



13158 ARCTIC CIR.
 SANTA FE SPRINGS, CA 90670
 PH. 562.436.5188
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ONTARIO GATEWAY

EXTERIOR SIGN PROGRAM

Project Info:

ONTARIO GATEWAY EXTERIOR
 SIGN PROGRAM
 3520 through 3580 Guasti Road
 Ontario, CA 91761

Property Manager:
 Prime A Investments – Ontario, LLC
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 Victorville, CA 92395
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 Andrew Rivas
 (562)436-5188 x201

Initial submittal date: Nov 12, 2019
 Latest revision date: July 8, 2020

Site Area: 187,291 gross s.f. (4.3 ac)

APN: 210-212-57-0000

Zone: Ontario Gateway Specific Plan

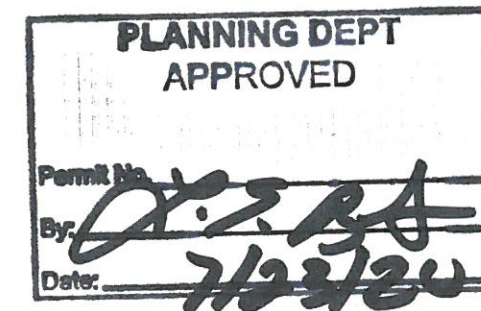
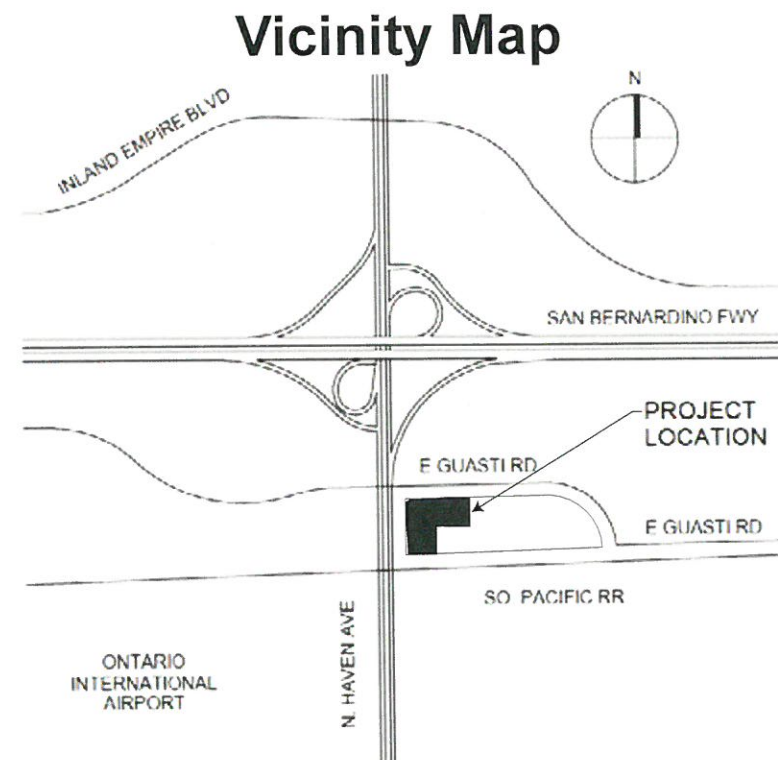
Building Area
 Bldg. A (3520 Guasti): 6,200 gross s.f.
 Bldg. B (3560 Guasti): 8,000 gross s.f.
 Bldg. C (3580 Guasti): 4,800 gross s.f.

Legal Description Parcel B:
 Parcel 3 of Parcel Map No. 18094, in the City of
 Ontario, County of San Bernardino, State of California,
 as shown by map on file in book 224, pages 67
 through 70, inclusive of parcel maps in the office of
 the county recorder of said county.



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1. Purpose of Sign Program

This sign program serves to provide coordinated signage within the Ontario Gateway shopping center, utilizing common design elements where possible, while integrating the design of signs with the context of the building and landscape in order to for a unified architectural statement. The program makes an effort to accommodate signage that contributes to the overall design quality of the site and the surrounding area that will be superior to what would otherwise result under city regulations normally applicable to the site.

This sign program primarily provides direction and design guidelines tenants, as well as the common freestanding signs around the perimeter of the property.

2. Prohibited Signs

- A. Billboards, including vehicle-mounted billboards (roving or stationary).
- B. Rotating, revolving, or otherwise moving signs designed to attract attention by visual means through the movement or semblance of movement of the whole or any part of the sign, including rotation, special lighting or wind actuated devices, and signs that flash, blink or reflect light by means of a glossy, polished, or mirrored surface, excepting barber poles, time and temperature signs.
- C. Searchlights, open flames, or loudspeakers used to call attention to a product, service or property.
- D. Signs that float in the air, such as signs affixed to, or printed on, hot air balloons, helium balloons, or kites, inflated signs, and any other type of aerial sign, except as temporary signs or displays allowed pursuant to Ontario municipal code.
- E. Banners, except as a temporary promotional or special event sign allowed pursuant to Ontario municipal code.
- F. Signs that emit or amplify any sounds or noise.
- G. Signs illuminated by lighting that changes in color or intensity of color.
- H. Signs that generate particulate matter, including but not limited to, bubbles, smoke, fog, confetti or ashes.
- I. Swooper signs, except as a temporary promotional or special event sign allowed pursuant to Ontario municipal code.
- J. Signs placed on, affixed to, or erected on or over public rights-of-way.
- K. Signs that identify or advertise a product or service not available on the premises.
- L. Signs erected on roofs, or that project above the eave, parapet line or roofline, or above a canopy of a building.
- M. Internally illuminated signs with a directly exposed source of light.
- N. Lit borders consisting of neon or LED fixtures, which are affixed around the interior or exterior perimeter of windows.
- O. Externally illuminated signs where the source of light is directly visible to pedestrians or vehicular traffic.
- P. Signs that emit or reflect light by means of direct fluorescence, phosphorescence, or “dayglow” colors
- Q. Signs that obstruct the visual lines of sight at corners or intersections for drivers of motor vehicles

- R. Signs that may obstruct the free use of any exit, entrance, window, vent, emergency access, fire lane, fire hydrant, or standpipe.
- S. Signs that may interfere with, obstruct, confuse or mislead pedestrian or vehicular traffic.
- T. Any sign illumination that, in the opinion of the City of Ontario Zoning Administrator, exhibits undue glare.
- U. Signs affixed to trucks, automobiles, trailers or any other vehicle that advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise, or rendering of services from such vehicles.
- V. Parking of legitimate delivery, sales, or service vehicles in an off-site location, or on-site, within a parking lot adjacent to a public street for the purpose of advertising.
- W. Any sandwich board, “A” frame sign, or other portable sign, except as temporary signs or displays allowed pursuant to Ontario municipal code.
- X. Signs affixed to, or painted on, a rock, tree, or any other natural feature.
- Y. Changeable copy signs, excepting those specifically allowed pursuant to Table 8.01-1 of the Ontario Municipal Code.
- Z. Any sign consisting of several sheets of paper connected together by perforations, tape, staples or any other means.
 - AA. Signage painted on the exterior walls or fascia of a building or structure.
 - AB. Supergraphics.
 - AC. Human signs, including human billboards, human directionals, and sign walkers, wavers and twirlers (holding or wearing a sign, or the act of spinning or dancing while holding or wearing a sign, or wearing a costume, in order to attract attention).

3. Procedure for Review & Approval

All permanent building signs must be approved by Property Manager and permitted by the City of Ontario prior to installation. Property Manager has the right to refuse approval of any sign which does not conform to the criteria set forth herein.

Approval shall be based on:

- A. Conformity with this sign program, and;
- B. Tenant shall email or provide hard copies of the proposed design to Property Manager for review. Upon receiving the Property Manager’s signed approval, the Tenant shall then submit three (3) signed copies to the City of Ontario. Drawings shall include the following as required by the City of Ontario:
 - 1. The size, color and construction of all lettering and (if applicable) logos.
 - 2. Scaled section drawing(s) of the sign showing its construction and installation method.
 - 3. Scaled illustration(s) showing the size and location of the sign in relation to the store facade.
 - 4. A site plan showing the location of the sign in relation to the surrounding businesses and streets.

NOTE: Exhibits from this sign program may be utilized to create any of the above documents.

4. Tenant Responsibility Before & After Permit

- A. Tenant shall pay for all signs, their installation and all other labor, materials and maintenance.
- B. Tenant must file, pay and obtain any licenses, permits as required for sign installation.
- C. Upon receipt of permits, Tenant shall forward one copy of permit to Property Manager prior to installation of signs. Any drawings returned to Tenant marked for changes must be re-submitted with proper corrections.
- D. Any sign that is installed by a Tenant that does not conform to the drawings approved by the Property Manager the City shall be corrected by Tenant within thirty (30) days after written notice.
- E. In the event Tenant's sign is not brought into compliance within this period, the Property Manager shall have the option to correct or replace said sign at Tenant's sole expense.
- F. Un-permitted signs are subject to removal and/or fees and fines by Property Manager and/or the City of Ontario.

6. Contractor & Tenant Requirements

- A. Installation shall be performed only by a licensed electrical contractor or electrical sign installer (Class C-45), which shall maintain Workers' Compensation Insurance and General Liability insurance in the amount of \$1 million or greater. Tenant is responsible for verifying the required coverage.
- B. Tenant is responsible for repairing any damage to building fascia caused by sign contractor or others.
- C. Nothing contained in this sign program shall constitute a representation by the Property Manager in lieu of any municipal requirements regarding signs and signage, and in the event of a conflict between the criteria set forth in this document and such requirements, the municipal requirements shall control Tenant's allowable signs and requirements.
- D. Limitations. Nothing contained in this Master Sign Program shall constitute a representation by the Property Manager in lieu of any municipal requirements regarding signs and signage, and in the event of a conflict between the criteria set forth in this document and such requirements, the municipal requirements shall control Tenant's allowable signs and requirements.

7. Wall Sign Area Calculation Method

Sign area is determined by enclosing the sign copy and logos within eight (8) parallel lines. If a pictorial graphic background or a solid panel background is included, the area calculated shall apply to the entirety of the graphic area. Ascenders and descenders are not required to be included in calculated area.

5. Construction Requirements

Every sign and all parts, portions, and materials thereof shall be manufactured, assembled, and erected in compliance with all applicable state, federal, and city laws and regulations, including the locally adopted building code.

- A. Signs shall be placed flat against the wall.
- B. Signs shall not project from the wall more than required for normal construction purposes and in no case more than 12 inches.
- C. Signs shall not be placed to obstruct any portion of a window or cover architectural elements, such as cornices, transom windows, vertical piers and columns, and similar elements.
- D. All signs shall be constructed so as not to have exposed wiring, raceways, ballast, conduits, power supplies, and transformers. All electrical service to sign lighting shall be fully concealed.
- E. All transformers, equipment and other related items shall be screened and/or painted to match the building or shall be concealed within the sign.
- F. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements.
- G. Exposed raceways are not allowed.
- H. Any individual letters mounted on an exposed electrical raceway, instead of being mounted directly on a building wall, should be designed to be hidden by the design of the sign.
- I. All penetrations into building must have watertight seals.
- J. Every sign and all parts, portions, and materials thereof shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy, or other non-maintained or damaged portions of a sign shall be repaired or replaced within 30 days following notification by the landlord.

8. Building Address Signs

The City of Ontario finds that it is in the interest of public safety that all street addresses be clearly visible. Unless otherwise authorized in writing by the Police and Fire Departments, all permanent structures within the City shall display street address numerals of a size, color and location, which are clearly visible from a public right-of-way. Address signs shall not count toward the maximum allowed sign area.

- A. Maximum one window address sign per divided tenant space, per Subsection 6.06.020.B of the Ontario Development Code.
 - 1. Address number shall be displayed on the side where the front entrance is located.
 - 2. When tenant has a rear elevation that faces an alley or access drive, address number must also be displayed on that elevation.
 - 3. Numbers shall be a minimum of 4 inches in height.
 - 4. Each individual digit stroke shall be a minimum of one inch wide.
- B. Maximum one wall sign and rooftop sign per building. Landlord is responsible for building sign. See Subsection 6.06.020.D of the Ontario Development Code for guidelines.

9. Wall Sign Design Guidelines

A. General wall sign guidelines

1. Wall signs must include primary text (Illuminated channel letters).
2. Maximum of one wall sign is allowed per tenant elevation, not to exceed three (3) wall signs. See elevation drawings herein for allowable locations/quantity for individual tenants.
3. Each tenant is allowed up to one (1) square foot of wall sign area per linear foot of store tenant frontage per allowed elevation, or the maximum area shown in the elevations herein, whichever is smaller.
4. Overall width of wall sign may not exceed 75% of overall tenant frontage width.
5. Wall signs shall be placed to maintain building facade rhythm, scale, and proportion.
6. Wall signs shall not exceed the height of the building roofline or any architecturally integrated parapet wall. Tenants must install signs in the locations shown on the elevations herein; and/or as approved by the City.
7. Sign may be located no closer than one-half the tallest letter height to any window, door columns, or mullion.
8. No signs or supergraphics may be painted directly on building walls.

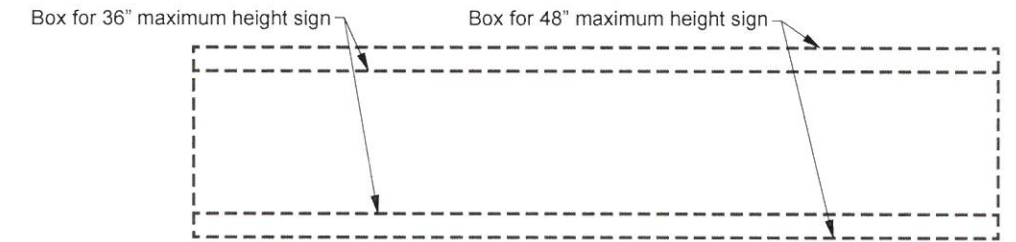
B. Primary text

1. Channel letters are the required sign type for primary text.
2. Channel letters must be illuminated.
3. Maximum channel letter depth is six (6) inches.
4. Alphanumeric characters (text) may not exceed 30 inches, excluding ascenders and descenders.
5. Signs with single line of Primary text: Maximum overall sign height is 34 inches including logo, excluding ascenders and descenders. Logo may not exceed 34 inches high.
6. Signs with double line of Primary text: Maximum overall sign height is 48 inches, excluding ascenders and descenders. Logo may not exceed 34 inches high.
7. A wall sign may consist of a standalone logo, without channel letters. In this case, logo height may be 48 inches maximum height. In no case shall a standalone logo area exceed 16 square feet.

10. Wall Sign Placement Guidelines

Due to the varied and interesting architecture of the building facades, a strict common sign location criteria would be not practical or beneficial. The sign locations shown on the elevations herein were carefully considered for each facade based on a combination of factors including tenant length, adjacent architectural features, facade sizes, roof placement, spacing to other signs, etc. Tenant should carefully review their specific sign location utilizing both the guidelines below and any guidelines shown on the elevations herein.

- A. The boxes (sign locations) shown on the elevations herein are the locations where wall signs may be installed.
- B. The boxes on the elevations show both the 36" and 48" maximum heights. These two heights depend on whether a sign utilizes a single line or a double line of text. See Section 9. Wall Sign Design Guidelines. (See elevations herein for guidelines regarding minimum open space around perimeter of the maximum sign widths & heights).



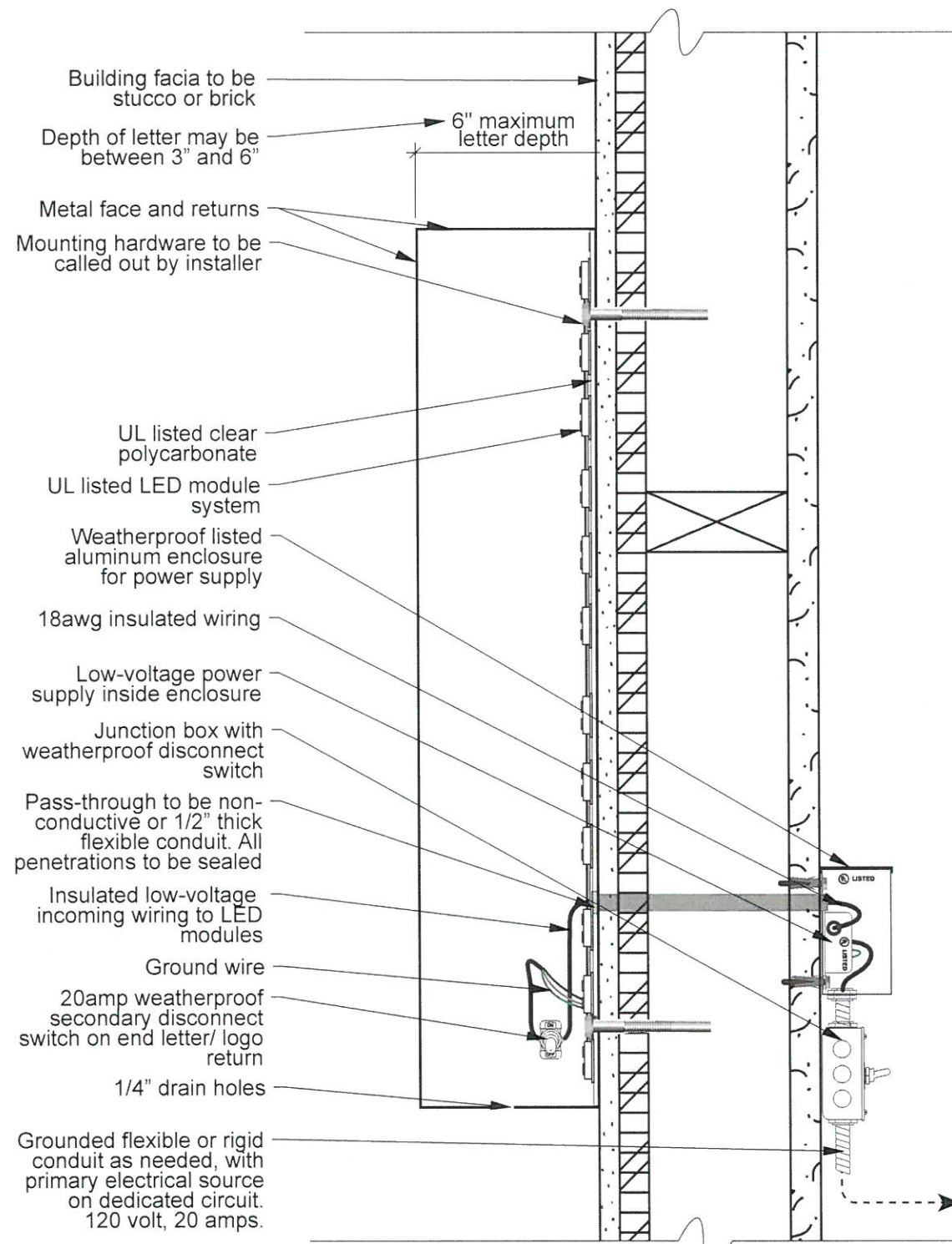
- C. When a box is shown in an architectural area without spacing and centering guidelines, the box is centered in that area by default. Installer must measure the location to ensure the sign is properly centered.
- D. Wall sign must be centered vertically and horizontally within box, unless elevation provides alternate instruction or options for specific locations.



- E. No portion of a sign may extend horizontally beyond the left and right borders of the box.
- F. Letter ascenders and descenders.
 1. May extend vertically beyond the top and bottom of the box, but under no circumstances may they extend more than 12" beyond the box.
 2. No portion of an ascender may be closer than 6" to the upper portion of a wall or parapet or any dimensional architectural element.
 3. No portion of a descender may be closer than 6" to any dimensional architectural element located below a sign location, such as canopy or other feature.
 4. See Wall Sign Area Calculation Method guidelines on page 3.

11. Wall Sign Attachment Details

CHANNEL LETTER ATTACHEMENT DETAIL



ELECTRICAL NOTES:

- All materials & fasteners to meet code 3004.4.
- All components to be UL listed.
- Sign should be grounded, per NEC 600.7.
- Signs to be made in accordance with NEC 600.
- One 20 amp circuit dedicated to each sign.
- Minimum one disconnect switch to be visible per circuit.

This electric illuminated sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable local codes. This includes grounding and bonding of signage.

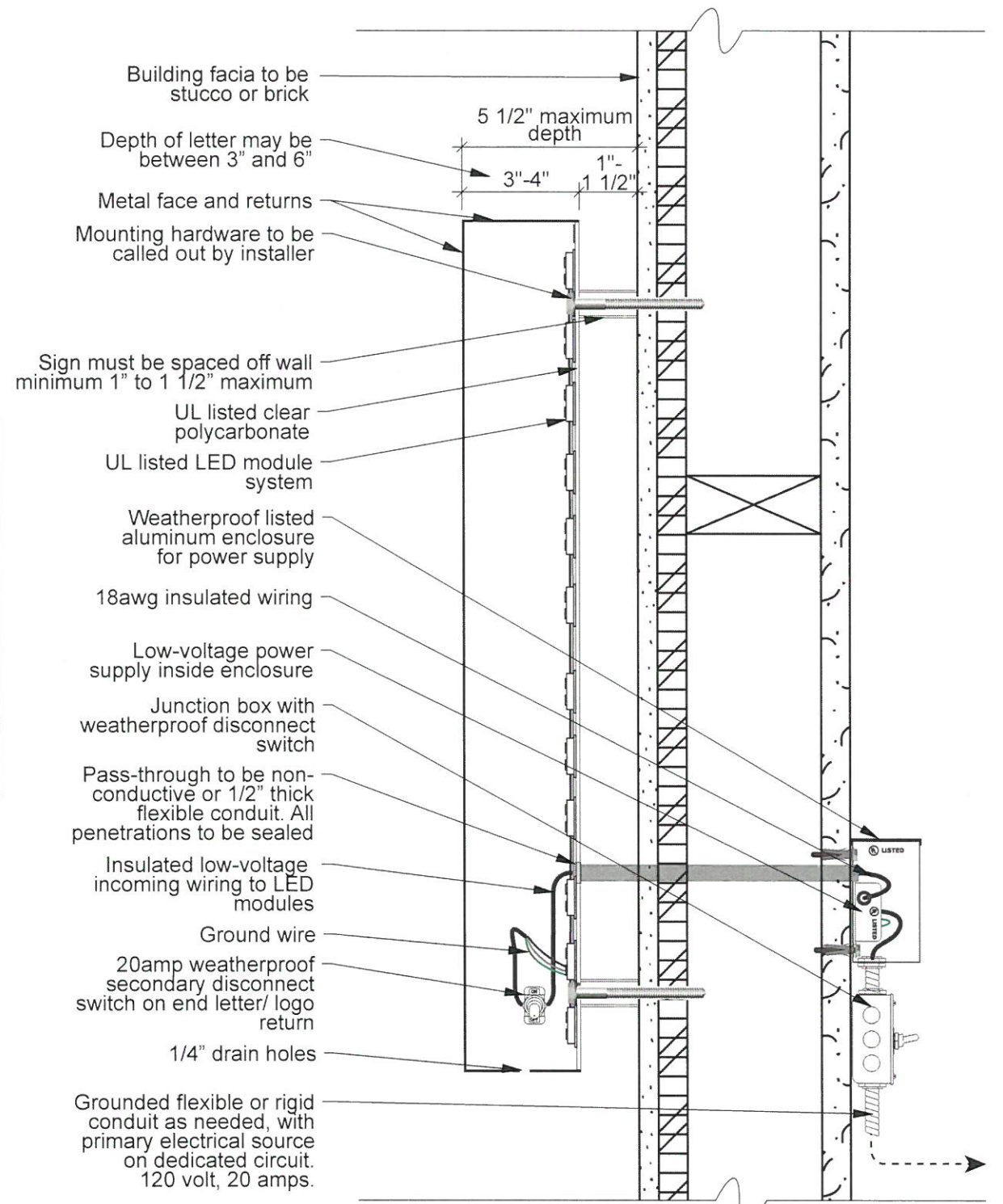
ALL ELECTRICAL COMPONENTS

UL LISTED

APPROVED

ELECTRIC SIGN SECTION

HALO CHANNEL LETTER ATTACHEMENT DETAIL



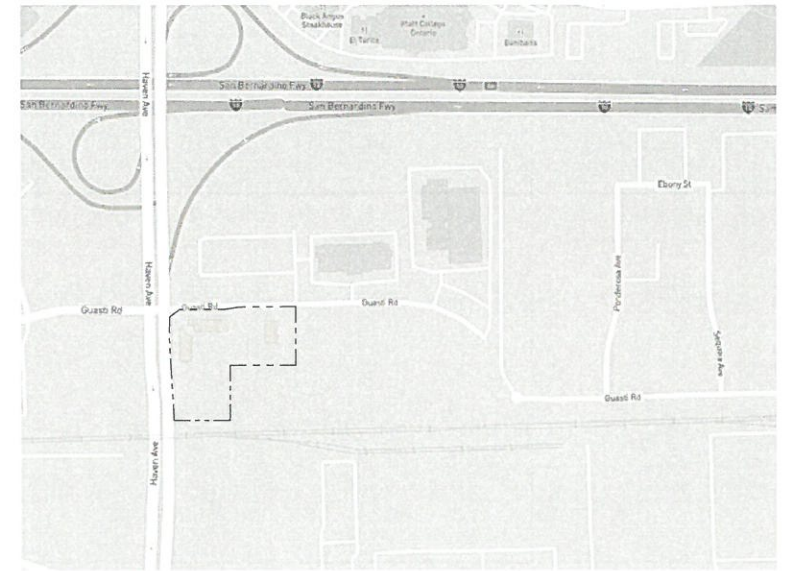
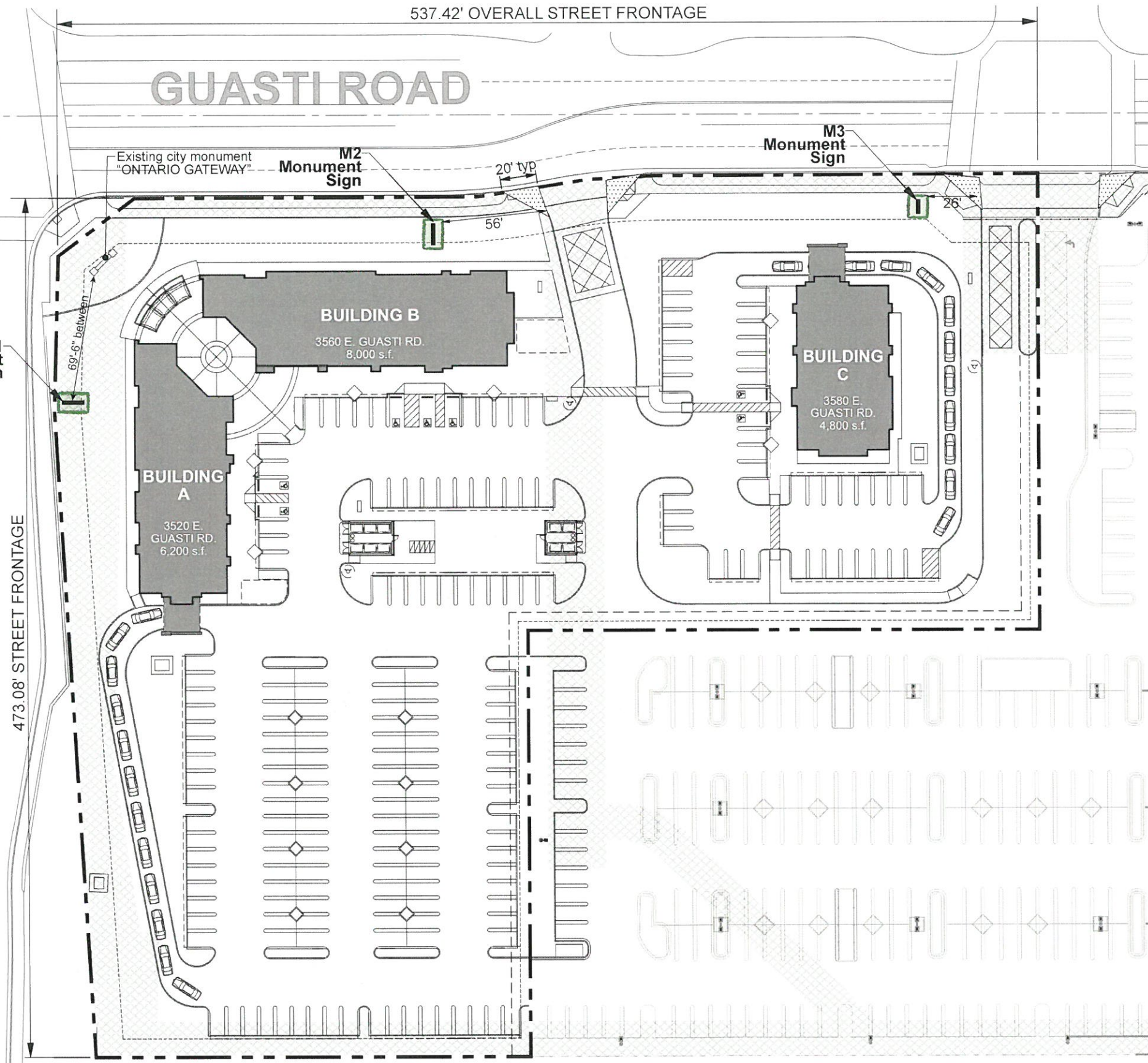
A CHANNEL LETTER ATTACHEMENT DETAIL NTS

B HALO LETTER ATTACHEMENT DETAIL NTS

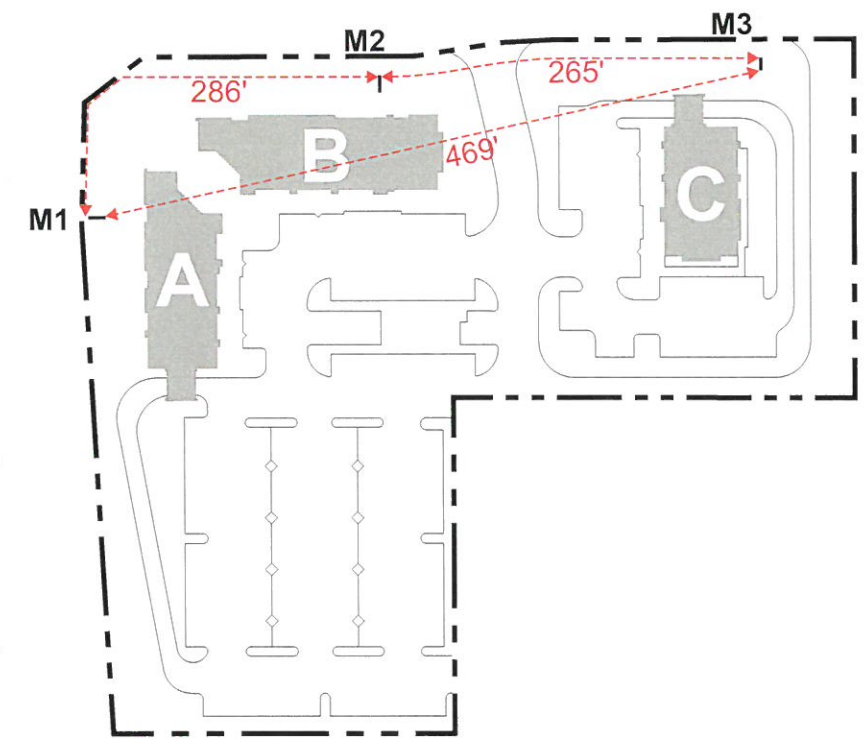
12. Site Plan

LEGEND

- Easements
- Property line
- 20' Corner cut-off area



VICINITY MAP
NTC



(B) DISTANCE BETWEEN MONUMENT SIGNS
NTS

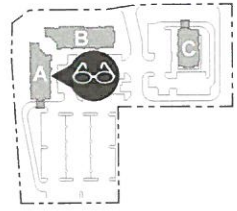
(A) SITE PLAN
SCALE 1" = 65'



13. Building A Elevations - East & West

See Wall Sign Placement Guidelines on page 4 for additional criteria.

Overall width of wall sign may never exceed 75% of overall tenant frontage width, regardless of maximum sign widths shown on this elevation



Sign must be centered vertically and horizontally within this area. Sign must stay within reveal lines.

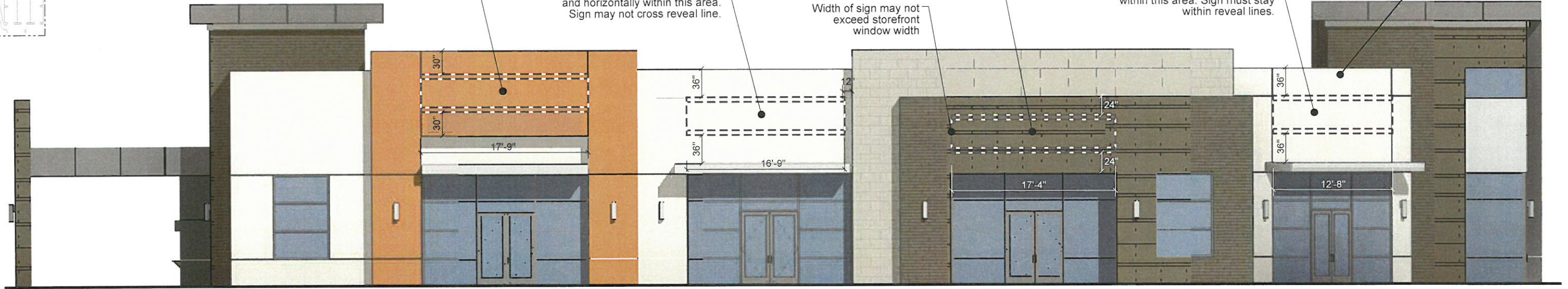
Sign must be centered vertically and horizontally within this area. Sign may not cross reveal line.

Sign must be centered vertically and horizontally within this area.

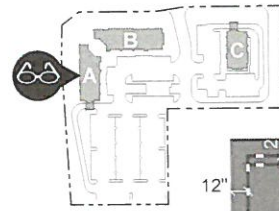
Width of sign may not exceed storefront window width

Sign must be centered horizontally within this area. Sign must stay within reveal lines.

Sign location "NW". This angled storefront is also shown on the NORTH elevation of Building A.



1 **BUILDING A EAST ELEVATION - Faces parking area**
SCALE 3/32" = 1'

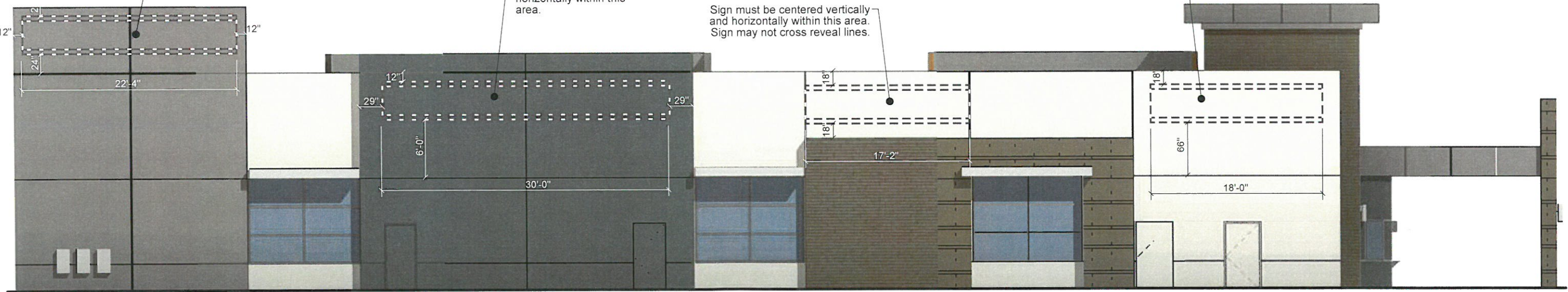


Sign must be centered vertically and horizontally within this area.

Sign must be centered horizontally within this area.

Sign must be centered vertically and horizontally within this area. Sign may not cross reveal lines.

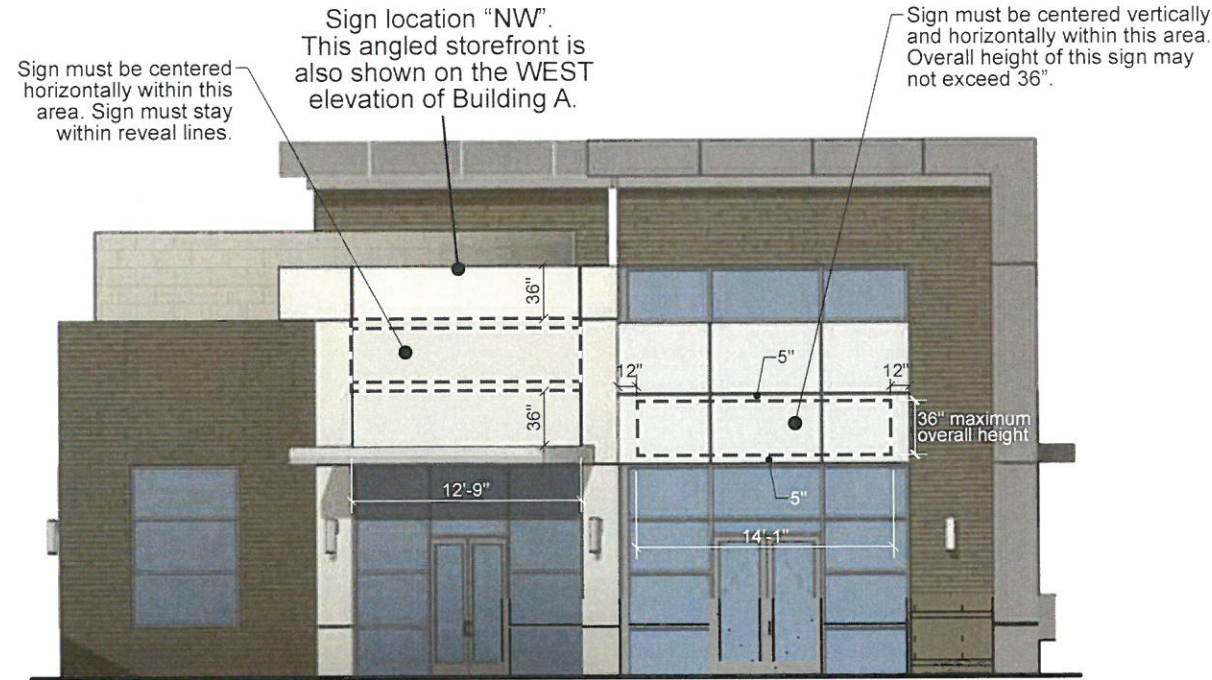
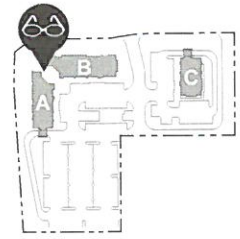
Sign must be centered horizontally within this area. Sign may not cross reveal lines.



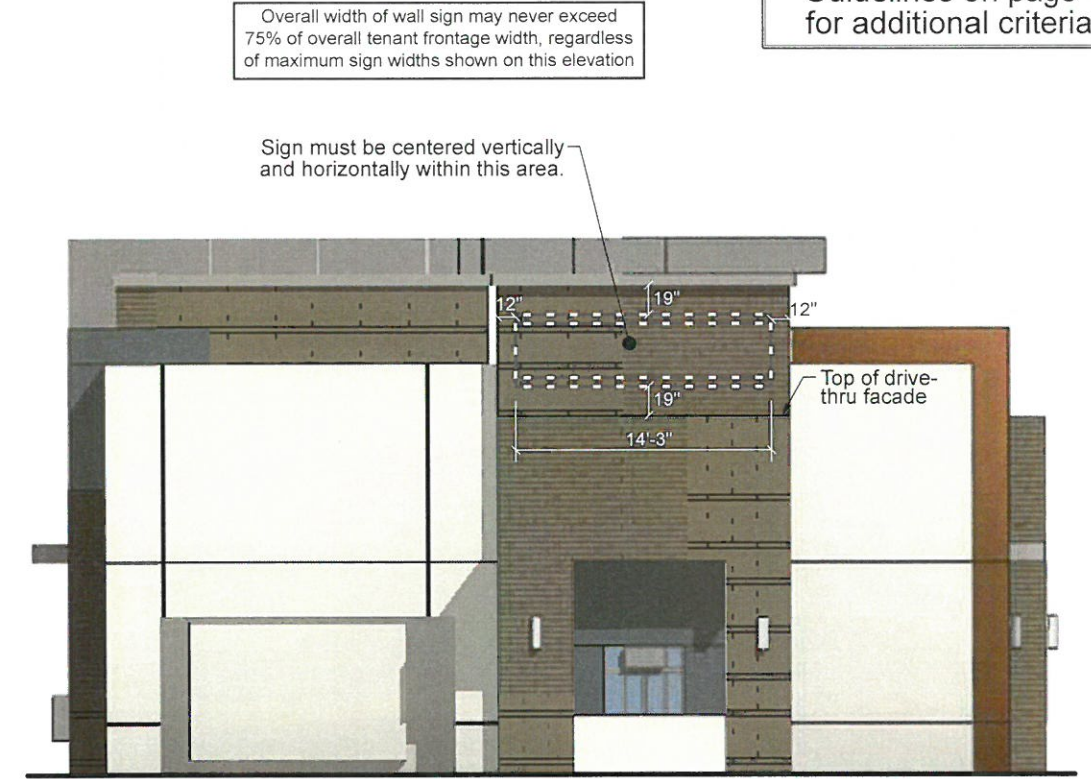
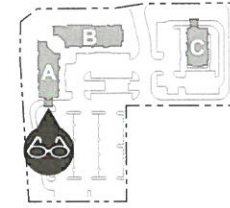
2 **BUILDING A WEST ELEVATION - Faces Haven Ave**
SCALE 3/32" = 1'

14. Building A Elevations - North & South

See Wall Sign Placement Guidelines on page 4 for additional criteria.

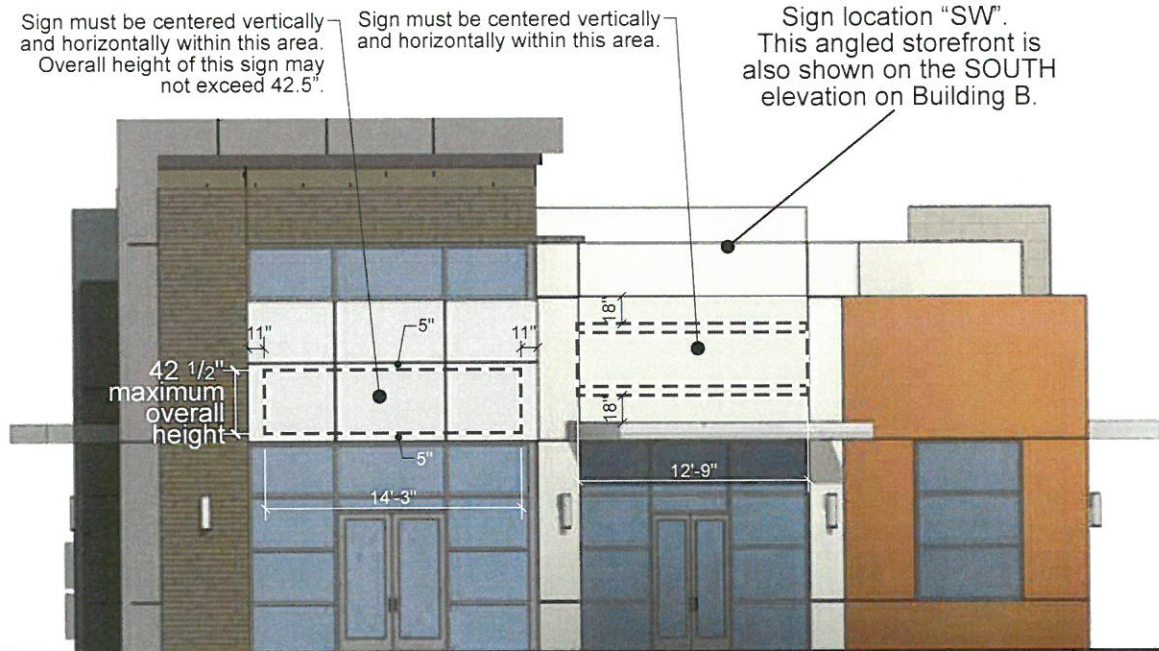
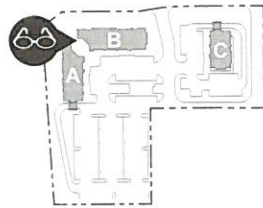


1 **BUILDING A NORTH ELEVATION** - Visible to the intersection
SCALE 3/32" = 1'

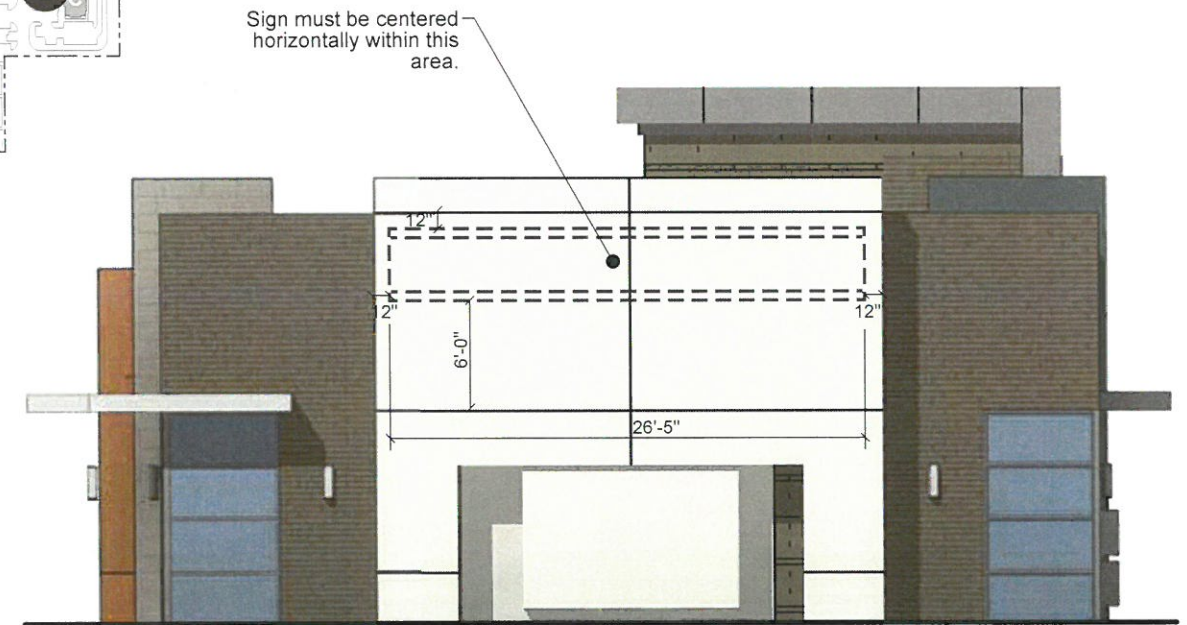
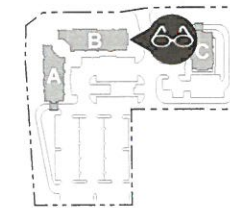


2 **BUILDING A SOUTH ELEVATION** - Visible to Haven Ave
SCALE 3/32" = 1'

15. Building B Elevations - West & East



3 **BUILDING B WEST ELEVATION** - Visible to the intersection
SCALE 3/32" = 1'

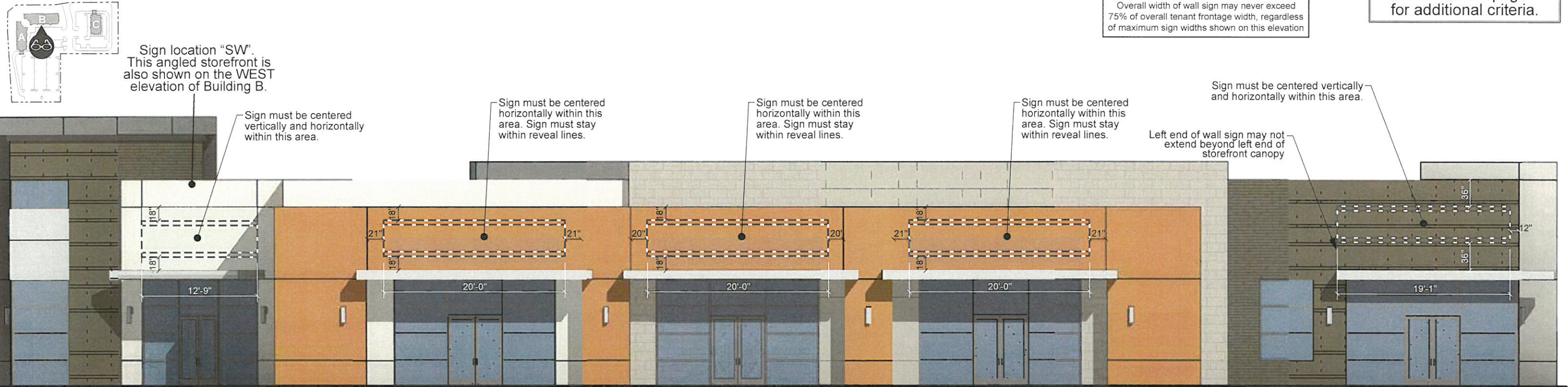


4 **BUILDING B EAST ELEVATION** - Visible to Guasti Rd
SCALE 3/32" = 1'

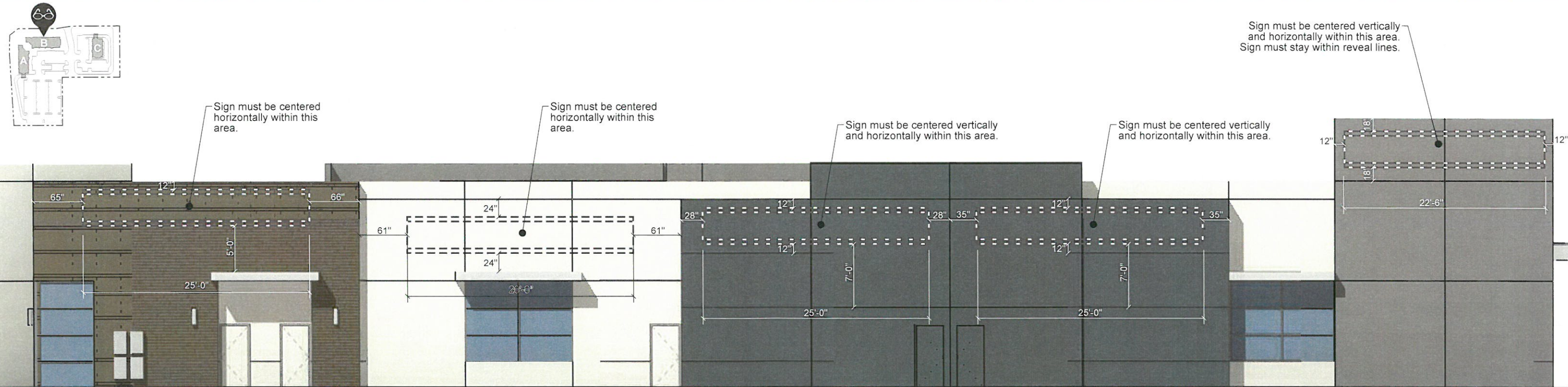
16. Building B Elevations - South & North

See Wall Sign Placement Guidelines on page 4 for additional criteria.

Overall width of wall sign may never exceed 75% of overall tenant frontage width, regardless of maximum sign widths shown on this elevation



1 **BUILDING B SOUTH ELEVATION** - Faces parking area
SCALE 3/32" = 1'

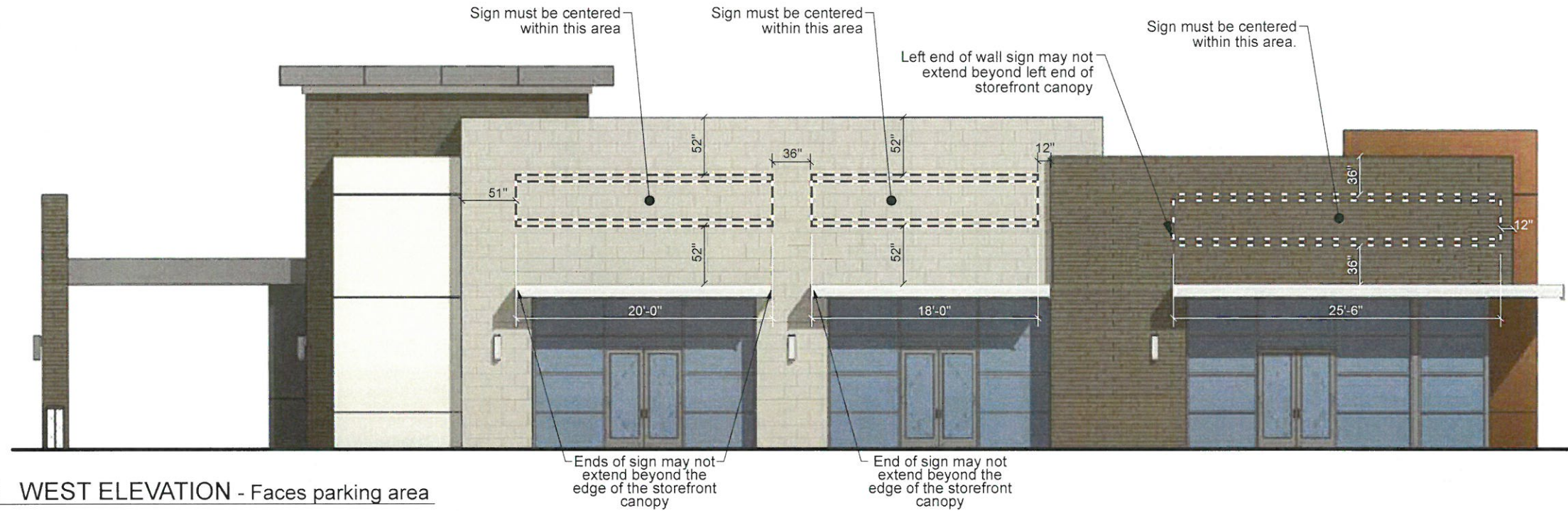
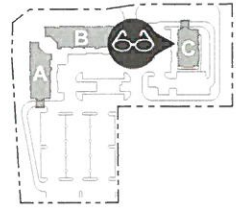


2 **BUILDING B NORTH ELEVATION** - Faces Guasti Rd
SCALE 3/32" = 1'

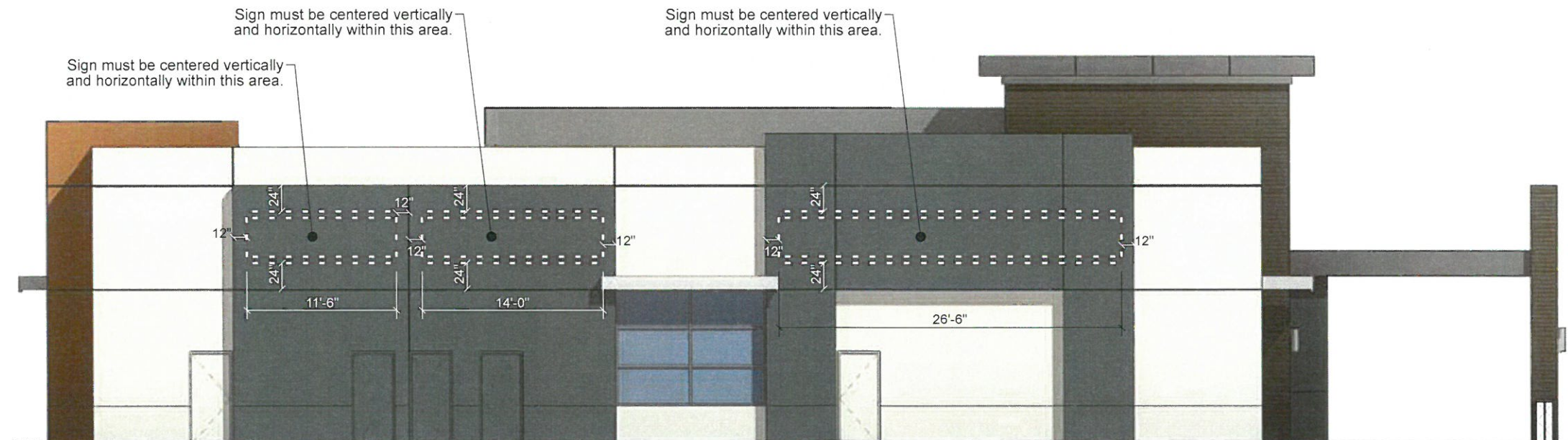
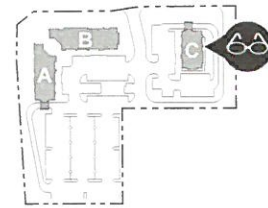
17. Building C Elevations - West & East

See Wall Sign Placement Guidelines on page 4 for additional criteria.

Overall width of wall sign may never exceed 75% of overall tenant frontage width, regardless of maximum sign widths shown on this elevation



1 **BUILDING C WEST ELEVATION - Faces parking area**
SCALE 3/32" = 1'

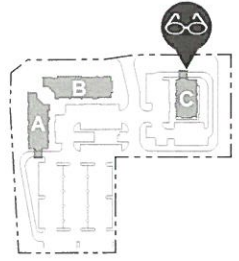


2 **BUILDING C EAST ELEVATION - Partially visible to Guasti Rd**
SCALE 3/32" = 1'

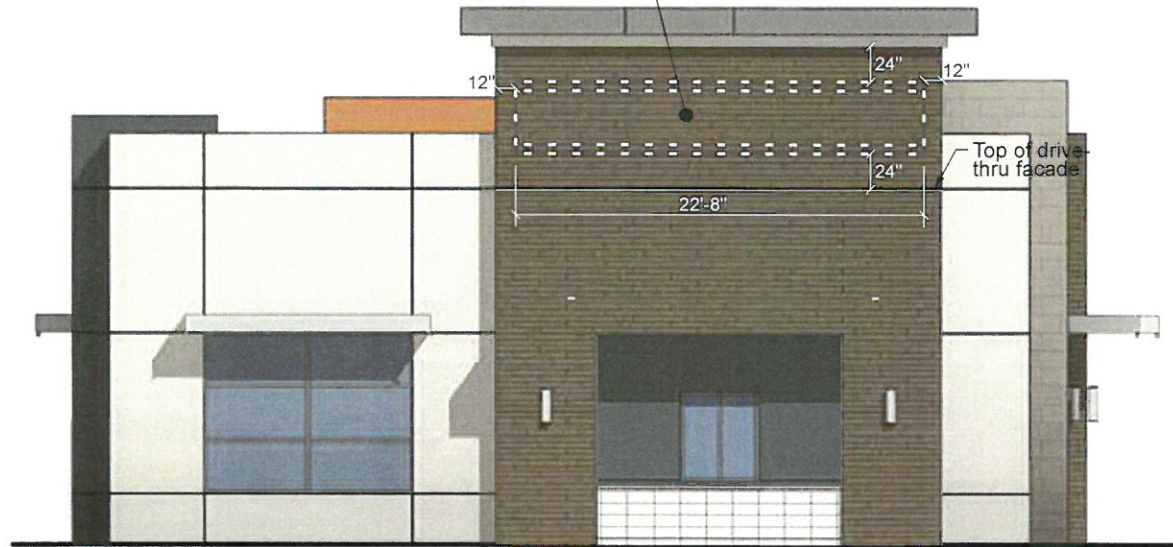
18. Building C Elevations - North & South

See Wall Sign Placement Guidelines on page 4 for additional criteria.

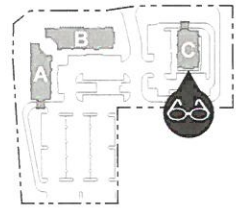
Overall width of wall sign may never exceed 75% of overall tenant frontage width, regardless of maximum sign widths shown on this elevation



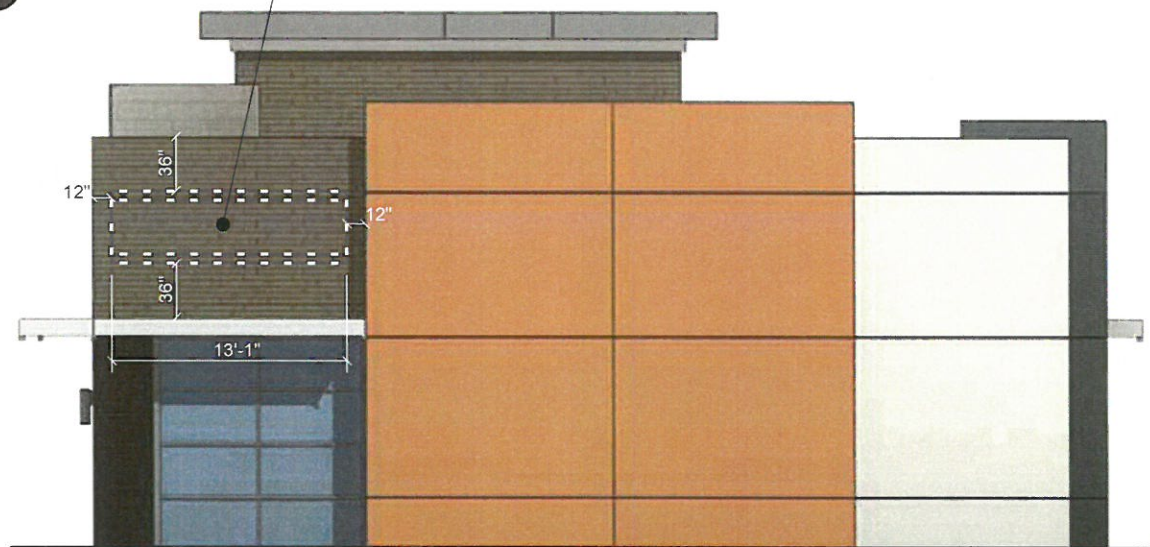
Sign must be centered vertically and horizontally within this area.



① **BUILDING C NORTH ELEVATION - Faces Guasti Rd**
SCALE 3/32" = 1'



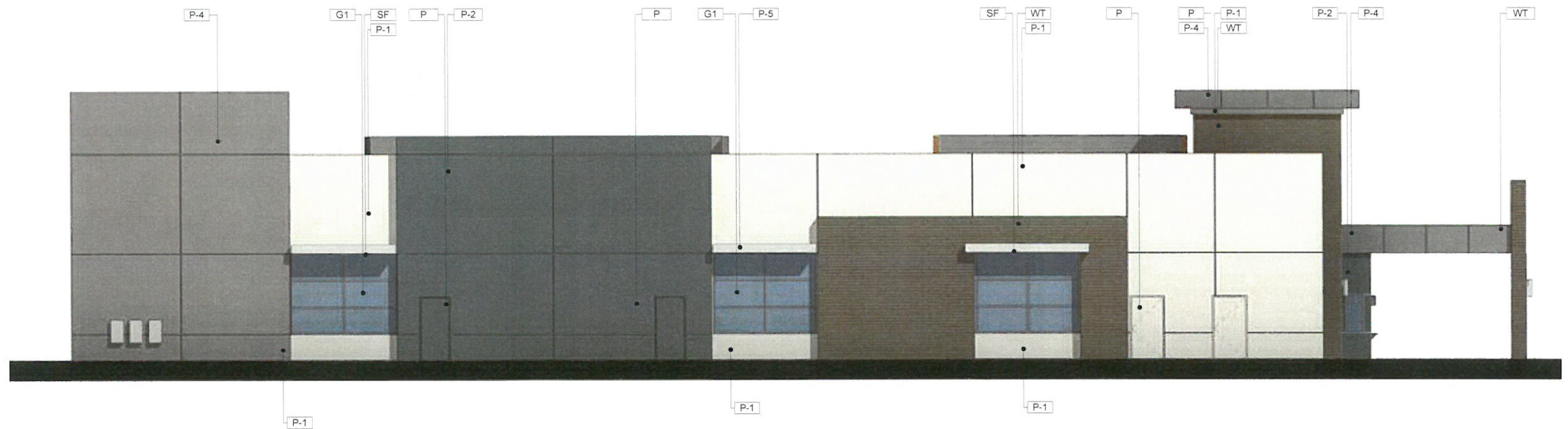
Sign must be centered vertically and horizontally within this area.



② **BUILDING C SOUTH ELEVATION - Faces parking area**
SCALE 3/32" = 1'

19. Building Finish Materials

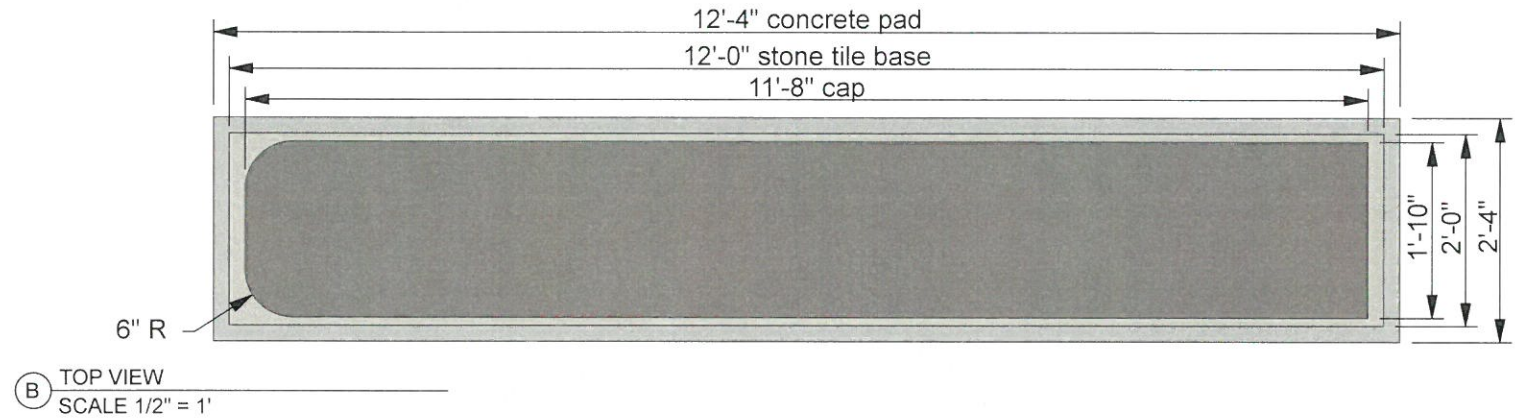
FINISH LEGEND				
SYM.	MATERIAL	COLOR/FINISH	SIZE	COMMENTS
C-2	2" DECORATIVE PRECAST WALL CAP.	SAND FINISH COLOR GENEVA	2-3/8" x 11"	
G1	SPANDREL GLASS	BONE WHITE OPACI-COAT-300	N/A	
G2	GLAZING	CLEAR - SOLARBAN	N/A	STARPHIRE IGU
P	PAINT	MATCH ADJACENT EIFS COLOR	N/A	SHERWIN WILLIAMS
P-1	PAINT	DRIFT OF MIST - SW 9166	N/A	SHERWIN WILLIAMS
P-2	PAINT	STILL WATER - SW 6223	N/A	SHERWIN WILLIAMS
P-3	PAINT	DET466 - MONARCH MIGRATION	N/A	DUNN EDWARDS
P-4	PAINT	255 TIN MAN - REFLECTIT	N/A	DRYVIT
P-5	PAINT	METAL CANOPY - CLEAR ANNOIDIZED	N/A	MATCH STOREFRONT MULLIONS
MP	METAL PANEL	CLEAR ALUMINUM	N/A	OMEGA ALUCOBOND PANEL
SF	ALUMINUM	CLEAR ANODIZE	N/A	
ST	STONE TILE	CA/PROPOSED TENANT SIGNAGE LOCATION		
WT	WOOD TILE	KNOXWOOD NUTMEG	6"X24"	MARAZZI



20. Monument Signs M1 & M2

Double-sided internally illuminated monument signs.

NOTE: The minimum letter height on tenant panels is 8 inches.

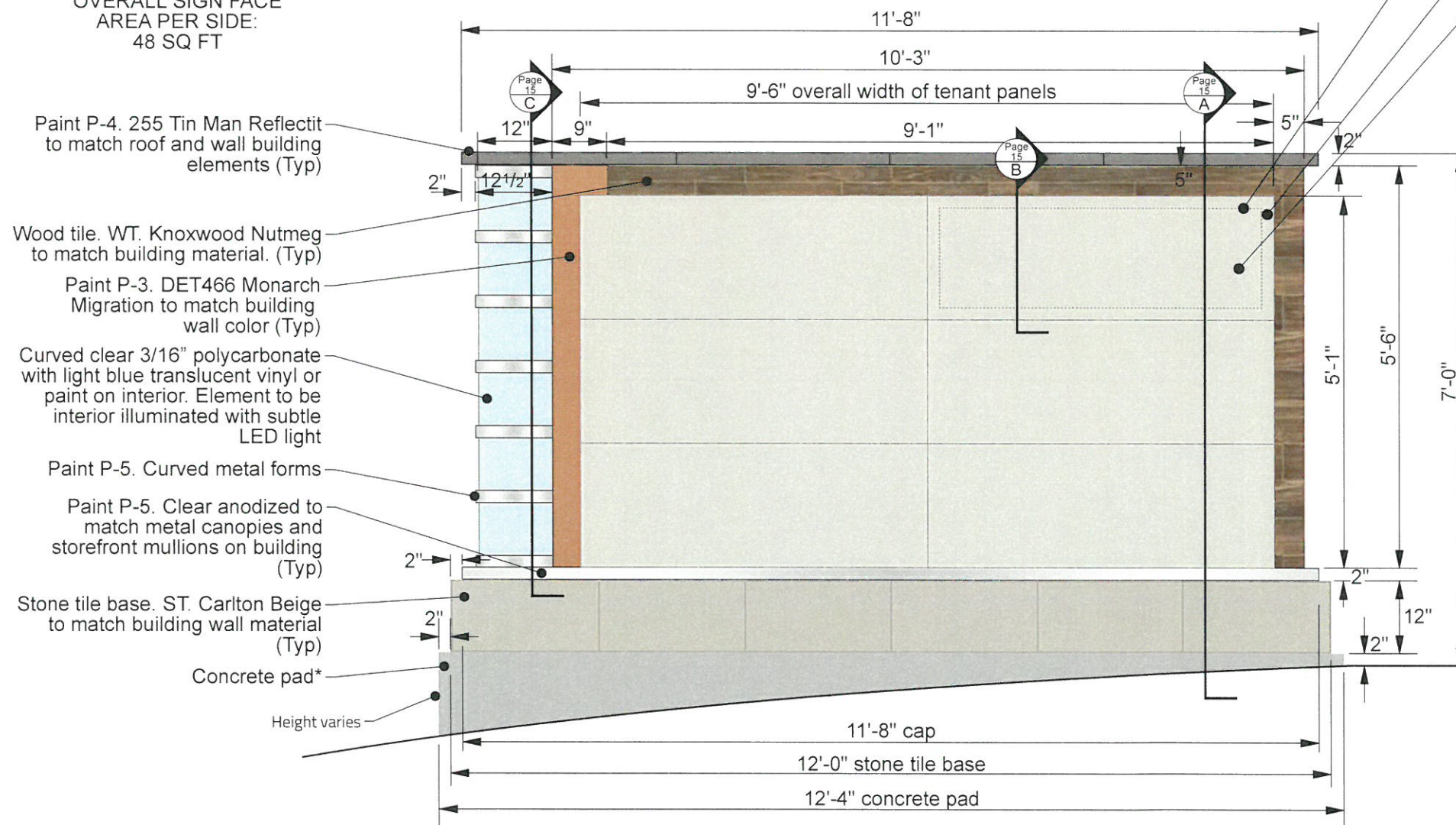


Dotted line represents maximum limit of tenant art on panel.
Minimum 2" open space required around perimeter of art (Typ).
(Maximum art height: 16 11/32". Maximum art width: 52 3/4").

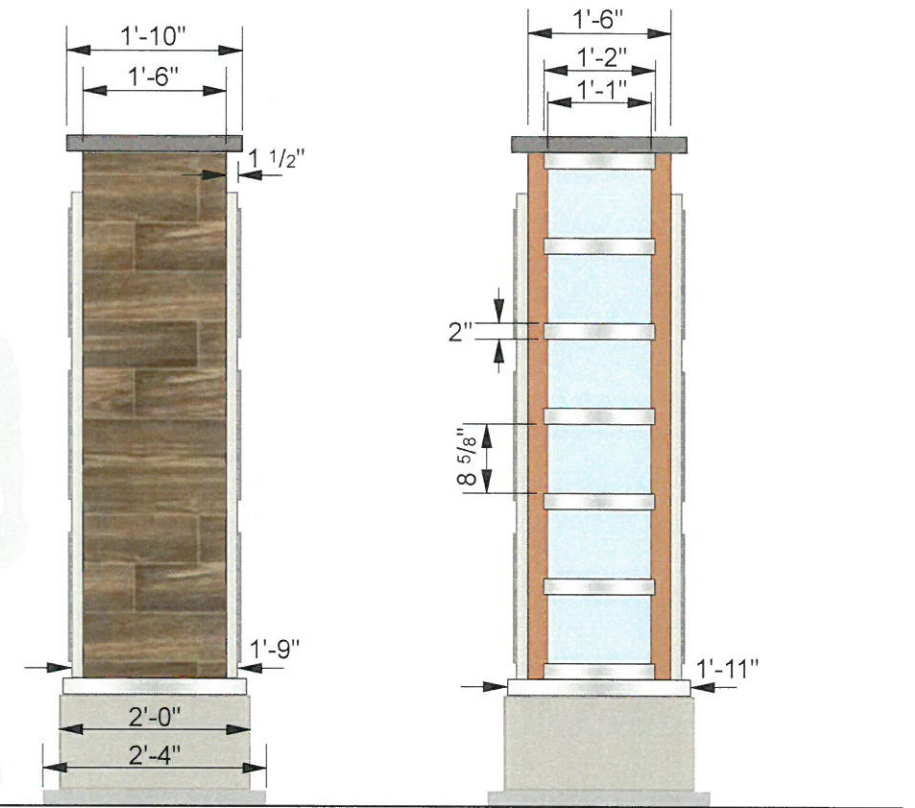
20 11/32" x 56 3/4" typical panel size

Paint P-1. Drift of Mist SW9166 to match building wall color (Typ).
Tenant text/logo art to be routed out of face with 3/8" deep acrylic push-thru with high-performance translucent vinyl on faces.

OVERALL SIGN FACE
AREA PER SIDE:
48 SQ FT



Elevation (Perpendicular to street)



End View (Facing shopping center)

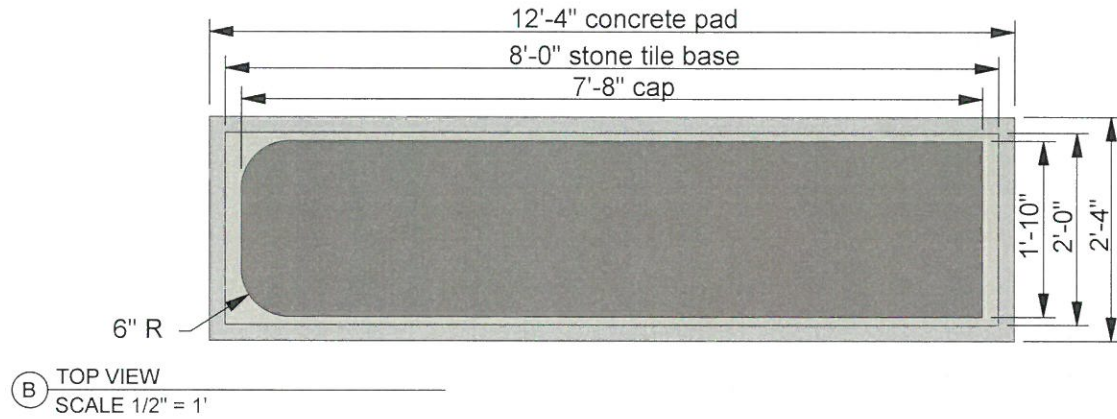
End View (Facing street)

*Exposed concrete pad below each sign to be customized to fit its specific landscape grade. Exposed portion will be as low to the ground as possible, but never less than 2" high.

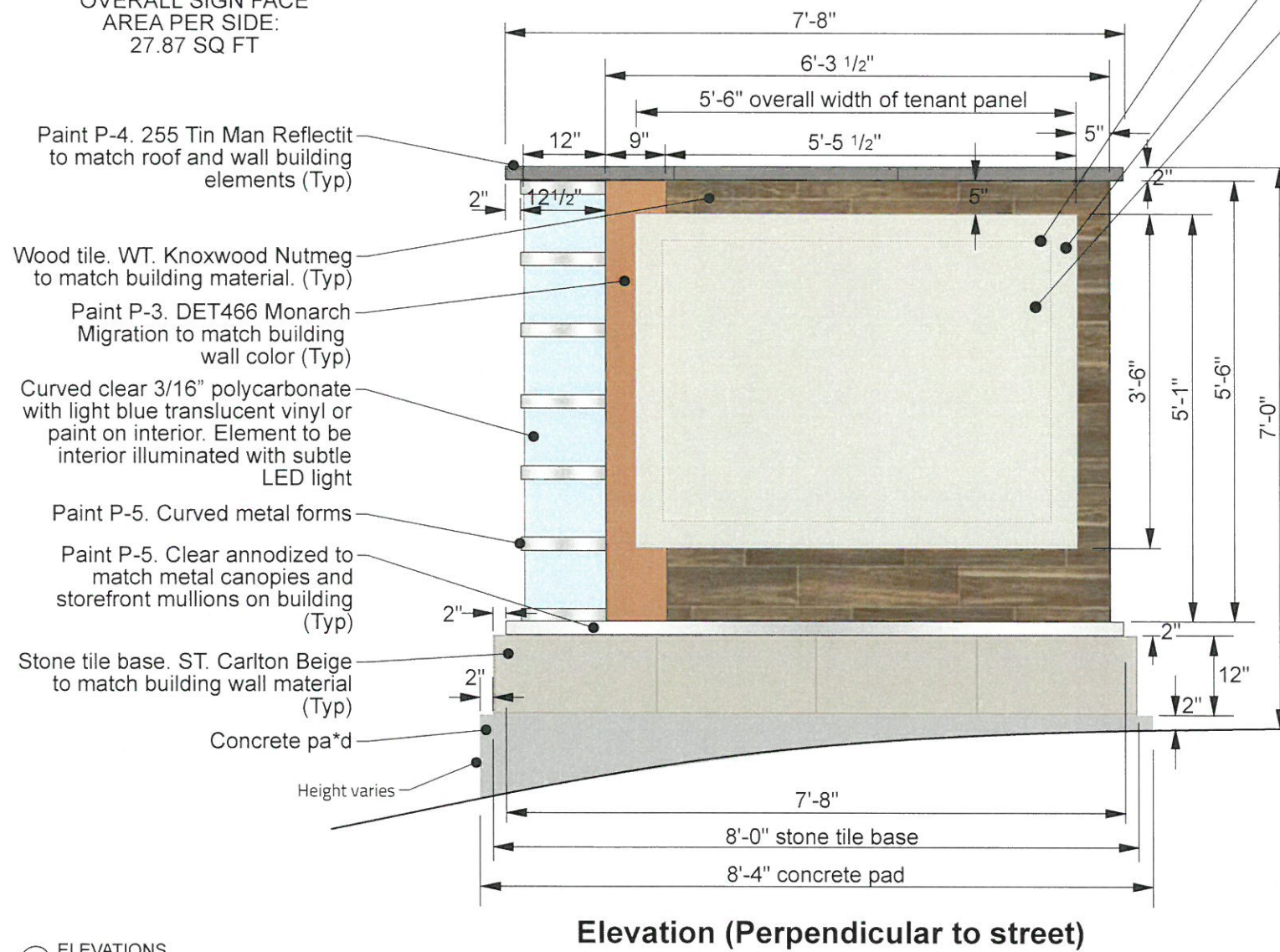
21. Monument Sign M3

Double-sided internally illuminated monument sign.

NOTE: The minimum letter height on tenant panels is 8 inches.



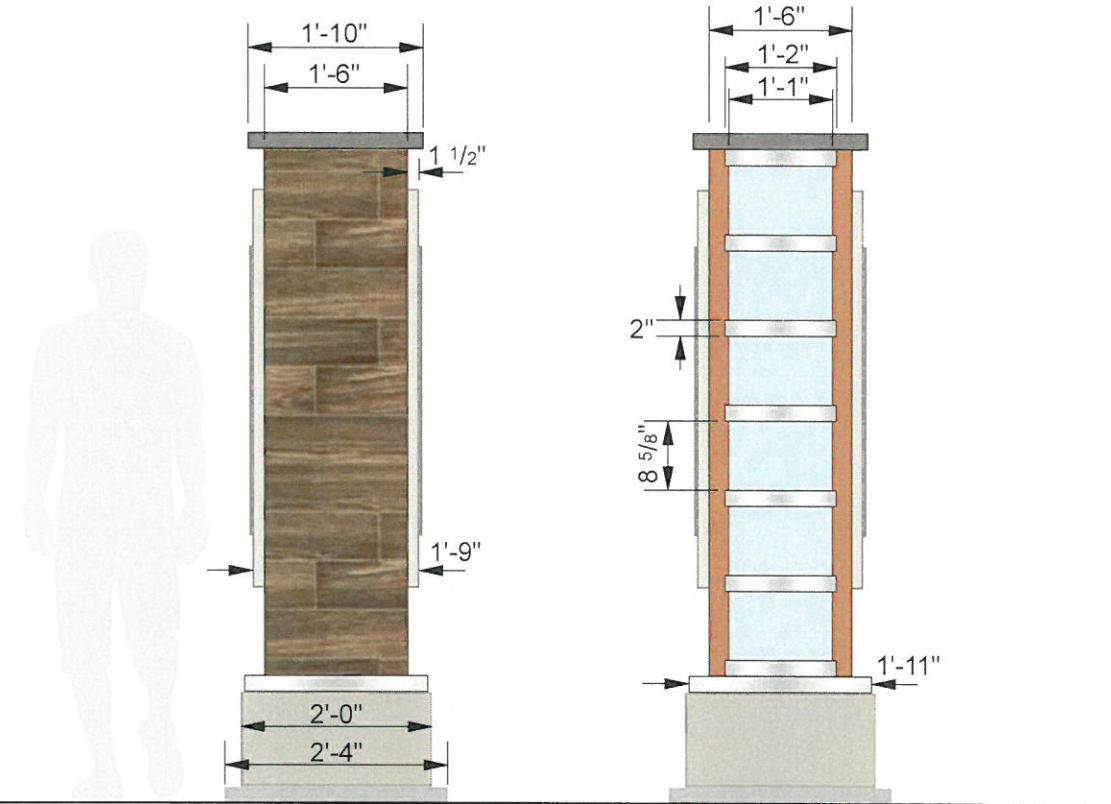
OVERALL SIGN FACE
AREA PER SIDE:
27.87 SQ FT



Dotted line represents maximum limit of tenant art on panel.
Minimum 4" open space required around perimeter of art (Typ).
(Maximum art height: 42". Maximum art width: 58").

61" high x 66" wide panel size

Paint P-1. Drift of Mist SW9166 to match building wall color (Typ).
Tenant text/logo art to be routed out of face with 3/8" deep acrylic
push-thru with high-performance translucent vinyl on faces.



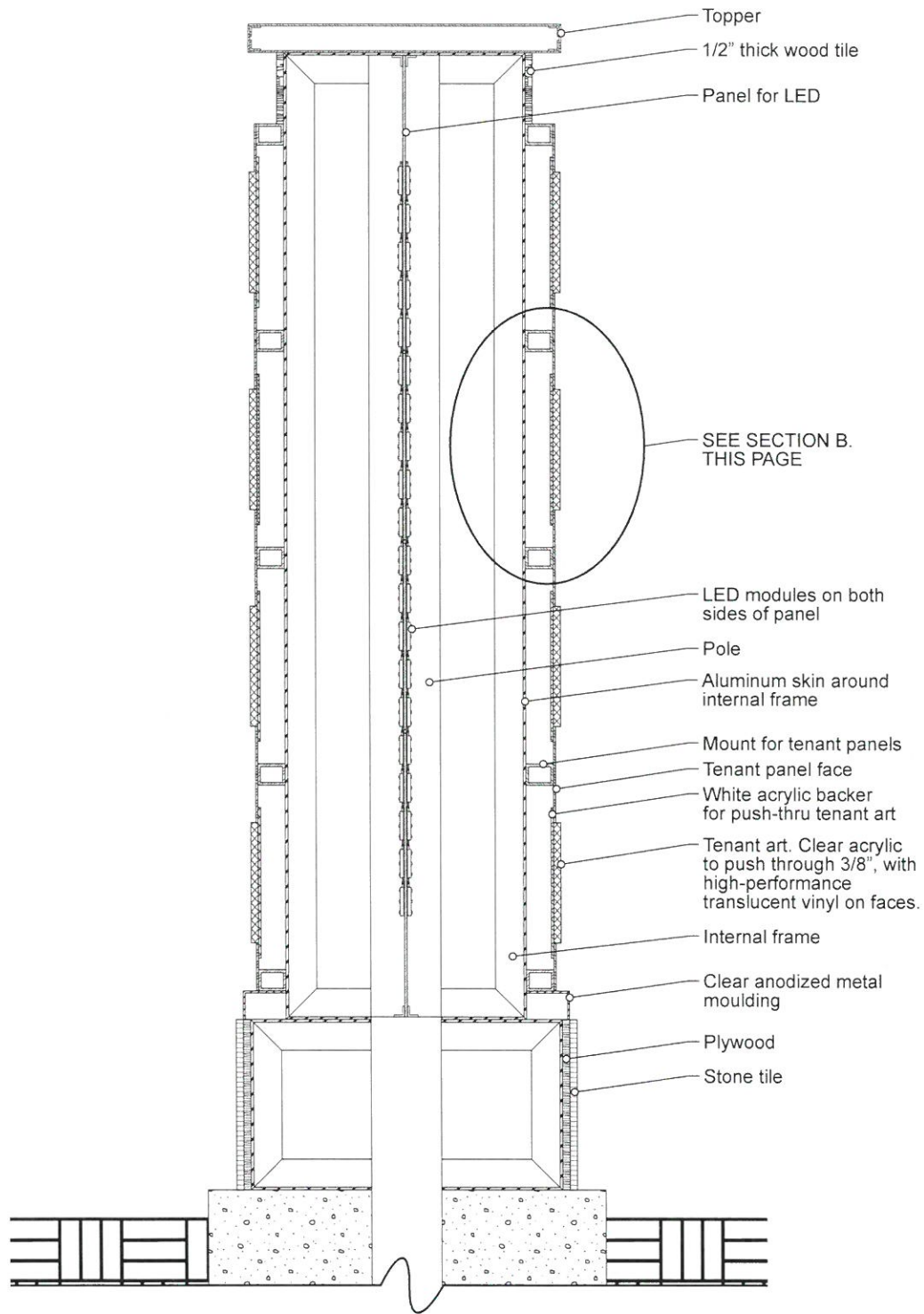
End View
(Facing shopping center)

End View
(Facing street)

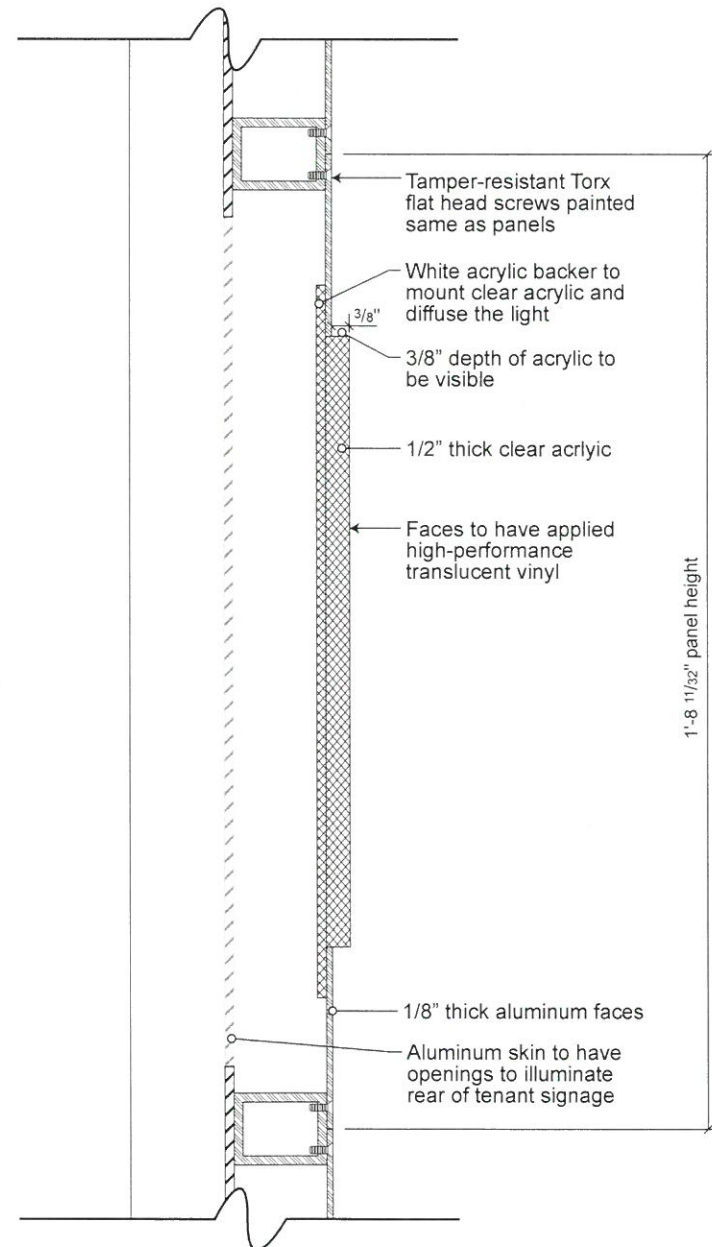
A ELEVATIONS
SCALE 1/2" = 1'

*Exposed concrete pad below each sign to be customized to fit its specific landscape grade.
Exposed portion will be as low to the ground as possible, but never less than 2" high.

22. Monument Sign Cross-Sections

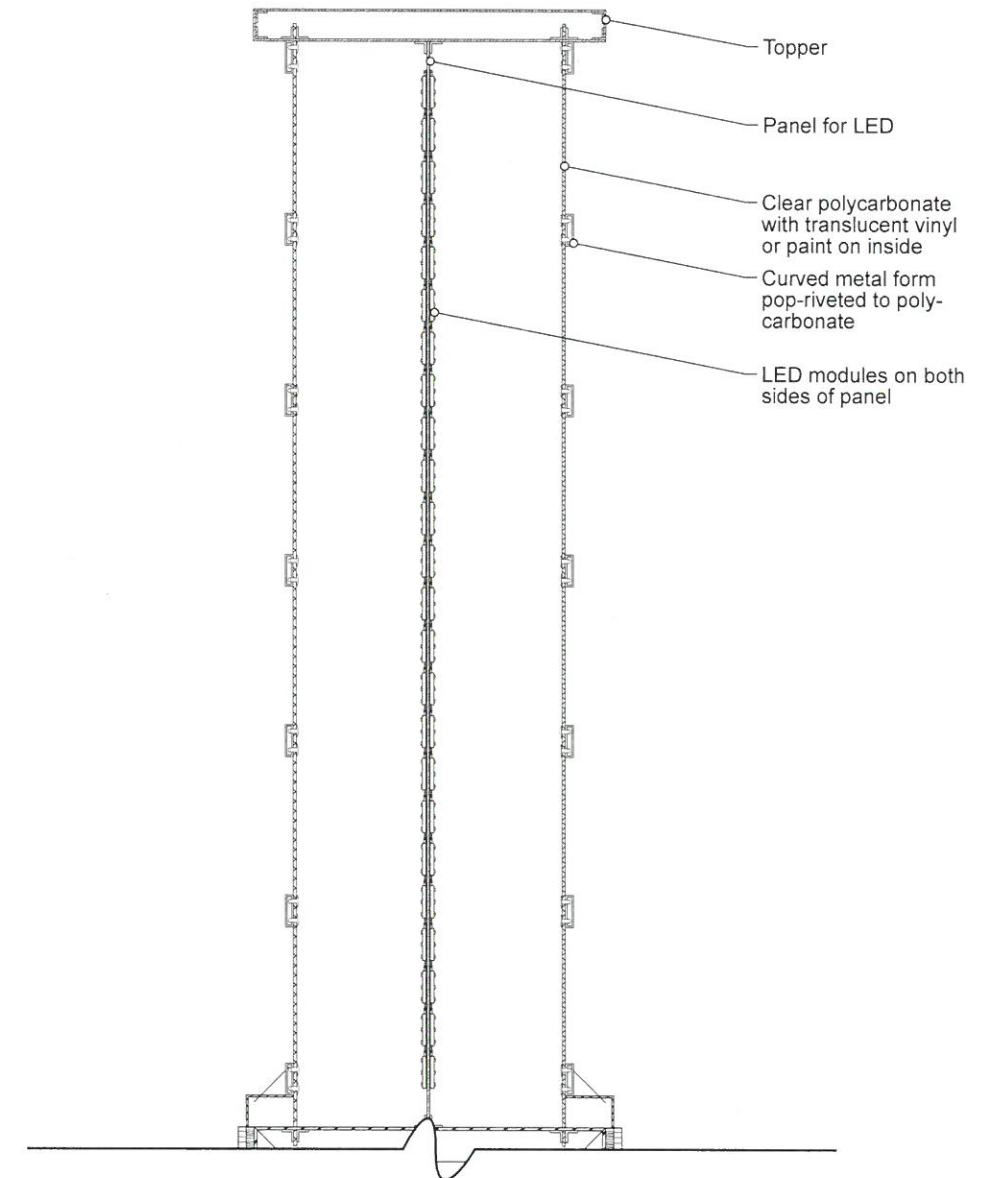


A MONUMENT SIGN CROSS-SECTION
SCALE 1" = 1'



B TENANT PANEL CROSS-SECTION
SCALE 3" = 1'

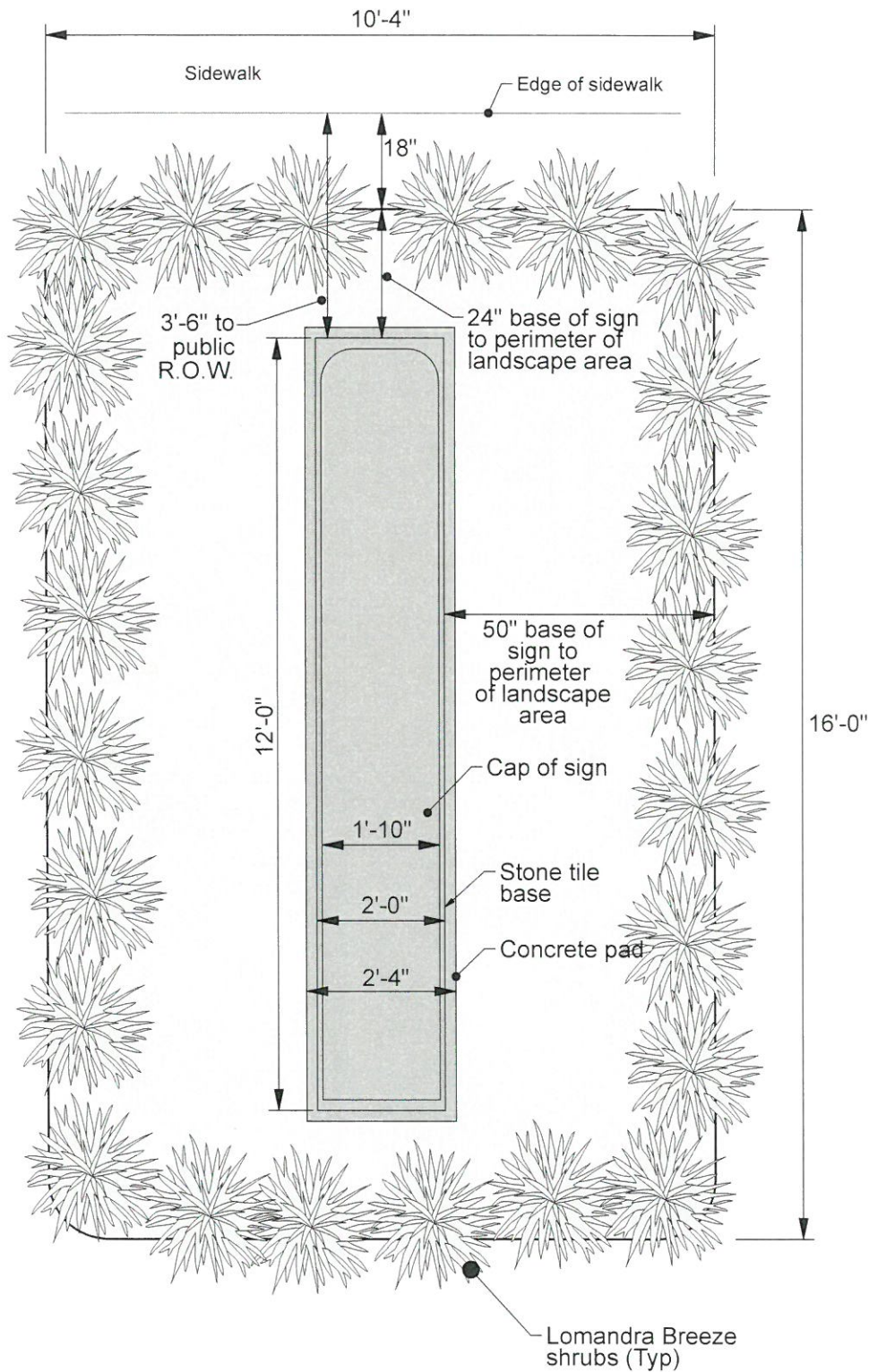
Note: The drawings shown here represent basic construction elements within the proposed sign sizes shown in the elevation drawings. Actual fabrication and assembly details and methods will be provided by the fabricator and civil engineer during the permit process



C ILLUMINATED ELEMENT CROSS-SECTION
SCALE 1" = 1'

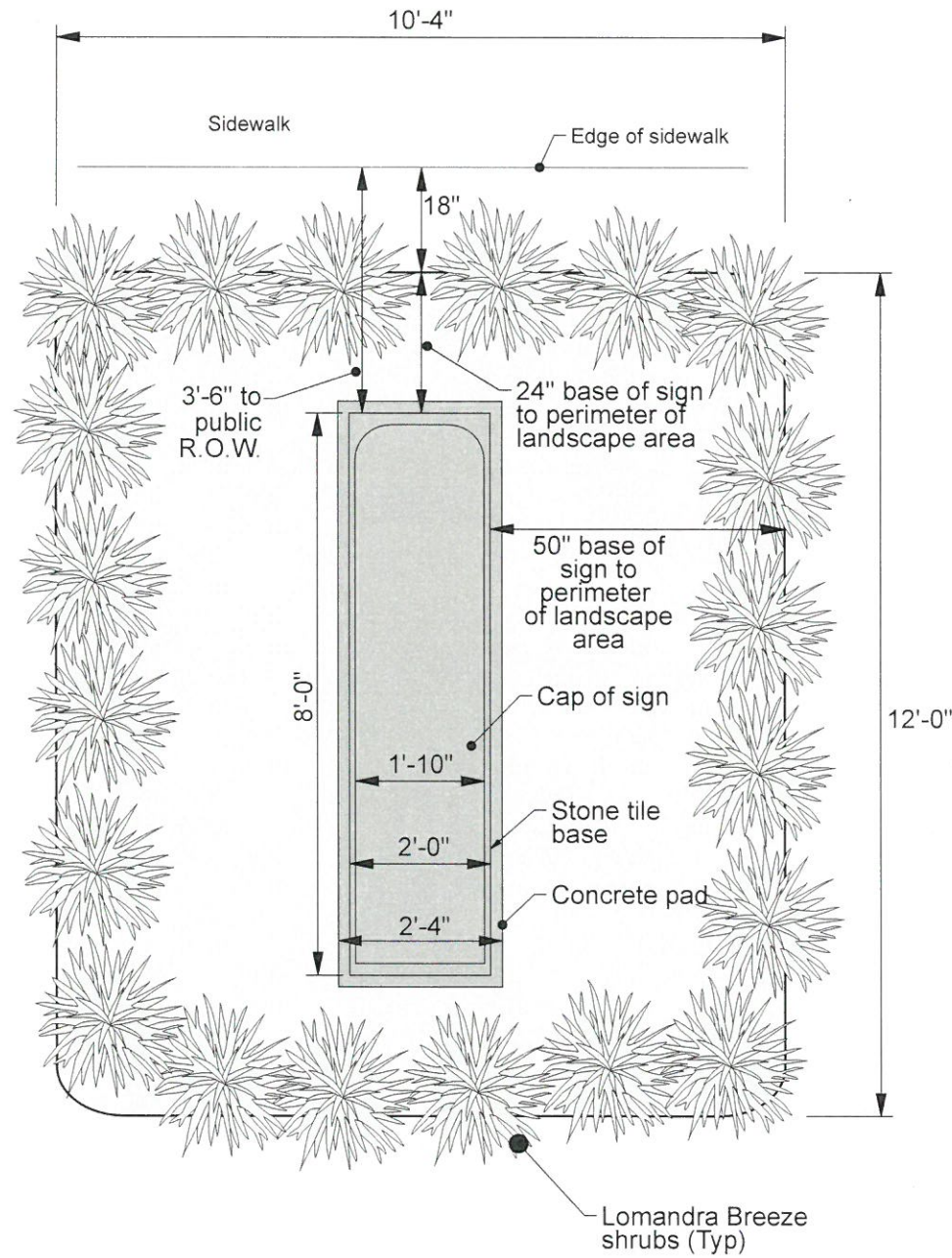
23. Monument - Planter/Landscaping

Monuments M1 & M2

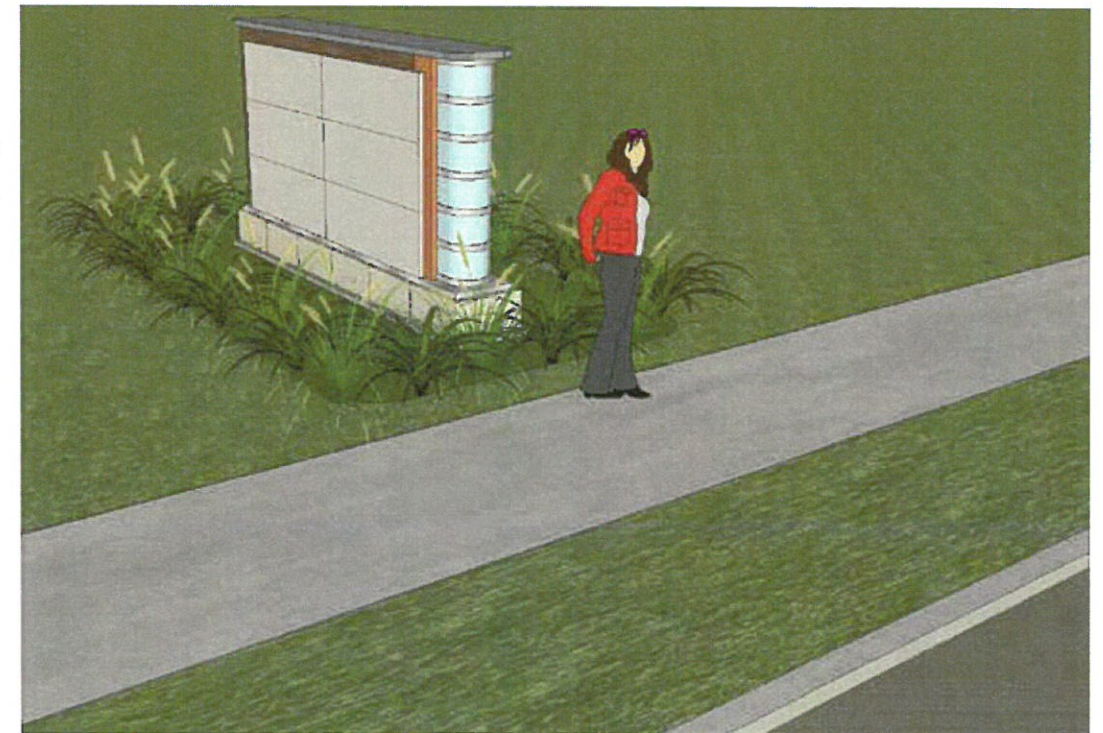
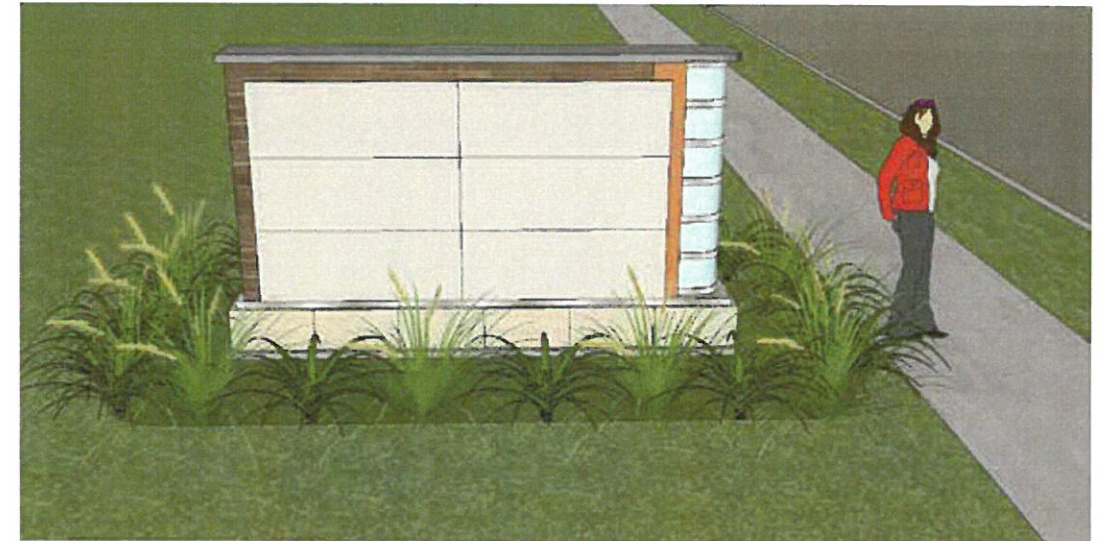


(A) SIGNS M1 & M2 LANDSCAPE - PLAN VIEW
SCALE 3/8" = 1"

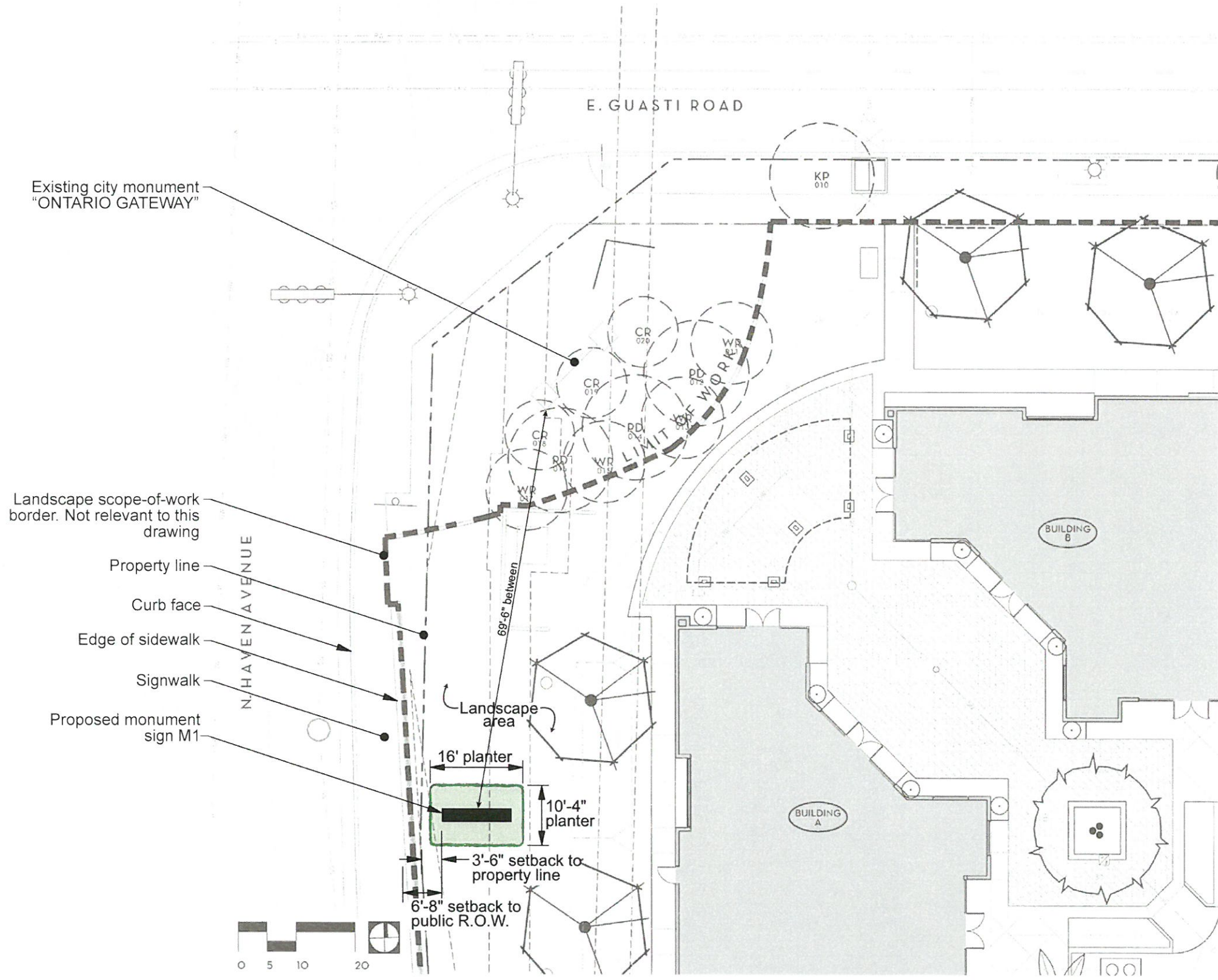
Monument M3



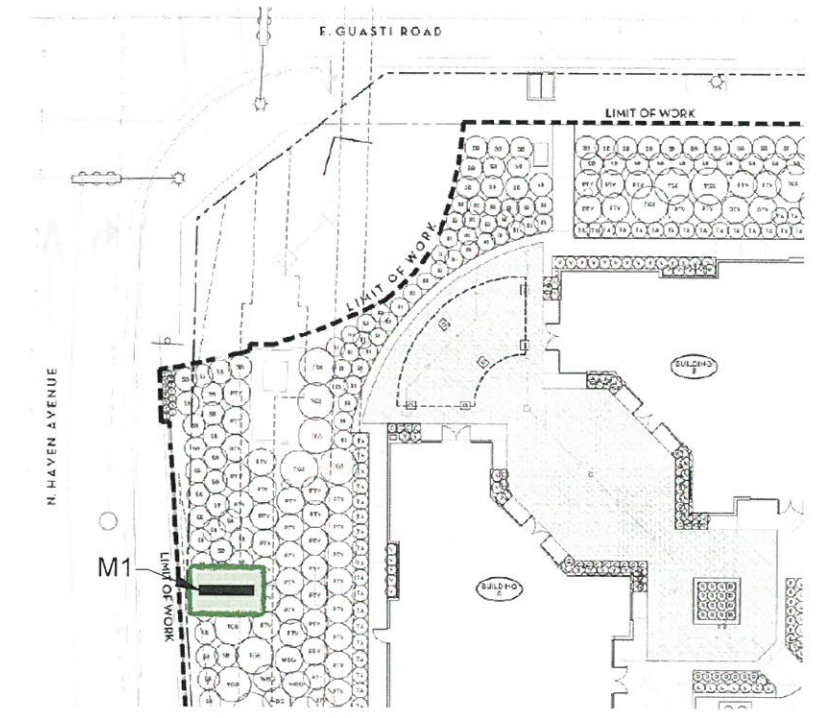
(B) SIGNS M1 & M2 LANDSCAPE - PLAN VIEW
SCALE 3/8" = 1"



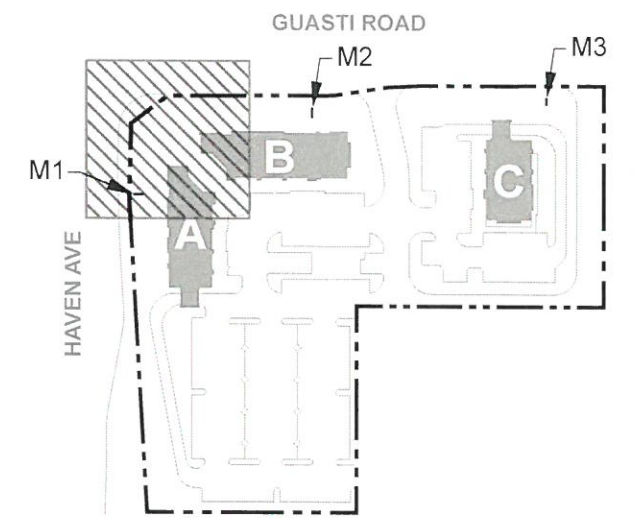
24. Monument M1 - Location Plan



A MONUMENT M1 SIGN LOCATION
SCALE 1" = 20'

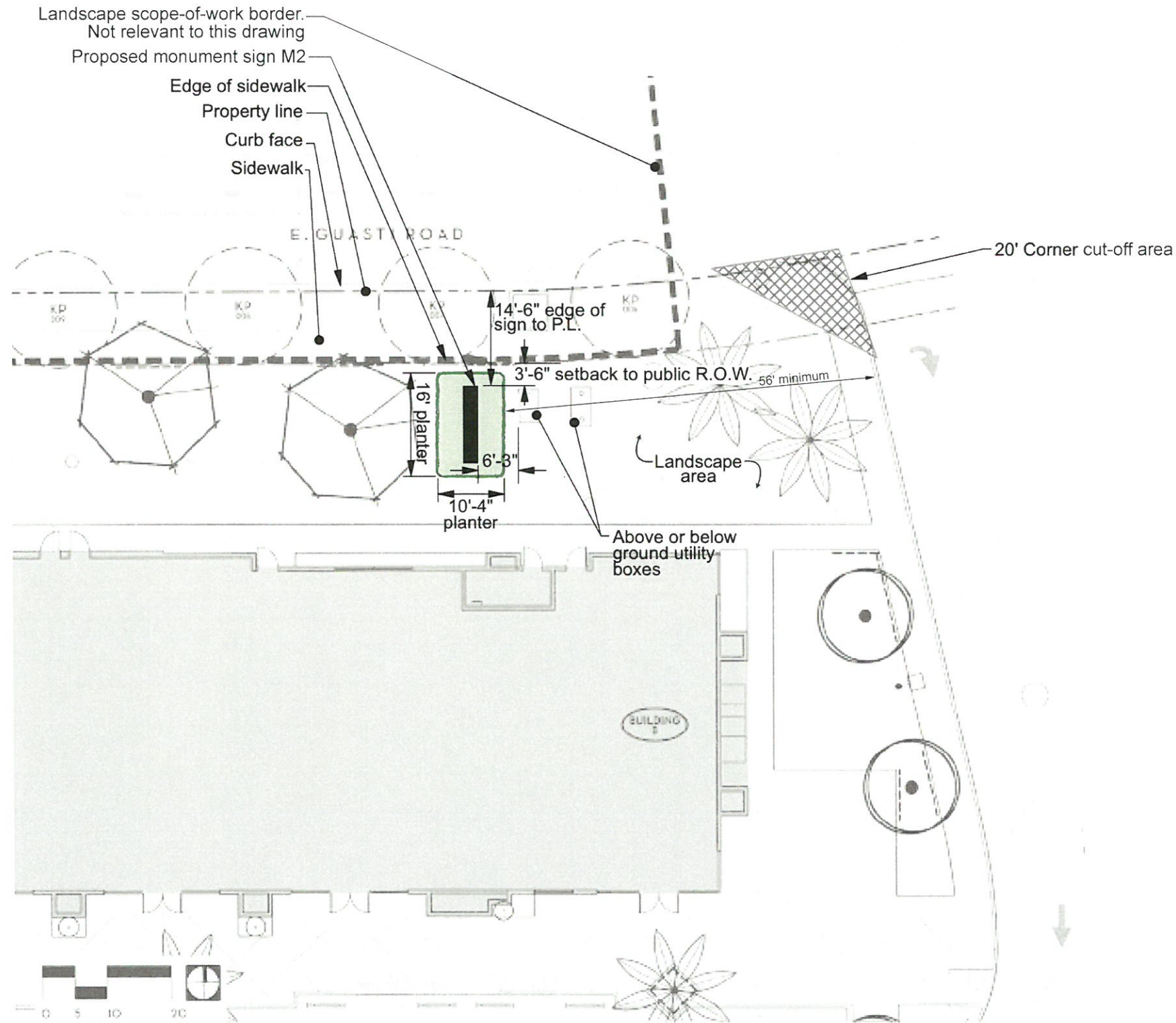


B SHRUB PLANTING PLAN
NTS

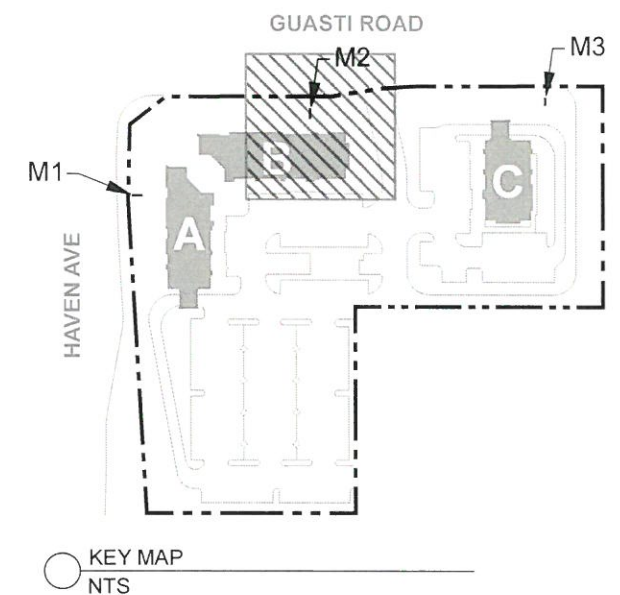
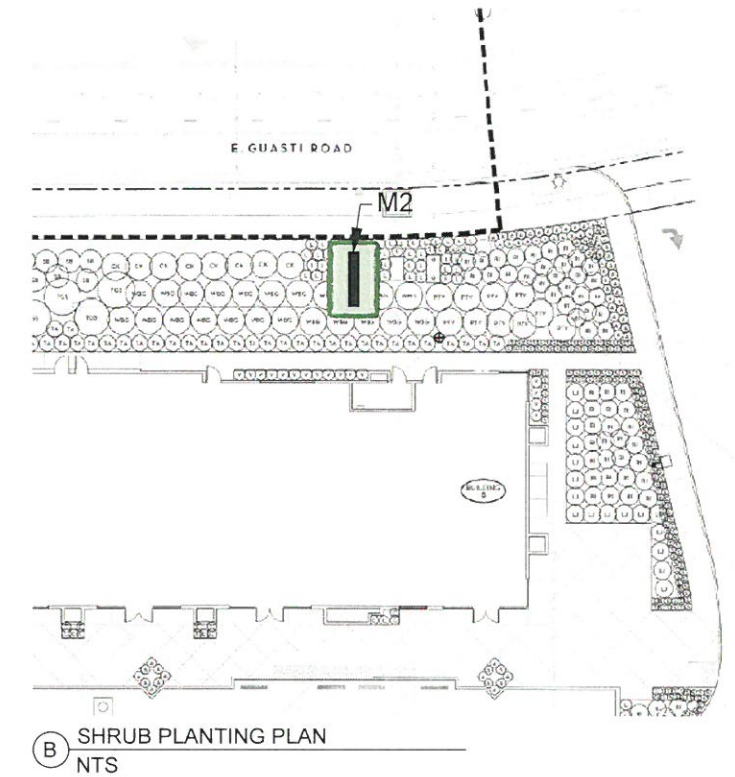


C KEY MAP
NTS

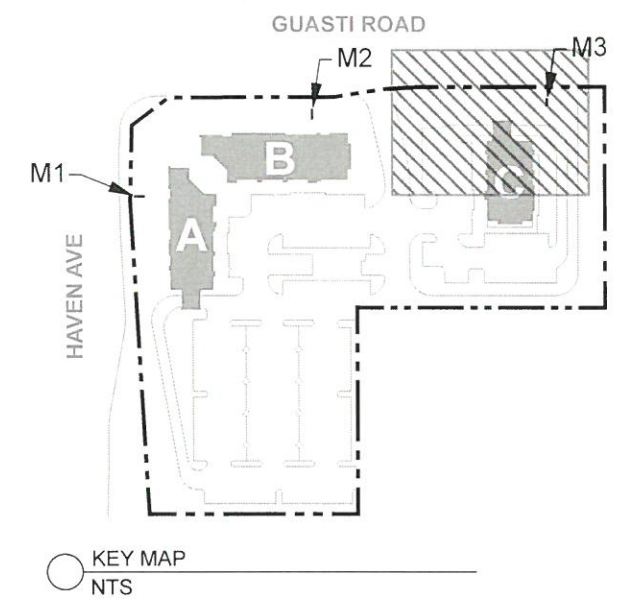
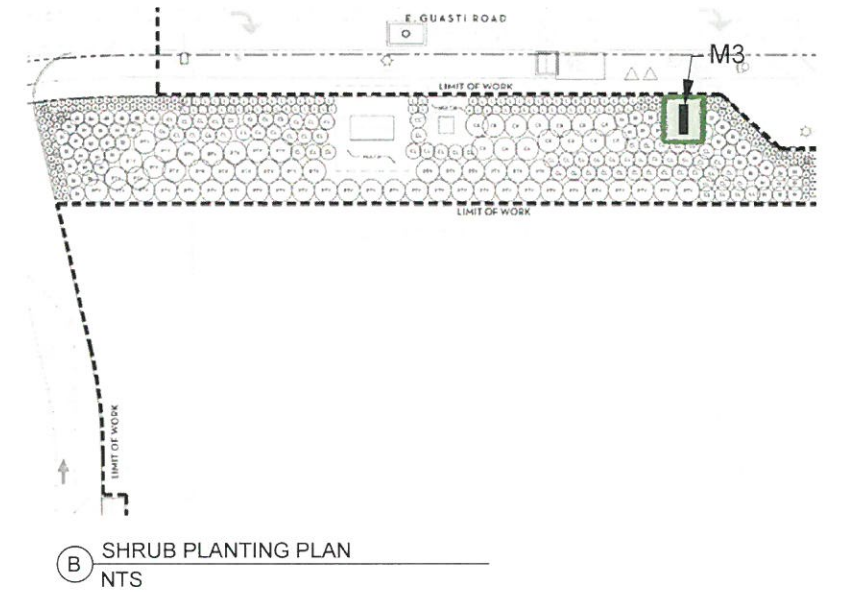
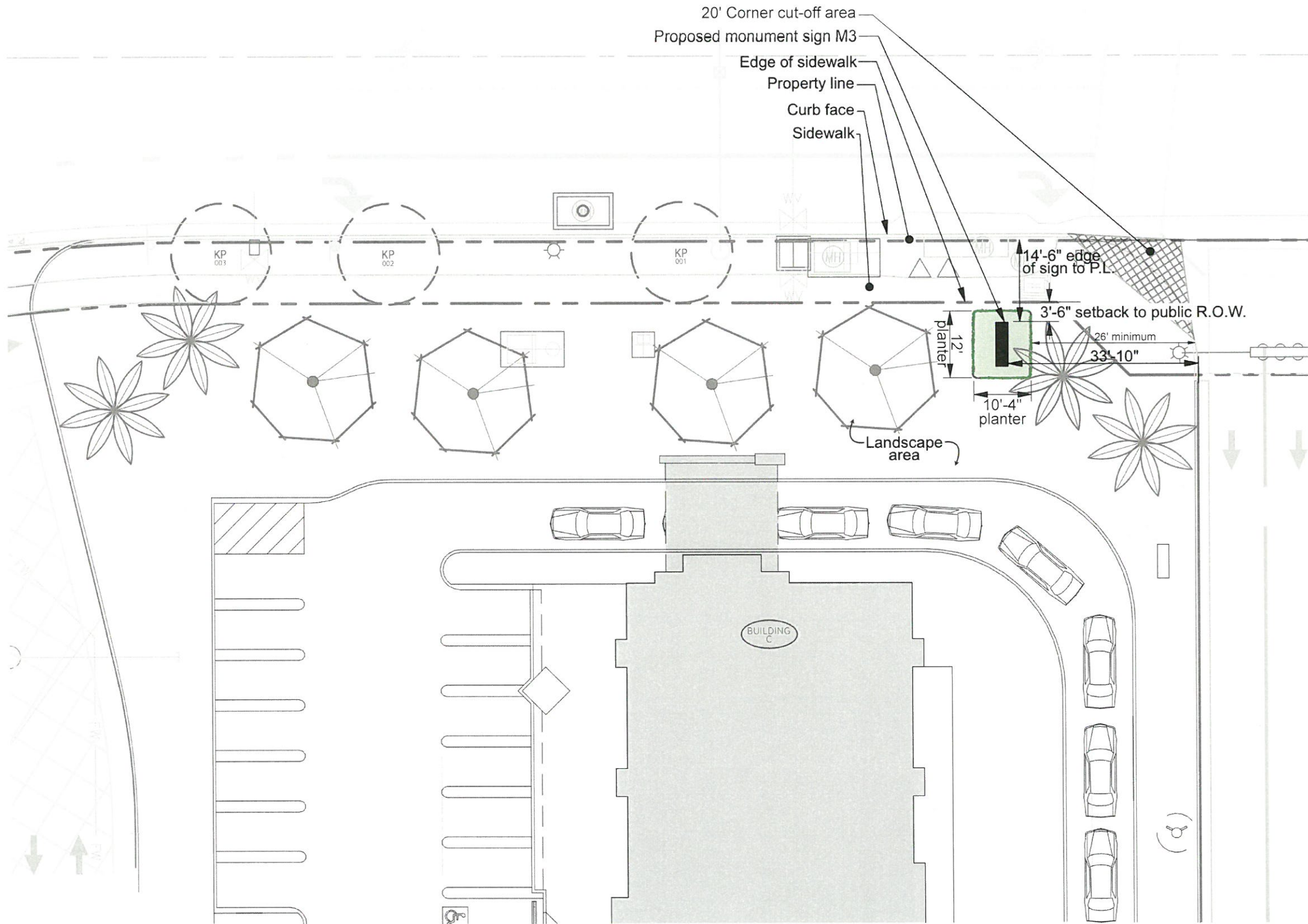
25. Monument M2 - Location Plan



(A) MONUMENT M2 SIGN LOCATION
SCALE 1" = 20'



26. Monument M3 - Location Plan



(A) MONUMENT M2 SIGN LOCATION
 SCALE 1" = 20'

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 WWW.TDISIGNS.COM

PROJECT INFO:
 ONTARIO GATEWAY EXTERIOR SIGN PROGRAM
 3520 through 3580 Guasti Road
 Ontario, CA 91761

Page revision notes:
 1. 03/25/20.
 2. 07/03/20. Add distance from mnmnt to driveway
 3. 07/08/20. Move sign & landscape 12" south
 4.

5.
 6.
 7.
 8.
 9.
 10.
 11.
 12.
 13.
 14.