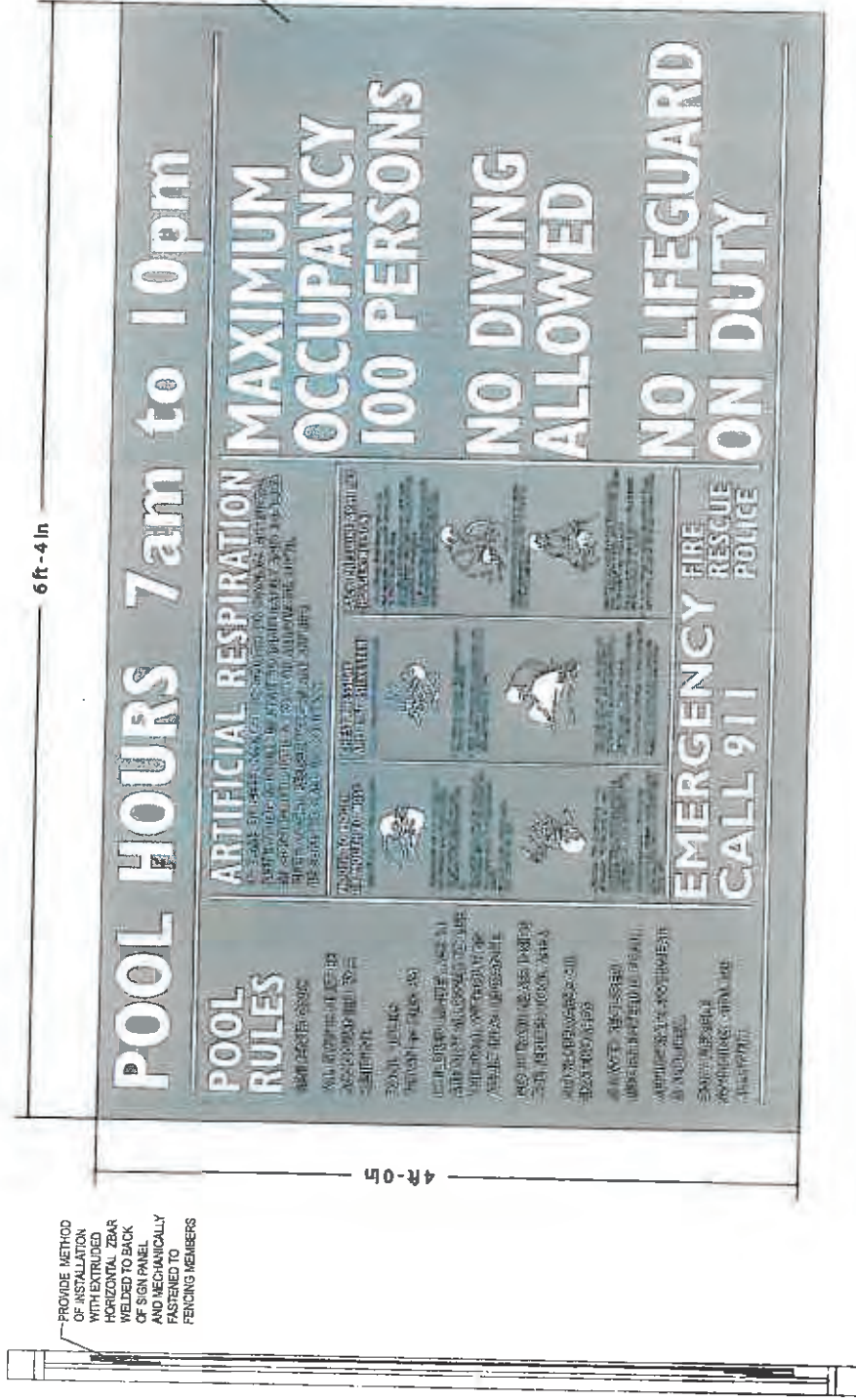
4 BOTTOM OR TOP VIEW
SCALE: HALF SCALE

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



3 TYPICAL CONTEXTUAL VIEW
SCALE: 1/4"=1'-0"

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



2 SIDE VIEW
SCALE: 1 1/2"=1'-0"

1 FRONT VIEW
SCALE: 1 1/2"=1'-0"

PROVIDE ALUMINUM PANEL OF 0.125 ALUMINUM WITH PAINTED FINISH ON FRONT, BACK AND ALL EXPOSED EDGES WITH COLOR TO BE DETERMINED; PROVIDE FIRST SURFACE SCREEN PRINTED GRAPHICS AND COPY IN COLOR WHITE, SUFFICIENT TO CONTRAST WITH BACKGROUND COLOR AT 70% CONTRAST; PROVIDE CLEAR COAT FINISH OVER SCREEN PRINTED IMAGE AND BACKGROUND COLOR; FASTEN PANEL TO VERTICAL MEMBERS OF POOL AREA FENCING WITH MECHANICAL FASTENERS, FINISH PAINTED TO MATCH PANEL BACKGROUND COLOR.

POOL HOURS 7am to 10pm

POOL RULES

ALL swimmers must wear a life preserver or life jacket at all times while in the pool. No running, jumping, or rough play is allowed. No diving is permitted. No alcohol or drugs are allowed. No glass containers are allowed. No smoking is allowed. No food or drink is allowed. No swimming with children unless accompanied by a responsible adult. No swimming with pets. No swimming with open wounds. No swimming with contagious diseases. No swimming with cuts or abrasions. No swimming with eye infections. No swimming with ear infections. No swimming with sore throats. No swimming with colds or flu. No swimming with stomach ailments. No swimming with headaches. No swimming with dizziness. No swimming with vertigo. No swimming with motion sickness. No swimming with seasickness. No swimming with altitude sickness. No swimming with jet lag. No swimming with fatigue. No swimming with exhaustion. No swimming with dehydration. No swimming with heatstroke. No swimming with sunburn. No swimming with sun poisoning. No swimming with heat exhaustion. No swimming with heat cramps. No swimming with heat rash. No swimming with heatstroke. No swimming with sunburn. No swimming with sun poisoning. No swimming with heat exhaustion. No swimming with heat cramps. No swimming with heat rash. No swimming with heatstroke.

ARTIFICIAL RESPIRATION

<p>ARTIFICIAL RESPIRATION</p> <p>SCALE: 1/4"=1'-0"</p> <p>1. Tilt the victim's head back to open the airway.</p> <p>2. Pinch the victim's nose shut.</p> <p>3. Take a normal breath and place your mouth over the victim's mouth.</p> <p>4. Push your lips against the victim's lips and exhale into their mouth.</p> <p>5. Watch the victim's chest rise.</p> <p>6. Repeat steps 1-5.</p>	<p>EMERGENCY CALL 911</p> <p>EMERGENCY CALL 911</p> <p>EMERGENCY CALL 911</p> <p>EMERGENCY CALL 911</p>
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EMERGENCY CALL 911

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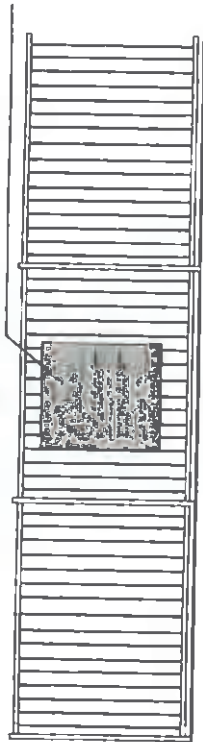
EMERGENCY CALL 911

MAXIMUM OCCUPANCY 100 PERSONS

NO DIVING ALLOWED

NO LIFEGUARD ON DUTY

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



3 TYPICAL CONTEXTUAL VIEW

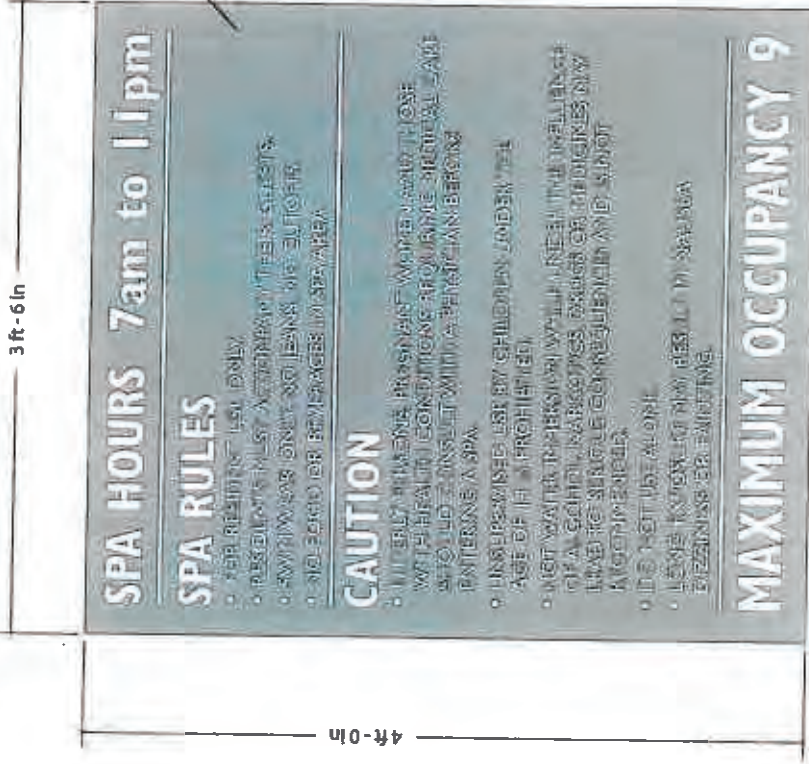
SCALE: 1/4"=1'-0"

PROVIDE METHOD OF INSTALLATION WITH EXTRUDED HORIZONTAL ZBAR WELDED TO BACK OF SIGN PANEL AND MECHANICALLY FASTENED TO FENCING MEMBERS



2 SIDE VIEW

SCALE: 1 1/2"=1'-0"



3 ft - 6 in

4 ft - 0 in

SPA HOURS 7am to 11pm

SPA RULES

- NO REENTRY FOR ONLY
- RESIDENTS MUST ATTEND TO THEIR SLEETS
- NO DRUGS, NO ALCOHOL, NO JEANS, NO SLIPPERS
- NO ENTRY FOR BEVERAGES IN SPA AREA

CAUTION

- ONLY MEMBERS PROBABLY WATER, AND NO ONE WITH HEAVY CONDITIONS FROM THE ORIGINAL SPA WHO DO NOT INSURE WITH A MECHANICAL MEMBER ENTERING A SPA
- UNLAWFUL USE BY CHILDREN UNDER THE AGE OF 14 IS PROHIBITED
- NO WATER THERAPY WILL BE IN THE WELLNESS SPA. ONLY MASSAGES, EXERCISE OR CHIROCHIESTRY WILL BE SINGLE ON REQUEST AND NOT IN THE WELLNESS SPA
- NO HOT TUBS ALONE
- MEMBERS MUST ALWAYS USE THE SPA AREA BEZEL FOR ENTRY

MAXIMUM OCCUPANCY 9

PROVIDE ALUMINUM PANEL OF 0.125 ALUMINUM WITH PAINTED FINISH ON FRONT, BACK AND ALL EXPOSED EDGES WITH COLOR TO BE DETERMINED; PROVIDE FRONT SURFACE SCREEN PRINTED GRAPHICS AND COPY IN COLOR WHITE, WITH SUFFICIENT CONTRAST TO BACKGROUND COLOR; PROVIDE CLEAR COAT FINISH OVER SCREEN PRINTED IMAGE AND BACKGROUND COLOR; FASTEN PANEL TO VERTICAL MEMBERS OF FENCING WITH MECHANICAL FASTENERS. FINISH PAINTED TO MATCH PANEL BACKGROUND COLOR.

1 FRONT VIEW

SCALE: 1 1/2"=1'-0"

ONTARIO TOWN SQUARE TEMPORARY SIGN PROGRAM -- SITE PLAN



S:\Housing\Armine\TownSquare\signs\Sign Program.docx

FENCE BANNERS



Fence
Banner

Fence banners will utilize the four graphics shown on top; the order of the graphics will vary on each fence banner location.

RIGHT/LEFT ARROWS AND WALL BANNER



The Green dots on the site plan will entail the Right Arrow shown below (8ft.x12ft.):

Ontario Town Square
KINGCROFT SERIES TOWN HOMES

NEW TOWN HOMES
Coming Summer 2008

ONTARIO
SOUTHERN CALIFORNIA'S
NEXT URBAN CENTER

MAVORA
Paul S. Lam
MAVORA PRO TEAM
Jason Anderson

COUNCIL MEMBERS
Alan D. Wagner
Sheila Maritz
Jan Burmann

909.230.4906

NOW SELLING

OntarioTownSquare.com

J.H. Snyder Co.
Builders and Community Developers



The Red dot on the site plan will entail the Left Arrow as shown below (8ft.x12ft.):

Ontario Town Square
KINGCROFT SERIES TOWN HOMES

NEW TOWN HOMES
Coming Summer 2008

ONTARIO
SOUTHERN CALIFORNIA'S
NEXT URBAN CENTER

MAVORA
Paul S. Lam
MAVORA PRO TEAM
Jason Anderson

COUNCIL MEMBERS
Alan D. Wagner
Sheila Maritz
Jan Burmann

909.230.4906

NOW SELLING

OntarioTownSquare.com

J.H. Snyder Co.
Builders and Community Developers

RIGHT/LEFT ARROWS AND WALL BANNER



The Blue dot will entail the wall banner below (37'w x 12'h):

NEW TOWN HOMES
Coming Summer 2008

Ontario Town Square
KIRCAID SERIES TOWN HOMES

ONTARIO
MULTIMEDIA CENTER
NEXT URBAN CENTER

MANAGER
Paul S. Leon

MARKETING / PHOTO / VIDEO
James Anderson

CONSTRUCTION MANAGER
Alan D. Wagner

Sheila Moritz
Jim Bowman

J H Snyder Co.
Builders and Community Developers

909.230.4906 OntarioTownSquare.com

NOW SELLING



One fence banner, featuring the "Shape of Things to come Image" will be hung along the fence under the wall banner.

DIRECTIONAL SIGNS

LEGEND

1. Double-sided 8' H x 4' W directional sign. Left Arrow on one side Right on the other side. Directing traffic from both directions from "D" Street onto Lemon.
2. Single-sided 4' H x 4' W directional sign with Right Arrow. Turning traffic from Euclid onto Lemon.

3. "Y" SIGN. 8' H x 4' W.

Side A facing Lemon with a Left Arrow directing traffic from Lemon onto "g" Street.
Side B facing "B" street with a Straight Arrow directing traffic to continue thru Lemon Street.

4& 5. Single-sided 8' H x 4' W directional signs with a straight arrows directing traffic to continue down Holt to Sultana Avenue.

6. Single-sided 8' H x 4' W directional sign with a straight Arrows directing traffic down "B" Street to project parking along "B" Street.

7. Double-sided 4' H x 4' W directional sign. Left Arrow on one side Right on the other side.

8. Single-Sided 8' H x 4' W directional sign. Left Arrow to direct traffic onto "B" Street.

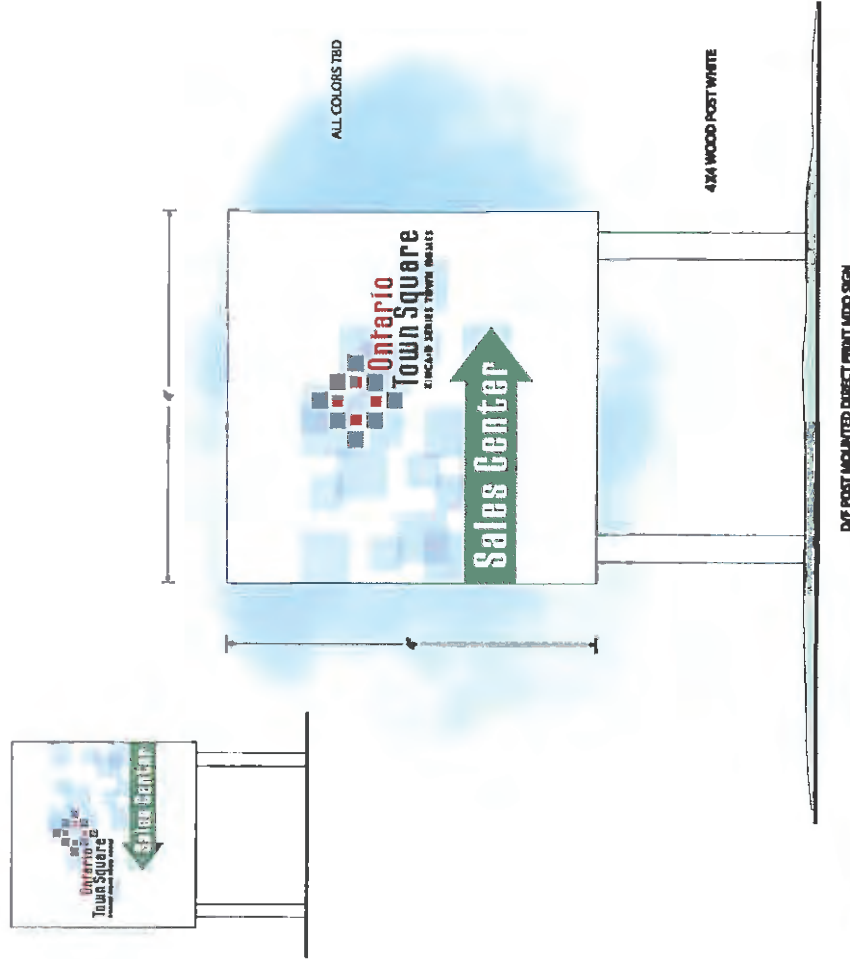
9. Single-Sided 4' H x 4' W directional sign. Straight Arrow directing traffic to Continue down Lemon Street.

IMAGE FOR 1, 3, 4, 5, 6, & 8



IMAGE FOR 2 & 9

- 2) Single-sided 4' H x 4' W directional sign with Right Arrow. Turning traffic from Euclid onto Lemon.
- 9) Single-Sided 4' H x 4' W directional sign. Straight Arrow directing traffic to Continue down Lemon Street.



PSGP22-001

Revisions to Monument
Signage for Town Homes
(attachment to follow)

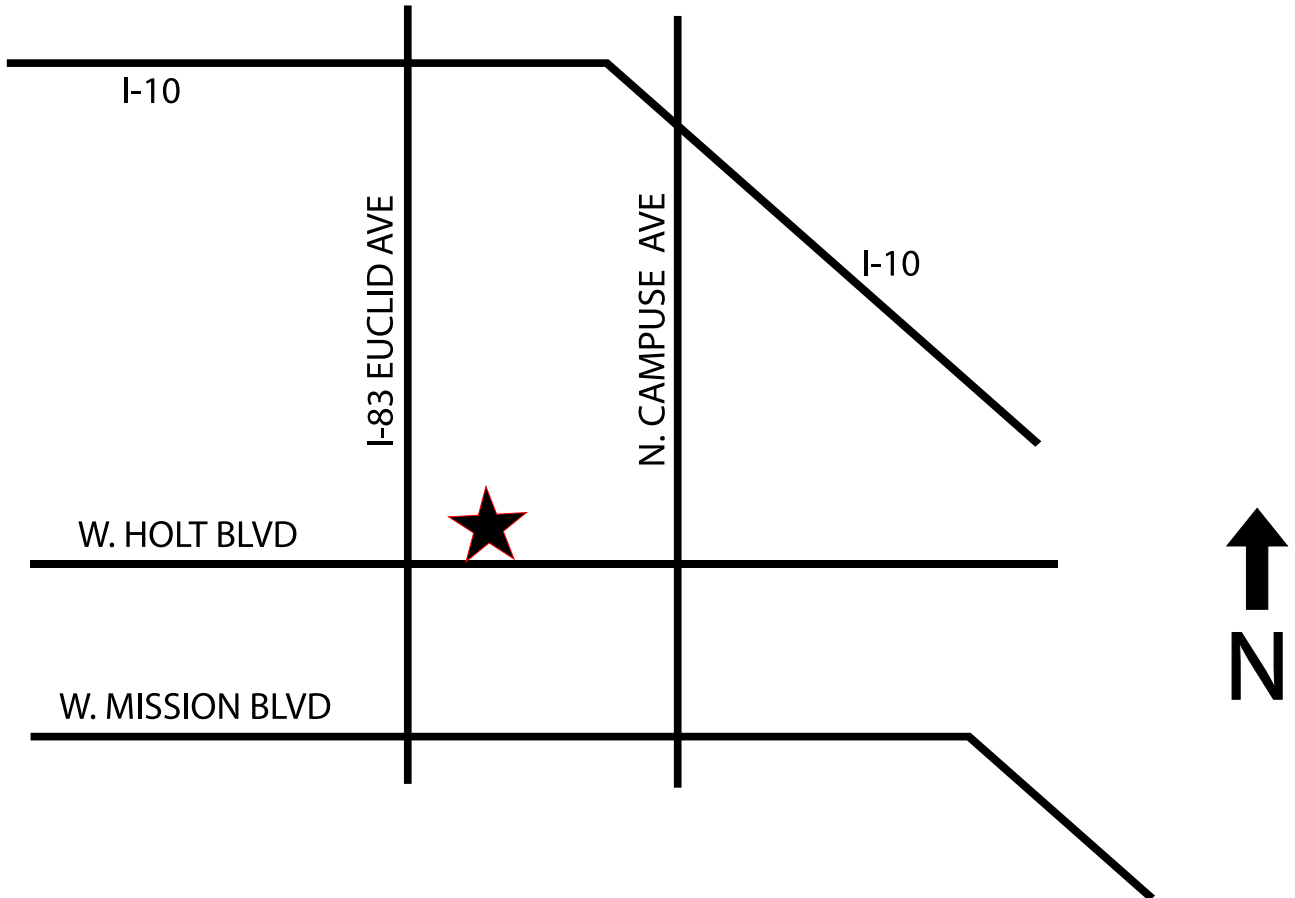
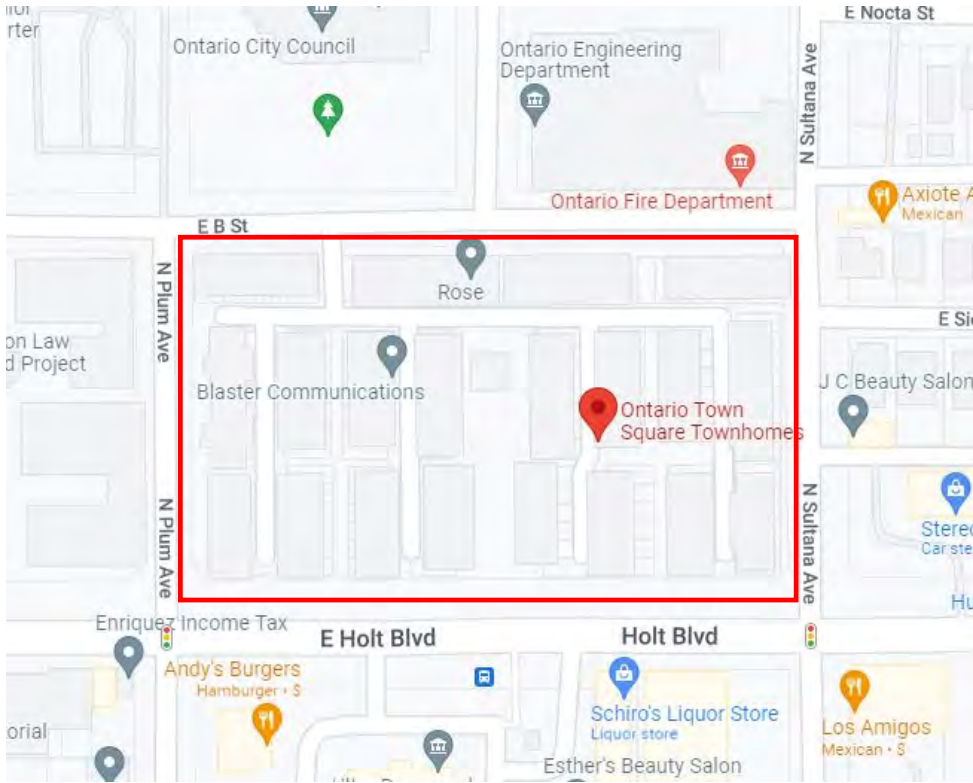
**CITY OF ONTARIO
PLANNING DEPARTMENT**

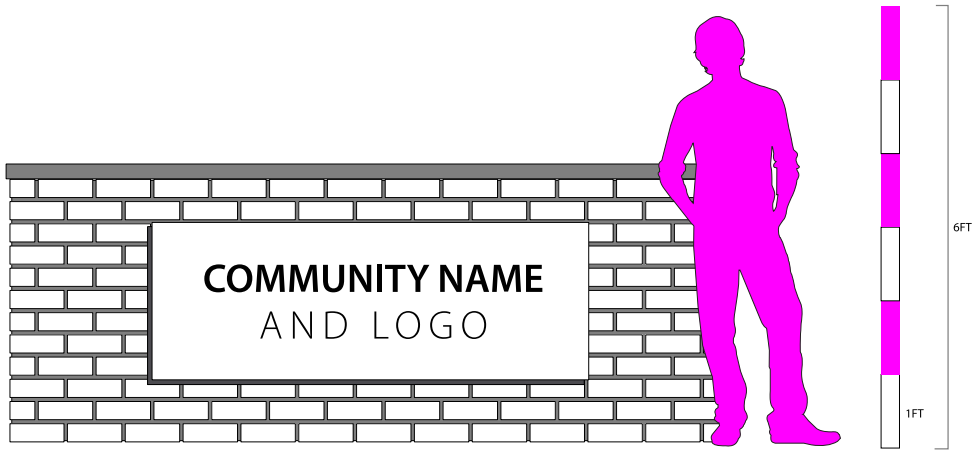
APPROVED

File No. PSGP22-001
(Replaces File No. PSGP18-001)

Date: August 24, 2022

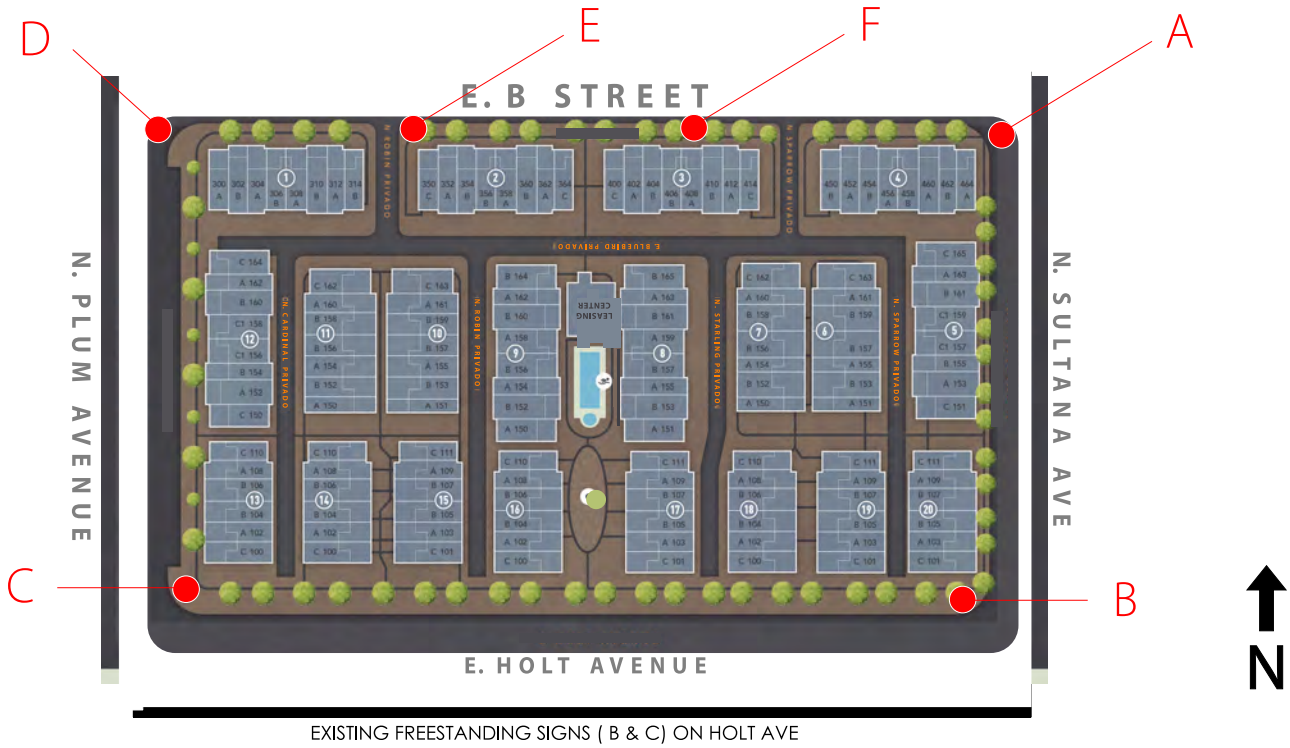
Attest: *Jeanie Irene Aguilo*
Jeanie Irene Aguilo, Associate Planner



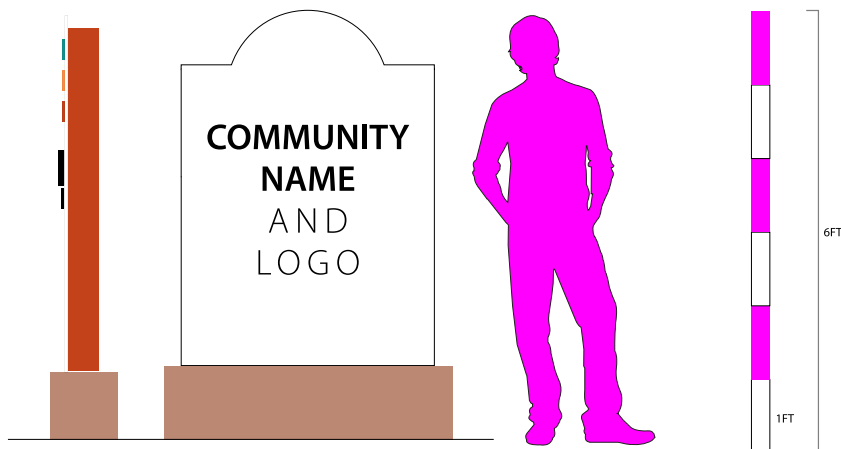


SIGN STYLE: A, D
PROPOSED WALL SIGNS

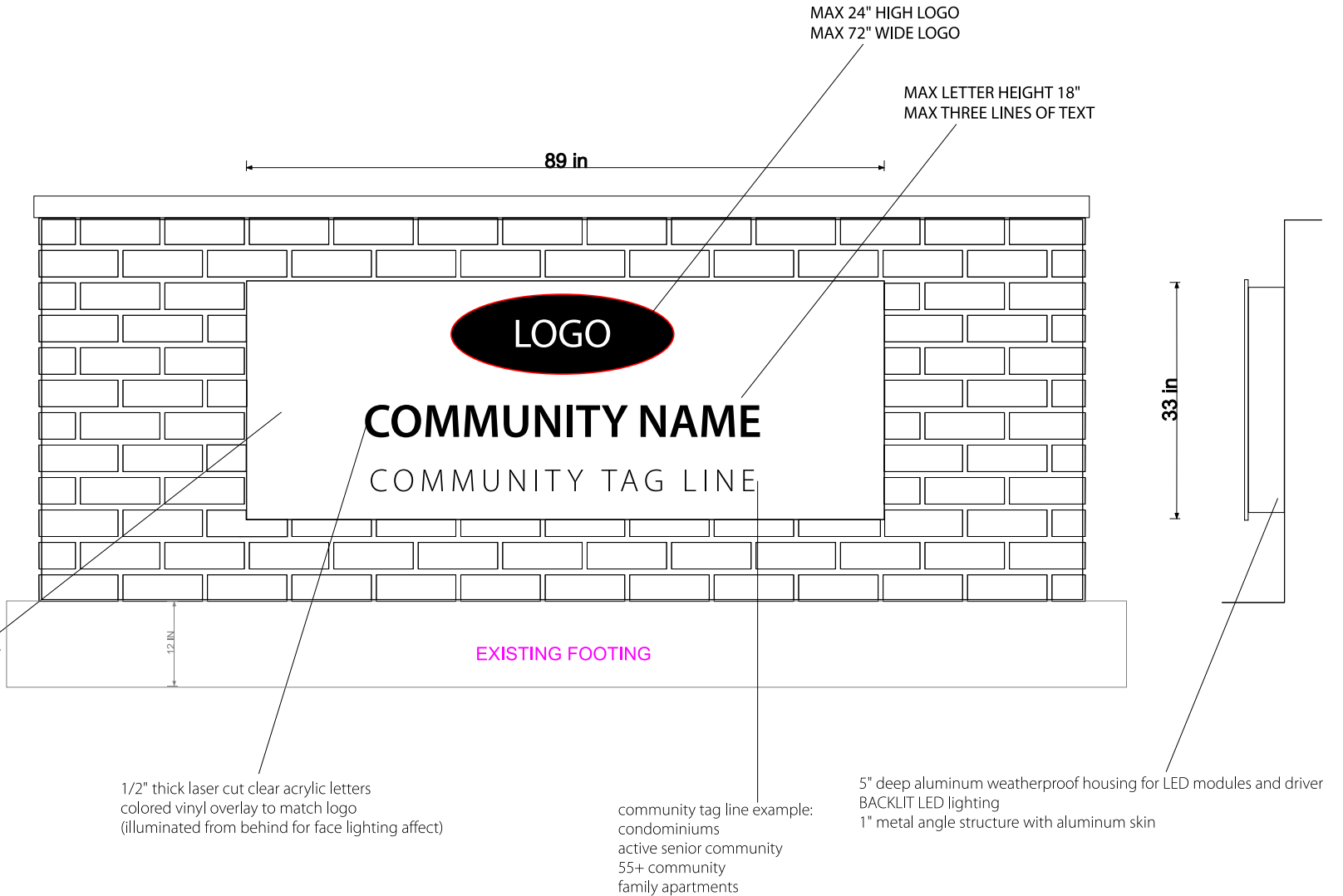
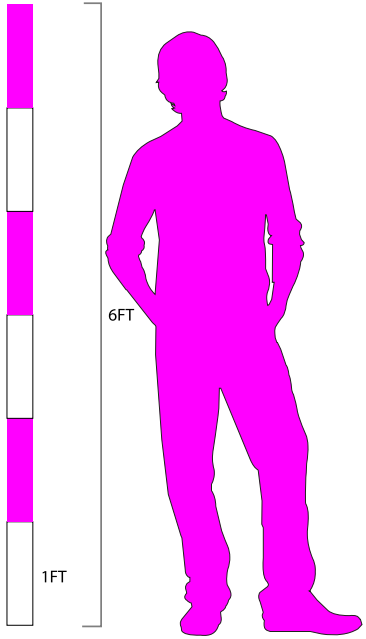
REMOVE EXISTING FREESTANDING SIGNS (E & F) ON EAST B STREET



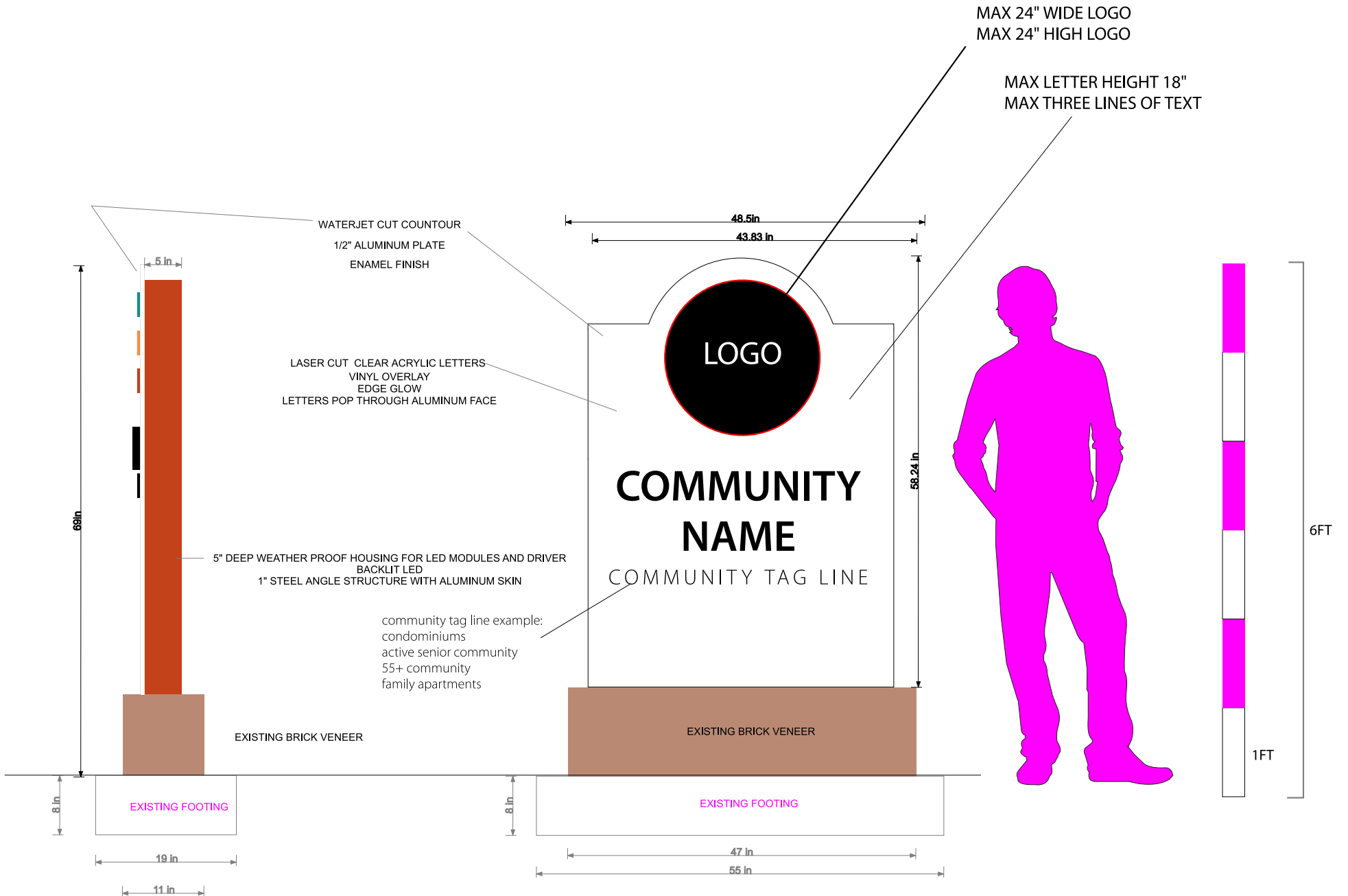
EXISTING FREESTANDING SIGNS (B & C) ON HOLT AVE



SIGN: B, C
EXISTING FREESTANDING SIGNS



SIGN: A, D
PROPOSED WALL SIGN



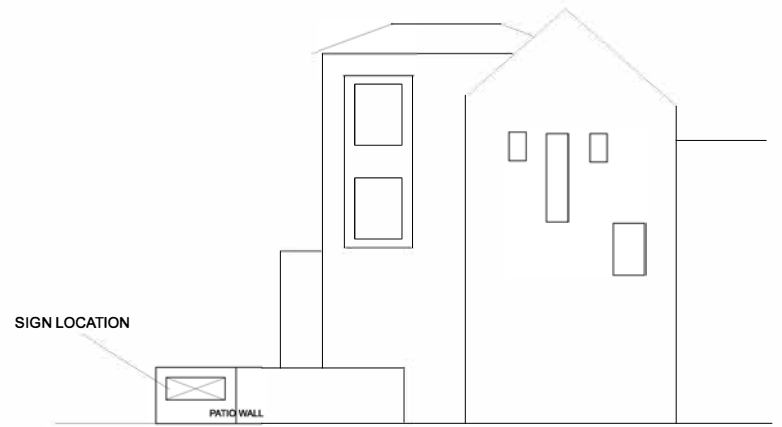
SIGN STYLE: B, C
EXISTING FREESTANDING SIGN



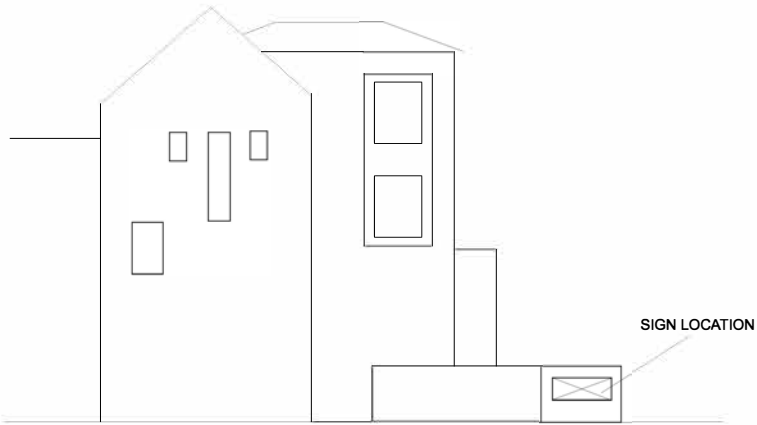
ELEVATION FROM E. B STREET



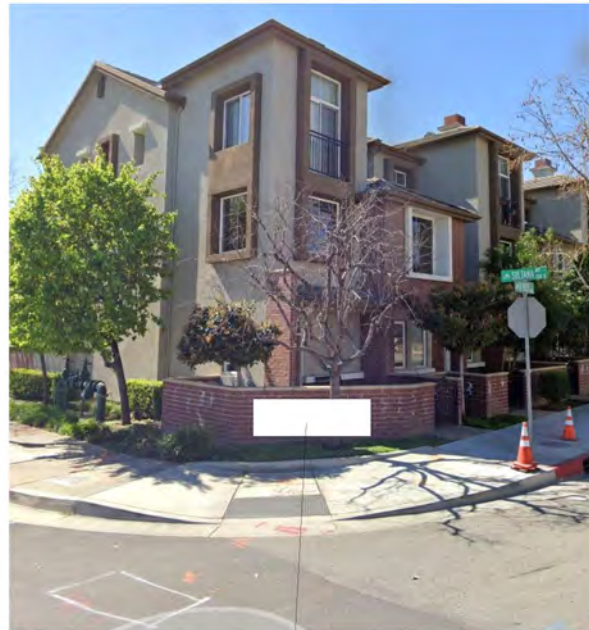
SIGN D



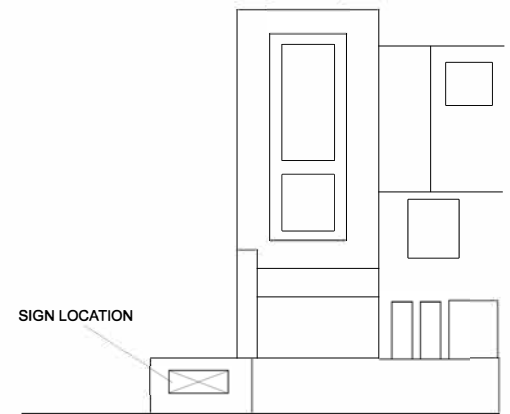
ELEVATION FROM N. PLUM



ELEVATION FROM N. SULTANA



SIGN A



ELEVATION FROM E. B STREET