



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: Niagara Bottling LLC
 Address: 5675 E Concoors St Ontario, Ca 91764
 Telephone No.: 909-980-9439 Fax No.: _____
 Applicant: Encore Image, Inc.
 Address: 303 W Main St Ontario, Ca 91762
 Telephone No.: 909-230-5589 Fax No.: _____
 Applicant's Representative: (Mark) Email: M.Ortega@encoreimage.com
Bob Hoke for Encore Image, Inc.
 Address: 303 W Main St Ontario, Ca 91762
 Telephone No.: 909-230-5589 Fax No.: _____

(For staff use only)
 File No.: PSGP 14-001
 Related Files: (NONE)
 Submittal Date: 01/27/2014
 Rec'd By: CP
 Fees Paid: \$1,225.00
 Receipt No.: 261786
 Action: Approved Denied
 By: [Signature]
 Date: 3/20/14

Invoice 139197

SITE INFORMATION

Site Address (include N, S, E or W): 5675 E Concoors Ave Ontario, Ca 91764
 Assessor's Parcel No.: 0238-021-43-0000
 Development Name: Crossroads Business Park
 Zone: _____ Euclid Avenue Overlay District?: Yes No

Contact Roy Courtney 909-374-4198
 NOTES EMAIL:

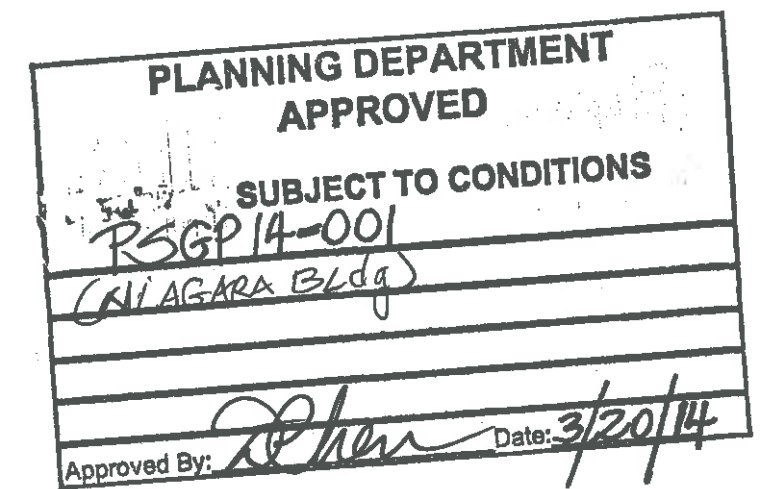
Application for approval of a Master Sign Program for this commercial property located on the NW corner of Concoors Street and Barrington Ave with the purpose of improving the overall quality and design aesthetics of this property.

Proposed signage is of a more contemporary aesthetic appearance and superior quality than those available in the current criteria. Proposed locations better lend themselves to ease of visibility, improving traffic flow and safety. Additionally, proposed designs better lend themselves to the building architecture.

**PLANNING DEPT
 APPROVED**
 Permit No. PSGP 14-001
 By: [Signature]
 Date: 3/20/2014



**MASTER SIGN PROGRAM
5675 E CONCOURS STREET
ONTARIO, CA 91764**





**5675 E CONCOURS STREET
ONTARIO, CA 91764**

Table of Contents

Purpose & Compliance Requirements	Pg. 1
Approvals	Pg. 1
General Criteria, Standards & Requirements	Pg. 1
Site Plan	Pg. 2
Wall Sign(s)	Pg. 3
Monument Sign	Pg. 3
Wayfinding/Directional Signage	Pg. 4
Prohibited Signs and Advertising	Pg. 4
Elevations	Pg. 5
Wall Sign Detail	Pg. 6
Monument Structure Examples	Pg. 7

PREPARED BY:



800-791-1187

www.encoreimage.com

STATE LICENSE #947727

PSGP14-001



Purpose & Compliance Requirements

This Master Sign Program has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the property for the mutual benefit of all tenants and the City of Ontario. No person shall erect, re-erect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this sign program. Conformance will be strictly enforced by the landlord and the City of Ontario. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s) with thirty (30) days of written notice of non-compliance.

Approvals

Prior to the fabrication and/or installation of any sign within the property, the building tenant shall obtain City of Ontario approvals, including the issuance of a sign and/or building permits. The City may refuse approval for any sign that is not designed in accordance with the specifications as described in this approved sign program, or for a sign(s) that is/are in conflict with other applicable City codes and requirements.

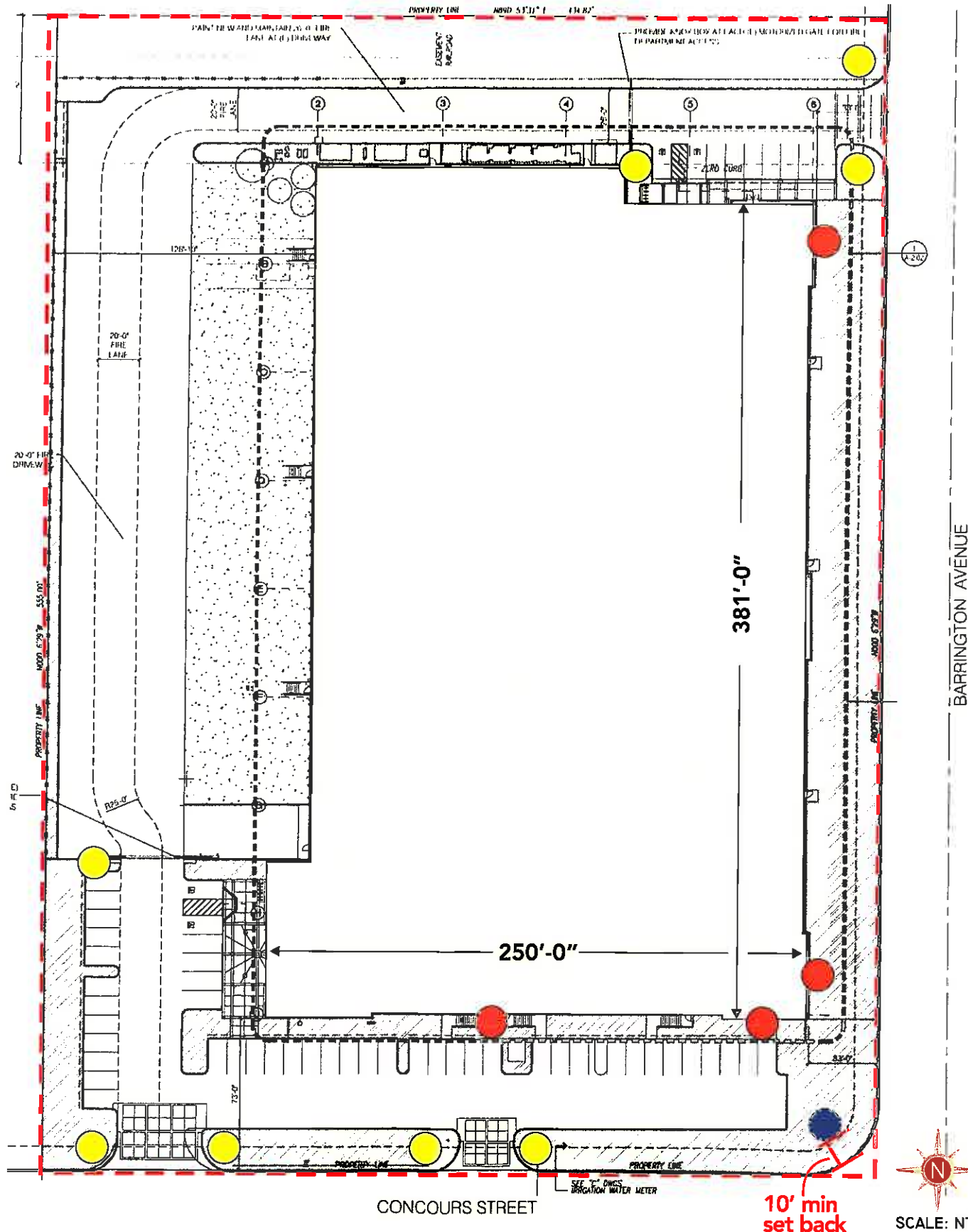
1. City approval shall be required for all signs. Sign approval shall be obtained from the Planning Department. Three (3) sets of plans providing the following items shall be submitted for City review and approval:
 - a) Written approval (or signed drawings) from Building Owner (or its designee).
 - b) Site plan indicating location of signs.
 - c) Scaled building elevation(s) showing sign placement and dimensions. Digital photographs depicting proposed signs superimposed on building elevations are acceptable.
 - d) Colored shop drawings for each sign indicating dimensions, all material specifications and finishes, colors, etc.
 - e) Section detail of sign showing method of attachment to the wall.
2. Only licensed and insured sign contractors shall be permitted to furnish signs for tenants.

General Criteria, Standards & Requirements

1. Tenant is allowed to have the following signs:
 - Illuminated Wall Signs;
 - Illuminated or non-illuminated Monument sign; and
 - Wayfinding/Directional signage.
2. Signs shall only be allowed in the approved locations. See site plan on page 2.
3. Tenants shall pay for all signs, their installation and maintenance.
4. All sign work is to be furnished by licensed sign contractors.
5. Tenant's sign contractor shall not commence installation of any exterior sign without permits from the City.
6. No sign company logos/labels will be permitted on exposed surfaces of the sign.
7. All signs and their installation shall comply with all local building codes.
8. All signs must be constructed of non-combustible materials and/or plastics.



Site Plan



Legend

- Proposed Wall Sign Locations
(Maximum 1 wall sign per street elevations)
- Monument Sign Location
(Minimum 10 ft. set back from curb face)
- Proposed Wayfinding/Directional Sign Locations

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Wall Sign(s)

Sign Specifications:

1. Wall signs shall be illuminated channel letters.
2. Signs shall be illuminated using LEDs and may be face lit, halo lit or a combination of both.
3. Maximum letter height shall be 36 inches, not including ascenders or descenders.
4. Up to 2 lines of copy shall be allowed.
5. Logos are permitted, as long as it does not exceed the maximum sq.ft. (sign area) per elevation, or 100 sq.ft. Maximum height for logos or symbols shall be 48 inches.
6. **A maximum of one wall sign per street elevation will be allowed.** For approved locations see site plan on page 2 and elevations on page 5 .
7. Maximum total sign square footage per elevation not to exceed 100 sq. ft., when using 8 straight lines to fully enclose the extreme outer limits of lettering and logo/trademarks.
8. Letter style, copy and logo shall require owner/landlord and City of Ontario approval.
9. Painted sign surfaces shall have a primed and painted satin finish.
10. Colors of returns, faces, trim cap and illumination shall require approval from the owner/landlord and the City of Ontario.
11. For attachment detail, see page 6.

Monument Sign

Sign Specifications:

1. Only one monument sign shall be permitted for this property.
2. The monument sign may be illuminated or non-illuminated.
3. The monument sign may be single sided or double sided.
4. Maximum height shall not exceed 8ft.
5. Maximum total sign square footage, shall not exceed 60 sq. ft.
6. Monument shall only be in the approved location and must be **set back 10 ft. from any street side curb.** See site plan for location, on page 2.
7. For structural detail, see page 7.

NOTE:

All wall, monument and directional signs must conform to the Crossroads Business Park Specific Plan, General Requirements for signs, as stated on pages 81 & 82.





Wayfinding/Directional Signage

Sign Specifications:

1. A maximum of (2) Wayfinding/Directional signs shall be allowed per driveway.
2. Wayfinding/Directional signs shall be non-illuminated.
3. Signs may be single or double faced.
4. Signs shall be constructed from aluminum and have a painted finish.
5. The copy or background shall be reflective film.
6. Maximum height for any Wayfinding or Directional sign shall not exceed 4 ft.
7. Maximum square foot per sign shall not exceed 12 sq. ft.
8. Design and color shall be compatible to other signs on the property and requires owner/landlord and City approval.

Prohibited Signs and Advertising

1. Signs constructed of wood, plywood or particle board.
2. Cabinet style signs with retainers and slide in plastic faces.
3. "Gatorfoam" or any foam type letters or logos.
4. Painted letters or designs on any building surface.
5. Wall signs projecting above the parapet or roof lines.
6. Monuments signs constructed entirely or primarily of concrete.
7. Color changing, alternating or flashing illumination.
8. Signs not in approved locations.
9. Signs which are not architecturally compatible with the architecture of the building.
10. Vehicle signs that are for the express purpose of directing, advertising, and/or providing additional identification for a tenant or the property.
11. Signs constituting a traffic hazard either within the property lines or at the street.
12. Graphics, banners, posters or advertising of any type on windows or doors unless approved and permitted by the City of Ontario.
13. Any signs placed on the property or on any public right of way advertising any products or services not available on premises at time of advertisement.
14. All signs listed on Article 31 - Prohibited Signs (sec. 9-1.3120)

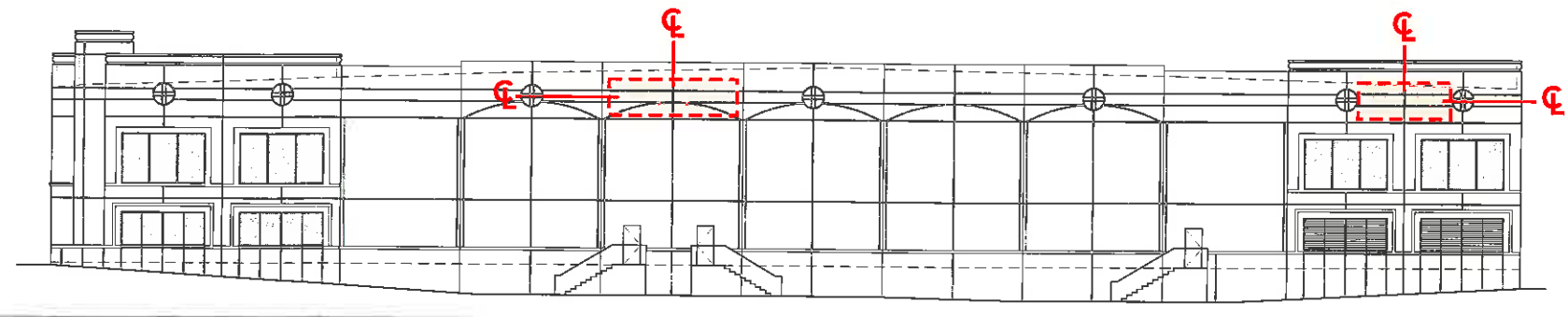
NOTE:

All wall, monument and directional signs must conform to the Crossroads Business Park Specific Plan, General Requirements for signs, as stated on pages 81 & 82.

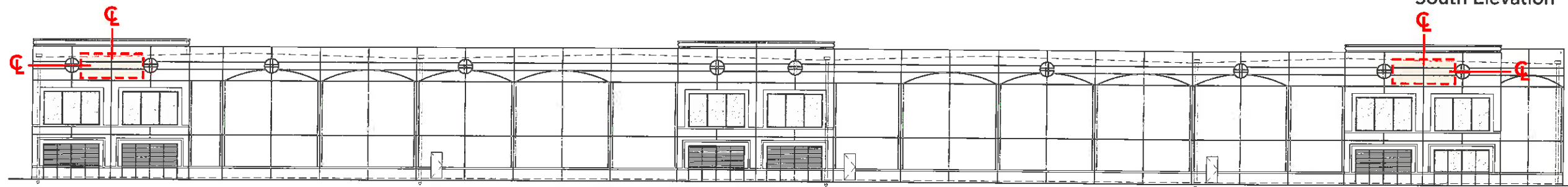


Elevations (with sign location options)

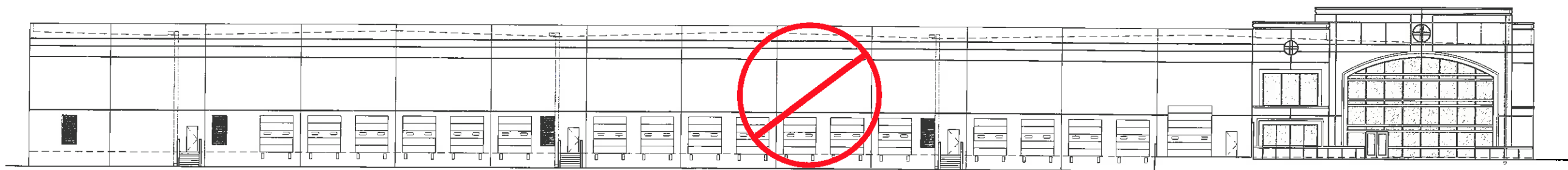
Maximum (1) Wall Sign Per Street Elevation



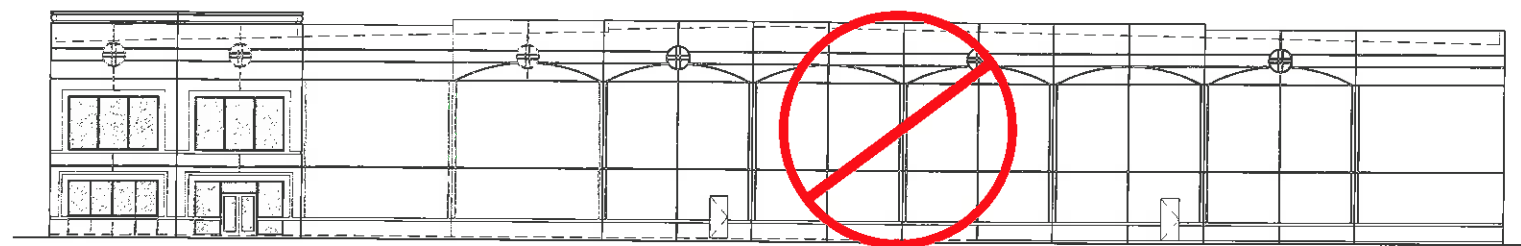
South Elevation



East Elevation



West Elevation



North Elevation

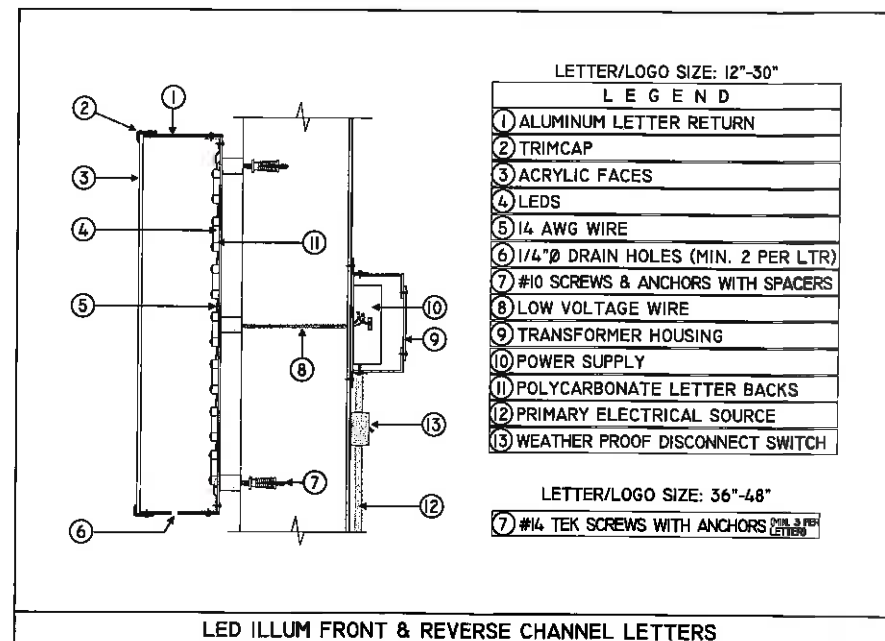
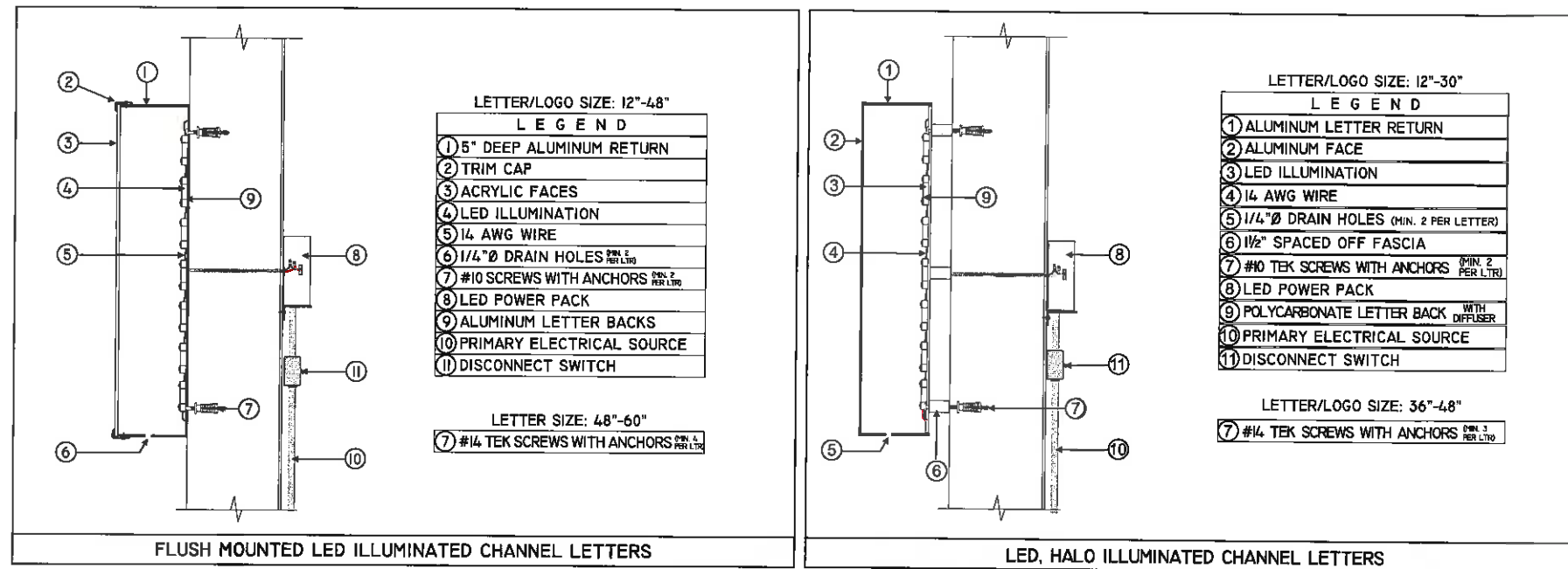
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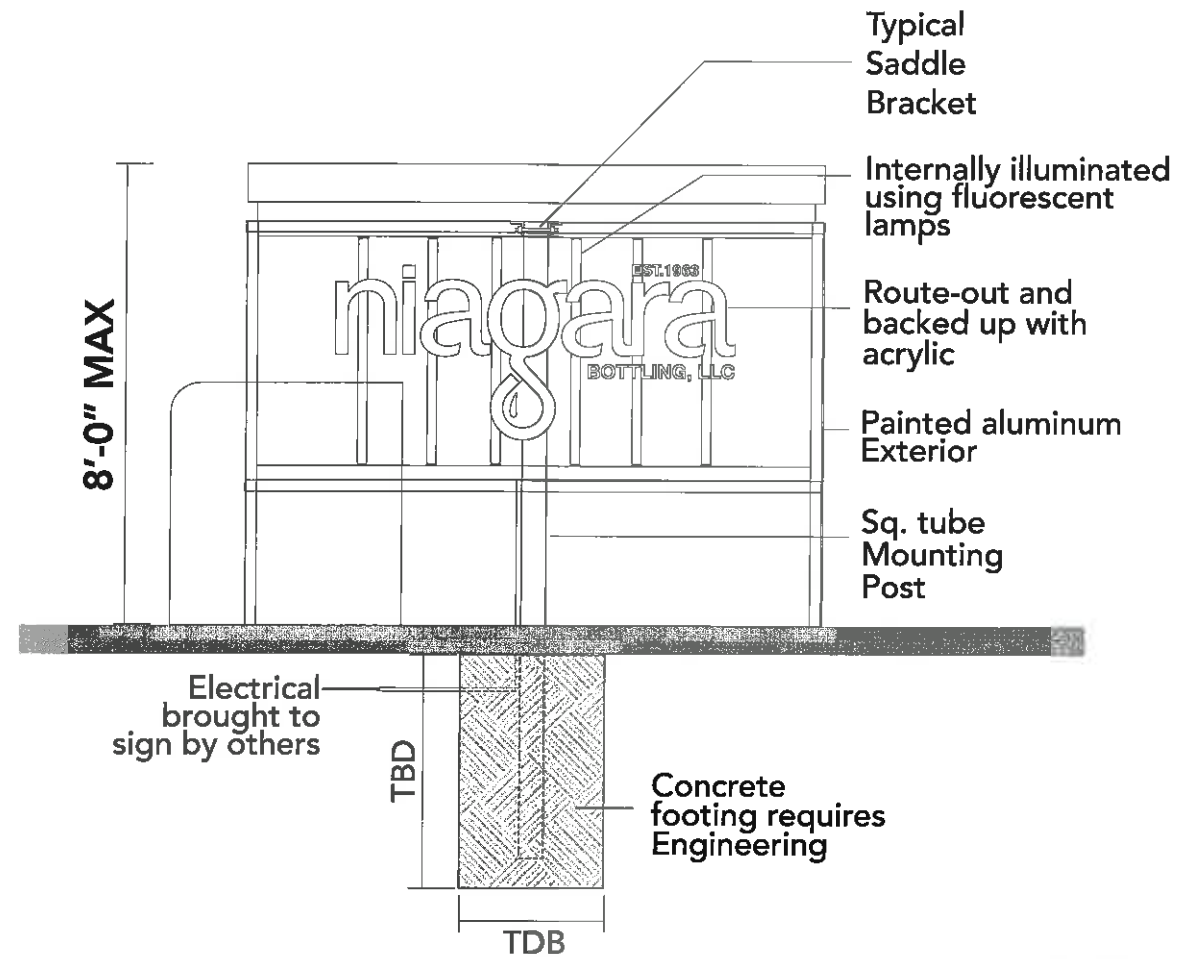
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Wall Sign Detail

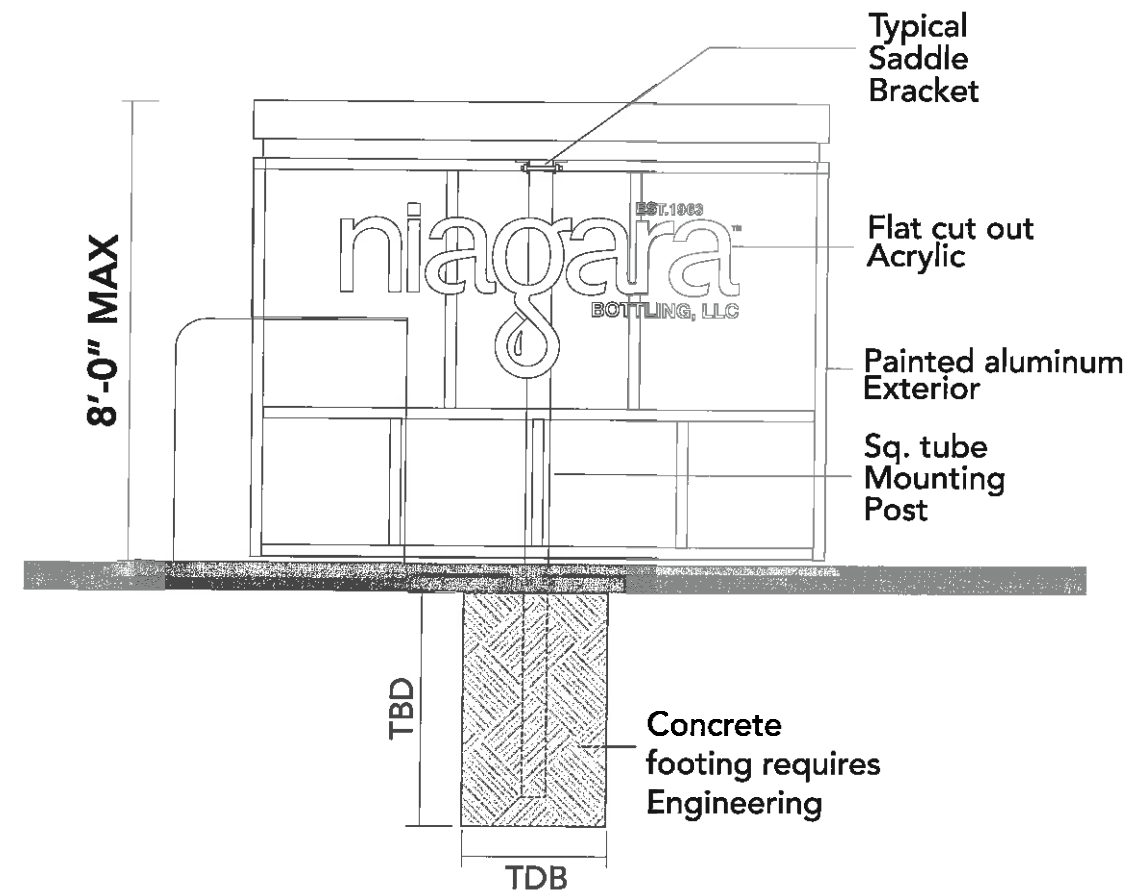


Monument Structure Example



Illuminated monument detail
Design shown for example only.
Max allowable sq. ft.: 60
Scale: NTS

***Monument sign may be single or double faced**



Non-illuminated monument detail
Design shown for example only.
Max allowable sq. ft.: 60
Scale: NTS

***Monument sign may be single or double faced**