

SIGN PROGRAM

EVANGELICAL LUTHERAN CHURCH
HOUSE OF PRAYER

7877 E. Riverside Drive, Ontario, CA. 91761

November 1, 2017

**PLANNING DEPT
APPROVED**

Permit No: 12-005

By: [Signature]

Date: 12/5/2017

Orig: 11/01/17 MB

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BNP Church
7877 E. Riverside Drive, Ontario, CA. 91761

df Signs & Graphics
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 Planning Department

Project Entities

Property Owner:

Banal Na Pag-aaral, House of Prayer
 7877 E. Riverside Drive
 Ontario, CA. 91761

City Planning:

City of Ontario, City Hall
 303 East "B" Street
 Ontario, CA. 91764

Contact: Planning Director
 Ph: 909-395-2000
 Email: not applicable

Director of Banal Na Pag-aaral

Banal Na Pag-aaral, House of Prayer
 7877 E. Riverside Drive
 Ontario, CA. 91761

Nilo Stuart, Director
 Ph: 951-264-6224
 Email: nilostuart@gmail.com

Signage Contractor:

DF Signs & Graphics
 16835 Algonquin Street, #476
 Huntington Beach, Ca. 92649

Contact: Dave Flynn, Owner
 Ph: 562-760-3161
 Email: dave@dfsigs.com

Contact: Tino Lopez, Sales/Project Mgr.
 Ph: 714-220-8567
 Email: tino@dfsigs.com

Other Principals Involved:

Not applicable

Principals & Signatures

Full Legal Name _____ Signature _____

Title _____

Date _____

Full Legal Name _____ Signature _____

Title _____

Date _____

Full Legal Name _____ Signature _____

Title _____

Date _____

Full Legal Name _____ Signature _____

Title _____

Date _____

Full Legal Name _____ Signature _____

Title _____

Date _____

Overview Information

Introduction

The intent of this Sign Program is to provide the sign standards to achieve quality as well as signage consistency with this property. This Sign Program will also provide sign design guidelines to help this property provide a way for people to freely move about with signage related to identification, information, and Wayfinding.

Followed and enforced, this Sign Program will ensure a goal be met, that is, to achieve harmony with not only the architecture of this property, but also meet the needs of a Tenant.

This Sign Program shall be rigorously enforced and any non-conforming sign shall be removed by Tenant(s) or their approved Sign Contractor at the Tenant expense upon demand by the Landlord.

Exceptions to the standard(s) described in this Sgn Program are not permitted.

Exceptions are granted (only) with prior written approval from the property owner, that is, the Landlord. Additional approval will also be required by the City of Ontario.

During the execution of this document, the Landlord does and will retain full rights of approval for any sign used on this property located at: 7877 E. Riverside Drive, Ontario, California 91761.

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General Requirements

Information Regarding Signage & This Property

1. All works to be performed by a professional Contractor sign company. Company must have a valid business license and state contractors license within the State of California. Sign company must have insurance maintained at or over \$1 Million to cover work with this sign project on this property.

2. Tenant(s) shall submit a set of drawings to the Property Manager or Landlord. Three (3) sets of professionally prepared drawings depicting and showing a sign project with the property. See Submittals next page.

3. All signs must be reviewed and approved in written form by the Landlord (via the Property Manager) which deems Tenant to be in compliance with this Sign Program. A disapproval from the Landlord provides a Tenant an opportunity to revised and re-submit. It should be noted that the Landlord reserves the right to approve or disapprove any sign or any sign submittal that does not comply with this Sign Program.

4. Upon Approval from the Landlord, Tenant shall submit three (3) sets of professionally prepared drawings depicting and showing a sign project with the property to the Planning Department of the City of Ontario. Tenant must pay for the sign permit application and obtain a sign permit for the proposed sign submittal.

5. All signs must be in compliance with the most current sign code with the City of Ontario (Note: sign code will cover and include aspects of city planning, zoning, building, and electrical codes).

6. All signage to be fabricated and constructed by a professional sign manufacturer and should maintain a clean and aesthetic appearance. Tenant is also responsible for the maintenance of any proposed, approved and installed building sign(s) and ground sign(s).

7. Upon Tenant vacating the leased space (or property), Tenant will be responsible for the removal of any wall sign or ground sign. Tenant is also responsible to patch and repair any damage done to any building surface or landscaped area. The property and or any landscape must be put back to its original state.

8. Tenant's sign Contractor is responsible for any work, and any damages caused by Contractor while performing work on the property in regards to installed signage. All incomplete repairs are Tenants responsibility.

9. Any non-working signage or signage in need of repair must be repaired by the Tenant at the expense of the Tenant within 10 working business days.

10. All glass surface (door or window or other) signage, whether vinyl or digitally printed graphics, must be pre-approved by the Property Manager or Landlord. The size of vinyl / digital print graphics to be determined at the sole discretion of the Property Manager or Landlord.

11. All signage electrical in nature must have labels signifying UL approval. UL is Underwriter Laboratories. All electrical components and devices with proposed and installed illuminated signage must be concealed and out of the public eye. Items not permitted are: metal raceways, wireways or sign cabinets. An installation detail page must be provided with a sign submittal and approved with the Property Manager (and Landlord) and the City Planner (City of Ontario).

12. Tenant will pay for the electricity of any illuminated sign. Landlord is only responsible with providing a power point source (i.e., a Power Panel) and a designated circuit (on site). Tenant is responsible for all electrical insulated wiring and conduit from the power panel to any wall signage. With ground signage, Tenant must hire a licensed Electrical Contractor to bring power to within 5'-0" of a stub-up. Sign Contractor is then responsible for connecting the sign.

General Requirements

Information Regarding Signage & This Property

13. Tenant assumes all responsibility for the work done by their hired Sign Contractor. Tenant shall indemnify, defend and hold harmless the Property Manager and Landlord and his / her agents from any damages or liabilities resulting from any Contractor work.

14. Signs not covered within this Sign Program must be presented in drawing form and must be reviewed by the Property Manager and Landlord prior to any sign fabrication or installation.

15. Signs not covered within this Sign Program must also be presented in drawing form and must also be reviewed by the Planning Department with the City of Ontario prior to any sign fabrication or installation.

16. Identification of the sign manufacturer.
All signs must include and have a decal label placed on the sign and can easily be discovered. Label must have contact name and information of the Sign Contractor's.

17. Because this property is a stand alone property with one Tenant, the Owner, no leasing signs for individual suites are addressed.

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Sign Types

Permitted and Non-Permitted Signs for This Property

1. Tenant Identification Signage (Illuminated and Non-Illuminated)
All Tenant signage at this property shall conform to the criteria set forth in this Sign Program.

All Tenant sign areas shall be determined by Tenant lease frontage calculated based on one (1) square foot of sign area for every one lineal foot of leasehold frontage (shown as 1:1).

Tenant copy shall be set within the perimeter square footage rectangle of the designated sign band area or following a non-linear path such as an arch or curve.

Tenant copy shall be set within the square footage rectangle (sign band or sign area) for each Tenant and will not exceed 70% of the Tenant frontage. In the event of multiple buildings, Tenant is allowed signage with each building and each building frontage.

2. Logos used in conjunction with a letter sign will be one unit with the proposed sign and must be approved by the Property Manager or Landlord, and further, by the City Planner (City of Ontario).

3. Building frontage between two buildings cannot be used to justify the combination of a larger or longer sign. Signs shall also be attached flush to building surface and is not allowed to project out from surface of structure more than 9 inches to which it is attached. Wall signs are not allowed to project out from corners of buildings, above roof lines or below the bottom edge of a sign band. Bright fluorescent colors will only be accepted in cases of registered corporate trademarks.

4. Temporary window signage must be designed and created in a professional and tasteful manner. No busy or cluttered signage is permitted. Painted advertisements are not permitted on the property with this Sign Program.

5. Temporary Promotional Signs which are not permitted are the following: banners, pennants, flag signs, ground mounted flag signs, no inflatable devices, balloons or balloons on tethers, sales signs or signs which flash or make sounds.

Temporary Promotional Signs which are allowed are those signs which must be kept in good condition at all times and never pose a hazard or are an inconvenience to a adjacent tenant or consumer.

Temporary Promotional Signs which are allowed are those signs may be used for special or seasonal events on the property and must be removed and stored after an event to maintain the aesthetics of the property.

Sign Restrictions

Prohibited Sign

1. Signs which pose a traffic hazard on the property and outside of the property. No person shall design, create, hold, display or install any sign which simulates or imitates public domain traffic signs on roadways.

2. Signs within the close proximity of utility lines, power poles, electrical boxes, shall not be installed.

3. Signs painted directly on a surface of a building, retainer wall or other area are not permitted. Signs mounted on a mansard roof and equipment screens are not permitted.

Note: Architectural appendages (e.g., Awnings, Metal Mesh Backers, etc.) may be exception based on the review and approval of the Property Manager and Landlord.

4. Signs are not permitted to project below a sign band or sign area. Signs are not permitted to project above a roof line or parapet wall. Signs are not permitted to extend passed a corner of a building or retainer wall.

5. Promotional information or graphics advertising any person, product or thing on any vehicle, truck, trailer or such are not permitted.

Note: This provision does not apply to delivery vehicles with driver present or performing their job during normal business hours or delivering after hours at which times are Tenants expecting them (e.g., UPS, Fed Ex or USPS).

6. Billboard signs are not permitted except for Landlord leasing signs which are used for contact and identification purposes. Note: Landlord reserves the right to allow on-site Billboard signs with City Approval.

7. Permanent verse temporary sale sign. Permanent sale signs are not permitted. Temporary sale signs are permitted for 30 days or within the period of a holiday no more than 20 days before that holiday date and must be taken down within 5 business working days.

8. Any sign not mentioned or listed in this Sign Program is not initially permitted until presented for review and approval from the Property Manager or Landlord along with the City Planner (City of Ontario).

9. Signs designed and manufactured and installed at this property must be aesthetically compatible with the architecture.

10. All materials used with the manufacturing of proposed signage at this property must be new. No used material is permitted.

11. Inflatable signage or advertising devices are not permitted.

12. A-frame signs and portable ground signs are not permitted except during the holiday season within 20 days of the holiday date as well as for special events with prior approval of the Property Manager (and Landlord).

13. Hand-held portable signs with or without a sign dancer, along with banners or flags are not permitted on-site or on this property outside the confines of the bush line, tree line, fence line, wall or gate.

14. No spinning signs are allowed with or without a dancer.

Other Prohibited Sign

1. Illegal Sign(s):

A sign that is not in conformance with this Sign Program is considered illegal. A sign which is installed without city government permits is an illegal sign. Tenant will be required at their own expense to remove any sign which is deemed illegal relating to this Sign Program.

2. Abandoned Sign(s):

A sign that is past its use and it not being used is considered abandoned. A Tenant that has vacated the premises for more than 90 days and their sign is still intact, is considered an abandon sign. Any abandoned sign will then be removed and discarded at the Property Manager or Landlords discretion.

3. Inspection Signs:

Property Manager and Landlord have the right to hire an independent electrical contractor, sign contractor at the expense of the Tenant to inspect any sign which they deem to be in violation of a sign code or this Sign Program.

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● Submittals to Owner

Approvals Required with Property Manager & Landlord

1. All works to be performed by a professional contractor sign company. Company must have a valid business license and state contractors license within the State of California. Sign company must have insurance maintained at or over \$1 Million to cover work with this sign project on this property.
2. Tenant(s) shall submit a set of drawings to the Property Manager or Landlord. Three (3) sets of professionally prepared drawings depicting and showing a sign project with the following information and graphics:
 1. Cover page with all contact information including the date with revision dates (if required).
 2. Presentation page showing a building or ground sign on the property with dimensions to scale.
 3. The proposed sign(s) on building or ground sign on the property to scale. If required, also to be shown are any existing signs on the property. All existing signs to be shown as removed and replaced (with newly proposed signage).
 4. A sign specifications (design-to-build) page showing proposed signage with scale, accurate dimensions, material call-outs, and color legend, along with other necessary details to effectively communication the proposed a sign project intent.
 5. A mounting (or attachment detail) plan showing installation information along with necessary UL approved devices and components.
 6. A site plan and proposed location of proposed signage showing a property line, and other important marker information such as a driveway, parking lots and spaces as well as indicating adjacent property. A minimum of 1 street to be shown on the site map. A north indication marker to also be shown on the drawing showing the direction of north on the site map.
 7. Any other necessary drawing pages should be included that provide clarity with a proposed sign submittal.
 8. Entire sign submittal (or Sign Program) to be provided to the Property Manager or Landlord of the property for approval.

● City Submittals & Procedure

Approvals Required with Planning Department, City of Ontario

Upon approval and issuance of sign permits from the City of Ontario, proposed signs must be installed in accordance with this sign program. Landlord or Property Manager approval is required before submitting any drawings to the City of Ontario.

Submitted sign drawings to the City of Ontario are to be duplicated with three (3) sets of professionally prepared drawings depicting and showing a sign project with the following information and graphics:

1. Cover page with all contact information including the date with revision dates (if required).
2. Presentation page showing a building or ground sign on the property with dimensions to scale.
3. The proposed sign(s) on building or ground sign on the property to scale. If required, also to be shown are any existing signs on the property. All existing signs to be shown as removed and replaced (with newly proposed signage).
4. A sign specifications (design-to-build) page showing proposed signage with scale, accurate dimensions, material call-outs, and color legend, along with other necessary details to effectively communication the proposed a sign project intent.
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SIGN PROGRAM: BANAL NA PAG-AARAL

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HOUSE OF PRAYER

7877 E. Riverside Drive., Ontario, CA. 91761

Proposed

Sign ①
(Building Wall Sign)

Viewer Note: Sign 1 shown above
Sign 2 on Elevation Drawing

Existing
Wall Sign B1

Existing
Wall Sign B2

Proposed

Sign ②
(Building Wall Sign)

Existing
Ground Sign G1

Proposed
Sign ⑤
Ground Sign G2

2' FROM CURB LINE

2' INSET FROM DRIVEWAY

East Riverside Drive

Parking Spaces

Daycare & Preschool

Driveway
Entry / Exit

Existing Sign Monument
to be Removed and Replaced

Adjacent
Property

South Cucamonga Avenue

Parking Spaces

**Cultural & Arts
Center Building**

Parking Spaces

Prayer Building

Parking Spaces

Driveway
Entry / Exit

Proposed

Sign ③
(Building Wall Sign)

PLACE OF REFUGE

Parking Lot

100 ft

Parking Lot

Proposed

Sign ④
(Building Wall Sign)

Adjacent
Property

Parking Lot

Parking Lot

Driveway
Entry / Exit

Adjacent Property

CULTURAL AND ARTS CENTER



Site Plan

Scale: 1-1/4" = 100'-0"

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● (Existing) Daycare & Preschool Building

Front of Building Rear of Building
Existing Existing
Wall Sign (B1) Wall Sign (B2)

Viewer Note: Existing Signage, No Change



Elevation Faces East (Into Property)

Viewer Note:
Building Frontage Dimensions
are approximate

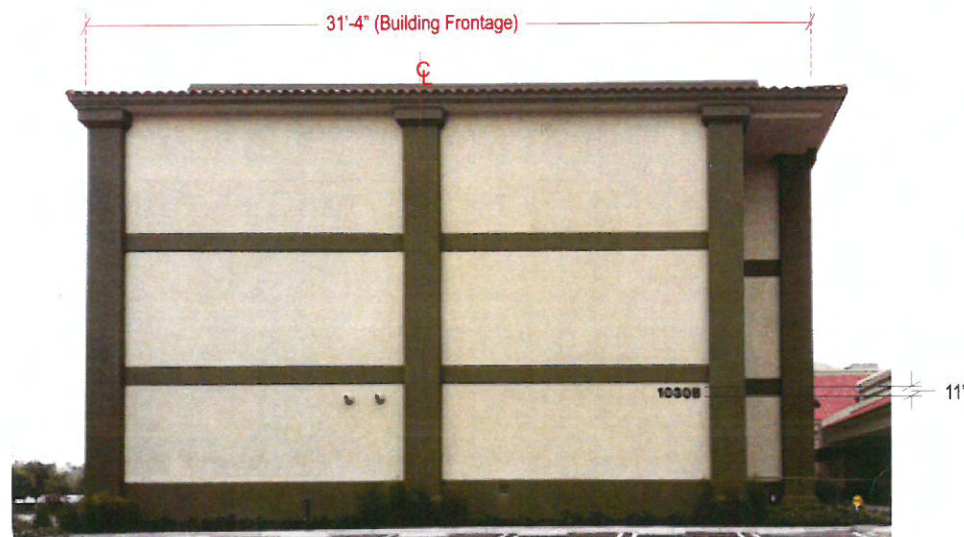
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(Existing) Prayer Building

Viewer Note: Proposed Signage, See Page 13
Viewer Note: Existing Address (only)



Viewer Note: Proposed Signage, See Page 14
Viewer Note: Existing Address, No Change

East Elevation
Scale: 1/8" = 1'-0"

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● (Existing) Cultural & Arts Center Building

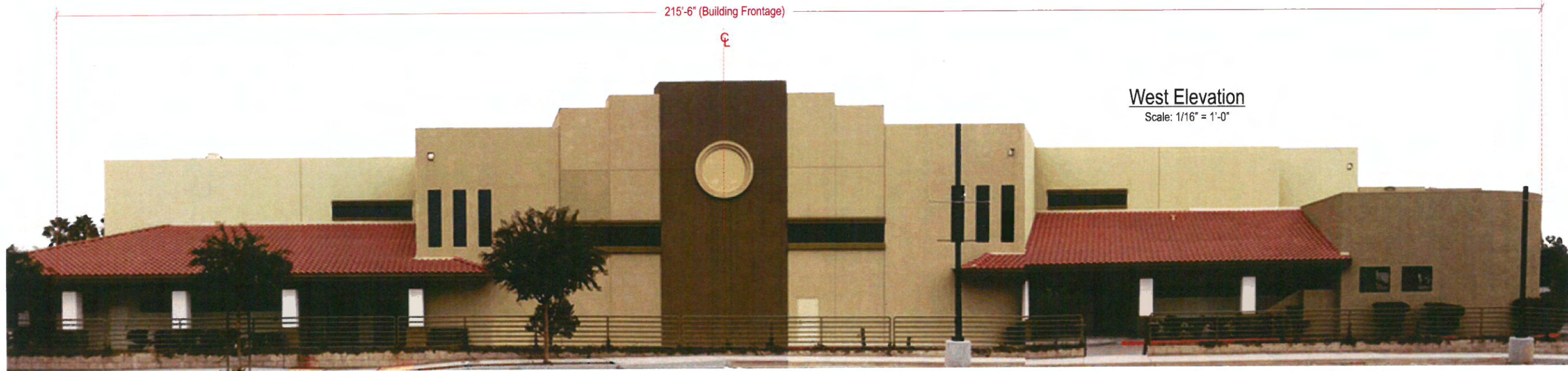
Viewer Note:
Building Frontage Dimensions
are approximate

Viewer Note: No Signage. Proposed Signage, See Page 15

215'-6" (Building Frontage)



West Elevation
Scale: 1/16" = 1'-0"



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● (Existing) Ground Sign (G1)

Viewer Note: Existing Signage, No Change

Ground Sign #1 Elev.
Scale: 1/2" = 1'-0"



Viewer Note:
Ground Sign Dimensions
are approximate

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● (Existing) Ground Sign (G2)

Existing

Viewer Note: Existing Signage to be Removed

Ground Sign is within Property (No Street Frontage)

Viewer Note:
Ground Sign Dimensions
are approximate

Ground Sign #2 Elev.
Scale: 3/4" = 1'-0"

10'-10" (130") Overall

4'-3"
(51")
(O.H.)



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(Proposed) Ground Sign (G2)

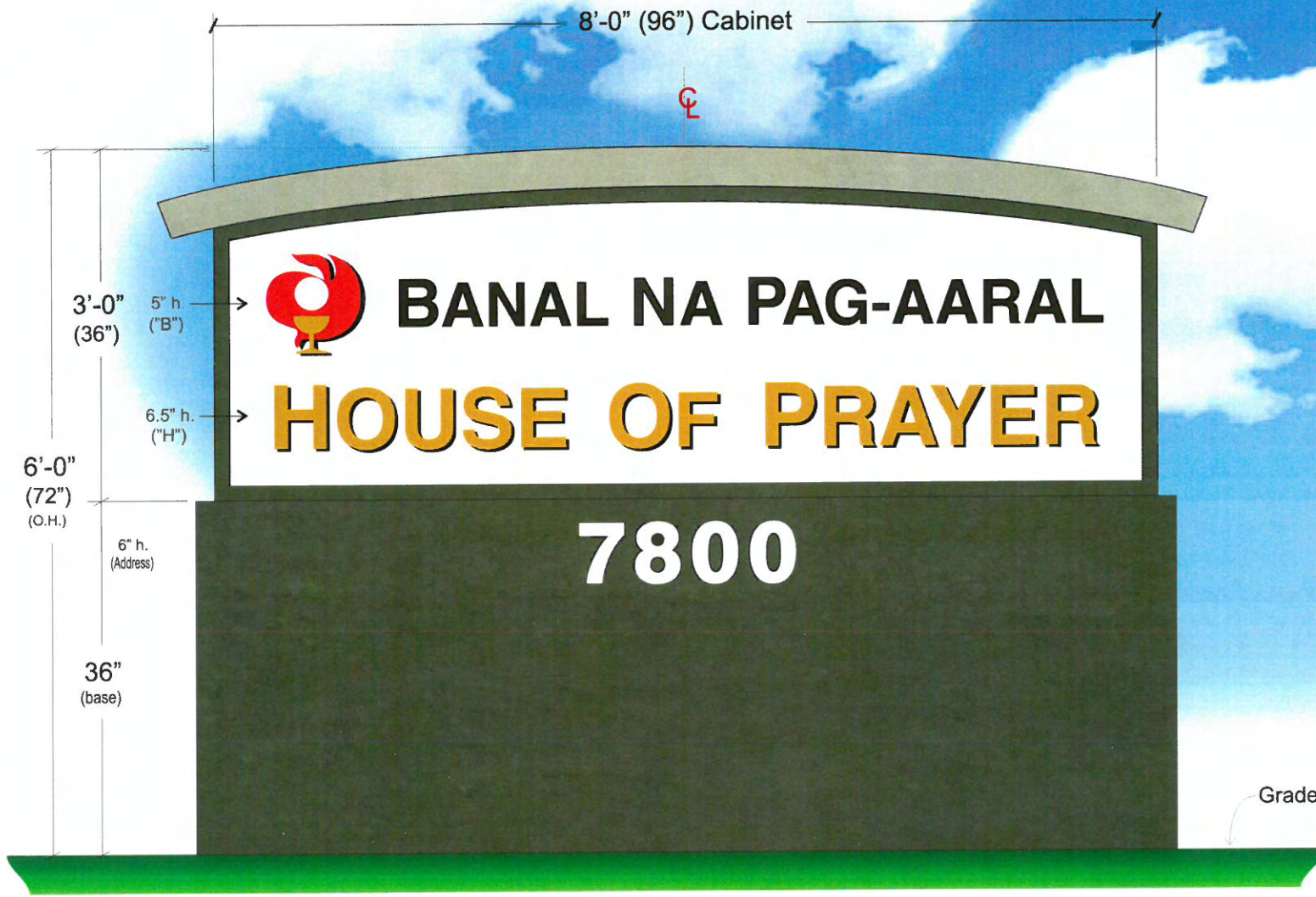
Viewer Note for Sign Project:

Set Back for Monument to be 10'-0" from Street Curb (not Sidewalk)

Double-Sided, Internally Illuminated

Qty: One (1) Sign Monument

Proposed Sign ⑤ Total: 24.0 Sq. Ft. (Sign Face Only)



Front View

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Sign Monument Specifications:

Top Cap: to be Aluminum Painted Specific Paint Color

Note: Exact Color To Be Determined by Owner

Sign Cabinet: to be Aluminum Painted Specific Paint Color

Note: Exact Color To Be Determined by Owner

Sign Face: to be White Polycarbonate with Graphics

Note: Exact Copy and Color To Be Determined by Owner

Retainers: to be Aluminum Painted Specific Paint Color

Note: Exact Color To Be Determined by Owner

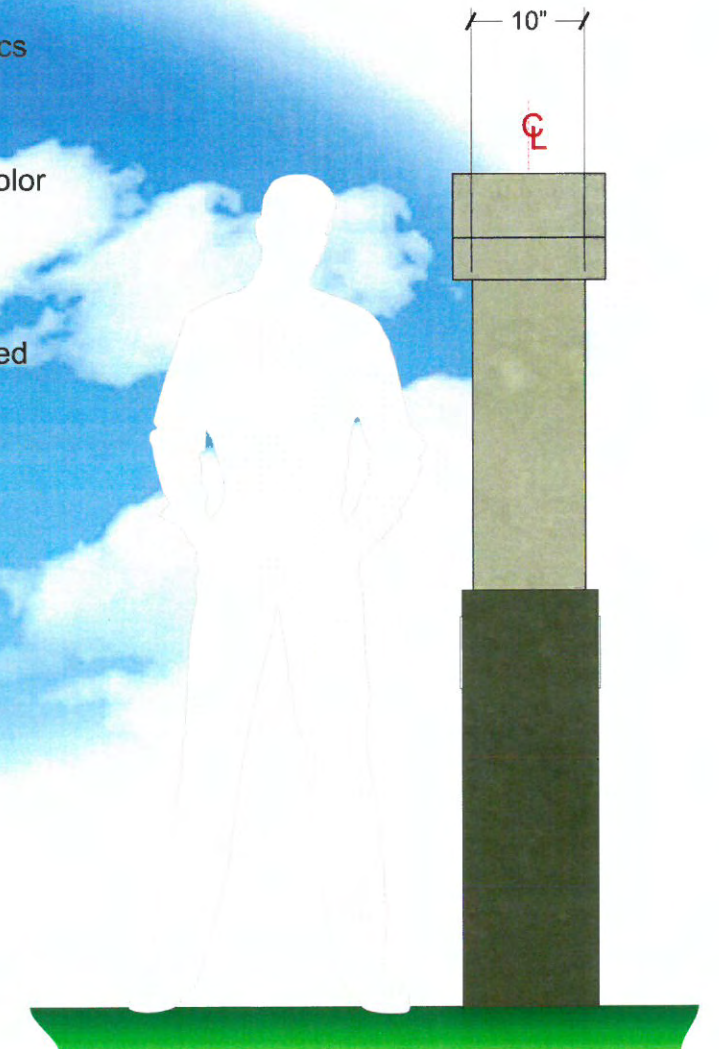
Address: to be Flat Cut, White Acrylic, Flush Mounted

Note: Exact Color To Be Determined by Owner

I.D. Ground Sign Elevation

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

Existing



Side View

(Proposed) Wall Sign (W1) & (W2)

Proposed

Font: Helvetica Regular

Sign Specifications: Single-Sided Church I.D. Letter Sign Qty: One (1) Set of Dim. Letters

(A) BNP Church & House of Prayer Letters to be Non-Illuminated, Flat Cut, 1/4" thick, White Acrylic (Plastic) with Factory Gloss finish. No Paint

Trim Caps: None

Mounting: Flush Mount Dimensional Letters to Building Fascia with Mounting Pads Glued to Letters and #10-24 Metal All Thread Studs, Silicone Fill in Wall Penetrations

Placement and Location: to be Centered on Building Front Fascia, Spaced Horizontally and Vertically

Illumination: None

Sign ①

Total: 27.18 Sq. Ft.

Banal... 15" h. x 21'-9" (261") Overall

Sign ②

Total: 22.71 Sq. Ft.

HOP: 15" h. x 18'-3" (219") Overall

Front Building Elevation

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

Viewer Note:

Company I.D. Signage is Centered on Building Wall

15" h.

12'-8"
(Bottom of Sign to Grade)

3'-0"
(Survey)



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(Proposed) Wall Sign (W3)

Font: Helvetica Regular

Sign Specifications: Single-Sided I.D. Letter Sign Qty: One (1) Set of Dim. Letters

(A) Place of Refuge Letters to be Non-Illuminated, Flat Cut, 1/4" thick, **Black Acrylic (Plastic)** with Factory Gloss finish. No Paint

Trim Caps: None

Mounting: Flush Mount Dimensional Letters to Building Fascia with Mounting Pads Glued to Letters and #10-24 Metal All Thread Studs, Silicone Fill in Wall Penetrations

Placement and Location: to be Centered on Building Front Fascia, Spaced Horizontally and Vertically

Illumination: None

Sign ③

Total: 27.18 Sq. Ft.

Place... 15" h. x 16'-0" (192") Overall

Side of Building

East Elevation

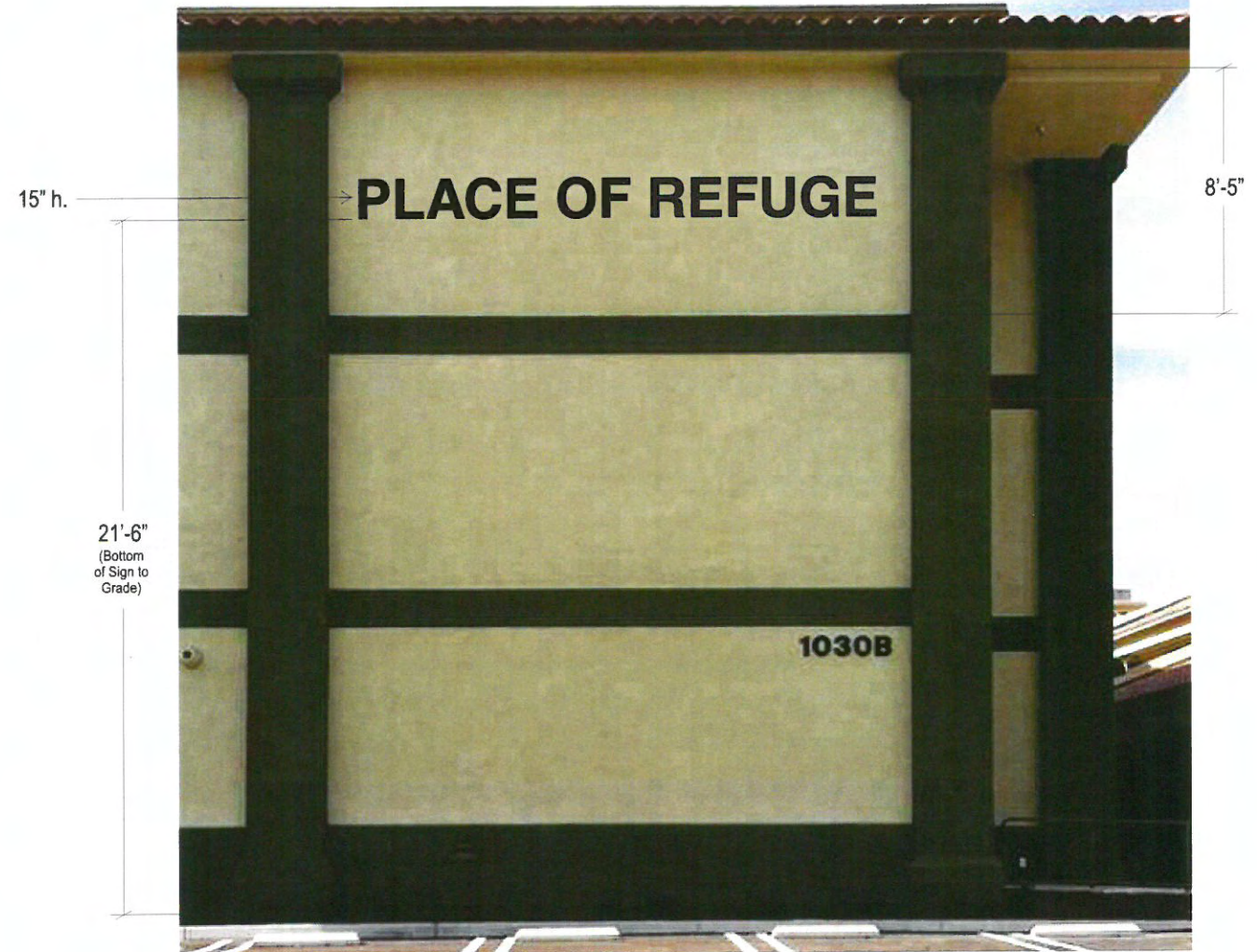
Scale: 3/16" = 1'-0"

Viewer Note:

Company I.D. Signage is Centered on Building Wall

Proposed

16'-0" (192") Overall



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(Proposed) Wall Sign (W4)

Proposed

Sign ④

Total: 36.45 Sq. Ft.

Cultural... 15" h. x 29'-2" (350") Overall

Font: Helvetica Regular

Sign Specifications: Single-Sided I.D. Letter Sign Qty: One (1) Set of Dim. Letters

Ⓐ **Cultural...** Letters to be Non-Illuminated, Flat Cut, 1/4" thick, **Black Acrylic (Plastic)** with Factory Gloss finish. No Paint

Trim Caps: None

Mounting: Flush Mount Dimensional Letters to Building Fascia with Mounting Pads Glued to Letters and #10-24 Metal All Thread Studs, Silicone Fill in Wall Penetrations

Placement and Location: to be Centered on Building Front Fascia, Spaced Horizontally and Vertically

Illumination: None

Viewer Note:

Church I.D. Signage is Left Justified Building Fascia

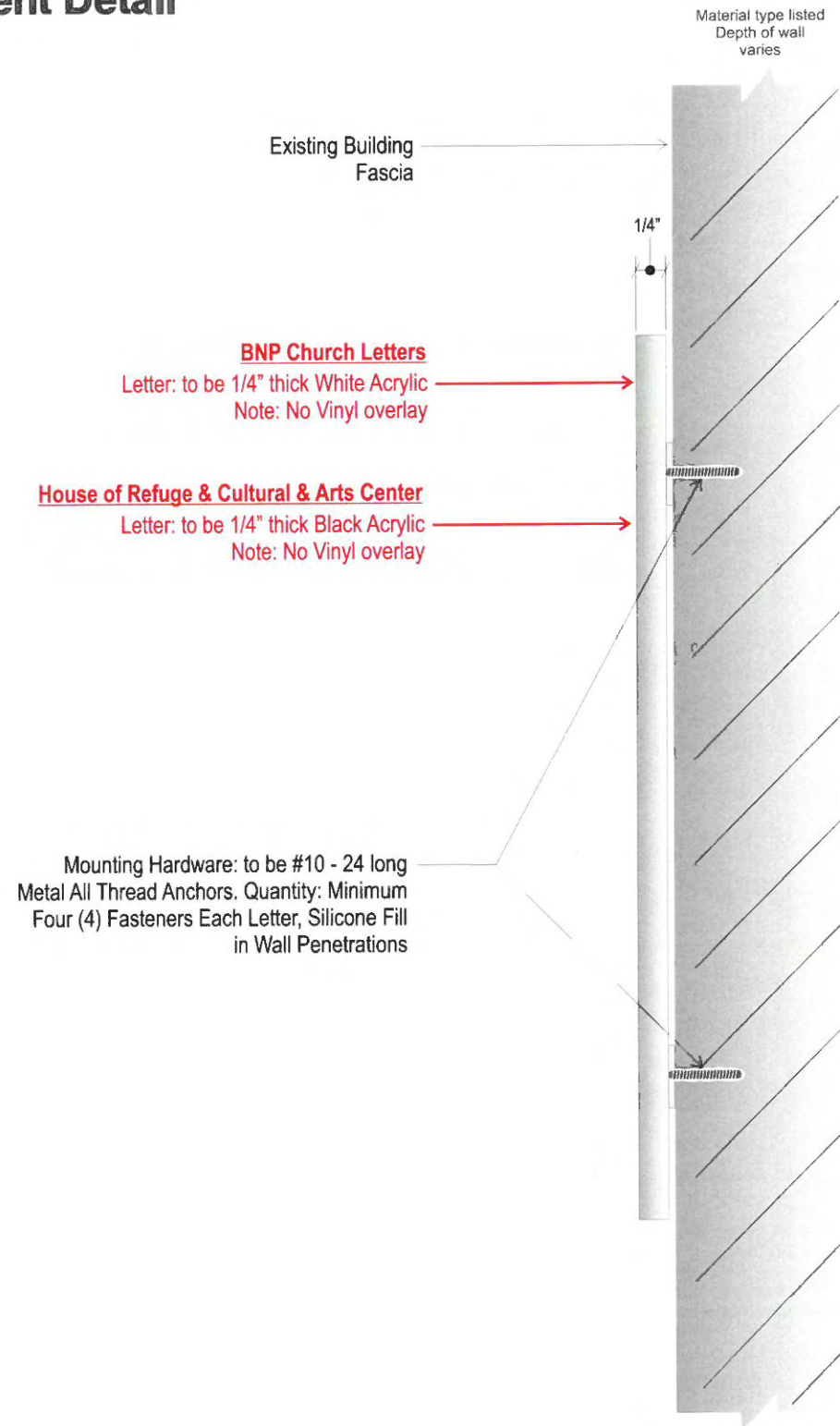
Side of Building
West Elevation

Scale: not to scale



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Attachment Detail



Attachment Detail for: **W1** Sign ① **W2** Sign ② **W3** Sign ③ **W4** Sign ④

Building Fascia: Smooth Concrete

THIS SIGN IS NON-ILLUMINATED AND NON-ELECTRICAL
(House of Prayer is a Sample of all Signage on this project)



(All Dimensional Plastic Letters to be Flush Mounted to Building Fascia. Areas As Shown on this Drawing)

Attachment Detail
Not to scale

Attachment Detail for: **W1** Sign ① **W2** Sign ② **W3** Sign ③ **W4** Sign ④

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