

# Ontario Plaza

PLANNING DEPARTMENT  
APPROVED

SUBJECT TO CONDITIONS  
#PSGPI2-003

Approved By: *[Signature]*  
Date: 7/13/2012

## Master Sign Program

Ontario Plaza  
920-1070 N Mountain Ave.  
Ontario, CA 91762



SIGN EXCELLENCE

PSGPI2-003



**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)**

ONTARIO PLAZA

Property Owner: Ontario Mountain Associates, L.P.  
 Address: c/o Decron Properties Corp. (see below)  
 Telephone No.: (323) 556-6600 Fax No.: (323) 556-6624  
 Applicant: Decron Properties, Corp. / ATTN: John Love  
 Address: 6222 Wilshire Blvd., Suite 400 LA CA 90048  
 Telephone No.: (323) 556-6600 Fax No.: (323) 556-6624  
 Applicant's Representative: Jose Gutierrez / Sign Excellence  
 Address: 11129 Vanowen St., North Hollywood, CA 91605  
 Telephone No.: (818) 308-1044 Fax No.: (818) 308-1049

*(For staff use only)*  
 File No.: PSGP12-003  
 Related Files: PSGP11-006  
(98-077)  
 Submittal Date: 04-09-12  
 Rec'd By: [Signature]  
 Fees Paid: \$1225 ✓ #2757  
 Receipt No.: 003-00022397  
 Action:  Approved  Denied  
 By: [Signature]  
 Date: 07/13/2012

**SITE INFORMATION**

Site Address (include N, S, E or W): 920-1070 N. Mountain Avenue  
 Assessor's Parcel No.: 1010141100000/1010141040000/1010141070000/1010141090000  
 Development Name: Ontario Plaza Shopping Center (4 PARCELS)  
 Zone: C1 Euclid Avenue Overlay District?:  Yes  No

**NOTES**

New master sign program for existing Shopping Center  
requested by City due to variations from previous  
master sign program. (Replaces Sign Program No: PSGP11-006)

**PLANNING DEPARTMENT APPROVED**  
 **SUBJECT TO CONDITIONS**  
Sign Program # PSGP12-003  
 Approved By: [Signature] Date: 7/13/2012

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*Ontario Plaza*



**SIGN** EXCELLENCE

PSGP12-003



Sign Excellence

11129 VANDOWEN STREET  
NORTH HOLLYWOOD CA 91605  
P: 818.308.1044  
F: 818.308.1049



# ONTARIO PLAZA - VICINITY MAP

Design Firm  
Sign Excellence

Project  
Ontario Plaza  
920-1070 N. Mountain Ave.  
Ontario, CA

Company  
Decron Properties

Work Order  
LP

Date  
03-14-12

Revision No.	Date	Phase	By
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**ONTARIO PLAZA - AERIAL SITE VIEW**



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 NORTH HOLLYWOOD CA 91605  
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 F: 818.308.1049

**Design Firm**  
 Sign Excellence

**Project**  
 Ontario Plaza  
 920-1070 N. Mountain Ave.  
 Ontario, CA

**Company**  
 Decron Properties

**Work Order**    **Drawn By**  
                          LP

**Date**            **Phase**  
 03-14-12

Revision No.	Date	Phase	By
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# ONTARIO PLAZA - SITE PLAN

## Ontario Plaza

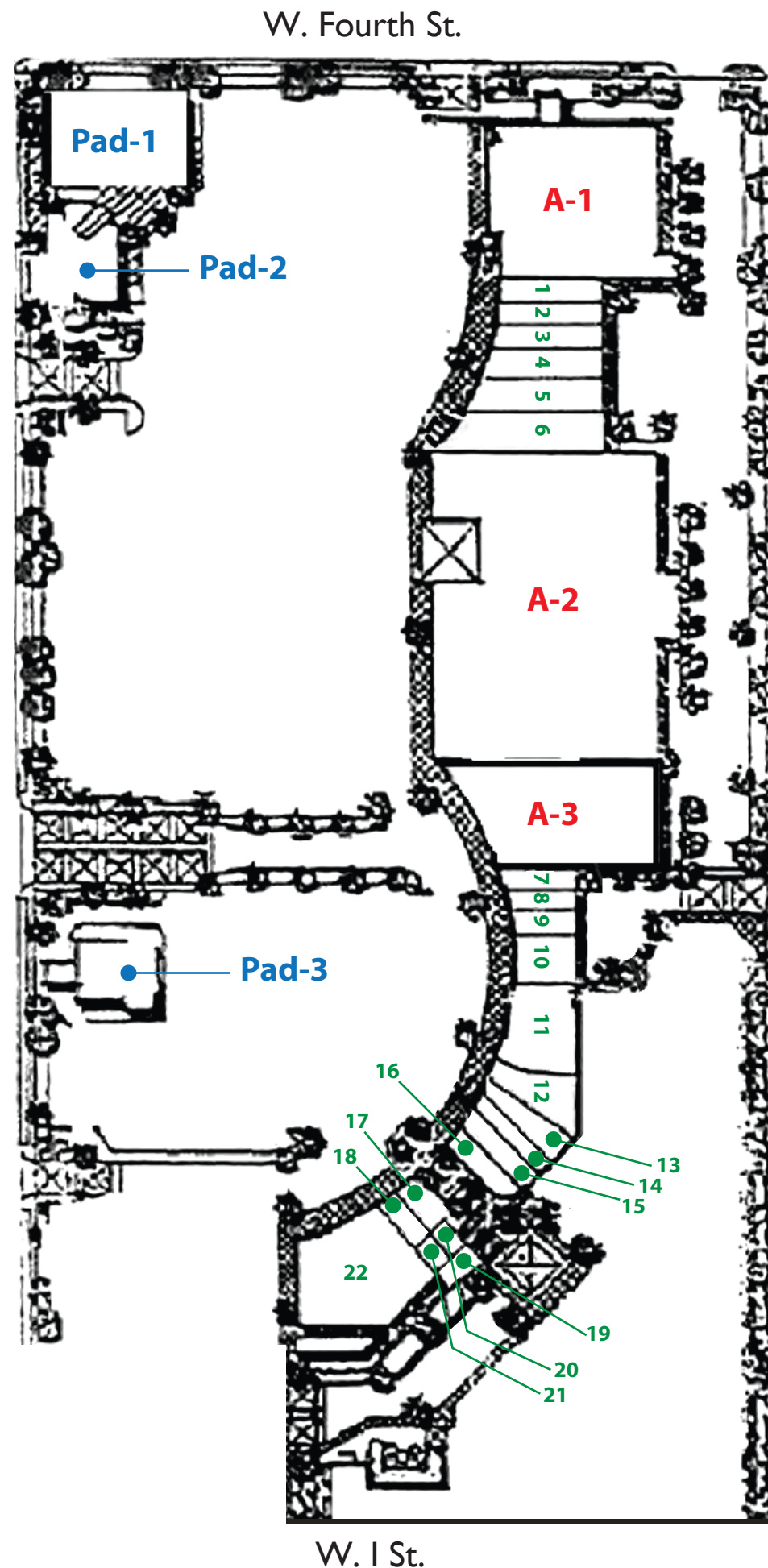
920 - 1070 North Mountain Ave.  
Ontario, CA 91762

Address	Tenant	SQ. FT.	Space #
920 N. Mountain	Aaron Rents, Inc.	8,219	22
930 N. Mountain	Ly's Nails	800	18
930B N. Mountain	Ontario Senior Housing, LP	894	21
936 N. Mountain	Subway Real Estate Corp.	1,200	17
936B N. Mountain	VACANT	400	20
938 N. Mountain	B & H Education, Inc. (Marinello)	2,051	19
940 N. Mountain	B & H Education, Inc. (Marinello)	7,127	16
948 N. Mountain	B & H Education, Inc. (Marinello)	1,160	15
960 N. Mountain	Citifinancial Services, Inc.	1,919	14
962 N. Mountain	Southern California Gas Company	1,896	13
964 N. Mountain	VACANT	3,750	12
970 N. Mountain	United Retail Incorporated (The Avenue)	4,220	11
972 N. Mountain	Advance America, Cash Advance Centers of California, LLC	1,190	10
974 N. Mountain	Ontario Dental Center	1,246	9
976 N. Mountain	Mountain Smoke Shop	1,326	8
978 N. Mountain	Mao Khat (Mr. You Chinese Food)	1,500	7
980 N. Mountain	Family Dollar, Inc.	14,000	A-3
990 N. Mountain	Jack In The Box, Inc.	3,500	Pad-3
1000 N. Mountain	Albertson's Inc.	50,499	A-2
1008 N. Mountain	VACANT	4,389	6
1010 N. Mountain	Fabos, Christopher & Carl (Ontario Bakery)	2,850	5
1020 N. Mountain	Round Table Pizza	3,202	4
1030 N. Mountain	Tina Brocket (The UPS Store)	2,112	3
1036 N. Mountain	Welch Management Corporation (Fantastic)	1,146	2
1040 N. Mountain	Alfonso Camacho (Fruitlandia)	1,728	1
1050 N. Mountain	Rite Aid Corp. - Store # 5600	17,254	A-1
1060 N. Mountain	Auto Zone West, Inc.	5,000	Pad-2
1070 N. Mountain	Chase	5,934	Pad-1

**Anchor Tenants:** A1 through A-3  
**In Line Tenants:** 1 through 22  
**Pad Tenants:** Pad-1 through Pad-3



N. Mountain Ave.



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**Sign Program #**  
PSGP12-003

## ONTARIO PLAZA SIGN PROGRAM CRITERIA

This sign program (PSGP12-003) replaces sign programs PSGP11-006 and 98-077. These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants.

Conformance will be strictly enforced. Any installed nonconforming or unapproved signs must be promptly brought into conformance at the expense of the Tenant or be removed.

### 1. GENERAL REQUIREMENTS:

- (A) Tenant shall submit or cause to be submitted to the Landlord for written approval before fabrication, at least three copies of detailed drawings (to scale, on the storefront) indicating the location, size, layout, design and color of the proposed signs, including all lettering and or graphics. Alternatively, Landlord will accept electronic submittals (via e-mail or web-access), provided all of the materials are included in said submittal and Landlord is able to review those materials. Landlord shall approve or reject Tenant's application in accordance with Section 7 below.
- (B) All required permits for signs and their installation shall be obtained by the Tenant at Tenant's sole cost and copies delivered to Landlord before any Installation is begun.
- (C) All signs shall be constructed, installed and removed at Tenant's expense. Tenant's installation shall not interfere with other tenants, or with the Landlord's management of the center. Tenant's removal of signage will include, without limitation, any necessary repairs or restoration to the building materials following removal of the sign, including patching and painting the building to match, as required by Landlord.
- (D) Tenant shall be responsible for the fulfillment of all requirements of these criteria.
- (E) Tenant shall be responsible for the compliance with all applicable laws regarding the approval, installation, use and removal of its signs.
- (F) Tenants will not be required to modify signs which are existing and non-conforming at the time of adoption of this Sign Criteria. Landlord may require Tenants with non-conforming signs to bring their signs into conformance at the time Tenant requests to modify their non-conforming signage, if Landlord is permitted to do so in the lease between said tenant and Landlord, and if Landlord finds that the existing non-conforming sign does not comply with the nature and intent of this Sign Criteria.
- (G) Tenants must maintain all of their signs in good working order, free from graffiti or other vandalism. To that end, Tenants must repair or replace damaged or malfunctioning signs and their components (including, without limitation the illumination devices), and replace missing, damaged or faded sign components, and maintain all electrical connections in good working order, all at Tenant's sole cost. Tenant must perform said work within 30 days from the earlier of discovery of any such problem, or written notice from the Landlord.

## 2. GENERAL SPECIFICATIONS:

- (A) No animated, flashing, or audible signs will be permitted.
- (B) No exposed lamps or tubing will be permitted.
- (C) All signs and their installation shall comply with all local building and electrical codes, and the Ontario Development Code, Article 31: signs.
- (D) No exposed raceway, crossovers or conduit will be permitted, other than in locations of brick or other surface materials that are difficult to repair, and then only upon the written approval of Landlord.
- (E) All cabinets, conductors, transformers and other equipment shall be concealed.
- (F) Sign boxes and “can” signs will not be permitted.

## 3. DESIGN AND LOCATION OF SIGNS:

- (A) In-line Tenants will be permitted to install one (1) Tenant Identification Sign, for the purpose of displaying the Tenant’s business name. Tenant Identification Signs will be located above the premises storefront in a location approved by Landlord. The maximum projection of the Tenant Identification Sign from the face of the storefront or building shall be six inches. In-line tenants with an “endcap” location (ie: in a location of the building where Tenant’s premises include two sides of building fascia) may be permitted a second Tenant Identification Sign, subject to Landlord’s approval of the size and location of said sign, which may include Landlord’s requirement for said second sign to deviate from the primary Tenant Identification Sign to complement the building design. Freestanding pad buildings will be permitted up to three (3) Tenant Identification Signs in locations approved by Landlord. In addition to its Tenant Identification Signage, Anchor Tenants occupying in excess of 10,000 contiguous square feet on any single level will be permitted secondary signage that is otherwise in conformance with the guidelines stated herein, in Landlord’s discretion. The Landlord may also consider permitting a second Tenant Identification Sign for in-line Tenants occupying more than one retail space, or space on multiple levels.
- (B) No signs perpendicular to the face of the building or storefront will be permitted.
- (C) All sign designs, including Tenant Identification Sign designs, shall be subject to the prior written approval of the Landlord. Imaginative designs which create interest and variety compared to the colors or designs of existing Tenant Identification Signs will be encouraged.
- (D) Wording of Tenant Identification Signs shall only list the Tenant’s Trade name as shown on the lease. No product names or “Tagline” signs are permitted as Tenant Identification Signage.
- (E) Tenants are encouraged to have all signs designed as an integral part of the storefront design with letter size and location appropriately scaled and proportioned to the overall storefront design. The design of all signs, including style and placement of lettering, size, color, material and method of illumination, shall be subject to the prior written approval of the Landlord. Landlord may require Tenant’s signs to be smaller than the standards listed herein when Landlord determines those standards are not compatible with the design or architectural elements of that individual sign location.



#### 4. TENANT IDENTIFICATION AND STOREFRONT SIGN STANDARDS:

- (A) Unless otherwise specified by landlord tenant identification and other storefront-mounted signs shall be individually mounted channel letters, internally illuminated and shall conform to the following:
- (i) For in-line tenants, the overall length of the sign shall not exceed 75% of the width of the storefront (or the average width of the Tenant's premises, if the storefront does not reflect the width of the premises). For pad building tenants, the overall length of the Tenant Identification Sign on any single building façade shall not exceed 75% of the architectural element on which the sign will be located. If a pad building sign will be located on a building façade area without a specific architectural element, then the maximum width of that sign will be complementary in size to signage on other facades of that building.
  - (ii) The maximum height for letters in the body of Tenant Identification Signs will be as follows:
    - Anchor Tenants (10,000 square feet or more):
      - Maximum Letter Height for Single-Line Copy: 60" or 5 ft.
      - Maximum Total Stacked Height: 84" with 2-lines max or 7 ft.

Note: Secondary sign standards for Anchor Tenants will conform to those set forth below, for In-Line tenants.

- In-Line Building Tenants (under 10,000 square feet):
  - Maximum Letter Height for Single-Line Copy: 24" or 2.5 ft.
  - Maximum Total Stacked Height: 36" with 2-lines max or 3 ft.
- Pad Building Tenants (under 10,000 square feet):
  - Maximum Letter Height for Single-Line Copy: 30" or 2 ft.
  - Maximum Total Stacked Height: 48" with 2-lines max or 4 ft.

NOTE: To encourage signage variety and to permit Tenants to use their recognized letters and logo, the size of Tenant's recognized logo (whether as part of the Tenant's name or a stand-alone logo) may exceed the maximum single-line copy height, provided that the total sign height does not exceed the maximum permitted height for stacked copy, and provided Landlord consents to that deviation as described herein.

- (B) Signs shall be composed of individual or script lettering in a manner compatible with the storefront.
- (C) All storefront signs including plexiglass signs shall be fabricated of material with matte finish.
- (D) Acrylic retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- (E) Logos are permitted and must be architecturally compatible with the building elevation and approved by landlord.

#### 5. MISCELLANEOUS STANDARDS/REQUIREMENTS

- (A) The names of subtenants or licensees of Anchor Tenants who lease a portion of that Anchor Tenant space may be permitted a Secondary Sign, provided Landlord approves of said signage, in Landlord's discretion.
- (B) Tenants may not operate in excess of 30 calendar days without the placement of a permanent Tenant Identification Sign. If Tenant changes their business name, or subleases their space to an operator with a different business name or use (to which Landlord consents as may be required under the lease), Tenant must replace the Tenant Identification Sign with a new Tenant Identification Sign applicable to the then-current permitted business name within 30-days from the opening of the new business. All Subtenant signage will be subject to the terms and conditions contained herein.

- (C) Tenant will be permitted to place upon each entrance of its store not more than 144 square inches of gold leaf or decal application, lettering not to exceed two inches (2”) in height, indicating hours of business, emergency telephone numbers, etc.
- (C) Except as herein provided, no advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show window and doors, or upon the exterior walls of the building or storefront without landlord's prior written consent.
- (D) Except as herein provided, no advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show window and doors, or upon the exterior walls of the building or storefront without landlord's prior written consent.
- (E) Landlord reserves the right to add, remove, replace or modify the nature, size and location of any ancillary sign within the common area, including, without limitation, directional signage, regulatory signage, No Parking signage, and ADA signage. However, Landlord will endeavor for all said signage to conform to applicable laws and to reasonable and consistent standards of function and aesthetics.
- (F) Tenants operating vehicular-oriented facilities such as drive-through lanes shall be given consideration for additional ancillary Tenant-specific signs. Those signs may include directional signs, informational signs, menu boards and the like, and may be located in portions of the common areas of the Shopping Center. The type and nature of those signs may change over time, and therefore the Landlord reserves the right to review and approve, in Landlord's sole discretion, the nature of that signage, and conditions for Landlord's approval thereof. In all events, ancillary Tenant-specific signs shall conform to the intent of this Sign Criteria, to all applicable laws, and shall not create hazards or interference with other tenants, or with the safe and orderly operation of the Shopping Center.
- (G) Modifications or deviations from the sign criteria must be evidenced in writing, and may be permitted when, in the Landlord's sole discretion, they:
  - (i) Conform to the intent of the Sign Program to require professionally designed and installed signage in a manner consistent with comparable, first class shopping centers;
  - (ii) Are harmonious with the design of the Shopping Center, including the specific area to which a sign is proposed to be affixed and with the other signage, and
  - (iii) Do not conflict with any prior agreements in writing or otherwise with other Tenants at the Shopping Center.
  - (iv) Are reviewed by the Ontario Planning Department staff, under the direction of the Planning Director.

## 6. TEMPORARY SIGNAGE:

- (A) All temporary signage requires a temporary sign permit approved & reviewed by landlord & Ontario Planning Department.
- (B) No advertising placards, posters, banners, product trademarks or descriptive material shall be located upon the storefront or show window, or located anywhere within the Shopping Center, other than grand opening banners displayed for up to 30 consecutive days associated with Tenant's opening for business. Landlord reserves the right to confiscate and dispose of any such temporary signage placed outside of the Tenant's premises in violation of this Sign Criteria, without notice to Tenant and at no cost or liability to Landlord. Advertising is defined as: the action of calling something to the attention of the public especially by emphasizing desirable qualities so as to arouse a desire to buy or patronize.
- (C) Banners located within the store must be silk screened or professionally printed. Handmade painted banners, paper, cardboard stenciled or hand lettered banners will not be allowed. No banners shall be used without the prior written approval of the Landlord.
- (D) Interior banner size guidelines:
- (i) Maximum letter height: Capitals 12", Lower case: 8"
  - (ii) Sign length cannot exceed 6'-0".
  - (iii) Sign height cannot exceed 2'-0".
- (E) Interior store signs: handmade painted, stenciled or hand-lettered signs will not be allowed. All signs located within the Store must be silk screened or professionally printed on appropriately weighted sign stock. No paper signs will be allowed.
- (F) One free standing stanchion sign will be allowed with Landlord's prior written approval. No easels, free standing or blade signs are permitted. All stanchion (chrome sign stand 5' tall with 28" x 22" sign face) sign drawings must be submitted to the Landlord for prior approval. (see page 50)
- (G) Stanchion sign size guidelines:
- (i) Height: 5'
  - (ii) Sign face: 28"x 22"
  - (iii) Maximum letter height: Capitals 6", Lower case 4"
- (H) Stanchion signs will only be allowed to announce the opening or closing of a store, or for a promotional event and may only be visible for a consecutive two week time period, not to exceed six weeks in any calendar year.
- (I) Stanchion signs may not protrude more than 16 inches from storefront into the Common Area, and in all events must not present a trip hazard, and may not block public access, or interfere with any activities within the common areas.
- (J) New Tenants, or existing Tenants undergoing a significant remodel will be permitted to announce their store and opening with graphics painted on their temporary construction walls, or a temporary, professionally designed hanging banner.
- Temporary banners announcing the opening of a store may be attached to the exterior store front or interior show window until such time as the store opens. Temporary opening banners must be silk screened or professionally printed. Paper, cardboard or vinyl signs will be permitted. No banners shall be used without the prior written approval of the Landlord.

Exterior/interior opening banner size:

- (i) Maximum letter height: Capitals 12", Lower case 8"
- (ii) Sign length cannot exceed 6'-0"
- (iii) Sign height cannot exceed 2'-0"

Upon opening, temporary opening banners must be removed.

- (K) No banners announcing the closing of a store, or advertising any events comparable to a "going out of business" or liquidation sale of store inventory will be permitted.
- (L) All temporary banner signs require a temporary sign permit, issued & approved by the Ontario Planning Dept.

#### 7. APPROVAL PROCEDURES:

Tenant shall request Landlord's approval, where required, by submitting to Landlord three (3) copies of design drawings of the relevant signs, professionally prepared by a reputable sign contractor or sign company. Tenant may submit its sign request to Landlord electronically, provided Tenant receives confirmation of receipt from Landlord's representative, and provided the submittal is otherwise in conformance with this Sign Criteria. The sign drawings must include the following:

- (A) The type and dimensions of all lettering, logos and dimensions and calculations of the overall sign area.
- (B) The location of the sign in relation to store façade, which will include a dimensioned and to-scale mock-up of the sign superimposed over the area to which the sign(s) would be installed;
- (C) Section through the sign to show its construction;
- (D) Colors, finishes and types of all materials;
- (E) Wattages and methods of illumination;
- (F) Any variances of the proposed sign to this Sign Criteria and
- (G) Building address or unit number.

Landlord will provide written approval or denial of Tenant's submittal within ten (10) days of receipt of the complete submittal requesting Landlord's approval. In no event will Landlord's approval be relied upon by Tenant as an indication of, or substitute for, any required governmental approvals, and Tenant accepts all the risks that any sign application whether or not approved by Landlord, may not be approved by the appropriate governmental authorities. Any sign that is installed by Tenant without obtaining Landlord's prior written approval, or which was installed but is not in conformance with the conditions of Landlord's written approval or of the requirements of the appropriate governmental agencies, shall be corrected by Tenant at Tenant's sole cost within thirty (30) days of written notice from Landlord. Landlord expressly reserves the right to reject proposals that do not conform to this Sign Criteria, and Tenant shall hold Landlord harmless for failure to approve the Tenant's plans. If Landlord fails to approve or reject Tenant's proposed signage, then Tenant may install such signage that Tenant elects, provided that said signage is in full conformance with all of the provisions of this Sign Criteria and applicable laws. If Tenant installs signage in accordance with the foregoing sentence, Landlord will reserve the right to require Tenant to make any changes at Tenant's sole cost to said signage to the extent it does not comply with either the signs submitted to Landlord for approval, this Sign Criteria, or applicable laws.

## 8. PROHIBITED SIGNS

- (A) A-Frame (portable) signs, unless approved as part of a temporary display pursuant to Sec. 9-1.3130;
- (B) Balloon, inflated signs, kites, and any other type of aerial sign unless approved as part of a temporary display pursuant to Sec. 9-1.3130;
- (C) Bench signs, except as authorized and approved by the City of Ontario;
- (D) Billboards
- (E) Flashing, blinking, rotating or otherwise animated signs, except barber poles, time/temperature signs and theater marquee signs;
- (F) Roof signs, however, one roof sign may be permitted by the Planning Commission with a specific finding that no other sign configuration can reasonably serve the needs of the business establishment;
- (G) Signs affixed to a vehicle, excluding permanent signs on commercial vehicle;
- (H) Signs erected upon or over public property, other than signs installed by local, state or federal agencies;
- (I) Signs that emit or generate sound, smoke or similar material
- (J) Signs shall not be placed on a rock, tree, or other natural feature;
- (K) All other signs as defined in Article 31: Signs (Sec. 9-1.3120: Prohibited Signs)

*Ontario Plaza*

Sign Type Menu



P01 Project I.D. Sign



P02 Proposed Monument Sign  
 Photo with optional Project I.D. name superimposed  
 ( Project name optional )



P03 Illuminated Anchor Tenant I.D.  
 Building Mounted



P04 In-Line Tenant I.D.  
 Building Mounted



P05 Pad Building Illuminated Tenant I.D.  
 Building Mounted



SIGN EXCELLENCE

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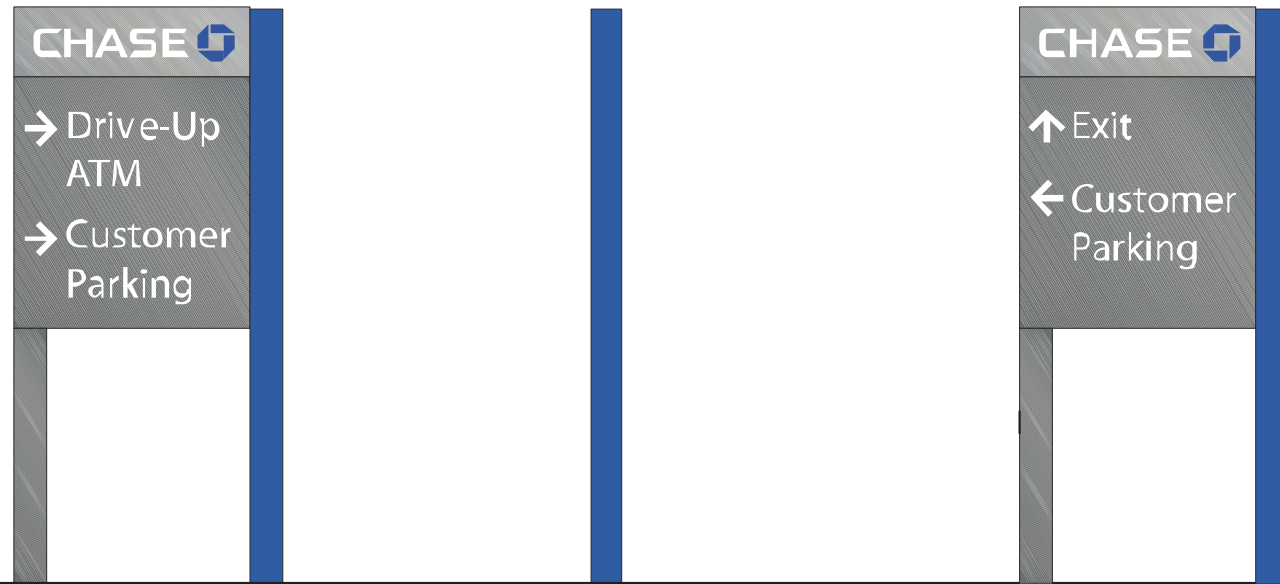
Work Order  
 Drawn By  
 LP

Date  
 03-14-12  
 Phase

Revision	Date	Phase	By
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Sign Program #  
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P06 Bank Tenant Signage



P07 Restuarant Signage



P08 Ancillary Signs



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**Work Order**    **Drawn By**

LP

**Date**                      **Phase**

03-14-12

**Revision**                      **Note**                      **Phase**                      **By**

Revision	Note	Phase	By
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**Page**

13

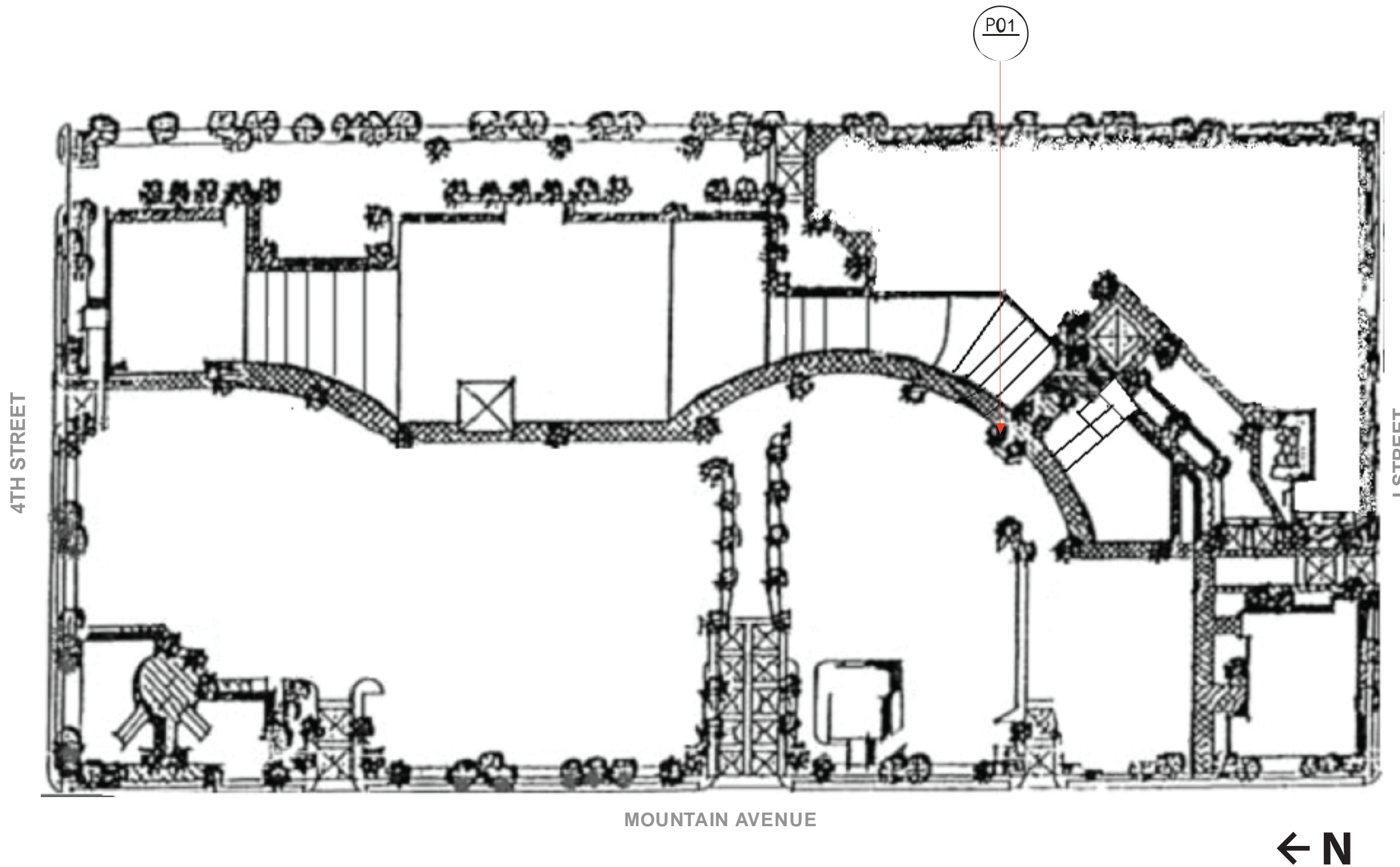


# Ontario Plaza

Project I. D. Signage

Sign Type P01

# SIGN TYPE P01 LOCATION PLAN



**SIGN EXCELLENCE**

11129 VANDWEN STREET  
 NORTH HOLLYWOOD CA 91605  
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P01

Project I.D. Sign



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**Company**

Decron Properties

**Work Order**    **Drawn By**  
LP

**Date**            **Phase**  
03-14-12

Revision No.	Date	Phase	By
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**Sign Program #**

PSGPI2-003

**Page**

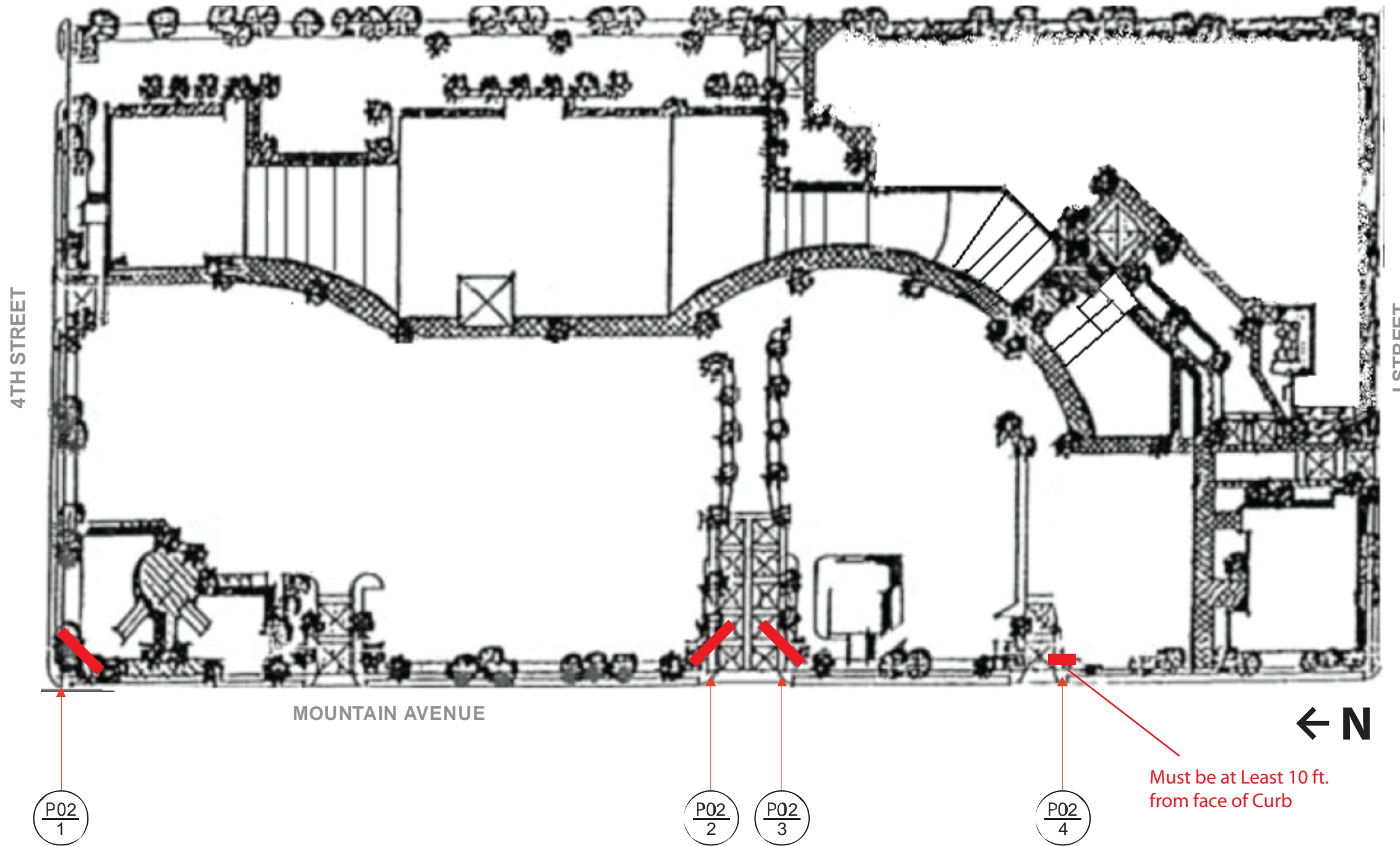
16

*Ontario Plaza*

Illuminated Monument Signage

Sign Type P02

# MONUMENT SIGN LOCATION PLAN



Must be at Least 10 ft.  
from face of Curb



**SIGN EXCELLENCE**

11129 VANDOWEN STREET  
NORTH HOLLYWOOD CA 91605  
P: 818.308.1044  
F: 818.308.1049

**Design Firm**  
Sign Excellence

**Project**  
Ontario Plaza  
920-1070 N. Mountain Ave.  
Ontario, CA

**Company**  
Decron Properties

**Work Order**    **Drawn By**  
LP

**Date**            **Phase**  
03-14-12

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PSGP12-003

Monument Signs



P02 Sign 1 Photo with proposed change super imposed  
Project Name Optional



P02 Sign 2 Photo with proposed change super imposed  
Project Name Optional



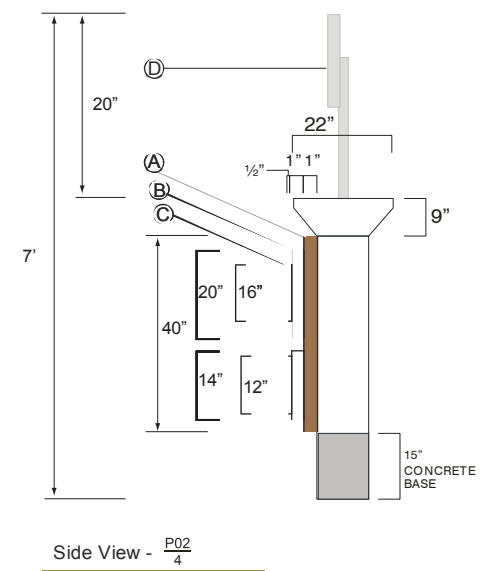
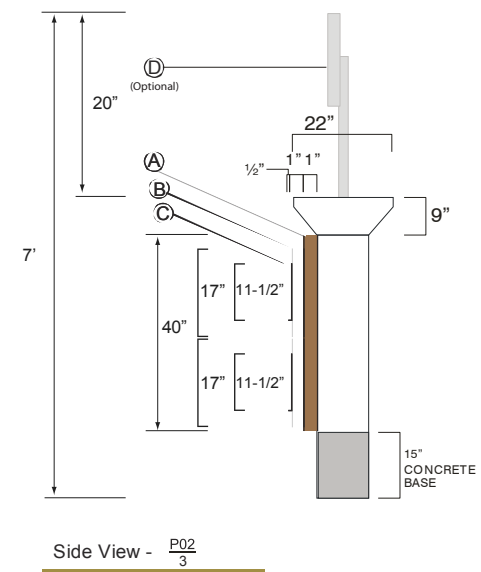
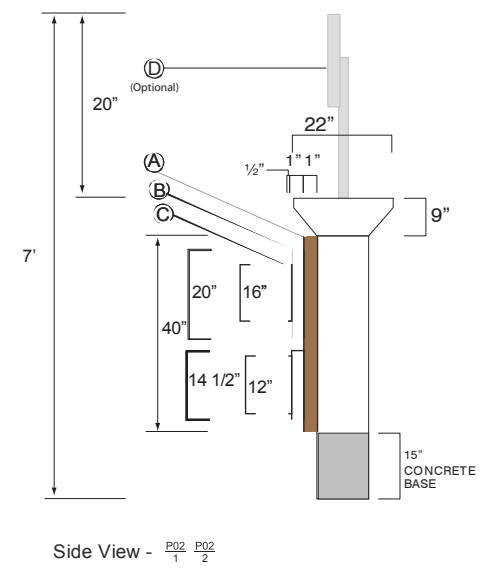
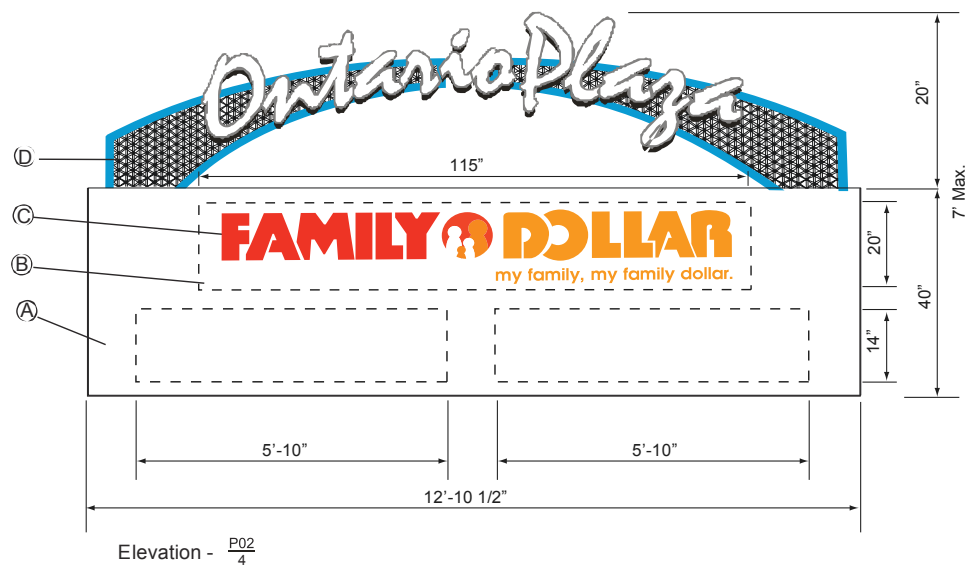
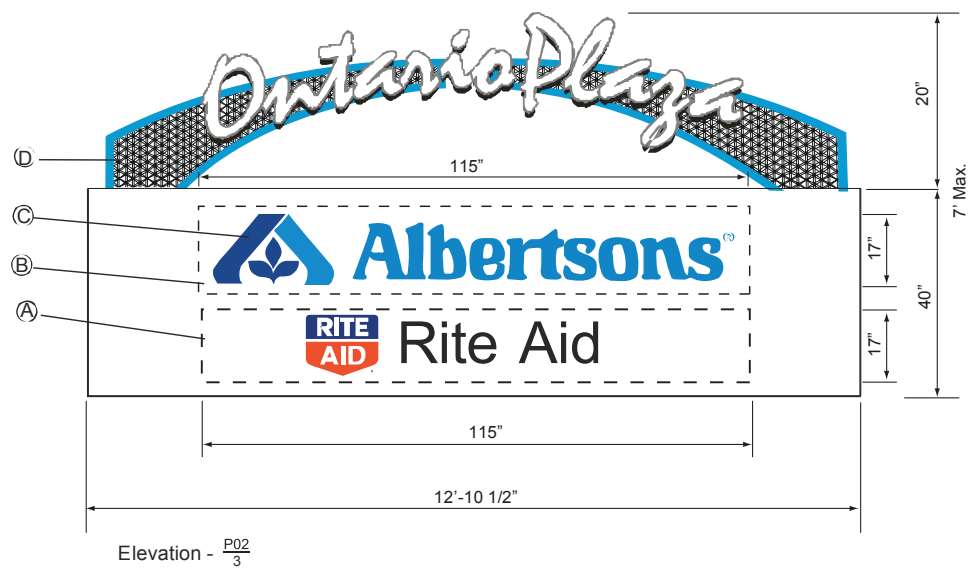
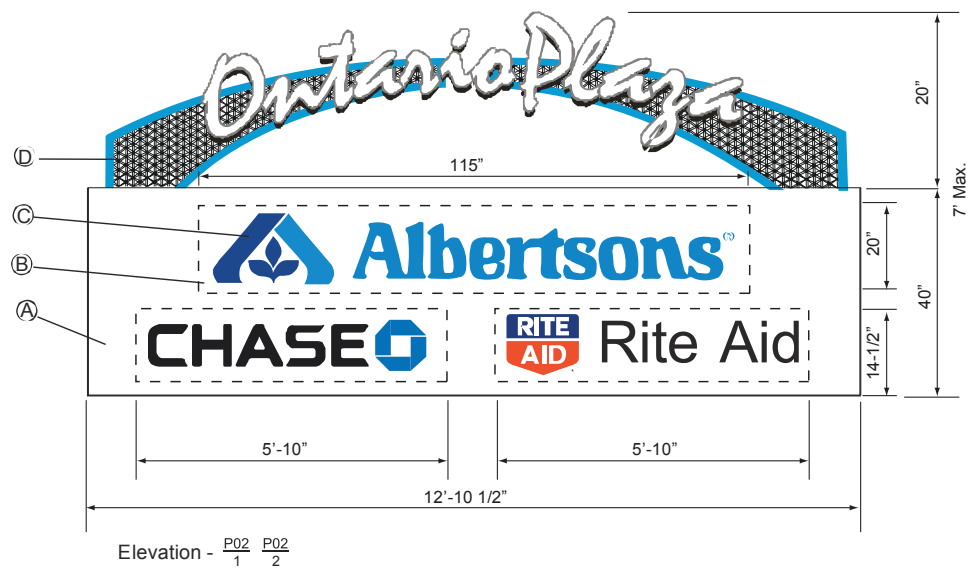
P02 Sign 3 Photo with proposed change super imposed  
Project Name Optional



P02 Sign 4 Photo with proposed change super imposed  
Project Name Required

Description

- Remove and dispose of the existing sign face and the channel letters "Ontario Plaza". Retrofit with new florescent lamp illumination behind the "Ontario Plaza".
- (A) Aluminum face with routed out rectangles for the changeable panels. Aluminum face and background panel must be painted to match existing monument signs.
- (B) Changeable panels: Aluminum reverse pan construction with copy/graphics/logo routed out. Maximum copy area is to be 1 1/2" from the edge of the tenant panel. Painted Frazee Knot CL 2742W.
- (C) Copy/Logos/Graphics: 1/2" thick clear acrylic push through with a translucent vinyl applied first surface. Tenants allowed to use corporate brand colors.
- (D) Aluminum mesh frame w/Illuminated Ontario Plaza Channel letters attached to mesh frame - exact mesh and channel letters colors & size TBD. (Optional)



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Design Firm  
Sign Excellence

Project  
Ontario Plaza  
920-1070 N. Mountain Ave.  
Ontario, CA

Company  
Decron Properties

Work Order Drawn By  
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Date Phase  
03-14-12

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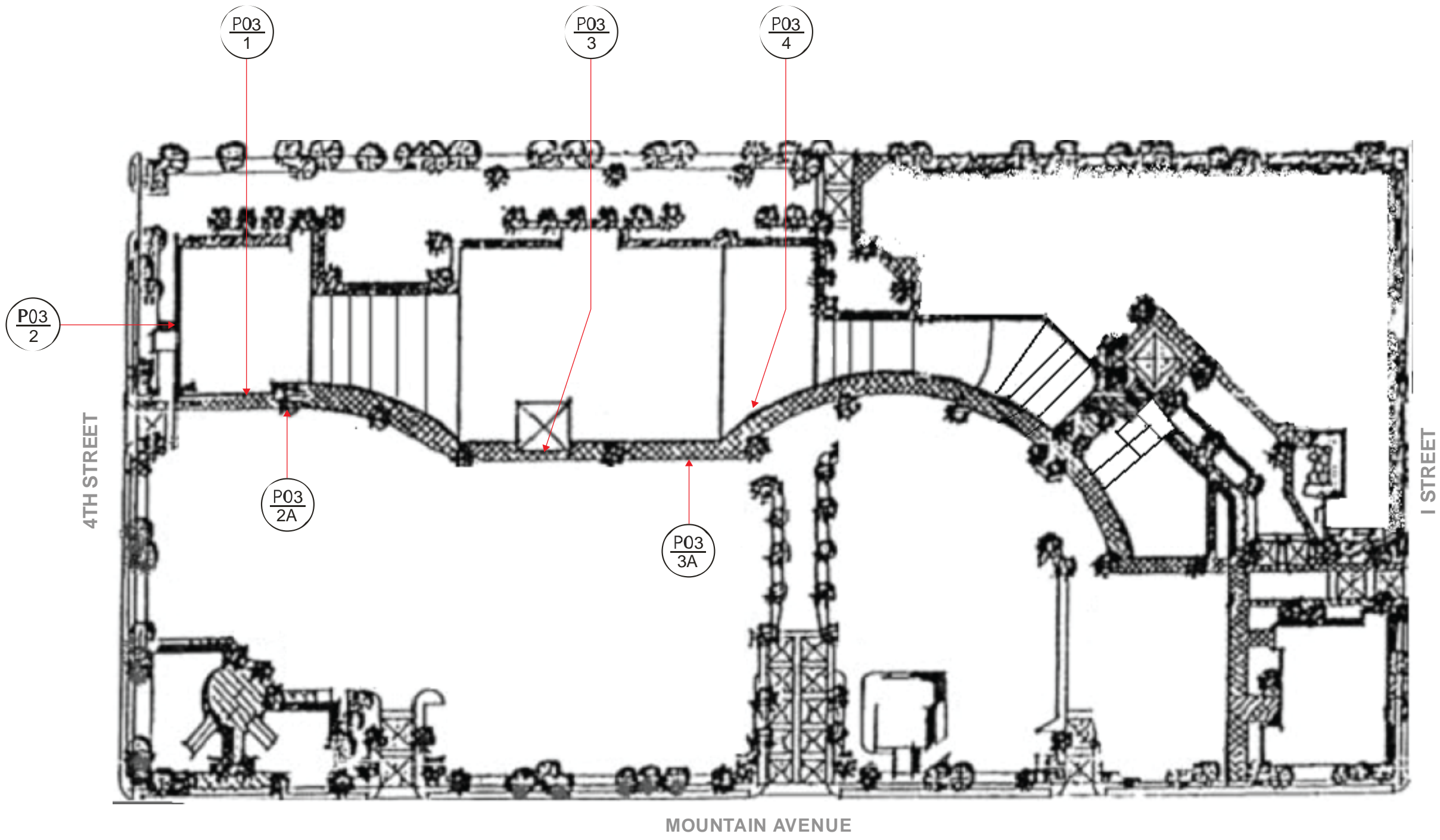
Sign Program #  
PSGPI2-003

*Ontario Plaza*

Illuminated Anchor Tenant I.D.  
Signage

Sign Type P03

# SIGN LOCATION PLAN



These are estimated locations and are subject to Landlord's right to relocate.



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**Design Firm**  
 Sign Excellence

**Project**  
 Ontario Plaza  
 920-1070 N. Mountain Ave.  
 Ontario, CA

**Company**  
 Decron Properties

**Work Order**    **Drawn By**  
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 PSGP12-003





P03  
1



P03  
2



P03  
3



P03  
4



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Sign Excellence

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Ontario, CA

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Decron Properties

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**Sign Program #**  
PSGPI2-003

1. 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 of illumination.
2. Max sign length must not exceed 75% of store frontage.  
Anchor Tenants (10,000 square feet or more):  
Maximum Letter Height for Single-Line Copy: 60" or 5 ft.  
Maximum Total Stacked Height: 84" with 2-lines max or 7 ft.



P03  
2A

**SECONDARY SIGNS ANCHOR TENANT SIGNS - RITE AID**



P03  
3A

**SECONDARY SIGNS ANCHOR TENANT SIGNS - ALBERTSONS**



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**Project**

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Ontario, CA

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**Sign Program #**

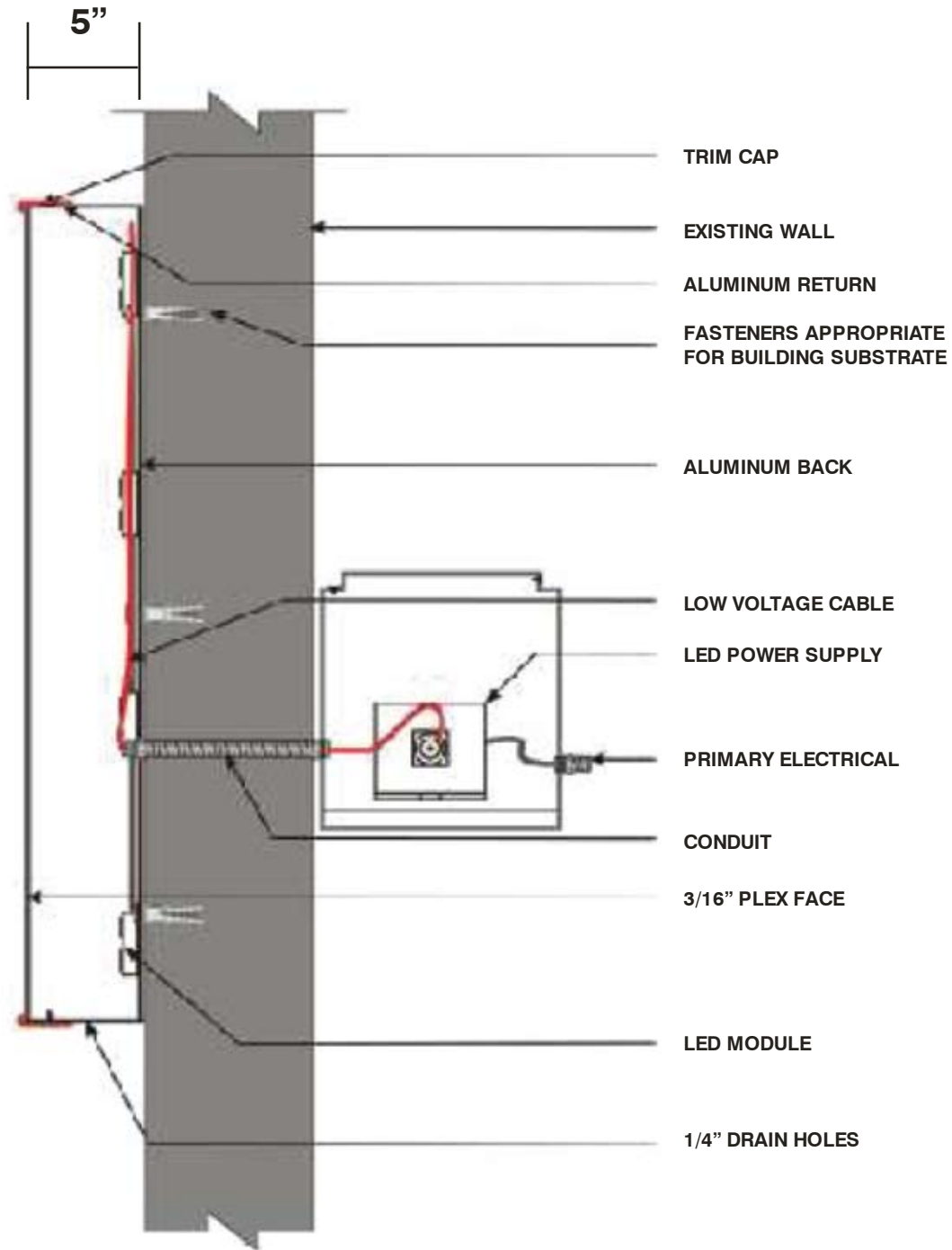
PSGPI2-003

**Page**

23

1. 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 of illumination.
2. Max sign length must not exceed 75% of store frontage.  
Secondary Anchor Tenants (10,000 square feet or more):  
Maximum Letter Height for Single-Line Copy: 24" or 2 ft.  
Maximum Total Stacked Height: 36" with 2-lines max or 3 ft.

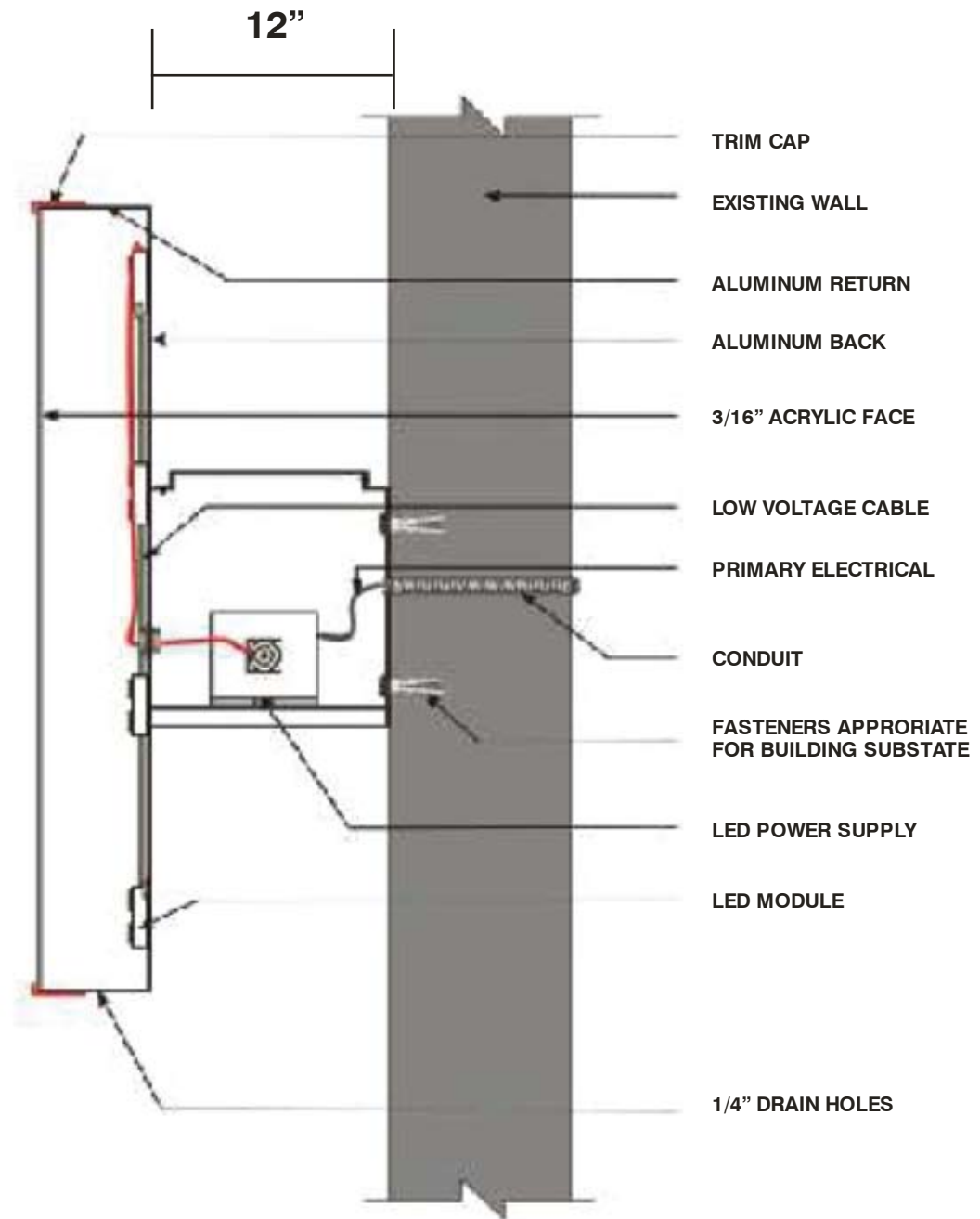
# SIGN DETAIL



- TRIM CAP
- EXISTING WALL
- ALUMINUM RETURN
- FASTENERS APPROPRIATE FOR BUILDING SUBSTRATE
- ALUMINUM BACK
- LOW VOLTAGE CABLE
- LED POWER SUPPLY
- PRIMARY ELECTRICAL
- CONDUIT
- 3/16" PLEX FACE
- LED MODULE
- 1/4" DRAIN HOLES

**Standard Face Lit - LED Illuminated**

# SIGN DETAIL



- TRIM CAP
- EXISTING WALL
- ALUMINUM RETURN
- ALUMINUM BACK
- 3/16" ACRYLIC FACE
- LOW VOLTAGE CABLE
- PRIMARY ELECTRICAL
- CONDUIT
- FASTENERS APPROPRIATE FOR BUILDING SUBSTRATE
- LED POWER SUPPLY
- LED MODULE
- 1/4" DRAIN HOLES

**Standard Face Lit - LED Illuminated w/ Raceway**



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**Design Firm**  
Sign Excellence

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Decron Properties

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**Sign Program #**  
PSGPI2-003

*Ontario Plaza*

Illuminated In-Line Tenant  
Signage

Sign Type P04

# SIGN LOCATION PLAN



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**Design Firm**  
 Sign Excellence

**Project**  
 Ontario Plaza  
 920-1070 N. Mountain Ave.  
 Ontario, CA

**Company**  
 Decron Properties

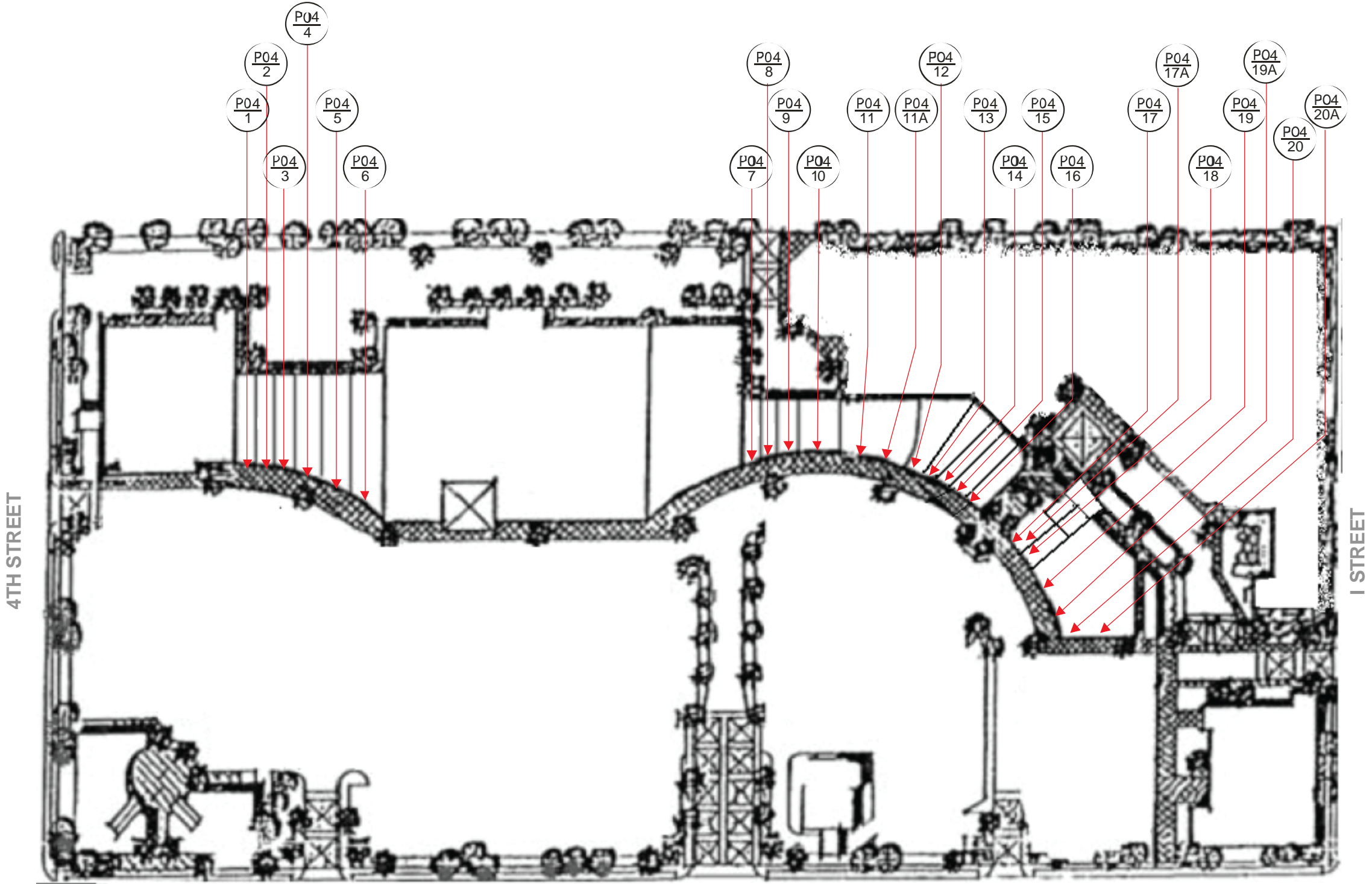
**Work Order**    **Drawn By**  
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**Sign Program #**  
 PSGPI2-003



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P04  
1



P04  
2



P04  
3



P04  
4



P04  
5



P04  
6

P04  
6A



P04  
7



P04  
8



P04  
9



P04  
10



P04  
11

P04  
11A



P04  
12



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Design Firm  
Sign Excellence

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Work Order  
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Sign Program #  
PSGPI2-003

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- 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 of illumination.
- Max sign length must not exceed 75% of store frontage.  
In Line Tenants (under 10,000 square feet):  
Maximum Letter Height for Single-Line Copy: 24" or 2 ft.  
Maximum Total Stacked Height: 36" with 2-lines max or 3 ft.



P04  
13



P04  
14



P04  
15



P04  
16



P04  
17



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PSGPI2-003

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P04  
17A



P04  
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P04  
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P04  
19A



P04  
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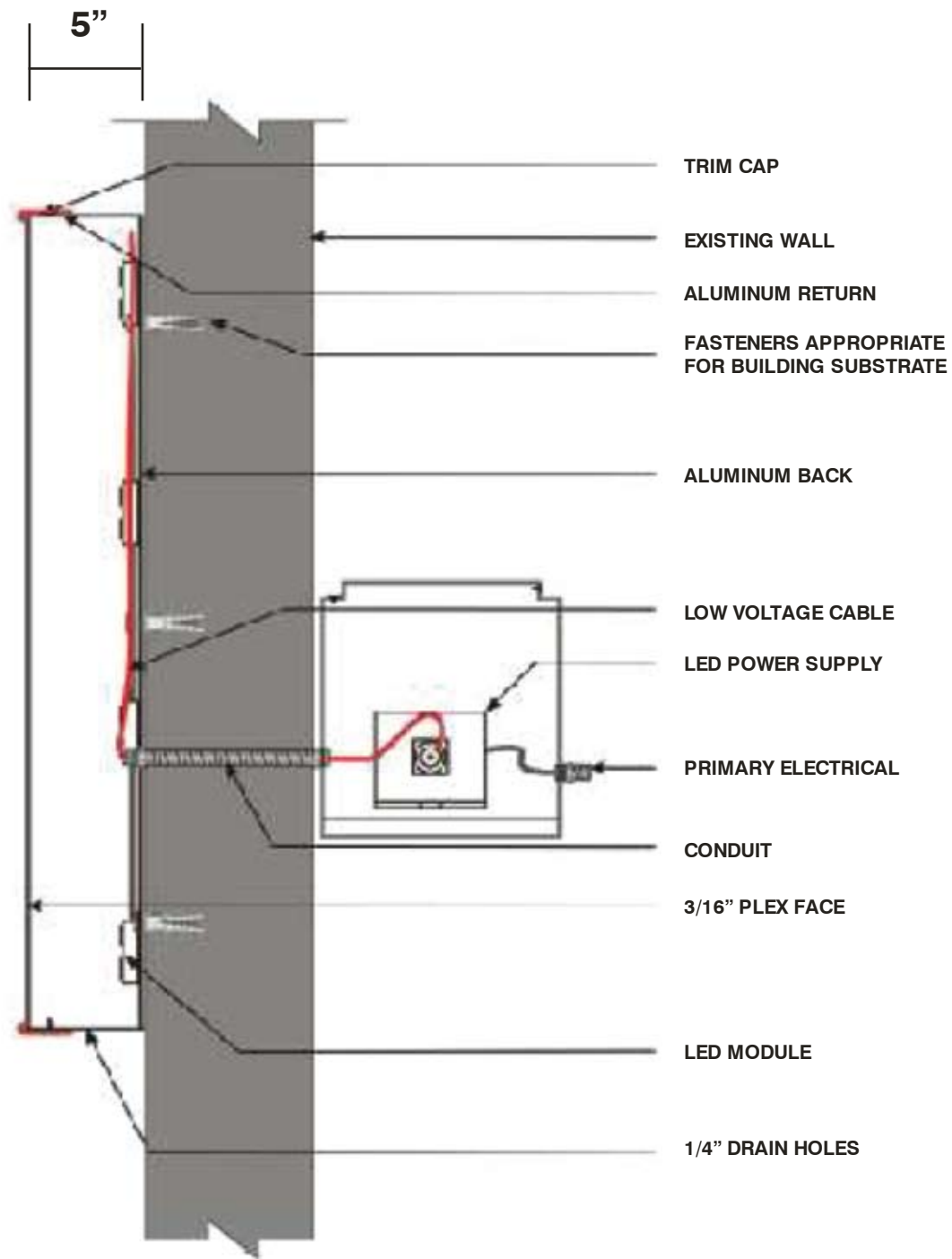


P04  
20A

1. 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 of illumination.

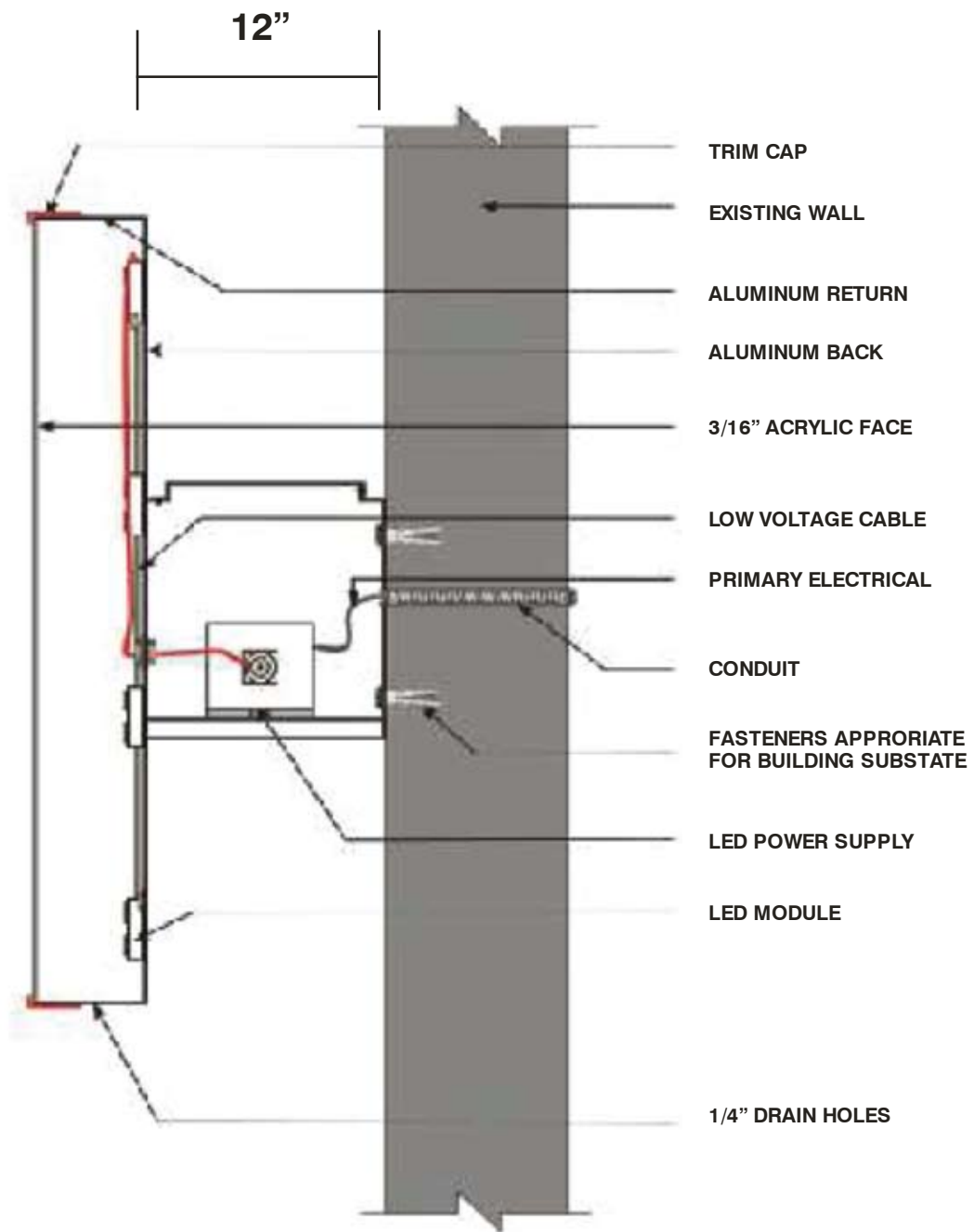
2. Max sign length must not exceed 75% of store frontage.  
In Line Tenants (under 10,000 square feet):  
Maximum Letter Height for Single-Line Copy: 24" or 2 ft.  
Maximum Total Stacked Height: 36" with 2-lines max or 3 ft.

# SIGN DETAIL



**Standard Face Lit - LED Illuminated**

# SIGN DETAIL



**Standard Face Lit - LED Illuminated w/ Raceway**



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F: 818.308.1049

**Design Firm**  
Sign Excellence

**Project**  
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**Company**  
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**Sign Program #**  
PSGPI2-003

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*Ontario Plaza*

Pad Building Tenant  
I. D. Signage

Sign Type P05

# SIGN LOCATION PLAN



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**Design Firm**  
 Sign Excellence

**Project**  
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**Company**  
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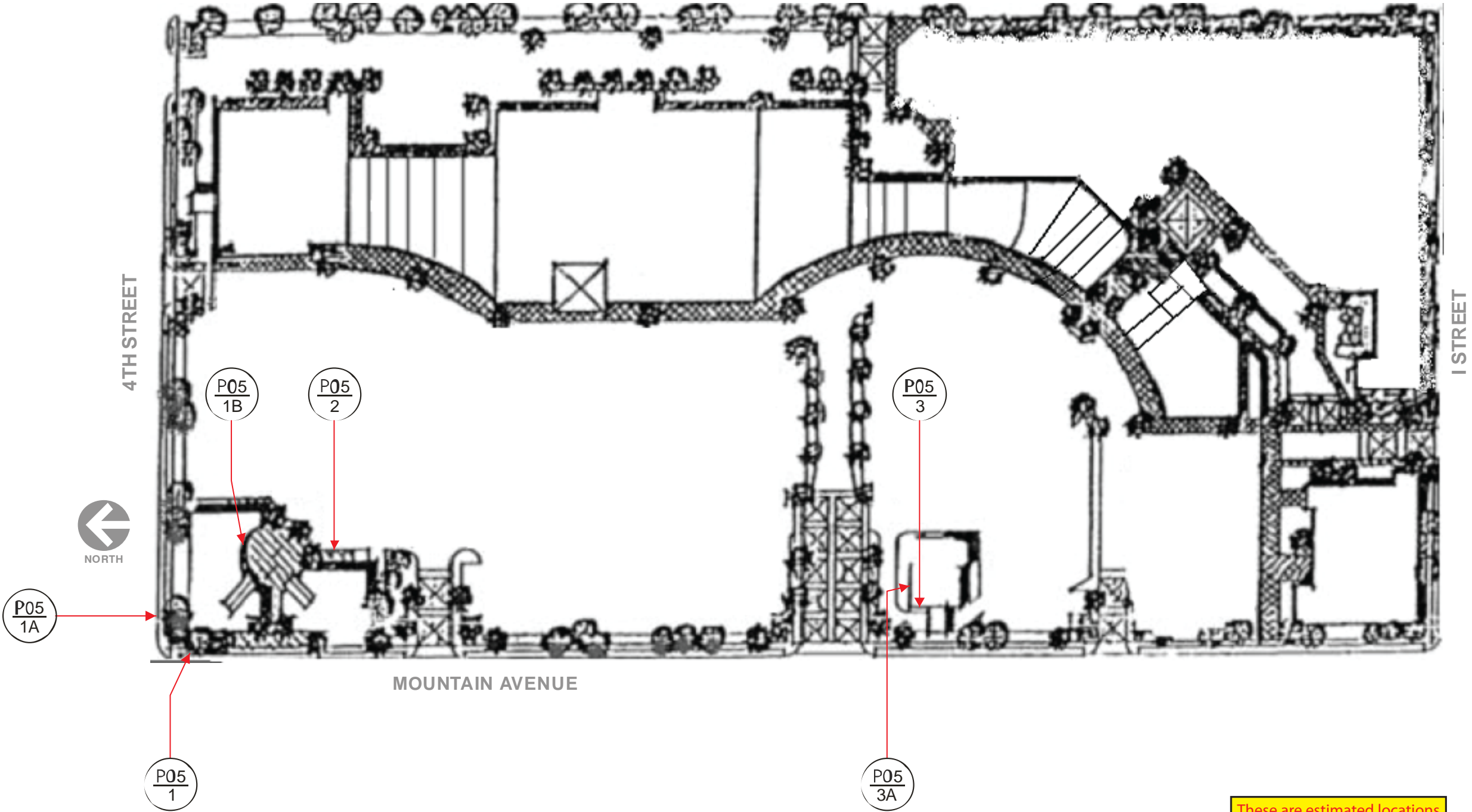
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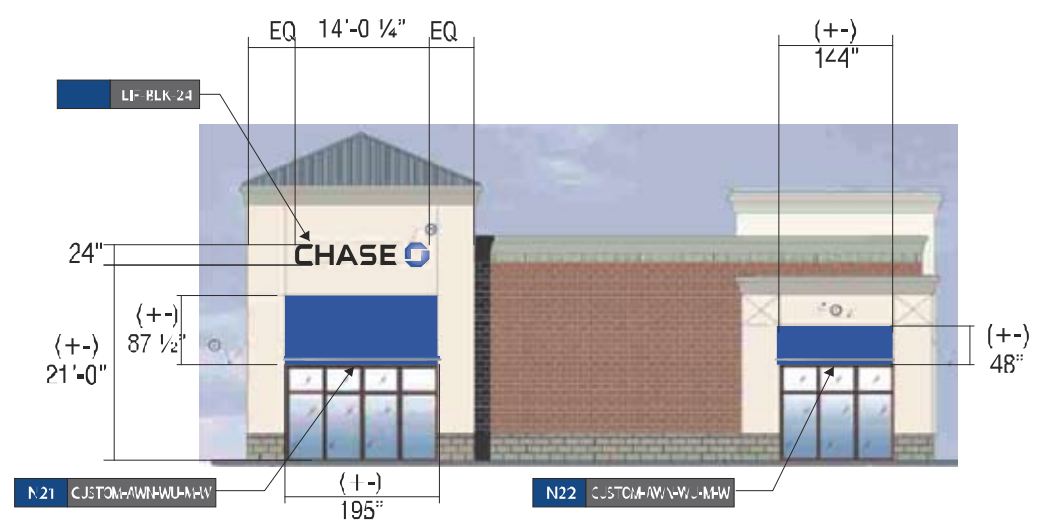
Sign Program #

PSGPI2-003

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P05  
1

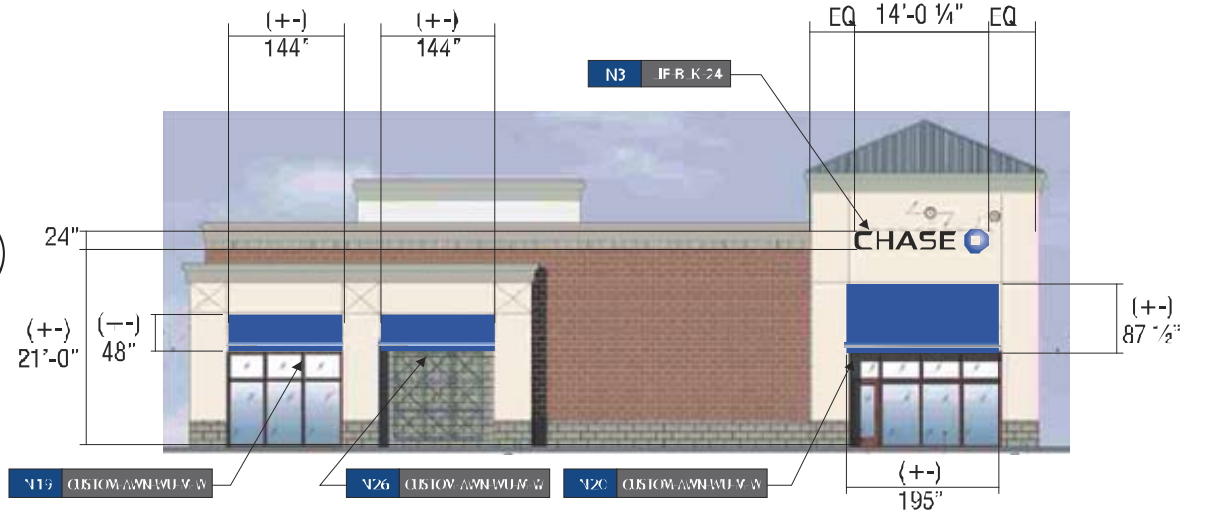


PROPOSED WEST ELEVATION SCALE: 1/16"=1'-0"



EXISTING CONDITION - WEST ELEVATION

P05  
1A

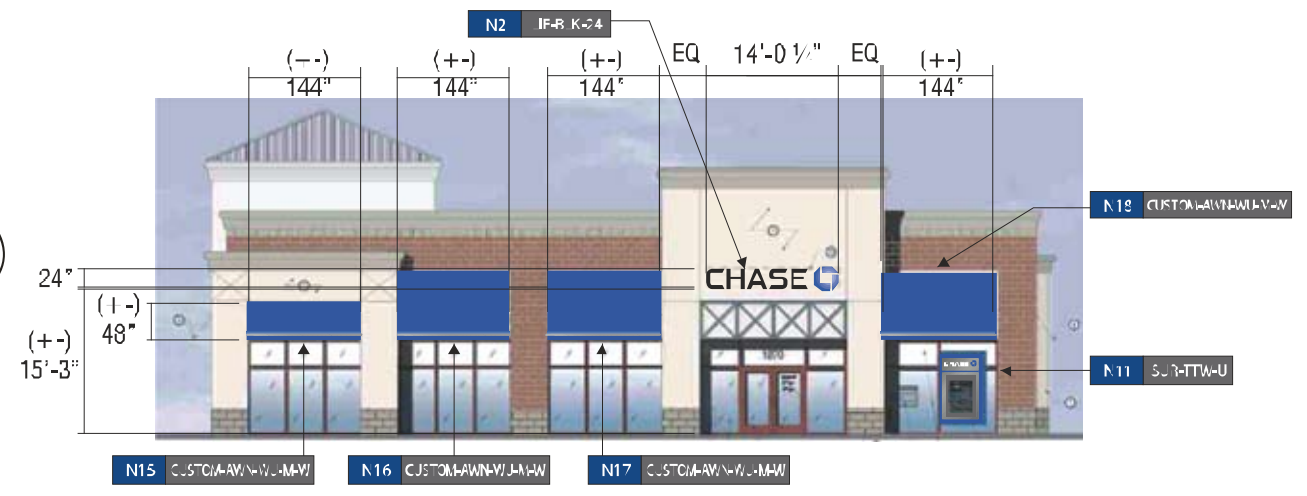


PROPOSED NORTH ELEVATION SCALE: 1/16"=1'-0"



EXISTING CONDITION - NORTH ELEVATION

P05  
1B



PROPOSED SOUTH ELEVATION SCALE: 1/16"=1'-0"



EXISTING CONDITION - SOUTH ELEVATION

- 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 of illumination.
- Max sign length must not exceed 75% of store frontage.  
Pad Building Tenants:  
Maximum Letter Height for Single-Line Copy: 30" or 2.5 ft.  
Maximum Total Stacked Height: 48" with 2-lines max or 4 ft.



P05  
2



P05  
3A



P05  
3B



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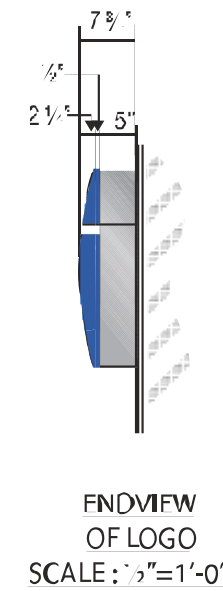
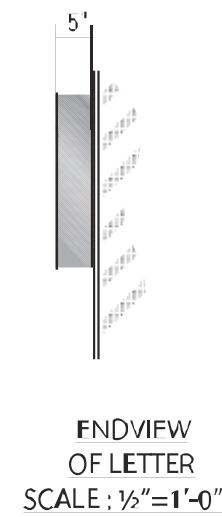
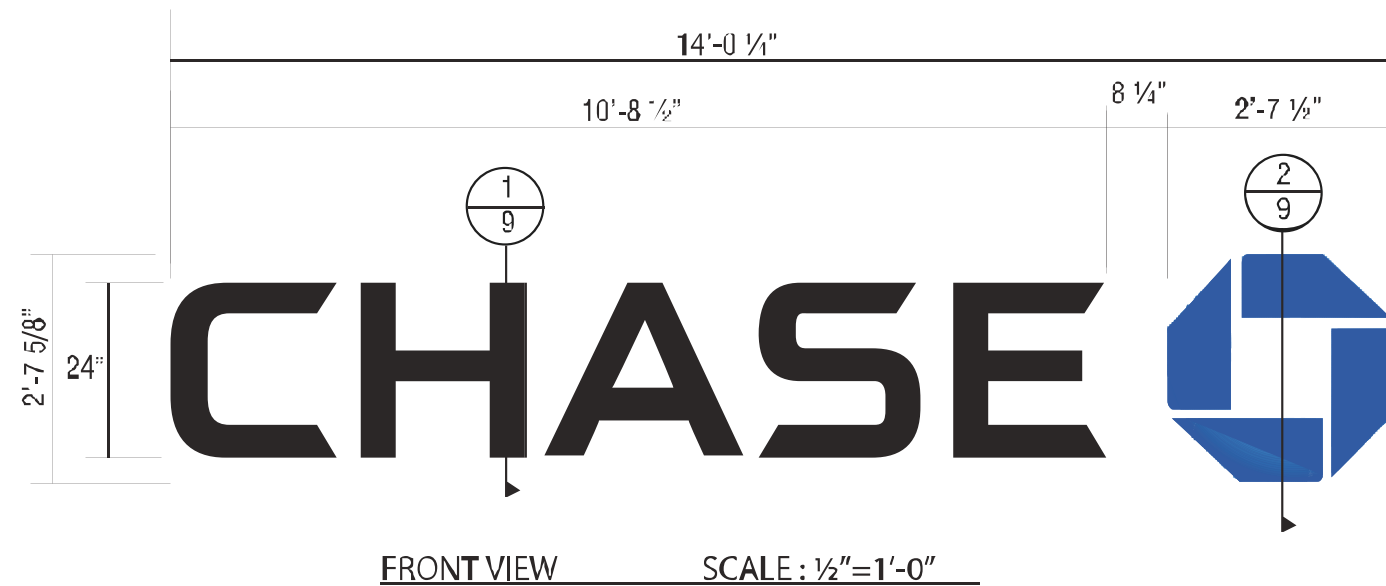
**Sign Program #**

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1. 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 of illumination.
2. Max sign length must not exceed 75% of store frontage.  
Pad Building Tenants:  
Maximum Letter Height for Single-Line Copy: 30" or 2.5 ft.  
Maximum Total Stacked Height: 48" with 2-lines max or 4 ft.



3D VIEW OF OCTAGON

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR SURFACE FINISH

**MANUFACTURE AND INSTALL THREE (3) INTERNALLY ILLUMINATED SETS OF CHANNEL LETTERS**

**LETTERS:**

FACE: 177" P-95 CLEAR ACRYLIC WITH 3M #3635-222 BLACK, WHITE OR CONTRASTING COLOR PERFORATED VINYL ON 1ST SURFACE AND (1) LAYER OF #3635 70 DIFFUSER VINYL ON 2ND SURFACE.

TRIMCAP: 1" METALLIC SILVER JEWELITE

RETURNS: .040" x 5" DEEP PRE-PAINTED ALUM COIL.

BACKS: .050" PRE-PAINTED ALUM.

PAINT: IF NOT PRE-PAINTED, PAINT EXTERIOR MATTHEWS MP-#1810 "CHASE NICKEL", GLOSS (85-90 UNITS), INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: 15MM DESIGNER 71 WHITE NEON AND 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.

**LOGO:**

BACKS & RETURNS: .080" ALUM. BACK WITH STACK WELDED 5" x .080" ALUM. RETURNS.

LOGO CAN FACE: .080" ALUM. BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

PLX FACE: .1" x 8" THERMO-FORMED ARISTECH #6046 BLUE ACRYLIC LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.

PAINT: EXTERIOR PAINT TO MATCH MATTHEWS MP-#18101 "CHASE NICKEL", GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: 15MM DESIGNER 71 WHITE NEON AND 60MA TRANSFORMERS AS REQUIRED FOR PROPER EVEN ILLUMINATION.

ATTACHMENT: LETTERS TO BE FLUSH MOUNTED ON FLAT SURFACES. INSTALLER TO SUPPLY SPACERS AS REQUIRED FOR UNEVEN SURFACES.

**ELECTRICAL REQUIREMENTS FOR NEON ILLUMINATION**

As required by standard #2161, Signtech Electrical Advertising, Inc. exclusively uses secondary Ground Fault-Interrupter (GFI) transformers.

- Each Sign MUST have:
  - A dedicated branch circuit
  - Three wires: Line, Ground, and Neutral.
  - Wire Size: Min 12 GA THHN Copper Wire.

NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600. The ground wire must be continuous & go from the sign to the panelboard ground bus.

Design Firm  
Sign Excellence

Project  
Ontario Plaza  
920-1070 N. Mountain Ave.  
Ontario, CA

Company  
Decron Properties

Work Order  
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Date  
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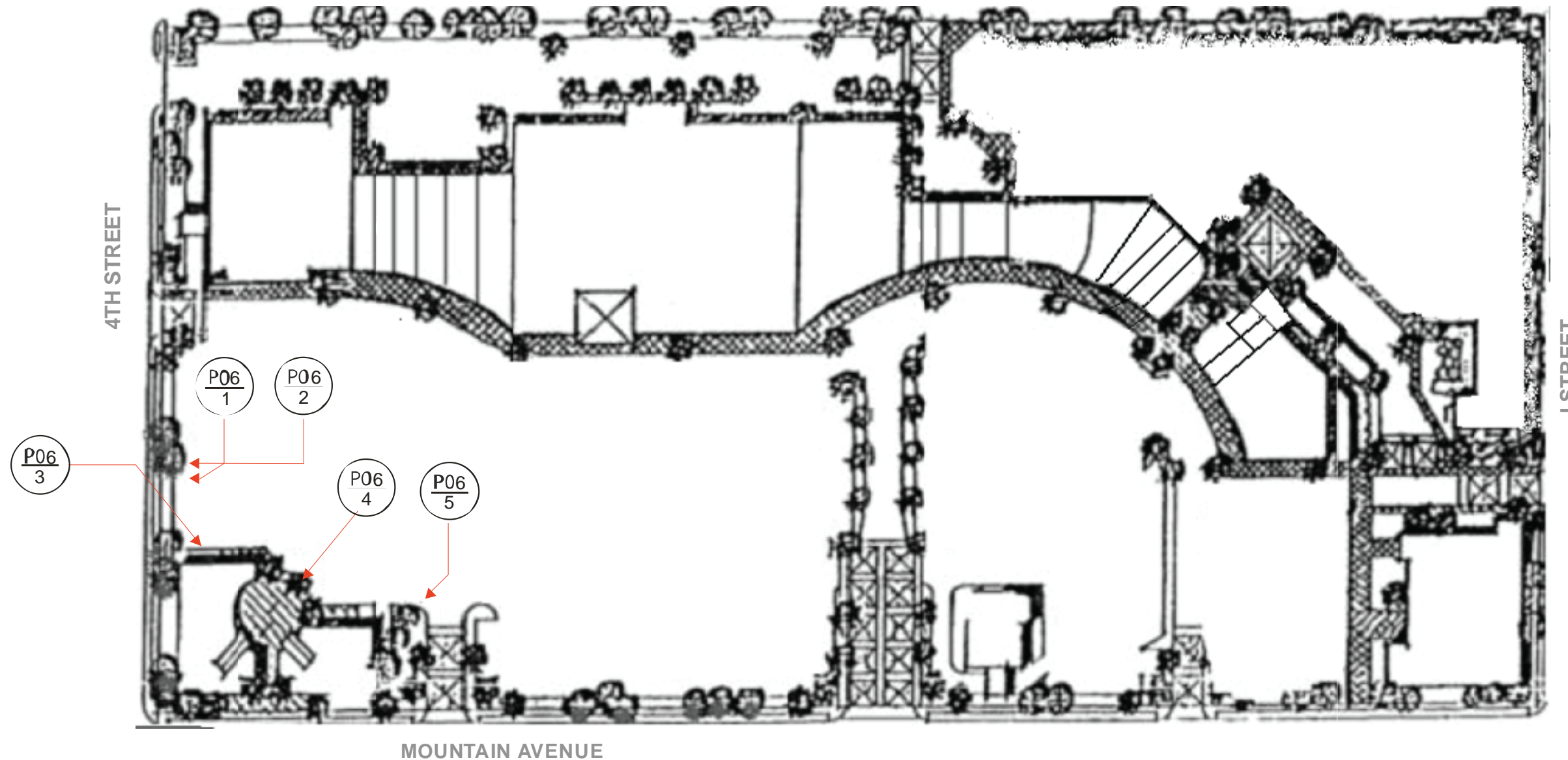
Sign Program #  
PSGPI2-003

*Ontario Plaza*

Bank Tenant Signage

Sign Type P06

# PAD TENANT SIGN LOCATION PLAN



**SIGN EXCELLENCE**

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 NORTH HOLLYWOOD CA 91605  
 P: 818.308.1044  
 F: 818.308.1049

**Design Firm**  
 Sign Excellence

**Project**  
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SIGN EXCELLENCE

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F: 818.308.1049

Design Firm

Sign Excellence

Project

Ontario Plaza  
920-1070 N. Mountain Ave.  
Ontario, CA

Company

Decron Properties

Work Order

Drawn By

LP

Date

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Phase

Revision

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Page

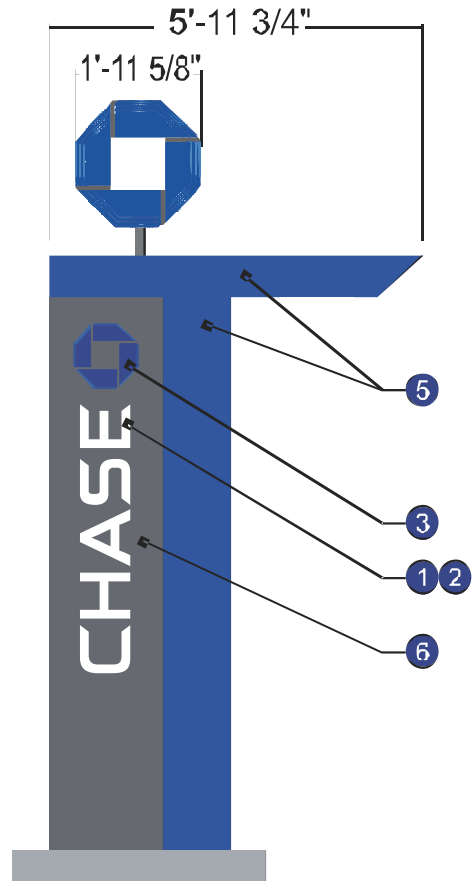
37

1	2	3	4	5	6
White Translucent: 3M 3832-20	White Diffuser 3M 3835-70	Intense Blue 3M 3832-127	Translucent Blue Aristech 6046 Matte Finish	Chase Metallic Blue Paint to match MP-49353 Metallic Gloss Finish	Chase Dark Nickel Paint to match MP

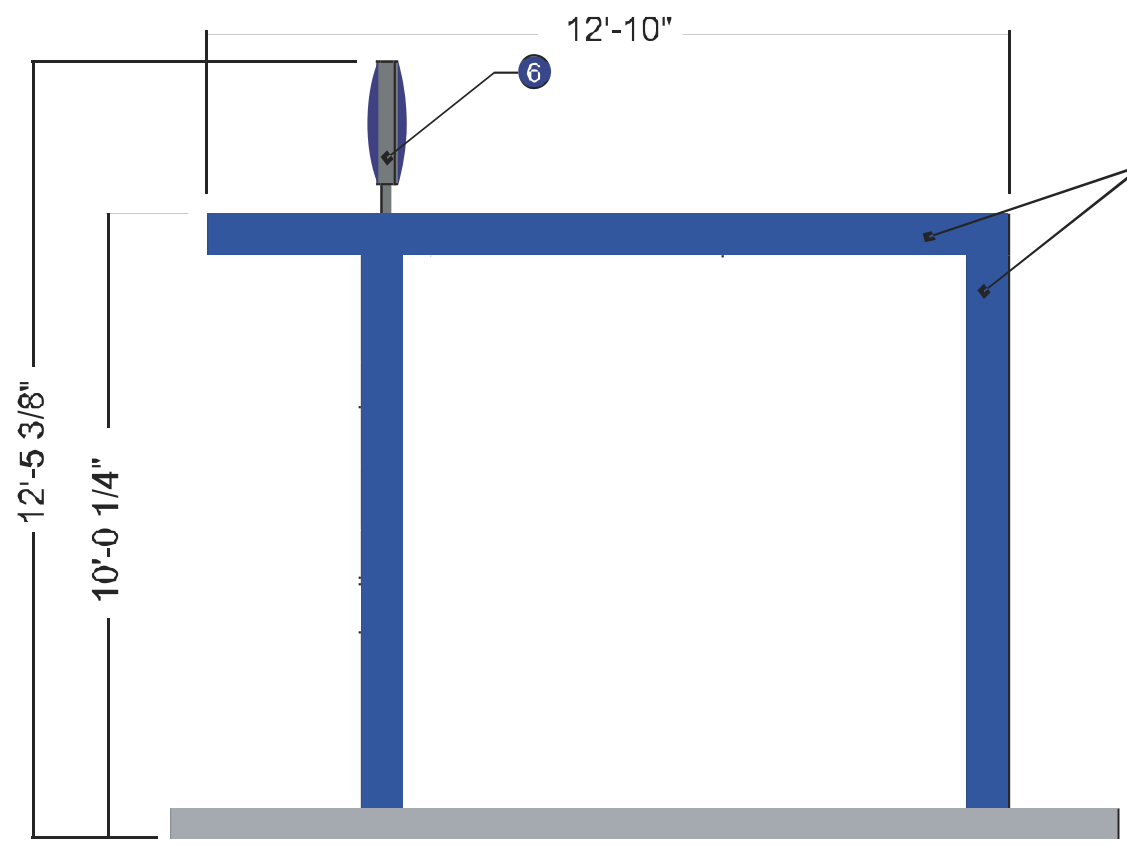
ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-20852 VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

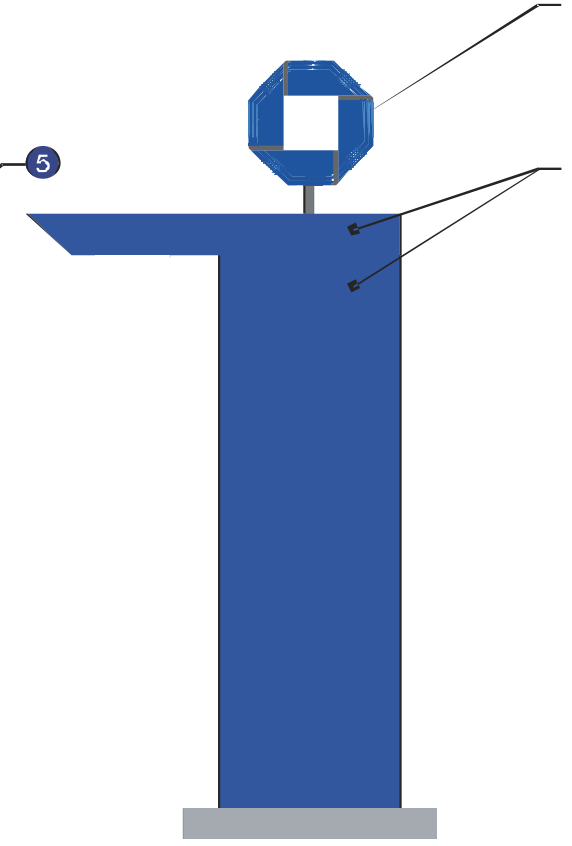
Graphics depicted are for illustrative purposes only  
Use only approved artwork for production.



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



FRONT VIEW CAN-ATM  
SCALE: 3/8" = 1'-0"



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

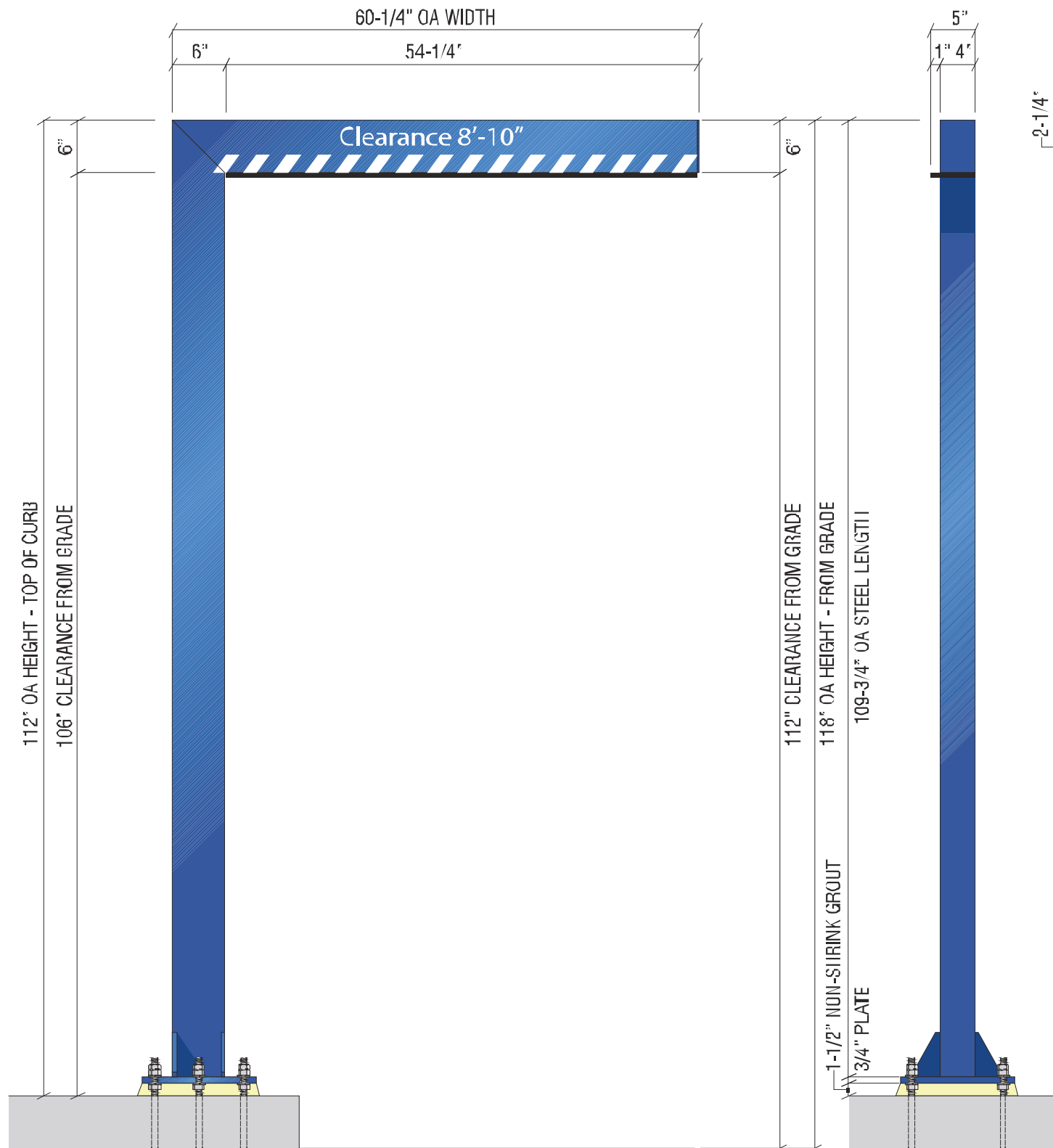
MANUFACTURE (1) ONE ILLUMINATED TOPPER CABINET PER DRAWING SPECIFICATIONS. TO BE INSTALL ON TOP OF EXISTING ATM MACHINE WITH DOUBLE SIDE TAPE AND





**TOP VIEW @ CLEARANCE BAR (HB-U)**

2  
1 Scale: 3/4" = 1'-0"

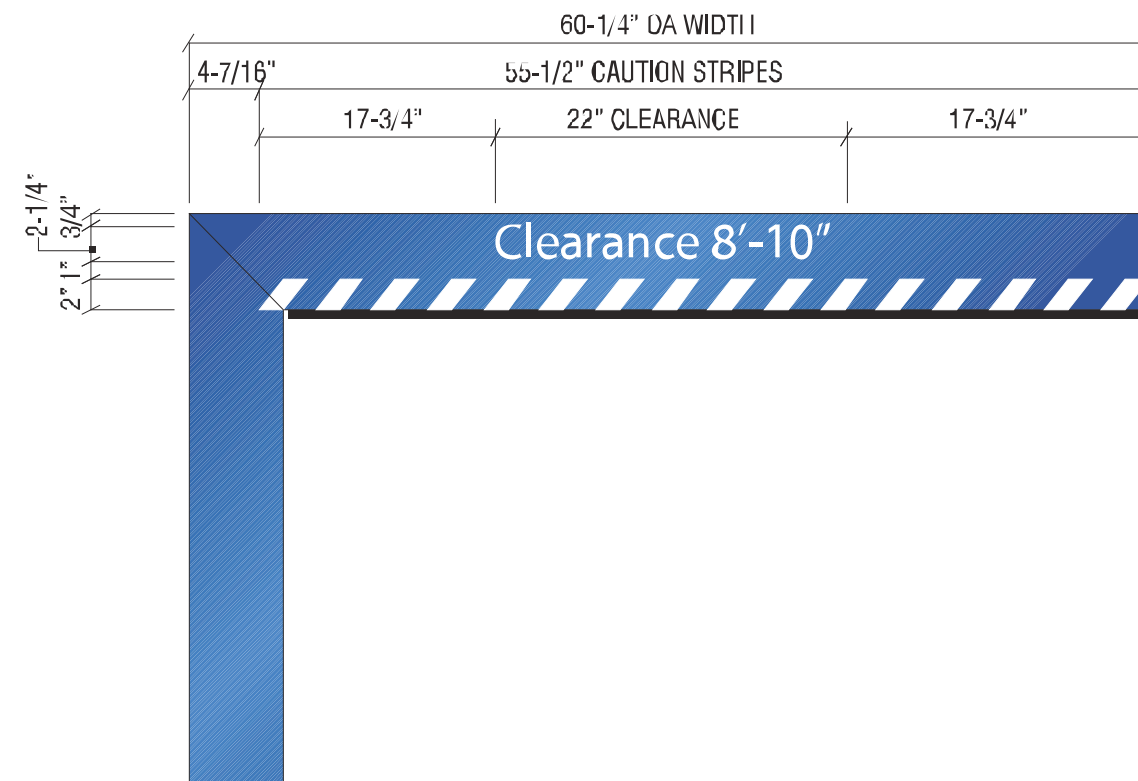


**FRONT VIEW @ CLEARANCE BAR (HB-U)**

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

**LEFT SIDE VIEW**

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



**ENLARGEMENT DETAIL @ VINYL**

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

**CLEARANCE BAR DISPLAY**

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DRIVE UP CLEARANCE BAR

PLATE:..... 13" x 13" x 3/4" STEEL PLATE WITH 1" DIA. MOUNTING HOLES. SEE DETAIL FOR WELDING AND ANCHORS.

BAR:..... 4" x 6" x 1/4" STEEL RECTANGLE TUBE MITRED CUT CORNER AND 1/8" END CAP.

RUBBER:.. HORIZONTAL CLEARANCE BAR TO HAVE 1/2" x 5" x 51-1/4" RUBBER SAFETY BUMPER ATTACHED TO BOTTOM OF BAR.

VINYL:..... HORIZONTAL CLEARANCE BAR TO HAVE SCOTCHLITE WHITE 680-10 WHITE VINYL.

PAINT:..... HORIZONTAL, VERTICAL CLEARANCE BARS, BASE PLATE, NUTS AND BOLTS PAINTED CHASE 'METALLIC BLUE' MATTHEWS MP-49353, GLOSS FINISH.



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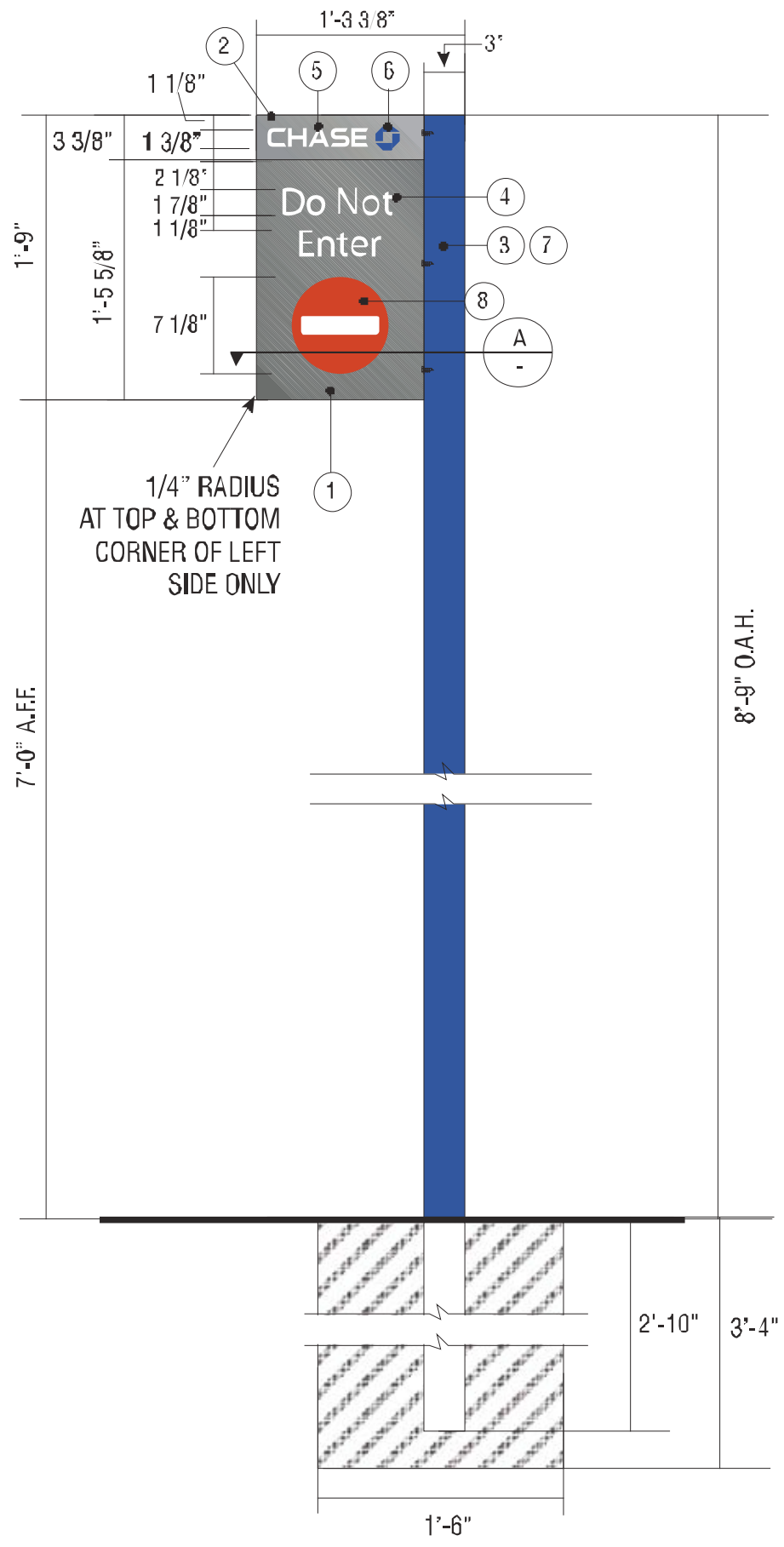
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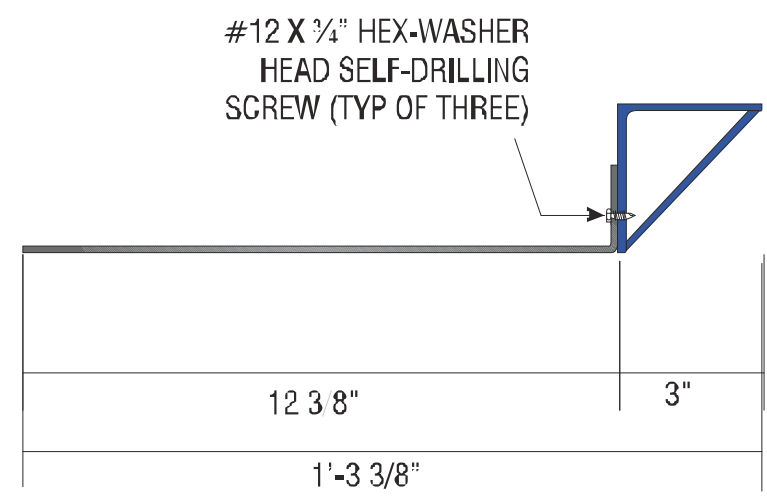
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**FRONT VIEW SCALE: 1"=1'-0"**

**MANUFACTURE AND INSTALL ONE (1) NON ILLUMINATED PARKING SIGN**

1. .125" BREAKFORMED ALUMINUM SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES DK NICKEL MATTHEWS MP#18248, GLOSS FINISH. FORM AS SHOWN.
2. PAINT FINISH CHASE NICKEL MATTHEWS MP#19891 GLOSS FINISH.
3. PAINT FINISH MATTHEWS #MP-00366 CHASE BLUE SEMI-GLOSS FINISH.
4. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE.
5. "CHASE" TO BE 3M FILM #7725-10 WHITE.
6. OCTAGON TO BE 3M FILM #3632-127 BLUE OVER 3M FILM #7725-10 WHITE.
7. 3" X 3" X .125" ALUM. FABRICATED POST WELD .125" ALUM. FLATSTOCK TO CLOSE TRIANGLE AS SHOWN. GRIND SMOOTH. PAINT FINISH ALL EXPOSED SURFACES MATTHEWS #MP-00366 CHASE BLUE SEMI-GLOSS FINISH. SET SUPPORT INTO CONCRETE FOUNDATION. NO DIRECT EARTH BURIAL ALLOWED.
8. FIRST SURFACE DECORATE "DO NOT ENTER" SYMBOL WITH 3M SCOTCHLITE REFLECTIVE FILM #680-72 RED. HORIZONTAL BAR TO BE 3M SCOTCHLITE FILM #680-10 WHITE.
9. FIRST SURFACE DECORATE GLYPH BACKGROUND WITH 3M SCOTCHLITE REFLECTIVE FILM #680-75 BLUE. GLYPH TO BE 3M SCOTCHLITE FILM #680-10 WHITE.



**A SECTION SCALE: 3"=1'-0"**



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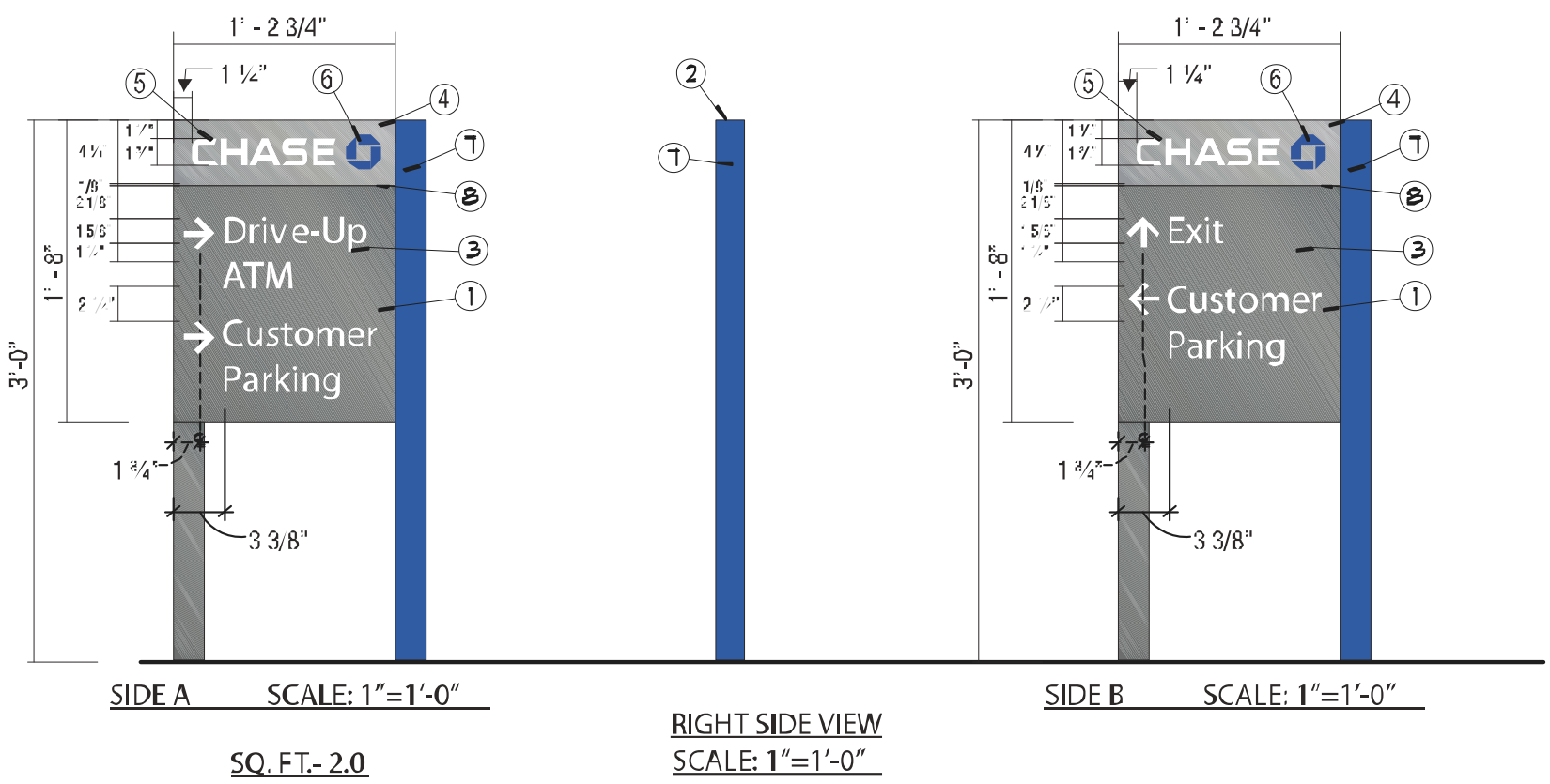
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1. .125" ALUM. BREAKFORMED SIGN FACE. FORM AS SHOWN. ROUT 1/4" WIDE REVEAL AS SHOWN. WELD .125" ALUM. FLAT STOCK CONTINUOUS AT REVEAL AND AT BASE TO ACT AS A SPACER. WELD TO BACK SIDE FACE AND TOP TO FORM A COMPLETE ENCLOSURE. LOWER OVER FRAME AND SCREW ATTACH AT TOP. PAINT FINISH DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.
2. .125" ALUM. TOP. FORM AS SHOWN. PAINT FINISH NICKEL MATTHEWS MP-19891. GLOSS FINISH. MECHANICALLY ATTACH TO TOP OF FRAME.
3. COPY AND ARROWS TO BE 3M SCOTCHLITE WHITE #680-10. TYPEFACE TO BLISS BOLD (AVAILABLE AT WWW.TYPOGRAPHY.NET). VERIFY ALL COPY PRIOR TO FABRICATION.
4. PAINT FINISH SIGNATURE BAND NICKEL MATTHEWS MP-19891. GLOSS FINISH.
5. "CHASE" TO BE 3M SCOTCH LITE FILM #680-10 WHITE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
6. "OCTAGON" TO BE 3M SCOTCH LITE FILM #680-76 LIGHT BLUE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
7. PAINT FINISH BEVELED RETURN TO MATCH PMS 300 (MATTHEWS MP-00366). SEMI-GLOSS.
8. PAINT FINISH REVEAL DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.

**MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN**

P06  
4

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**40**



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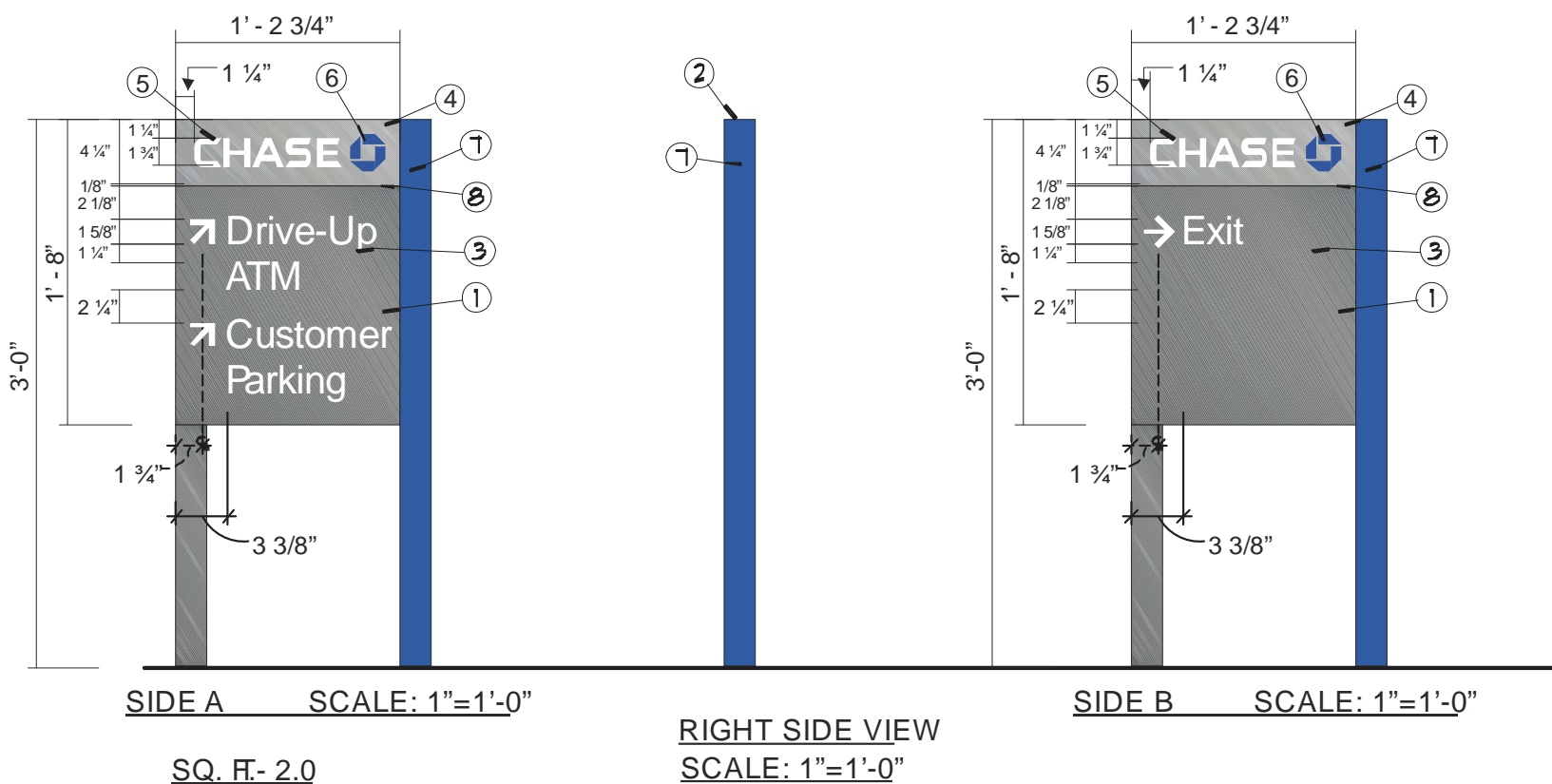
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- .125" ALUM. BREAKFORMED SIGN FACE. FORM AS SHOWN. ROUT 1/4" WIDE REVEAL AS SHOWN. WELD .125" ALUM. FLAT STOCK CONTINUOUS AT REVEAL AND AT BASE TO ACT AS A SPACER. WELD TO BACK SIDE FACE AND TOP TO FORM A COMPLETE ENCLOSURE. LOWER OVER FRAME AND SCREW ATTACH AT TOP. PAINT FINISH DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.
- .125" ALUM. TOP. FORM AS SHOWN. PAINT FINISH NICKEL MATTHEWS MP-19891. GLOSS FINISH. MECHANICALLY ATTACH TO TOP OF FRAME.
- COPY AND ARROWS TO BE 3M SCOTCHLITE WHITE #680-10. TYPEFACE TO BLISS BOLD (AVAILABLE AT WWW.TYPOGRAPHY.NET). VERIFY ALL COPY PRIOR TO FABRICATION.
- PAINT FINISH SIGNATURE BAND NICKEL MATTHEWS MP-19891. GLOSS FINISH.
- "CHASE" TO BE 3M SCOTCH LITE FILM #680-10 WHITE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
- "OCTAGON" TO BE 3M SCOTCH LITE FILM #680-76 LIGHT BLUE. USE REVERSE ARTWORK SUPPLIED BY DESIGNER.
- PAINT FINISH BEVELED RETURN TO MATCH PMS 300 (MATTHEWS MP-00366). SEMI-GLOSS.
- PAINT FINISH REVEAL DARK NICKEL MATTHEWS MP-18248. GLOSS FINISH.

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

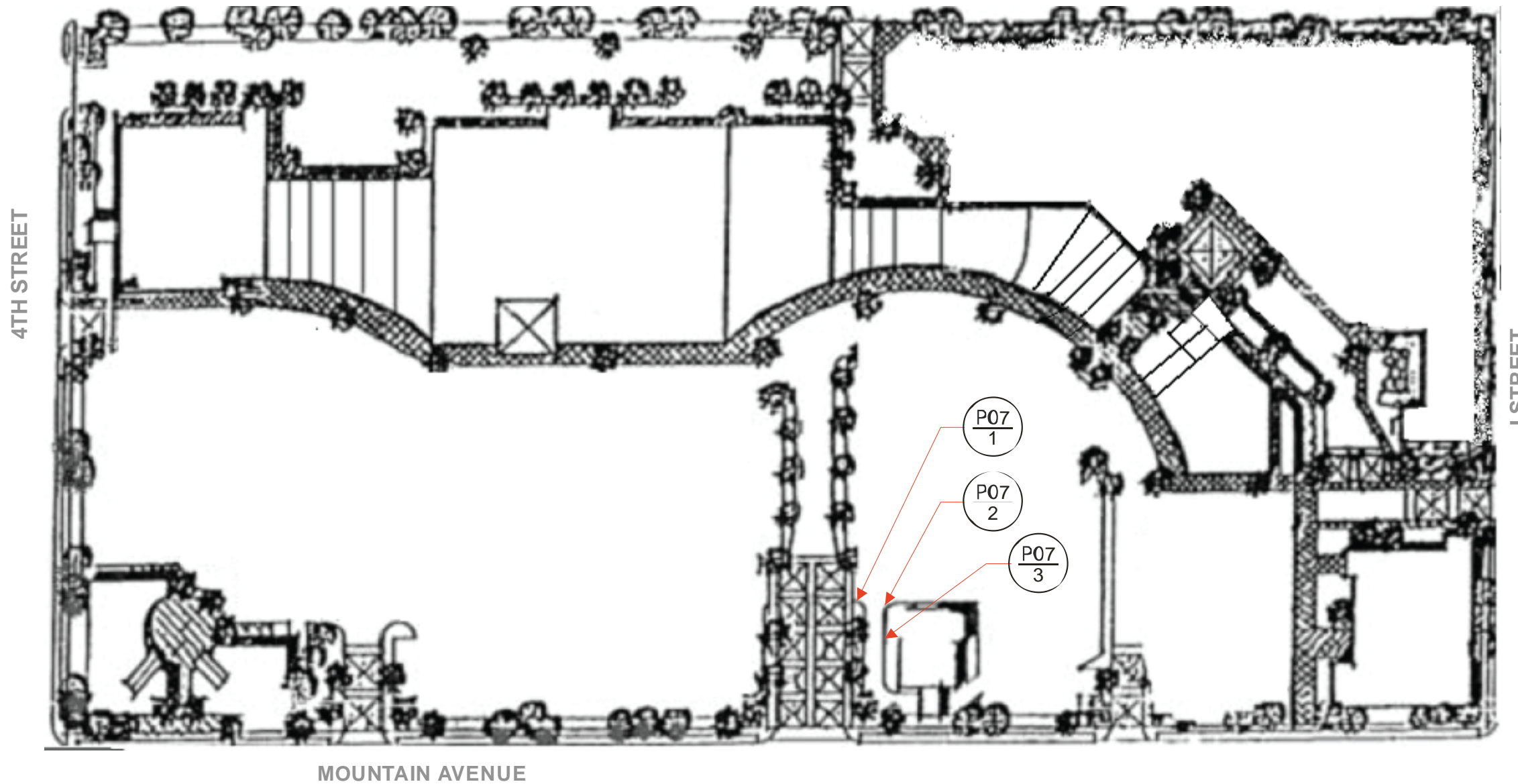
P06  
5

*Ontario Plaza*

Restaurant Signage

Sign Type P07

# SIGN LOCATION PLAN



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P07  
1

P07  
2

DIRECTIONAL SIGNS



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P07  
3

MENU SIGNS

*Ontario Plaza*

Ancillary Signs

Sign Type P08





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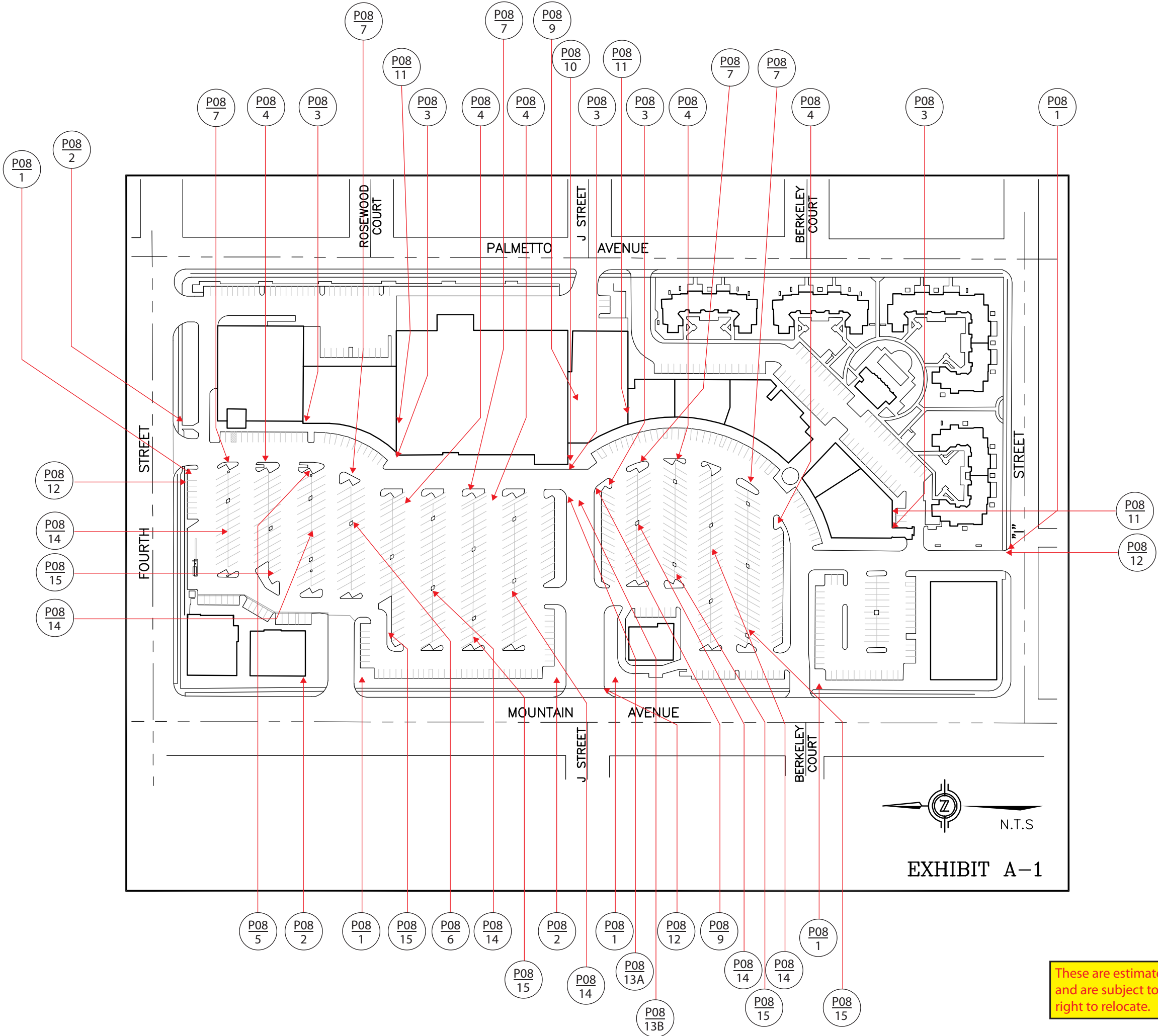
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These are estimated locations and are subject to Landlord's right to relocate.



ANCILLARY SIGNS - 3 IN 1 REGULATORY SIGNS

P08  
1A



P08  
1B

## PRIVATE PROPERTY

NO TRESPASSING                      NO SKATEBOARDING  
NO SOLICITING                        NO ROLLERBLADING  
NO OVERNIGHT PARKING            NO LOITERING

PENAL CODE 602 PC

## LIABILITY DISCLAIMER

YOU PARK AND LOCK YOUR OWN VEHICLE, THEREFORE  
MANAGEMENT IS NOT RESPONSIBLE FOR FIRE, THEFT,  
DAMAGE TO OR LOSS OF VEHICLE ARTICLES LEFT THEREIN

## HANDICAP PARKING

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED  
HANDICAPPED SPACES, NOT DISPLAYING DISTINGUISHING  
PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY  
HANDICAPPED PERSONS MAY BE TOWED AWAY AT OWNER'S  
EXPENSE. FOR INFORMATION ON TOWED VEHICLES CALL

## SPEED LIMIT 5 MPH

UNAUTHORIZED VEHICLES WILL  
BE CITED AND OR TOWED AT  
VEHICLE OWNER'S EXPENSE.  
C.V.C. 22658A (VERIFY CODE)

FOR INFORMATION ON TOWED VEHICLES CALL  
(TOWING INFO HERE)

3 IN 1 REGULATORY SIGN DETAIL (ENLARGED)



SIGNexcellence

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2



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4



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5

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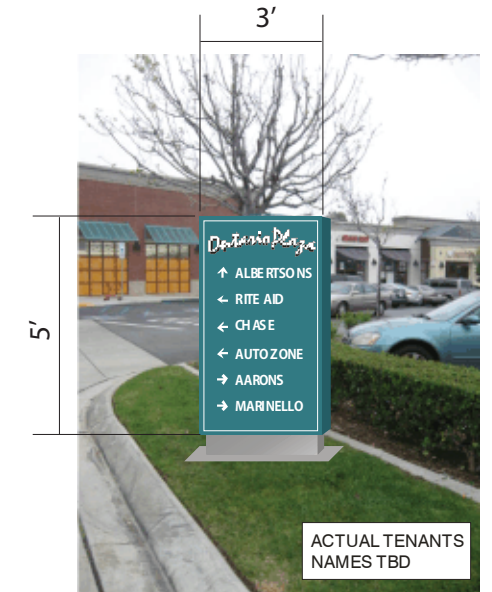
P08  
6



P08  
7



P08  
8



P08  
9

Illuminated Directional Sign - Aluminum Frame w/ Acrylic Face w/ Applied Vinyl



P08  
10



P08  
11



P08  
12



P08  
13A



P08  
13B



P08  
14



P08  
15



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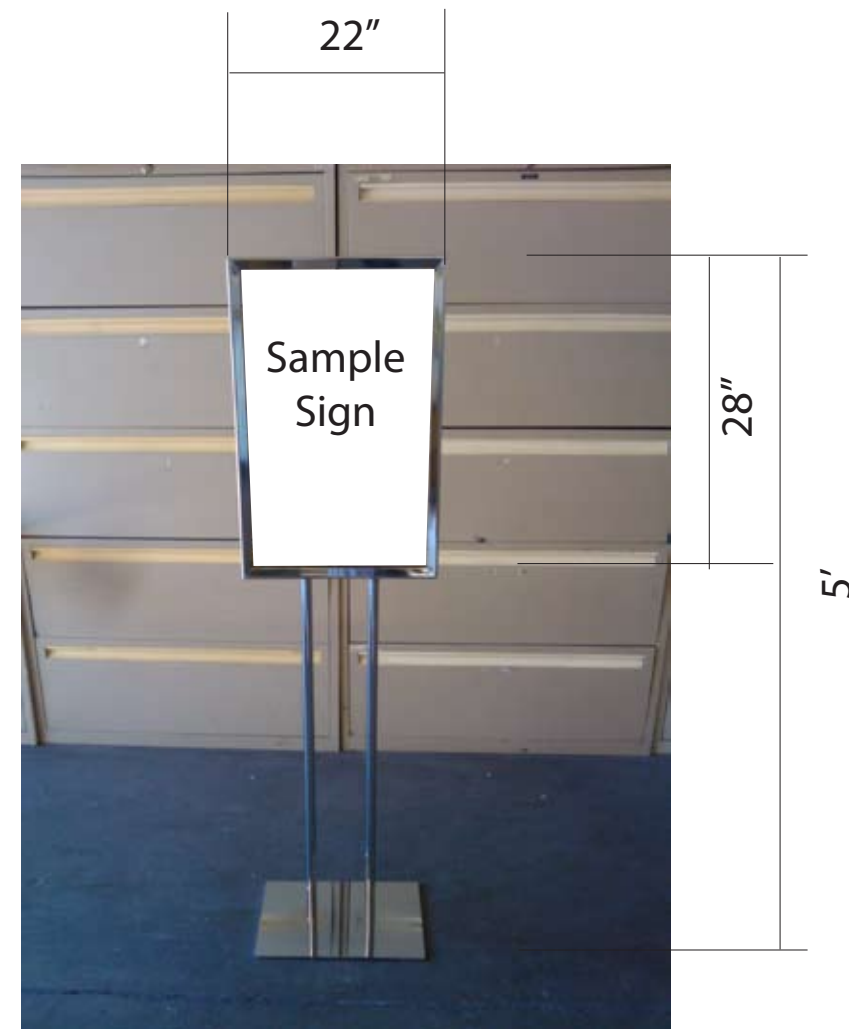
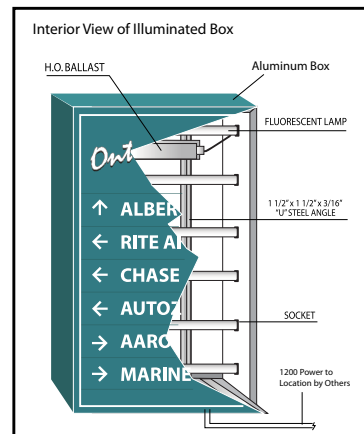
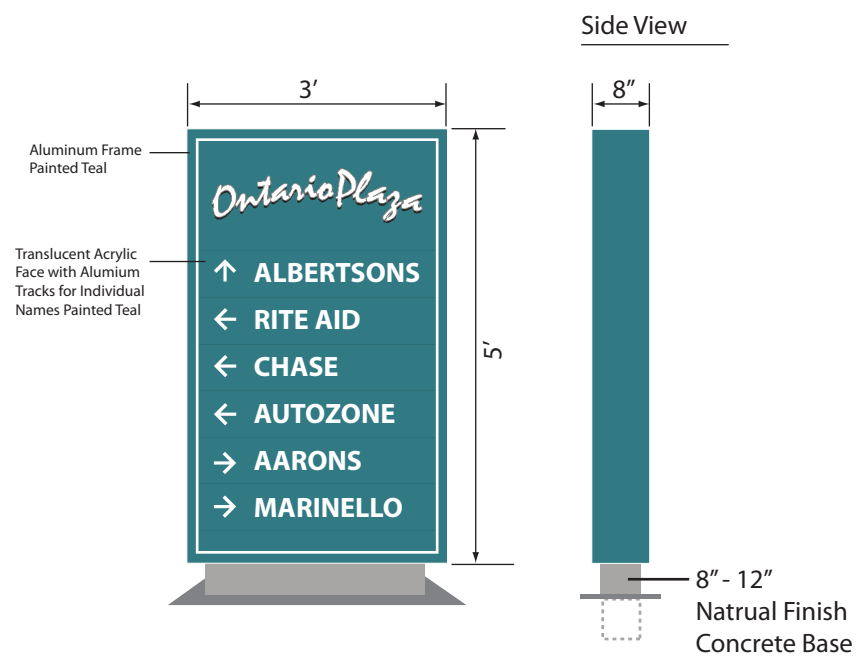
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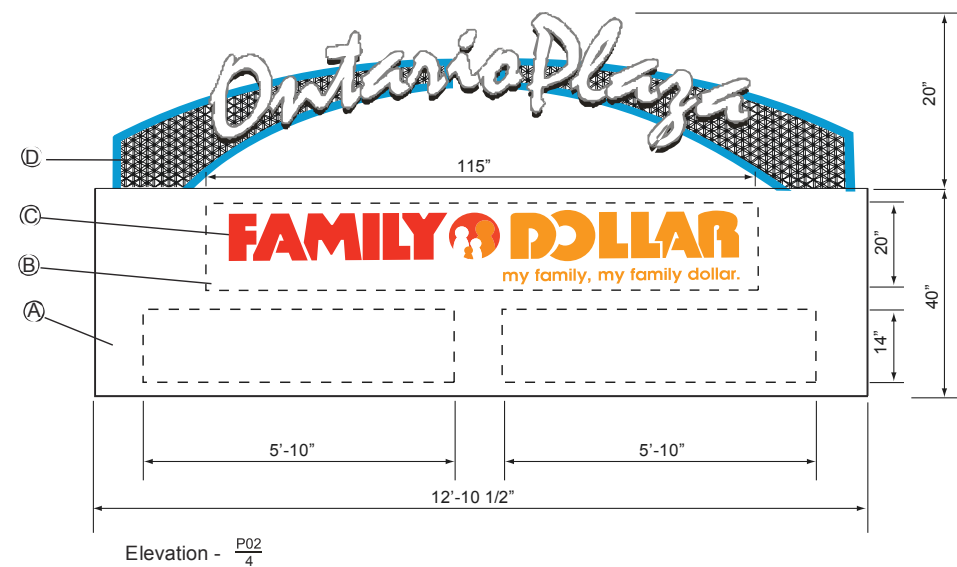
**Page**

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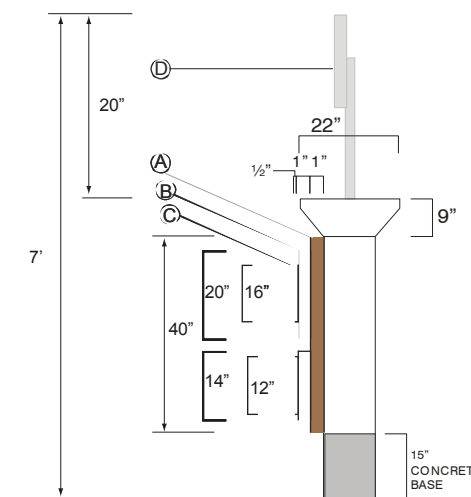


Free Standing Stanchion Sign Frame

**P08**  
9 Illuminated Directional Sign - Aluminum Frame w/ Acrylic Face w/ Applied Vinyl



Elevation - **P02**  
4



Side View - **P02**  
4

**P02**  
4 Sign 4 Photo with proposed change super imposed  
Project Name Required



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