



**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: MOUNTAIN SIXTH ASSOC., LLC
 Address: 1400 QUAIL ST., STE 255, NEWPORT BEACH 92660
 Telephone No.: 949.955.0000 Fax No.: _____
 Applicant: BAYCREST COMPANIES 92660
 Address: 507 SAN NICOLAS DR., STE 130, NEWPORT BEACH
 Telephone No.: 949.718.0000 Fax No.: 949.718.0007
 Applicant's Representative: JASO KYLE - NIGHT OWL DESIGN
 Address: 1031 ALHAMBRA RD., SAN GABRIEL, CA 91715
 Telephone No.: 714.330.0595 Fax No.: _____

(For staff use only)
 File No.: **PSGP/12-004**
 Related Files: _____
PSGP08-007 & PSGP04-006
 Submittal Date: 4/20/2012
 Rec'd By: RR
 Fees Paid: \$ 1,225.00
 Receipt No.: 002-00090030
 Action: Approved Denied
 By: CBurden
 Date: 8/20/12

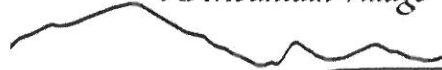
SITE INFORMATION

Site Address (include N, S, E or W): NEC OF MOUNTAIN AVE. @ 10TH STREET
 Assessor's Parcel No.: 1008-272-02, 03, 04, 05, 06, 07, 08, @ 09
 Development Name: THE GATEWAY AT MOUNTAIN VILLAGE
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

ORIGINAL SIGN PROGRAM WAS APPROVED IN JULY 2004. SINCE THEN THERE HAVE BEEN THREE (3) APPROVED MODIFICATIONS. FIRST BEING IN 08/05 FOR BLDG D. SECOND IN 05/08 TO BLDG E. THIRD IN 06/08 TO BLDG E AS WELL. TO MEET THE DEMAND OF THE 1ST LEVEL TENANTS THE PROPERTY OWNER IS REQUESTING ADDING LOWER LEVEL SIGNAGE TO BLDG E.

FOR THE PURPOSE OF THIS SUBMITTAL, ALL THREE PREVIOUSLY APPROVED MODIFICATIONS AS WELL AS THE CURRENT PROPOSED MODIFICATION HAVE BEEN ADDED TO THE MASTER SIGN PROGRAM EXHIBITS



PLANNING DEPT APPROVED	
Permit No. <u>PSGP 12-004</u>	Revised: August 16, 2012
By: <u>CBurden</u>	
Date: <u>8/20/12</u>	

Date: July 23, 2005

Revised: August 16, 2012

Overview:

The goal of this Master Sign Program is to ensure and develop a high quality visual environment, project identity and cohesiveness for the Gateway at Mountain Village Shopping Center. Signage standards and guidelines apply to commercial uses in the Master Sign Program and encourage high-quality signs compatible with the architectural and development concepts as approved by the City of Ontario. Tenant signage must seek to establish consistent treatment throughout development and avoid visual clutter, relate to pedestrian scale, and permit business identification and visibility.

I. Center Identification Signage:

a) Monument Signs:

The shopping center will provide two (2) 4'- 0" (7' o.a.h.) x 6'- 0" wide d/f freestanding center monument signs for the development. Each sign will consist of three (3) available tenant spaces on each side. Each tenant space is to measure 9" x 4'- 6" maximum. One sign will be located near entrance from Mountain Ave. and the other off 6th Street. These available spaces will be reserved for major tenants and must be approved by the Property Owner. Allotment of such panels is at Property Owner's sole discretion. A full description of these signs is referenced in the approved Sign Program Exhibits Sheet 8 of 10.

b) Tower Sign:

The shopping center will provide one (1) d/f center tower sign for the development. The maximum height of the tower sign shall not exceed 60'. This sign will consist of three (3) available tenant spaces on each side. Each tenant space is to measure 2'- 10" x 10'- 0". The tower sign will be located at the northwest corner of property and is affixed to roof of Building "C" as shown on site plan of Sign Program Exhibits Sheet 1 of 10. These available spaces will be reserved for major tenants and must be approved by the Property Owner. Allotment of such panels is at Property Owner's sole discretion. A full description of this sign is referenced in the approved Sign Program Exhibits Sheet 9 of 10.

II. Tenant Signage for Buildings “A” & “B”:

Each tenant shall be allowed at least one (1) wall mounted building sign. Tenants which have street frontage on more than one street or businesses that have frontage facing the Pocket Garden shall be allowed to have one (1) additional wall mounted building sign. Tenants with end-caps that have street frontage shall be allowed to have one (1) additional wall mounted building sign. All signs shall be subject to City of Ontario and Property Owner Design approval. Refer to Sign Program Exhibits Sheet 1 of 10 for site reference and Sheets 2-3 of 10 for elevation references.

Maximum letter height for Buildings “A” & “B” is 24”. The length of said signs shall not exceed 70% of tenant frontage or 50 total s.f. whichever is less. For tenants with two (2) rows of copy, the combined maximum height shall be limited to 24”. Letters shall not project more than 8” from face of structure said sign is attached to. Signs shall consist of internally illuminated individual letters unless written approval is obtained by City or Property Owner. Signs shall be in accordance with criteria contained within this program.

III. Tenant Signage for Building “C”:

Each tenant shall be allowed at least one (1) wall mounted building sign. Tenants that have street frontage on more than one street shall be allowed to have one (1) additional wall mounted building sign. Tenants with end-caps that have street frontage shall be allowed to have one (1) additional wall mounted building sign. All signs shall be subject to City of Ontario and Property Owner Design approval. Refer to Sign Program Exhibits Sheet 1 of 10 for site reference and Sheets 4 of 10 for elevation reference.

Maximum letter height for Building “C” is 36” for major tenants (6,500 s.f. or more) and end-cap restaurants. All others are limited to 24” maximum letter height. For major tenants and end-cap restaurants with two (2) rows of copy, the combined maximum overall sign height shall be limited to 36”. For all others, maximum sign height is 30”. The length of said signs shall not exceed 70% of tenant frontage or 70 total s.f. whichever is less. Letters shall not project more than 8” from face of structure said sign is attached to. Signs shall consist of internally illuminated individual letters unless written approval is obtained by City or Property Owner. Signs shall be in accordance with criteria contained within this program.

Ancillary users (leasing space within major user), are permitted and limited to one (1) sign per building frontage not to exceed 18” in letter height. All such signs are subject to City and Property Owner approval.

IV. Tenant Signage for Building “D”:

Tenant shall be allowed at least two (2) wall mounted building signs. If tenant has street frontage they shall be allowed to have one (1) additional wall mounted building sign. All signs shall be subject to City of Ontario and Property Owner Design approval. Refer to Sign Program Exhibits Sheet 1 of 10 for site reference and Sheets 5 of 10 for elevation reference.

Maximum letter height for Building “D” is 36”. The length of said signs shall not exceed 70% of tenant frontage or 50 total s.f. whichever is less. For tenant with two (2) rows of copy, the combined maximum height shall be limited to 36”. Letters shall not project more than 8” from face of structure said sign is attached to. Signs shall consist of internally illuminated individual letters unless written approval is obtained by City or Property Owner. Signs shall be in accordance with criteria contained within this program.

V. Tenant Signage for Building “E”:

Tenants will be allowed signage in the locations illustrated in Sign Program exhibits as shown on Sheet 6 of 10. Allotment of tower signage is to be at discretion of Property Owner. Lower level signage is reserved for entry occupant only. Signage will be restricted to the South (frontage on Sixth), North, & West. The West (main) elevation will feature signage on both the upper and lower level while the North & South elevations will consist of upper level only. All signs shall be subject to City of Ontario and Property Owner Design approval. Refer to Sign Program Exhibits Sheet 1 of 10 for site reference and Sheets 6 of 10 for elevation reference. Note: Lower level B1 sign will be approved on the condition that property owner provides an entry at that location.

Maximum letter height for upper level tower signage at Building “E” is 36”. Maximum letter height for Sign A “Urgent Care” is 30”. The length of said signs shall not exceed 70% of tenant frontage or 50 total s.f. whichever is less. For tenants with two (2) rows of copy, the combined maximum height shall be limited to 36”. Maximum letter height for lower level signage at Building “E” is 24”. For tenants with two (2) rows of copy, the combined maximum height shall be limited to 24”. The length of said signs for B1 & B2 shall not exceed 70% of entry doors and windows or 30 total s.f. whichever is less.

Sign B1 shall be installed on background panel or wireway to avoid excessive damage to tile wall. B2 sign to be mounted to top of existing canopy on wireway to house electrical and letter support. Power supplies to be mounted inside low profile housing behind wireway and obscured from view. Wireways, background panels, and power supply housing shall be painted to blend into background wall and/or canopy as to have limited visibility. Electrical conduit to be obscured. Letters shall not project more than 8” from face of structure said sign is attached to. Signs shall consist of internally illuminated individual letters unless written approval is obtained by City or Property Owner. Signs shall be in accordance with criteria contained within this program.

VI. Tenant Signage for Building “F”:

Each tenant shall be allowed at least one (1) wall mounted building sign. Tenants which have street frontage facing 6th Street shall be allowed to have one (1) additional wall mounted building sign. All signs shall be subject to City of Ontario and Property Owner Design approval. Refer to Sign Program Exhibits Sheet 1 of 10 for site reference and Sheets 7 of 10 for elevation reference.

Maximum letter height for Building “F” is 24”. The length of said signs shall not exceed 70% of

tenant frontage or 50 total s.f. whichever is less. For tenants with two (2) rows of copy, the combined maximum height shall be limited to 24". Letters shall not project more than 8" from face of structure said sign is attached to. Signs shall consist of internally illuminated individual letters unless written approval is obtained by City or Property Owner. Signs shall be in accordance with criteria contained within this program.

Additional Signage:

Each tenant shall be permitted to place vinyl lettering on entry door to provide store name and hours of operation. Lettering to not exceed 4 s.f. total. Vinyl color shall be white or frosted crystal. Variations must have written consent from City and Property Owner.

Promotional or special event signs such as banners or flags shall be in conformance with the City of Ontario and will require a Temporary Sign Permit. Property Owner must approve said sign prior to submission to City.

Guidelines:

Individual channel letters to consist of face-lit or halo-lit type illumination. Letters to be illuminated by neon or LED electrical components.

Letters to be constructed of .063 aluminum returns with .080 aluminum backs.

All signage materials to be compatible with exterior building elevation colors, materials, finishes, etc. and to be of high quality fabrication.

Letters to be flush-mounted or pegged off wall 1 1/2". All electrical wiring, connectors, transformers, etc. shall be concealed within building fascia. Exposed raceways are prohibited. All electrical components and service to sign shall be concealed. Low profile wire ways and power supply housing is allowed on canopy style installs as long as such housing is obstructed from view.

In cases where the assigned sign location is located on a slate tile façade, the use of a thin (1.5 inch thick) will be allowed behind letters to diminish damage to tile. Said panel shall be larger both vertically and horizontally than the sign.

All metal surfaces shall be primed and painted to match colors as specified in design drawings as approved by City of Ontario and Property Owner.

Individual letter styles are allowed with written consent from Property Owner.

Trademark logos are allowed with provided registration and with approved design drawings provided to Property Owner. Logos must fit within established sign criteria size requirements for specific buildings.

All manufacture's labels to not be visible unless otherwise noted and/or required by code. All signs to be equipped with UL and company labels.

All electrical signs and installation must comply with all local building and electrical codes and requirements.

All bolts, fasteners, clips, etc. shall be stainless steel, aluminum, brass, bronze or other non-corrosive materials.

Any damage caused to signs and/or building during installation shall be repaired and/or replaced at sole expense of sign contractor.

Tenant is responsible for any and all service, maintenance, and upkeep of their signs.

Signs not installed in strict accordance with previously approved plans and specifications shall be immediately corrected by tenant, at tenant's cost and expense. If not corrected within fifteen (15) days, sign may be removed or corrected by Property Owner at tenant's expense.

Upon removing any sign, tenant shall, at its own expense, repair any damage to wall or surface created by removal and return area to its original condition. All debris from install or removal shall be promptly removed from site.

Tenant is responsible for electrical connection to signs. Electrical shall be to tenant's meter and connected to time clock provided by tenant. Time clock hours shall be subject to Property Owner approval.

Freestanding signage to be integrated with surrounding landscape and to blend with shopping center design and architecture.

Submittal Requirements:

All building and freestanding sign size, location, colors, materials, etc. to be contained within this Master Sign Program and illustrated in Master Sign Program Exhibits. Please refer to specific exhibits for such references.

Each tenant shall submit to the Property Owner for written approval before fabrication, not less than three (3) copies of proposed sign exhibits indicating the location, size, materials, colors and method of attachment. If approved, three (3) stamped sets of exhibits must be submitted to the City Planning Department for review and approval prior to fabrication.

Tenant is responsible for obtaining all required Property Owner and City approvals, permits, and licenses at tenant's expense.

PLANNING DEPT
APPROVED

Permit No. PSGP12-004
By: CBurden
Date: 8/20/12

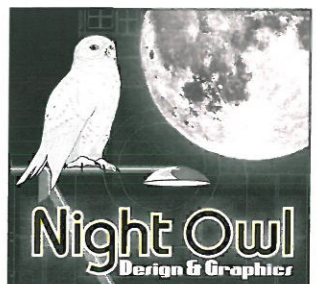
THE GATEWAY

At Mountain Village



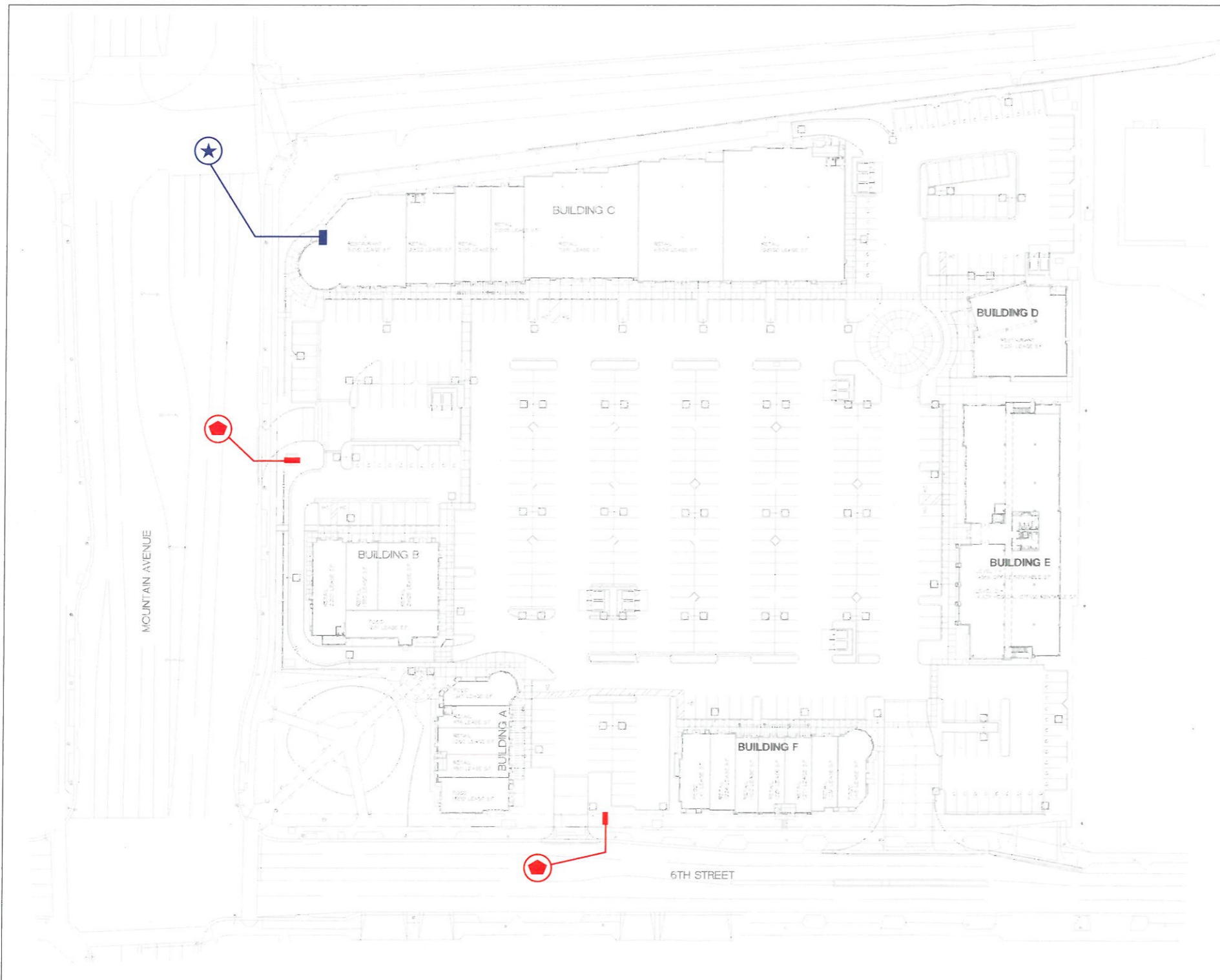
EXTERIOR SIGN PROGRAM PACKAGE

SIGN MODIFICATION 8.19.12



PROPOSED SITE PLAN AND CENTER LAYOUT - THE GATEWAY AT MOUNTAIN VILLAGE

SHOPPING CENTER PLAN



VICINITY MAP



SIGN ELEVATION REFERENCE

BUILDING:	SHEET:
#A	PAGE 2
#B	PAGE 3
#C	PAGE 4
#D	PAGE 5
#E	PAGE 6
#F	PAGE 7

FREESTANDING:	
MONUMENTS	PAGE 8
TOWER SIGN	PAGE 9

 **TOWER SIGN LOCATION**

 **MONUMENT SIGN LOCATIONS**



CLIENT: **Mountain Sixth Assoc., LLC**
 ADDRESS: **Gateway @ Mountain Village**
 CITY/STATE: **Ontario, CA 91762**
 JOB #: **RR-Gateway**
 DATE: **06/01/04** REVISED: **04/17/12**

SCOPE OF WORK

1. Original sign program rcv'd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD, SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.

PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BLDG. #A

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

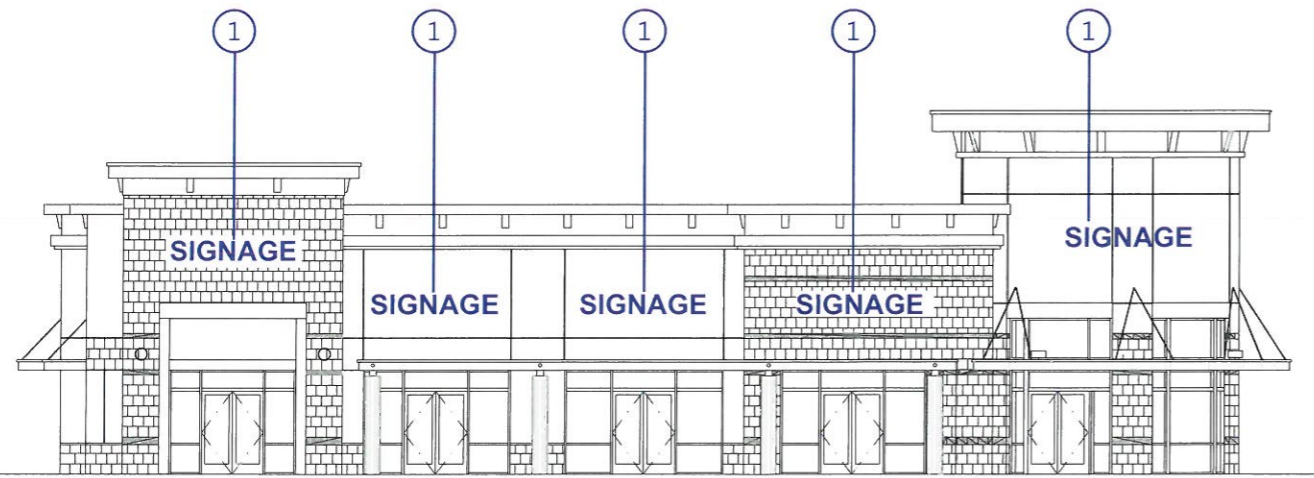
APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO	
INSTALLER:	T.B.D.
ELECTRICAL:	T.B.D.
LANDSCAPE:	T.B.D.



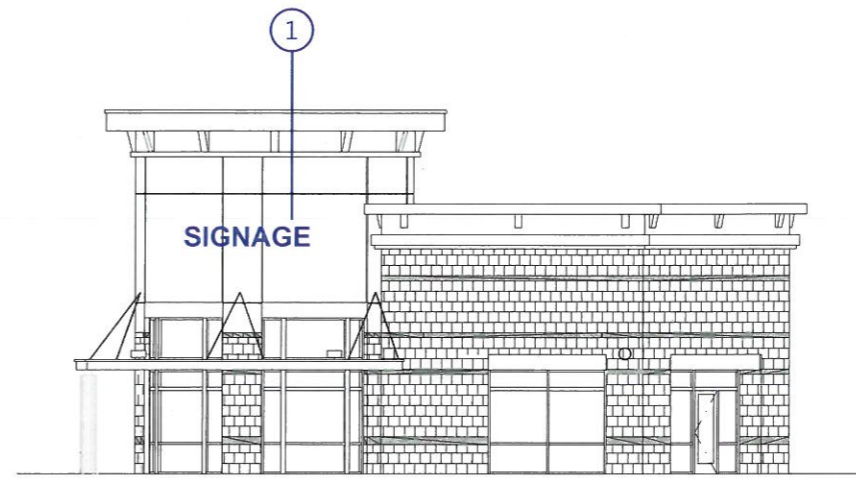
631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.



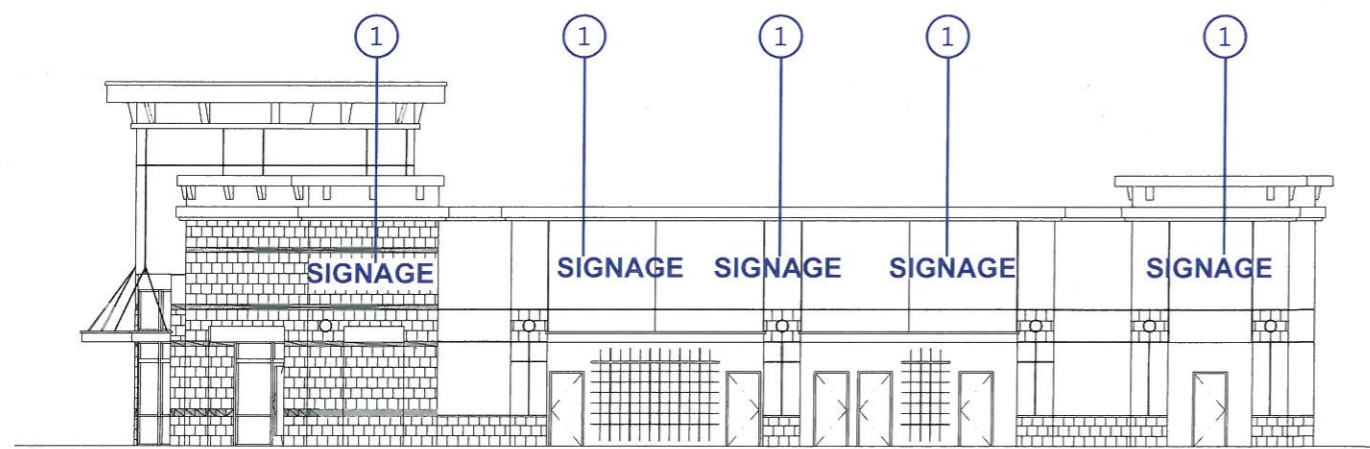
EAST ELEVATION:
N.T.S.

PROPOSED 24" MAX TENANT BUILDING SIGNAGE FOR BUILDINGS #A & #B. ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.

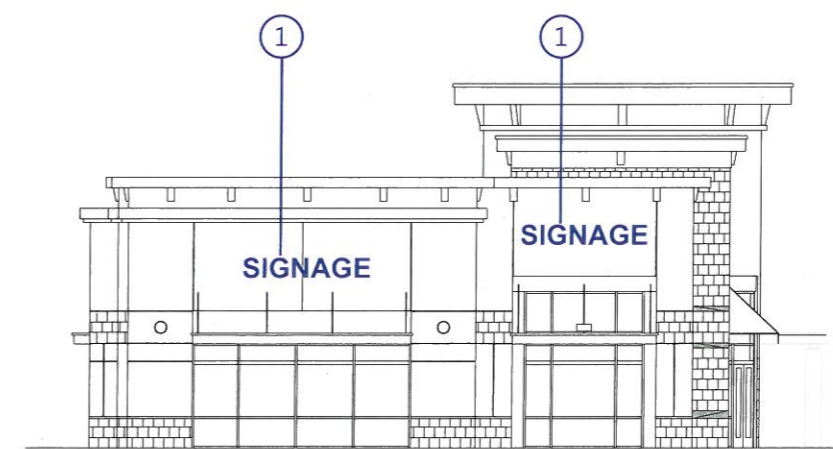


NORTH ELEVATION:
N.T.S.

BUILDING SIGN LETTER SIZE BREAKDOWN	
1	24" BUILDING SIGN LETTERS
2	30" BUILDING SIGN LETTERS
3	36" BUILDING SIGN LETTERS



WEST ELEVATION:
N.T.S.



SOUTH ELEVATION:
N.T.S.

PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BLDG. #B

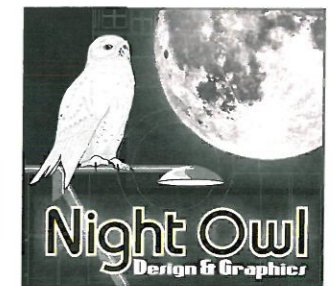
CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

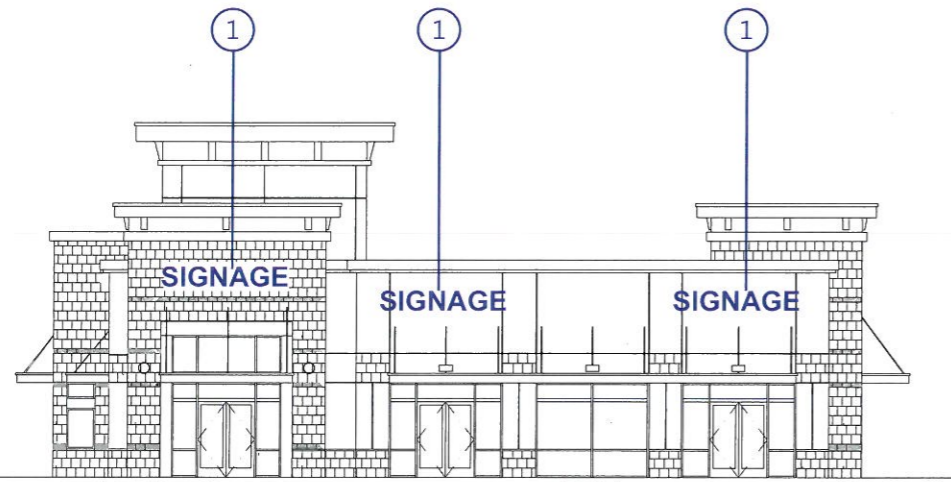
APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO	
INSTALLER:	T.B.D.
ELECTRICAL:	T.B.D.
LANDSCAPE:	T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

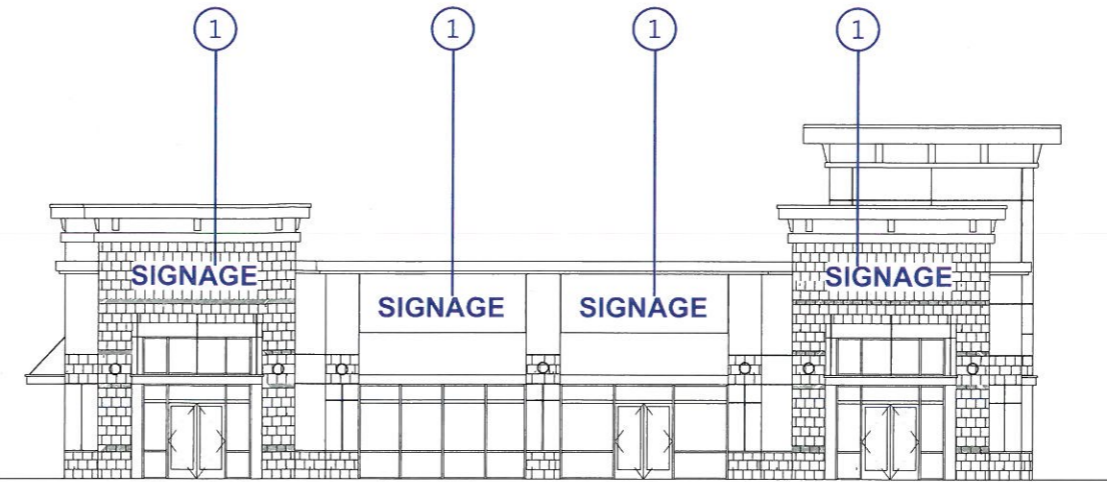
THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL DSG.



FRONTAGES FOR BUILDINGS #A & #B ON MOUNTAIN AVENUE
 112'-8"

EAST ELEVATION:
 N.T.S.

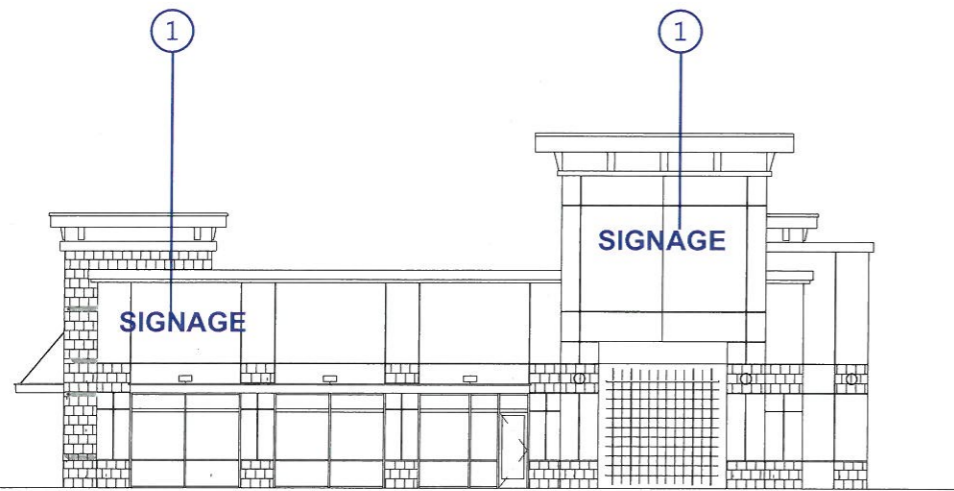
PROPOSED 24" MAX TENANT BUILDING SIGNAGE FOR BUILDINGS #A & #B. ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.



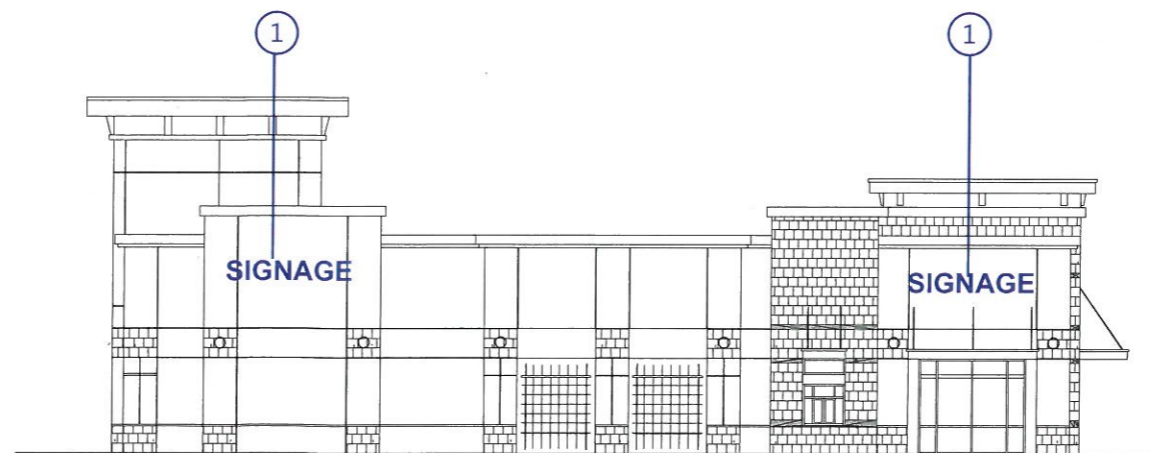
NORTH ELEVATION:
 N.T.S.

BUILDING SIGN LETTER SIZE BREAKDOWN

- ① 24" BUILDING SIGN LETTERS
- ② 30" BUILDING SIGN LETTERS
- ③ 36" BUILDING SIGN LETTERS



WEST ELEVATION:
 N.T.S.



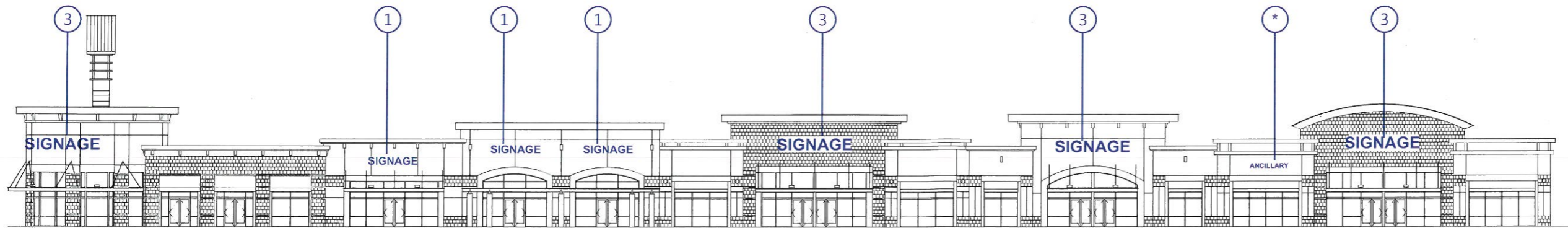
SOUTH ELEVATION:
 N.T.S.

PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BLDG. #C

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

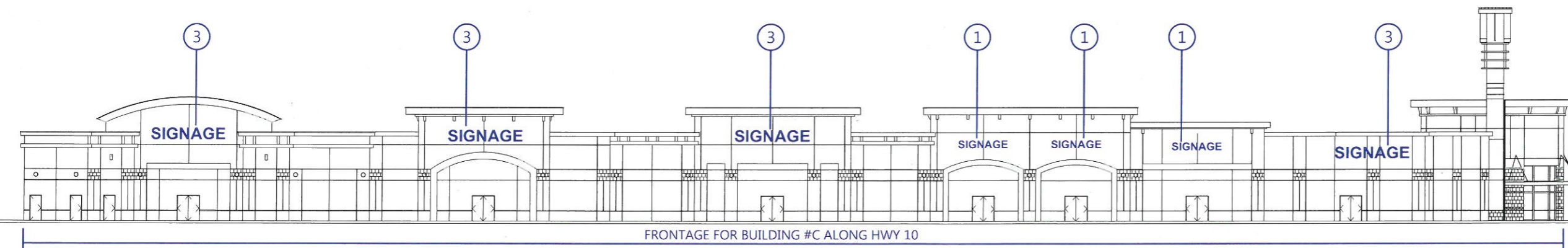
SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.



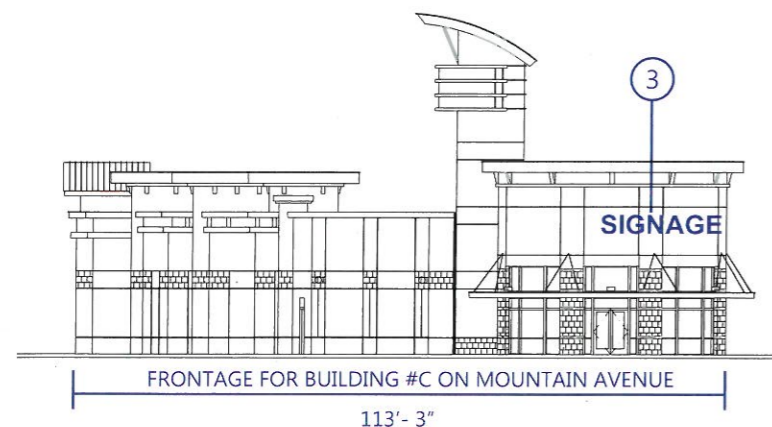
SOUTH ELEVATION:
N.T.S.

PROPOSED 36" MAX TENANT BUILDING SIGNAGE FOR BUILDING #C. MAJOR TENANTS OF AT LEAST 6,500 S.F. & RESTAURANTS SHALL BE ALLOWED TO HAVE 36" LETTERS WHILE ALL OTHERS ARE RESTRICTED TO 24". ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.



NORTH ELEVATION:
N.T.S.

438'-0"



WEST ELEVATION:
N.T.S.

113'-3"

BUILDING SIGN LETTER SIZE BREAKDOWN

- ① 24" BUILDING SIGN LETTERS
- ② 30" BUILDING SIGN LETTERS
- ③ 36" BUILDING SIGN LETTERS
- * 18" ANCILLARY SIGN LETTERS (MAJOR TENANTS ONLY)

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

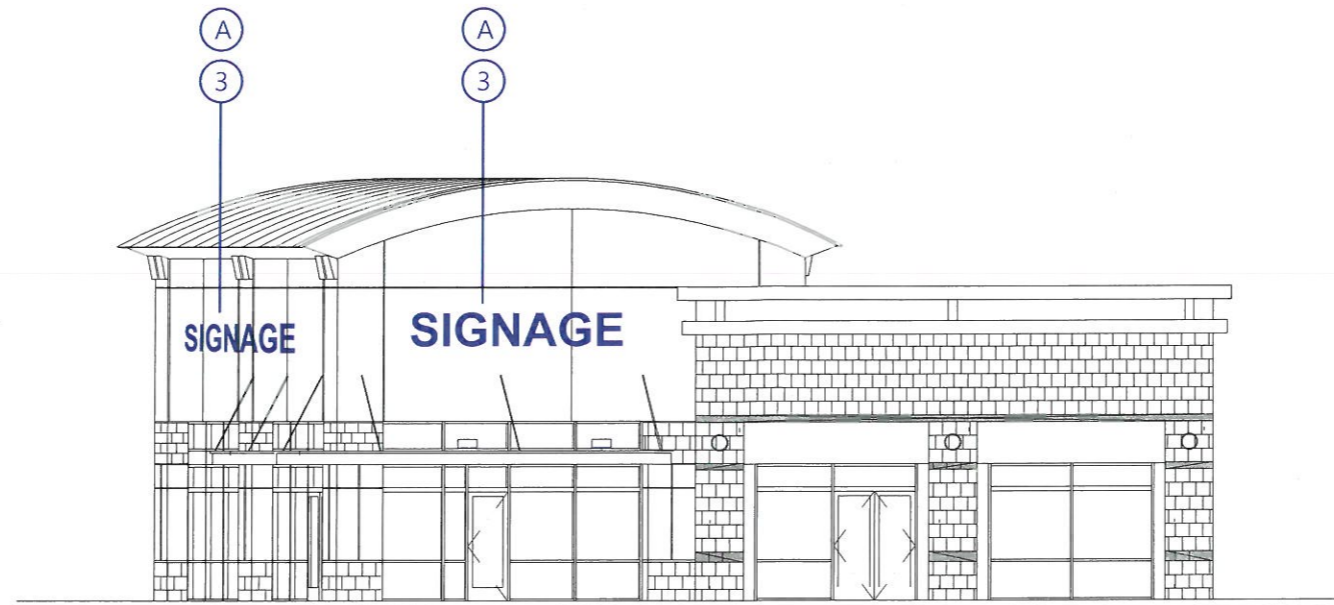
INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.

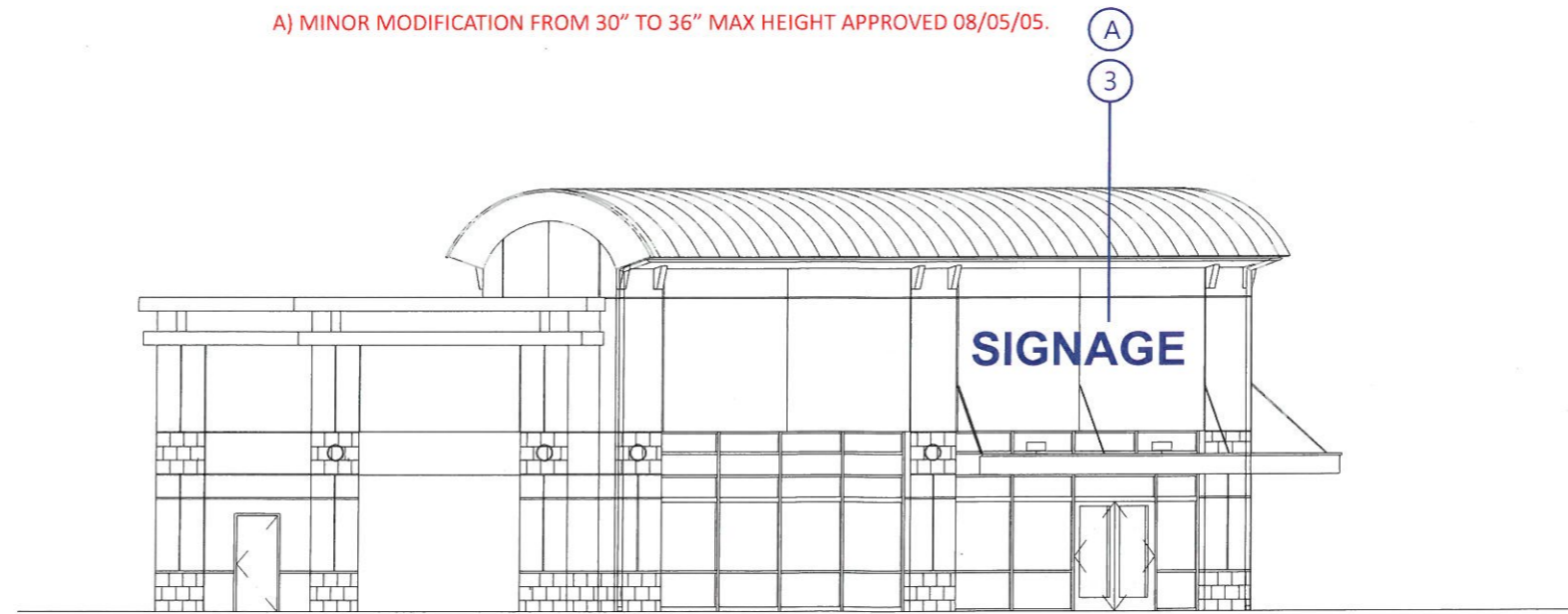
PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BUILDING #D



WEST ELEVATION:
N.T.S.

PROPOSED 36" MAX TENANT BUILDING SIGNAGE FOR BUILDING #D. ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.

A) MINOR MODIFICATION FROM 30" TO 36" MAX HEIGHT APPROVED 08/05/05.



NORTH ELEVATION:
N.T.S.

BUILDING SIGN LETTER SIZE BREAKDOWN

- ① 24" BUILDING SIGN LETTERS
- ② 30" BUILDING SIGN LETTERS
- ③ 36" BUILDING SIGN LETTERS

CLIENT: **Mountain Sixth Assoc., LLC**
 ADDRESS: **Gateway @ Mountain Village**
 CITY/STATE: **Ontario, CA 91762**
 JOB #: **RR-Gateway**
 DATE: **06/01/04** REVISED: **04/17/12**

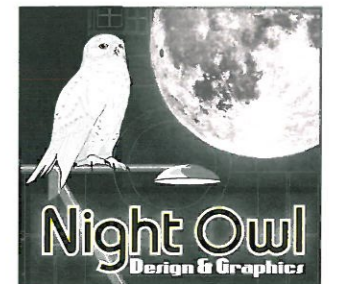
SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

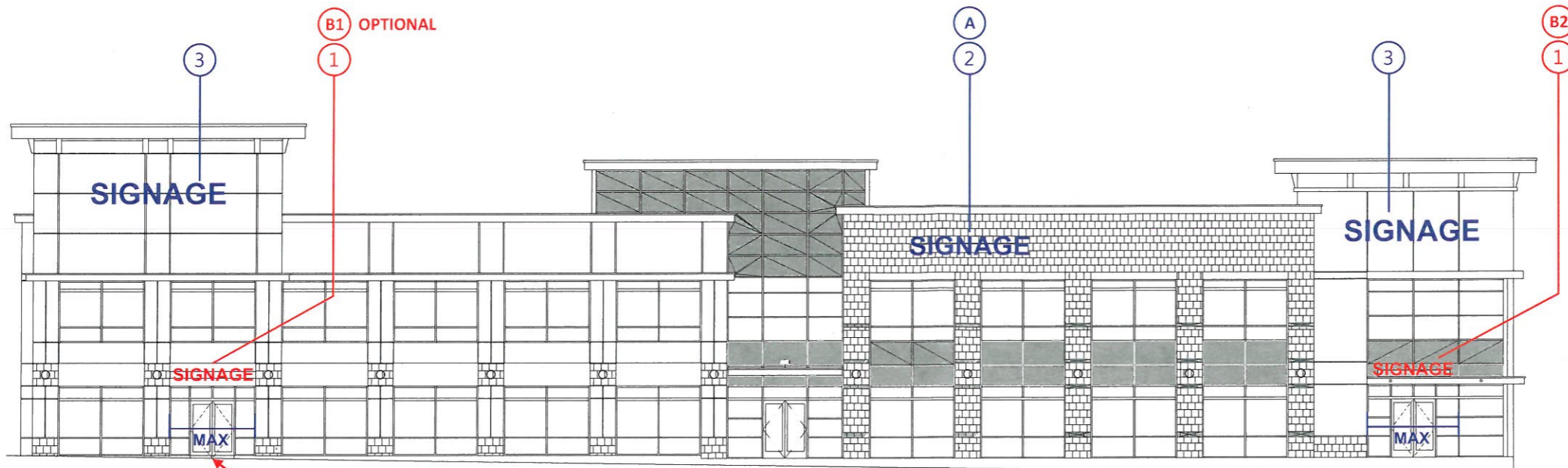
INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAFTING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.

PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BUILDING #E



WEST ELEVATION:
N.T.S.

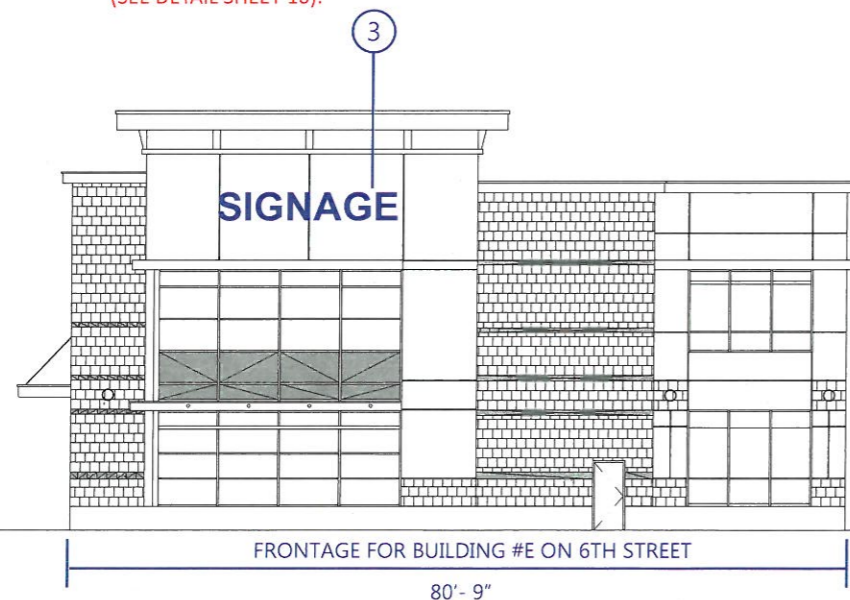
PROPOSED FUTURE ENTRANCE (SEE SHEET A1 FOR LANDSCAPE PLAN)

PROPOSED 36" MAX TENANT BUILDING SIGNAGE FOR BUILDING #E. ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.

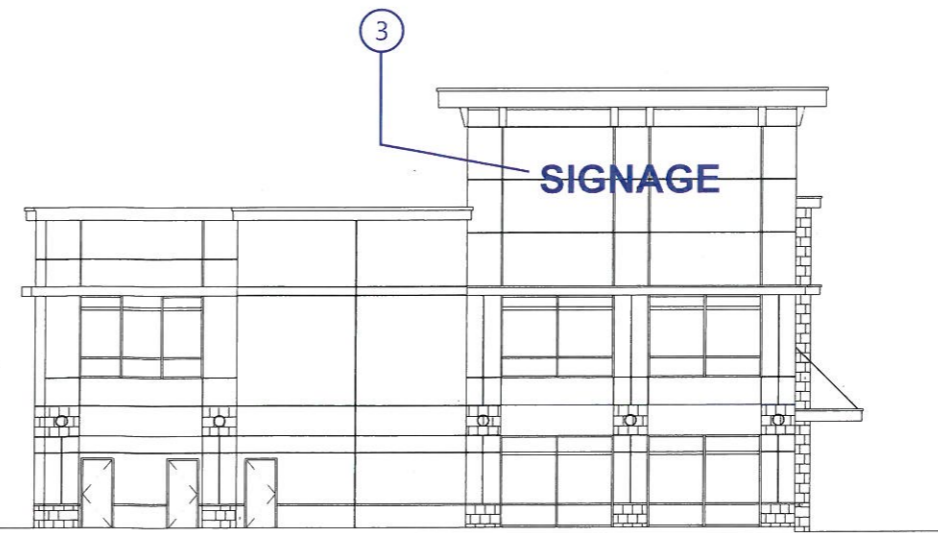
- A) PREVIOUS MINOR MODIFICATION TO INCLUDE 30" MAX ADDITIONAL SIGNAGE ON WEST ELEVATION FOR PUBLIC SAFETY. APPROVED ON 05/08/08. LETTERS MUST READ "URGENT CARE". DUE TO BACKGROUND TILE MATERIAL SIGNAGE MUST BE PLACED ON WIREWAY OR BACKGROUND PANEL.
- B1) NEW PROPOSED MODIFICATION TO INCLUDE 24" TENANT SIGNAGE TO 1ST STORY TENANT(S). SIGN AS SHOWN APPROVED WHEN PROPERTY OWNER PROVIDES FUTURE ENTRY. SIGN TO BE HOUSED ON WIREWAY PAINTED TO MATCH BACKGROUND AND NOT TO EXCEED 70% IN LENGTH OF ENTRY DOORS & WINDOWS. WIREWAY TO CONCEAL ALL ELECTRICAL.
- B2) NEW PROPOSED MODIFICATION TO INCLUDE 24" TENANT SIGNAGE TO 1ST STORY TENANT(S). SIGN TO BE HOUSED ON CUSTOM WIREWAY PAINTED TO BLEND INTO BACKGROUND. WIREWAY TO BE MOUNTED TO TOP OF EXISTING CANOPY FEATURE AND HOUSE ELECTRICAL AND POWER SUPPLIES (SEE DETAIL SHEET 10).

BUILDING SIGN LETTER SIZE BREAKDOWN

- 1 24" BUILDING SIGN LETTERS
- 2 30" BUILDING SIGN LETTERS
- 3 36" BUILDING SIGN LETTERS



SOUTH ELEVATION:
N.T.S.



NORTH ELEVATION:
N.T.S.

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 08/19/12

SCOPE OF WORK

1. Original sign program rcv'd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	07/09/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

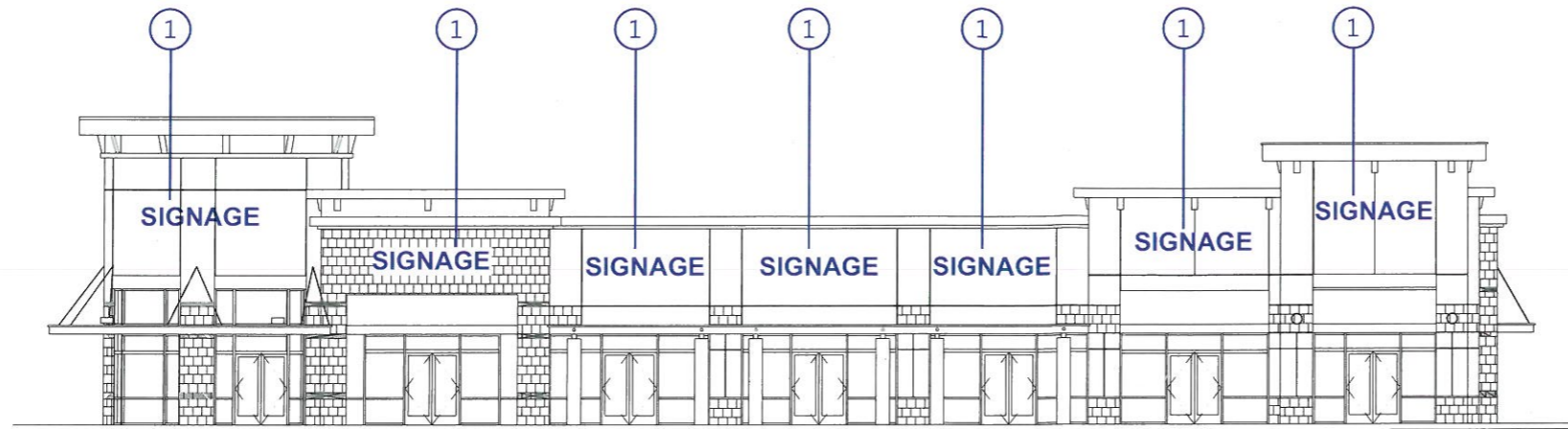
INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

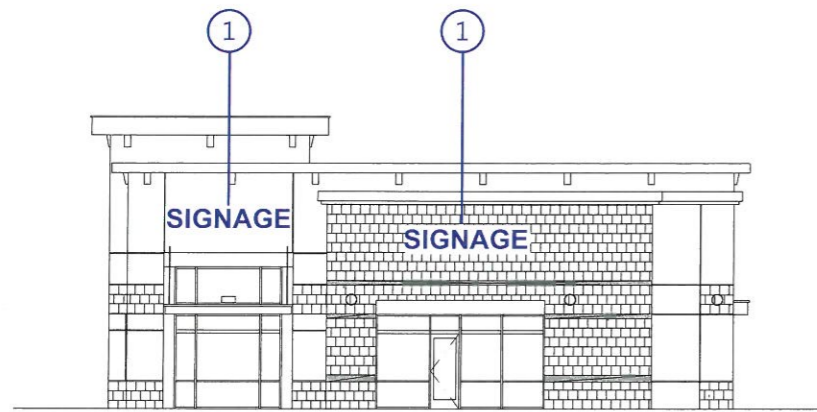
THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.

PROPOSED BLDG. SIGN LAYOUT AND LOCATIONS - BUILDING #F



NORTH ELEVATION:
N.T.S.

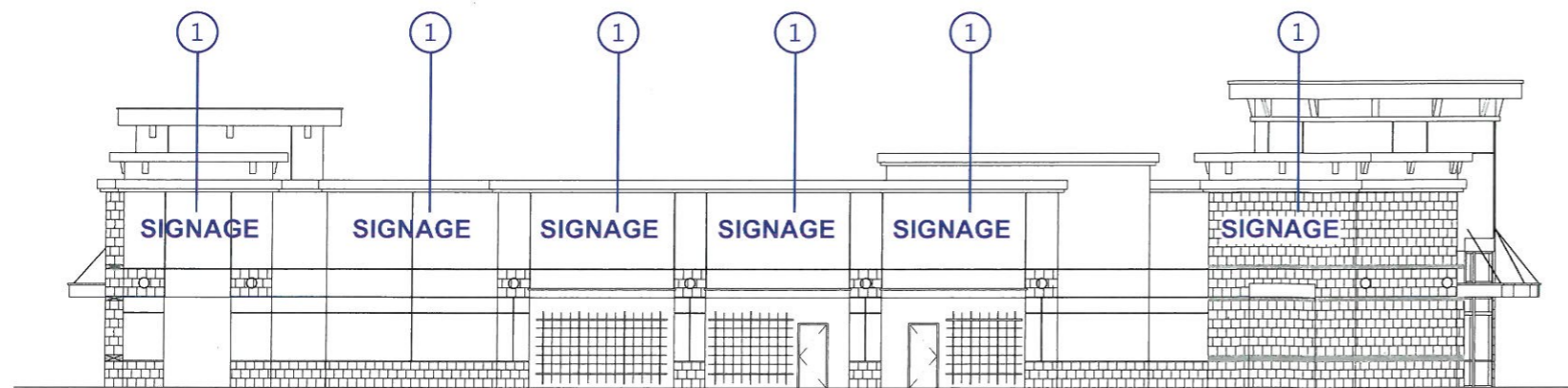
PROPOSED 24" MAX TENANT BUILDING SIGNAGE FOR BUILDING #F. ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTERS AND/OR LOGOS INTERNALLY ILLUMINATED W/ NEON OR L.E.D. TYPE COMPONENTS. SIGNS CAN BE FACE AND HALO-LIT TYPE ILLUMINATION.



WEST ELEVATION:
N.T.S.



EAST ELEVATION:
N.T.S.



FRONTAGE FOR BUILDING #F ON 6TH STREET

153'-0"

SOUTH ELEVATION:
N.T.S.

BUILDING SIGN LETTER SIZE BREAKDOWN

- ① 24" BUILDING SIGN LETTERS
- ② 30" BUILDING SIGN LETTERS
- ③ 36" BUILDING SIGN LETTERS

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAFTING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL DSG.

PROPOSED CENTER IDENTIFICATION MONUMENT SIGN LAYOUTS & DETAILS

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

SIGN CAP: ALUMINUM CANOPY TO BE PAINTED TO MATCH ARCHED CANOPIES IN SHOPPING CENTER. CAP TO BE EQUIPPED WITH SUPPORT BAR.

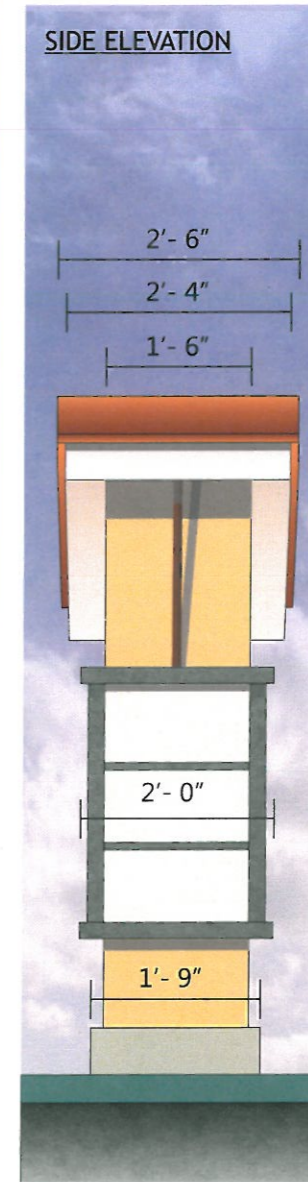
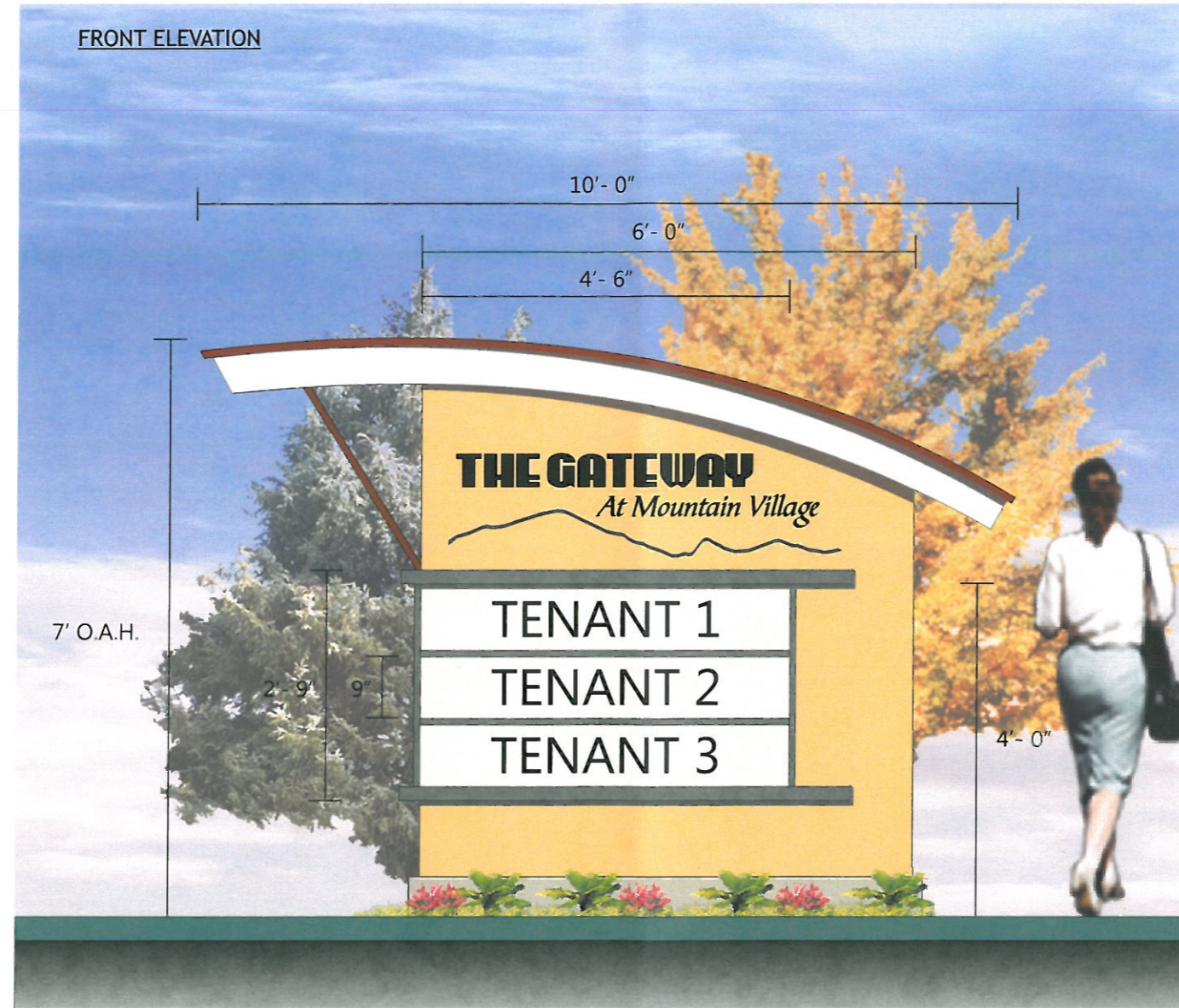
CENTER ID: ALUMINUM FACE WITH ROUTED COPY BACKED WITH ACRYLIC AND DAY/NIGHT TRANSLUCENT VINYL.

TENANT PANELS: ALUMINUM SIGN CABINET PANELS PAINTED TO MATCH SHOPPING CENTER WITH SMOOTH TEXTURE FINISH. FACES TO BE ROUTED WITH PUSH-THRU ACRYLIC AND TRANSLUCENT VINYL. PANELS TO HAVE RETAINERS AND DIVIDER BARS FOR ACCESS. COLORS TO VARY FROM TENANT.

MONUMENT BODY: PAINTED AND TEXTURED TO MATCH ELEMENTS DESIGNED AND USED IN SHOPPING CENTER AND BUILDING ARCHITECTURE.

MONUMENT BASE: CONCRETE BASE TO MATCH CENTER BUILDING ELEVATIONS COLOR, TEXTURE, ETC.

SIGNS TO BE FLAGGED TOWARD 6TH STREET & MOUNTAIN AVENUE.



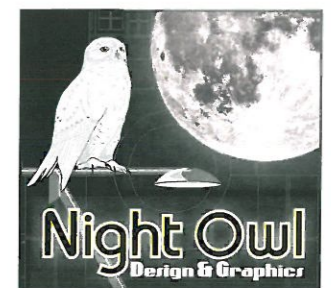
PROPOSED CENTER ID MONUMENT SIGNS

TWO SIGNS TOTAL REQUIRED

SCALE: 1/2" = 1'

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO	
INSTALLER:	T.B.D.
ELECTRICAL:	T.B.D.
LANDSCAPE:	T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.

PROPOSED CENTER IDENTIFICATION TOWER SIGN LAYOUT & DETAILS

SIGN CAP: ALUMINUM CANOPY TO BE PAINTED TO MATCH ARCHED CANOPIES IN SHOPPING CENTER WITH STANDING SEAM COPPER FINISH. CAP TO BE EQUIPPED WITH SUPPORT BAR.

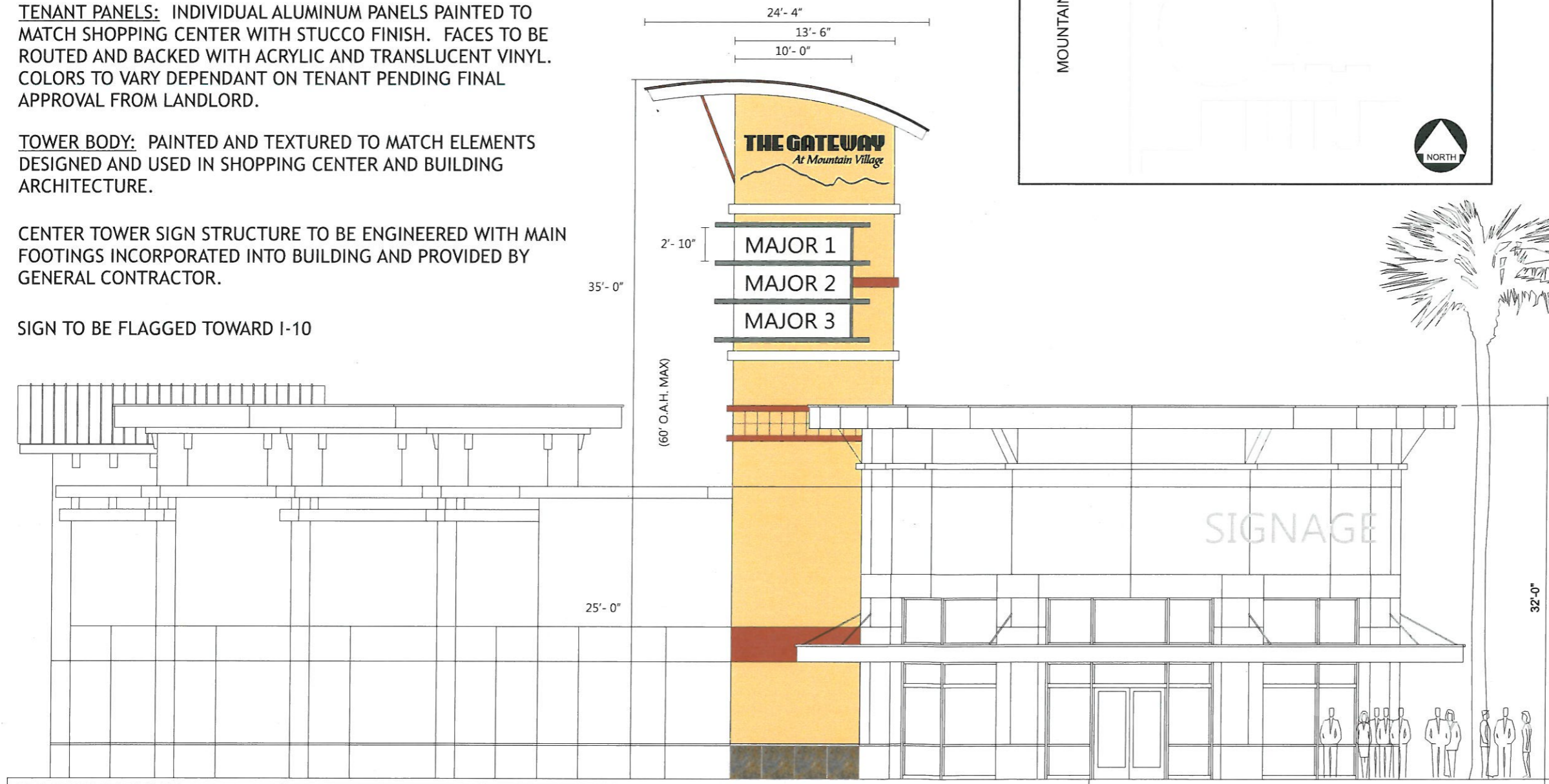
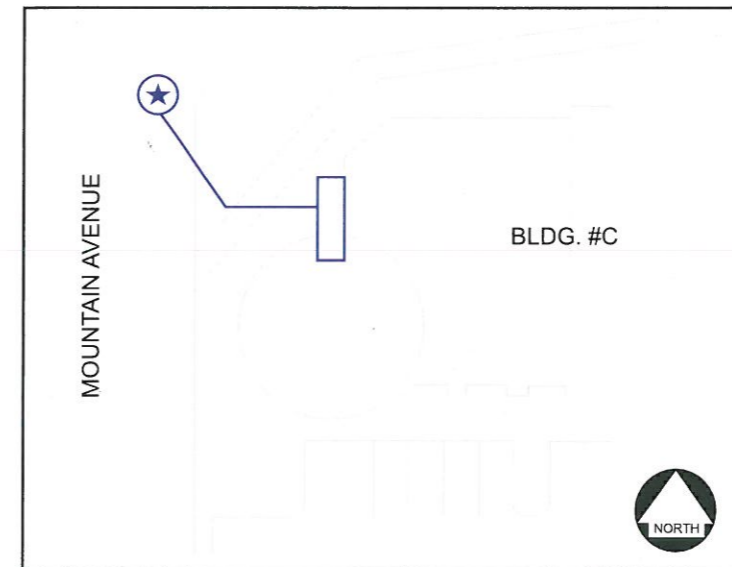
CENTER ID: ALUMINUM FACE WITH COPY TO BE 1" PUSH-THRU ACRYLIC INTERNALLY ILLUMINATED WITH FLUORESCENT TUBING.

TENANT PANELS: INDIVIDUAL ALUMINUM PANELS PAINTED TO MATCH SHOPPING CENTER WITH STUCCO FINISH. FACES TO BE ROUTED AND BACKED WITH ACRYLIC AND TRANSLUCENT VINYL. COLORS TO VARY DEPENDANT ON TENANT PENDING FINAL APPROVAL FROM LANDLORD.

TOWER BODY: PAINTED AND TEXTURED TO MATCH ELEMENTS DESIGNED AND USED IN SHOPPING CENTER AND BUILDING ARCHITECTURE.

CENTER TOWER SIGN STRUCTURE TO BE ENGINEERED WITH MAIN FOOTINGS INCORPORATED INTO BUILDING AND PROVIDED BY GENERAL CONTRACTOR.

SIGN TO BE FLAGGED TOWARD I-10



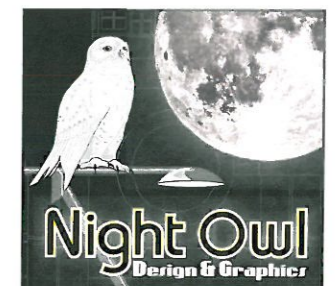
CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 04/17/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	04/17/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO	
INSTALLER:	T.B.D.
ELECTRICAL:	T.B.D.
LANDSCAPE:	T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jolue213@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL DSG.

PROPOSED CENTER ID TOWER SIGN FROM WEST ELEVATION

ONE TOTAL REQUIRED

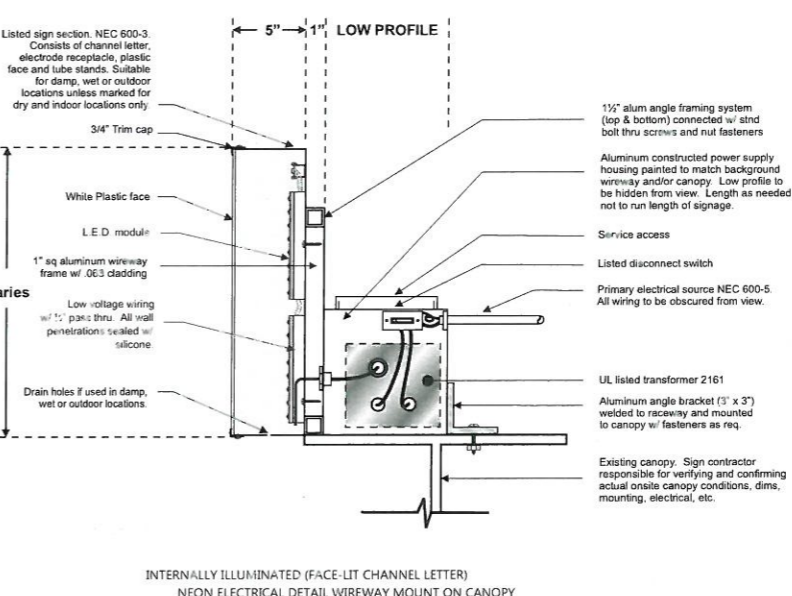
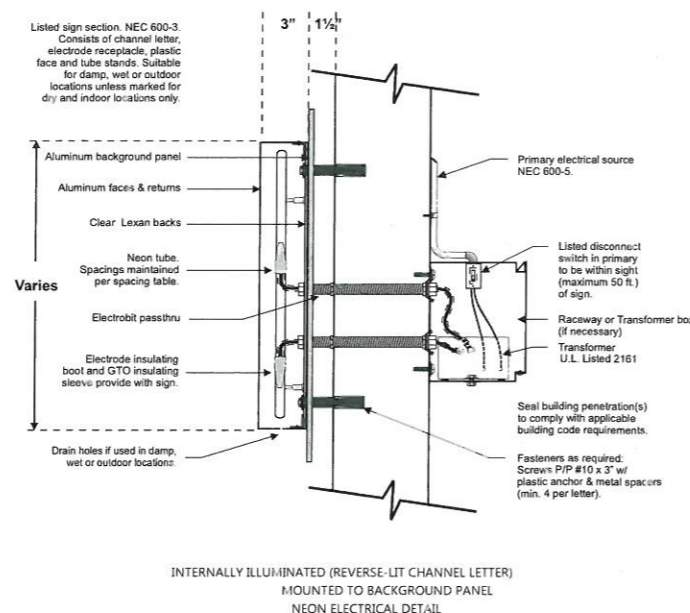
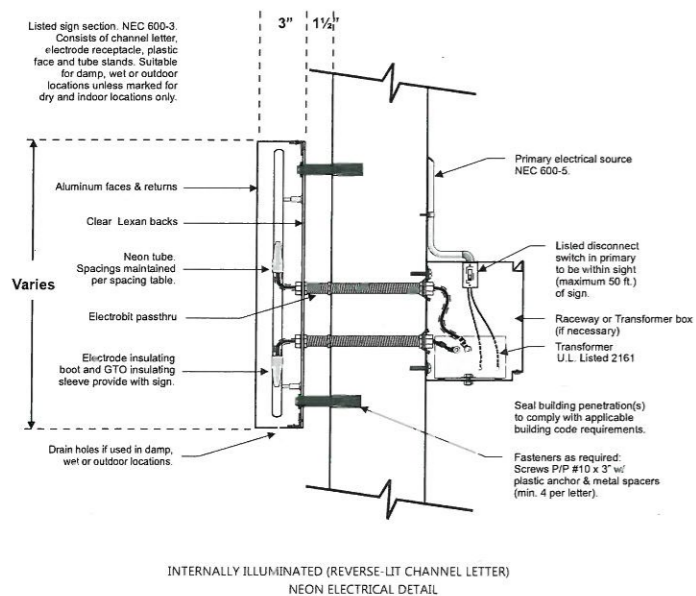
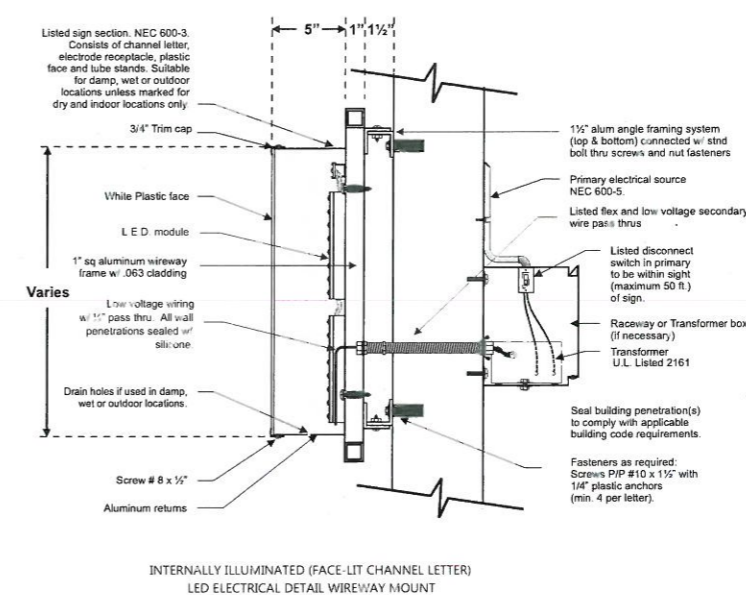
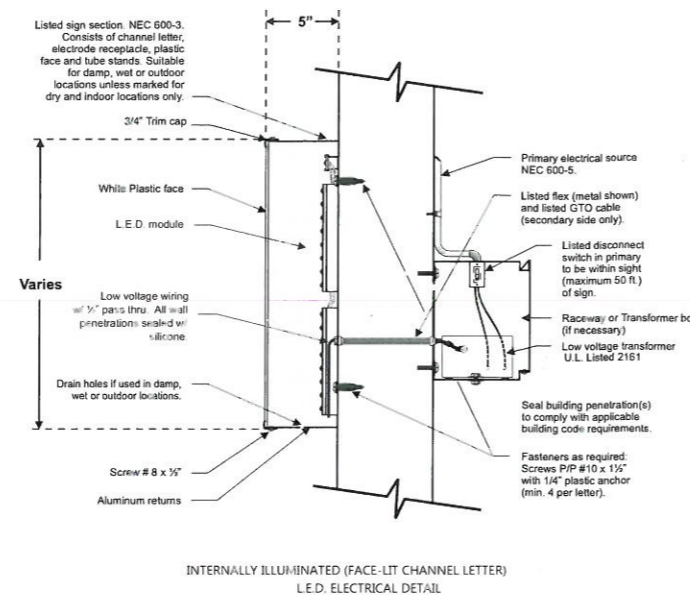
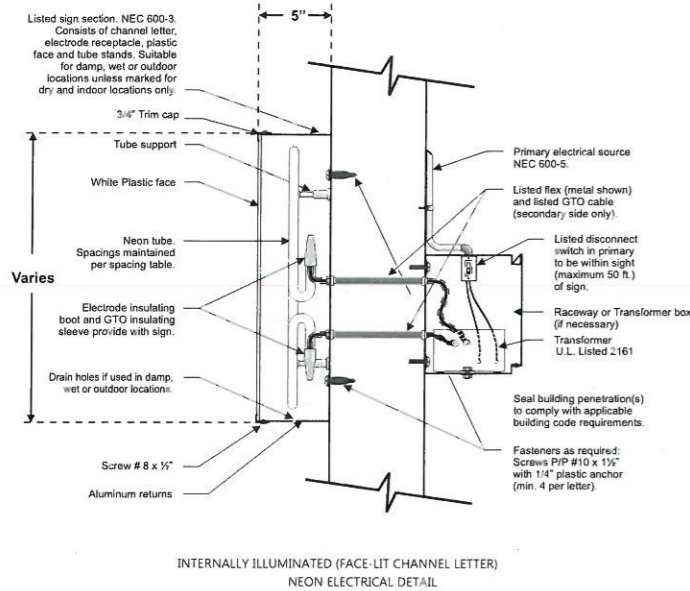
SCALE: 3/32" = 1'

PROPOSED GATEWAY CENTER AT MOUNTAIN VILLAGE SIGN PROGRAM DETAILS

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 07/09/12

SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.



PLEASE REFER TO SEPARATE SIGN PROGRAM GUIDELINES FOR COMPLETE CRITERIA.

ALL SIGNAGE MADE OF MATERIALS COMPATIBLE WITH EXTERIOR BUILDING ELEVATION COLORS, MATERIALS, FINISHES, ETC. AND BE OF HIGH QUALITY FABRICATION. THE SCALE AND SIGN SHALL BE PROPORTIONED AND COMPATIBLE WITH THE BUILDING'S ARCHITECTURAL CHARACTER.

ALL MANUFACTURER'S LABELS TO BE NOT VISIBLE UNLESS OTHERWISE NOTED AND REQUIRED BY CODE.

ALL ELECTRICAL SIGNS AND INSTALLATION MUST COMPLY WITH ALL LOCAL BUILDING AND ELECTRICAL CODES AND REQUIREMENTS. ALL ELECTRICAL COMPONENTS AND SERVICE TO SIGN TO BE CONCEALED. NO EXPOSED WIRING, RACEWAYS, BALLASTS, CONDUIT, TRANSFORMERS, ETC. UNLESS OTHERWISE NOTED.

ANY DAMAGE CAUSED DURING THE INSTALLATION OR REMOVAL OF SIGNS SHALL BE REPAIRED OR REPLACED BY THE SIGN CONTRACTOR.

ALL LETTERS SHALL BE MOUNTED AT LEAST 1/2" FROM BUILDING WALL TO ALLOW FOR PROPER WATER AND DIRT DRAINAGE. ALL BOLTS, FASTENERS, CLIPS, ETC. SHALL BE STAINLESS STEEL, ALUMINUM, BRASS, BRONZE OR OTHER NON-CORROSIVE MATERIALS.

SIGN MATERIALS SHALL BE OF HIGH QUALITY, DURABLE AND REQUIRE LOW MAINTENANCE.

WALL-MOUNTED SIGNS SHALL BE CONSTRUCTED OF INDIVIDUAL CHANNEL LETTER TYPE SIGNS. WALL-MOUNTED SIGNS SHALL NOT PROJECT MORE THAN 8" FROM FACE OF STRUCTURE SAID SIGN IS ATTACHED TO.

FREESTANDING SIGNAGE TO BE INTEGRATED WITH SURROUNDING LANDSCAPE AND TO BLEND WITH SHOPPING CENTER DESIGN AND ARCHITECTURE.

ANY COPY, SYMBOLS, OR OTHER INDICATIONS DISPLAYED ON ANY SIGN SHALL BE LIMITED TO NO MORE THAN FIVE (5) WORDS, SYMBOLS, LOGOS, ITEMS, ETC. AS DEEMED BY THE LANDLORD AND/OR CITY OF ONTARIO.

ALL BUILDING AND FREESTANDING SIGN SIZE, LOCATION, COLORS, MATERIALS, ETC. TO BE CONTAINED WITH SIGN PROGRAM AND ILLUSTRATED IN THESE PAGES. PLEASE REFER TO SPECIFIC SIGN PAGE FOR SUCH REFERENCES.

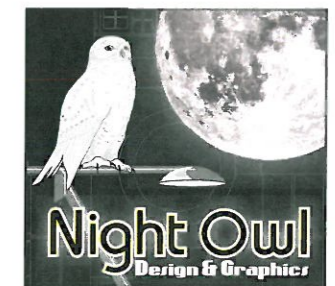
ALL CURRENT AND FUTURE TENANT SIGN PROPOSALS TO BE SUBJECT TO PROPERTY OWNER AND CITY OF ONTARIO REVIEW AND APPROVAL. INDIVIDUAL SIGN PERMITS ARE SOLE RESPONSIBILITY OF TENANT AND THEIR SIGN CONTRACTOR.

THE GOAL OF THE MASTER SIGN PROGRAM IS TO ENSURE AND DEVELOP A HIGH QUALITY VISUAL ENVIRONMENT, PROJECT IDENTITY AND COHESIVENESS FOR THE GATEWAY AT MOUNTAIN VILLAGE SHOPPING CENTER. PROPOSED SIGNAGE WITHIN THE PLANNING AREA SHALL CONFORM TO THESE SAID REGULATIONS.

THIS SIGN PROGRAM IS FOR PLANNING ILLUSTRATION ONLY. TENANTS RESPONSIBLE FOR OBTAINING INFO FROM LANDLORD FOR ANY BUILDING SPECIFICS OF MATERIALS AND/OR HARDWARE NECESSARY FOR SIGN INSTALLATIONS.

APPROVED BY	DATE
IN HOUSE	07/09/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO	
INSTALLER:	T.B.D.
ELECTRICAL:	T.B.D.
LANDSCAPE:	T.B.D.

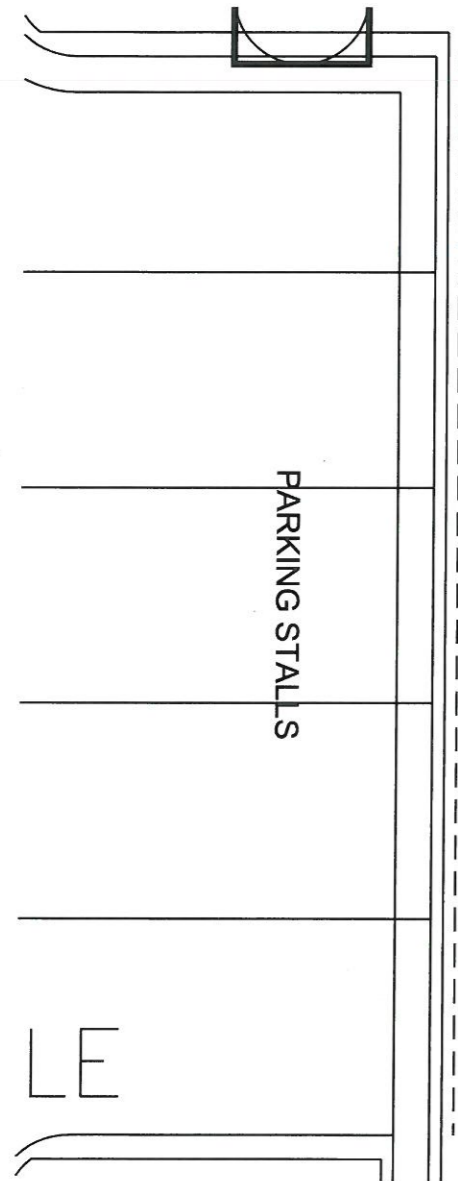


631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

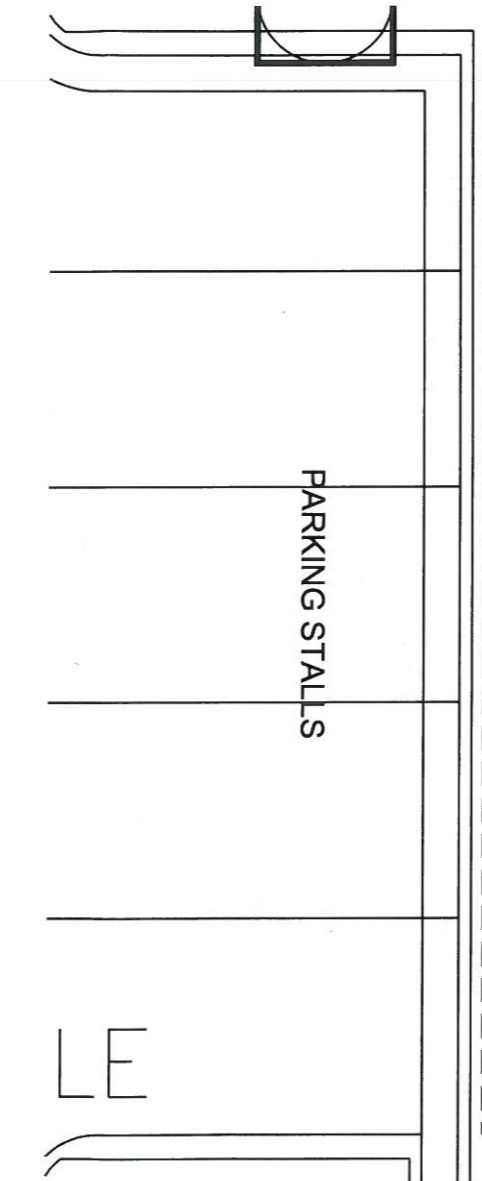
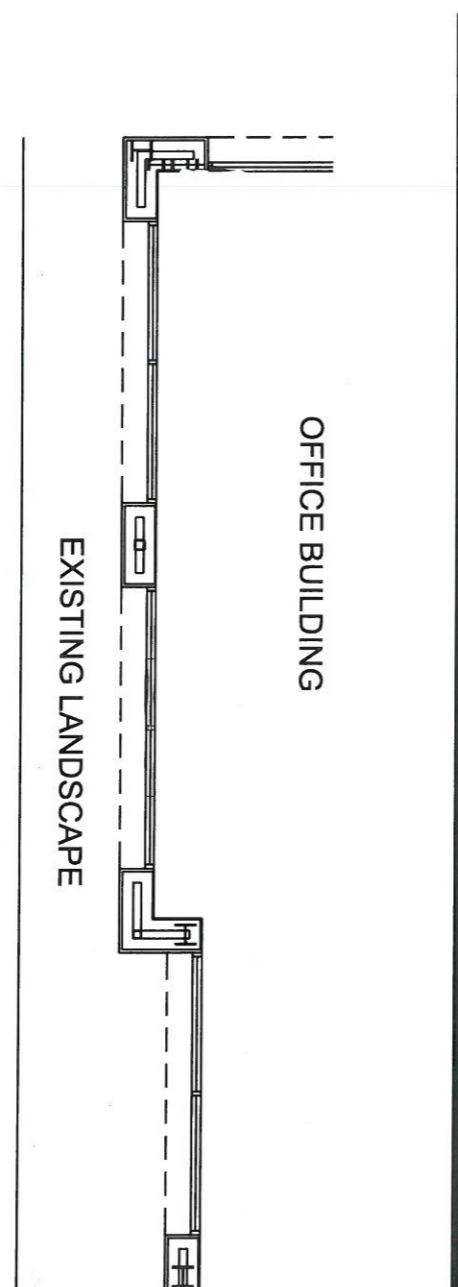
THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL DSG.

PROPOSED GATEWAY CENTER AT MOUNTAIN VILLAGE SIGN PROGRAM DETAILS

ADDENDUM SHEET SHOWING FUTURE ENTRANCE DETAILS FOR BUILDING "E"



EXISTING BUILDING & LANDSCAPE LAYOUT
SCALE: NO SCALE



PROPOSED FUTURE NEW ENTRY WITH LANDSCAPE LAYOUT
SCALE: NO SCALE

NOTE: B1 SIGN AS SHOWN ON SHEET 6 OF 10 APPROVED ON CONDITION THAT PROPERTY OWNER PROVIDES FUTURE ENTRY AS SHOWN ABOVE. NO SIGN IS ALLOWED PRIOR TO COMPLETION ON ENTRY.

CLIENT: Mountain Sixth Assoc., LLC
 ADDRESS: Gateway @ Mountain Village
 CITY/STATE: Ontario, CA 91762
 JOB #: RR-Gateway
 DATE: 06/01/04 REVISED: 08/19/12

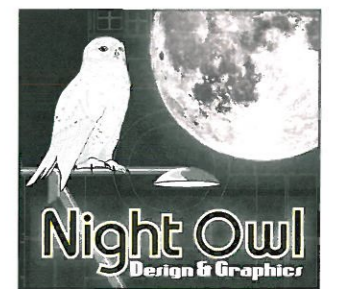
SCOPE OF WORK

1. Original sign program rcvd. City of Ontario Planning Dept. approval in July 2004. Program included tenant wall signage for building facades #A, #B, #C, #D, #E & #F as well as (2) freestanding monument signs & (1) freestanding tower sign.
2. Provide City of Ontario Planning Dept. an updated program with recent minor modifications as well as newly proposed minor modifications for preliminary review and approval.

APPROVED BY	DATE
IN HOUSE	07/09/12
CLIENT	
LANDLORD	
PLANNING DEPT.	
BUILDING DEPT.	

CONTRACTOR INFO

INSTALLER: T.B.D.
 ELECTRICAL: T.B.D.
 LANDSCAPE: T.B.D.



631 ALHAMBRA RD., SAN GABRIEL, CA 91775
 PH: (714) 330-0595 / E-MAIL: jbluez13@hotmail.com

THIS DRAWING IS THE PROPERTY OF JASON KYLE & NIGHT OWL DESIGN & GRAPHICS. ALL RIGHTS FOR REPRODUCTION ARE RESERVED BY JASON KYLE AND NIGHT OWL D&G.