SIGN PROGRAM COVER SHEET

SIGN PROGRAM NO. 94-20

TO BE COMPLETED BY THE PLANNER:

SIGN ADDRESS (include N, S, E, W) 1610-1670 East 4th Street, Ontario, Calif.

RELATED ITEMS 4607-V / 4411-S

RECEIVED BY ALBERT CRUSE DATE 11/1/93

TO BE COMPLETED BY APPLICANT

OWNER Pacific Ontario Properties, LTD TELEPHONE (714) 474-2000

MAILING ADDRESS 17842 Mitchell North, Suite 100

CITY, STATE, ZIP CODE Irvine, California 92714

REPRESENTATIVE Jeff Christiansen TELEPHONE (714) 474-2000

MAILING ADDRESS 17842 Mitchell North, Suite 100

CITY, STATE, ZIP CODE irvine, California 92714

BACKGROUND INFORMATION

ZONE: C-3 EUCLID OVERLAY DISTRICT? YES NOXXXX

FRONTAGE: SITE: 849' BUILDING/TENANT SPACE: 163,000

Freeway
SIDE FRONTAGE (~~CORNER LOT~~): SITE: 1252' BLDG./SPACE: ----------

REAR (PUBLIC ENTRANCE FROM ALLEY/PARKING LOT): Parking Lot

SITE/SURROUNDING PROPERTY CONDITIONS: Mixed use Motel, Retail, Residential
Freeway Frontage, 4th. St. Overcrossing- mature trees screen project

PROPOSED/EXISTING SIGNS

	WALL (sq.ft.)	FREESTANDING (sq.ft.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS	none	none	none
PROPOSED SIGNS	1 1/2:1	50s.f. 7'	360 s.f. ~~45'~~ 35' pylon
CODE LIMITS	1:1	50s.f.	300 s.f. ~~45'~~ 35' pylon

PROPOSED SIGN LOCATION NOTES: See attached sheet forsetback variance request. All signs to conform to ordinace height requirements and limits.

ACTION

COUNTER	PLANNING COMMISSION
DATE: 3/15/94	MEETING DATE: JAN. 26, 93
ACTION: APPROVED	ACTION: DENIED VAR. HT @ 45'; APPROVED REMAINING PORTIONS OF PROGRAM.
PLANNER: ALBERT CRUSE	

4607-V

Vineyard Freeway Center

1610 - 1670 E. 4th. Street
Ontario, California

DEVELOPED BY:
Pacific Ontario Properties

PREPARED BY:
Signage Solutions

△ 10/15/93
FINAL 11/1/93

B-1437-1

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Written dimensions shall have precedence over scaled dimensions; subcontractors shall verify and be responsible for all dimensions and conditions on the job and SIGNAGE SOLUTIONS; must be notified of any variations from the dimensions and conditions shown by these drawings.

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CLIENT

APPROVED BY

DATE

SIGNAGE
SOLUTIONS

1219 N. Tustin Ave.
Anaheim, Ca 92807
714 / 632 9972
FAX 632 9976

VINEYARD FREEWAY CENTER SIGN PROGRAM

SECTION I
INTRODUCTION

It is the intent of this Planned Sign Program to promote signage which will identify as well as advertise activities within the Center, and insure the tenants, the owner, and the city of Ontario a high level of graphic quality throughout the entire Center.

Since one of the important objectives of this program is to promote cohesiveness and a standard of quality for the Vineyard Freeway Center, subsequent tenant sign proposals will be expected to be complementary to the tenant signage previously approved. Copies of the approved sign proposals will be made available by Pacific Ontario Properties for this purpose.

The program establishes maximum letter sizes and sign area allowances by sign type which are approved by the City of Ontario and subject to the sole discretion of the project developer,

SECTION II
APPROVAL PROCEDURE

No sign shall be installed or displayed on the common area or on the premises of a tenant, without the prior written approval by Pacific Ontario Properties and issuance of permits by the City of Ontario. The aesthetic characteristics of the signs, i.e., placement, size, proportions, color, texture, and graphics are subject to the discretionary approval of Pacific Ontario Properties, within the context of this sign program.

Drawings of proposed signs shall meet City of Ontario submittal standards, and shall be submitted to Pacific Ontario Properties for prior approval. Submittals shall be in triplicate and include one colored elevation of each sign face indicating locations, sizes, design, colors, materials, finishes and installation methods. Each design shall conform to the appropriate attached exhibits. Upon receipt of approval from Pacific Ontario Properties, the tenant will then submit the necessary documentation to the City of Ontario Planning Department and if necessary Building Department, for sign permit approval. Tenant will be responsible for securing all approvals, making all permit applications and paying all permit fees. No sign shall be fabricated or installed until all of the above approvals and permits have been obtained.

Landlord reserves the right to designate a sign company which Tenant shall use to coordinate the design, construction, and installation of Tenant's sign. Furthermore, Landlord reserves the right to construct and install any proposed sign of Tenant which Tenant fails to have installed or to have installed in conformance with these criteria within 30 days after Tenant's opening for business at Tenant's expense.

Planning Commission approval (File No. 4607-V) of the following sign related items:

i) To allow the freeway pylon sign to exceed a maximum of five (5) words, figures or symbols and limited to five (5) tenant panels with no more than three words, figures or symbols.

ii) To allow building wall signs to be located on canopies rather than against the face of the building.

iii) To allow wall signs to be located on the interior side of the buildings.

iv) To allow two (2) project identification monument signs on Fourth Street.

SIGN TYPE SCHEDULE

ITEM	SIGN TYPE	QTY.
GROUND MOUNTED: (Common Area Signs)		
*1.	Freeway Pylon	1
*2.	Project I.D. Monument	2
*3.	(omit)	
4.	Vehicular Directional	To be determined upon 4th street pad bldg. construction
5.	(omit)	
6.	(omit)	
7.	(omit)	
EXTERIOR WALL MOUNTED: (Tenant Signs)		
*8.	Anchor Tenant I.D.	Criteria
*9.	Freeway Frontage Tenant I.D.	"
*10.	Pad Tenant I.D.	"
*11.	Shop Tenant I.D.	"
*12.	Undercanopy Tenant I.D.	"
*13	Tenant Suite Number	"
*14.	Window Sign	"
*15.	Delivery Entry I.D.	"
16.	Building Address	7

* These sign types are part of the tenant sign program which include a written criteria and elevation drawings with the tenant sign indicated for layout and maximum allowable sign area.

ITEM

SIGN TYPE

OPTION

CRITERIA

STATUS

FINAL DESIGN

DATE

9-22-93

Δ 10/15/93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

DM

JOB NO.

D-1437-1

PROJECT

VINEYARD FREEWAY CENTER

SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

SECTION IV
GENERAL SIGN CRITERIA

1. Tenant signage shall include the business name, as registered on the lease agreement, and may include an established logo, symbol, and may include type of business or informative text subject to approval by Landlord.
2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms, letter faces and illuminated awning, which require repair will be replaced or repaired within ten (10) days of damage or notice from landlord. If the signage is not rectified within a thirty day period, the landlord will repair the sign at the tenants expense. Standard maintenance of pylon, Project monuments and awning will be maintained commonly throughout center.
3. Only channel letters, or only awning signs are to be employed on the same building, these systems are not to be mixed on the same building.
4. Signs will be free of all labels and manufacturers advertising with the exception of code requirements
5. Roof mounted signs will not be allowed.
6. No sign will be painted directly on to a wall or surface of any building
7. Banners, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window without prior approval of the landlord, and compliance with the City of Ontario.
8. Cooperative tenant seasonal promotional signing will be permitted upon review and approval by the landlord and the City of Ontario.
9. Tenant signs must be located visually centered, horizontally and vertically, within the fascia or sign band above their store frontage.
10. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the Owner and his agents from damages or liabilities resulting from his contractors work.
11. Tenant shall immediately remove all signs representing a discontinued service and / or product.
12. Upon removal of any sign by tenant, any damage to the building fascia or sign area will be repaired by tenant, or by the landlord at tenant's expense. Repair work to be completed within a ten day period.

SECTION V
PROJECT / TENANT I.D. FREEWAY PYLON (Sign Type #1)

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

1. Availability of the tenant identification panels on the "Freeway Pylon" is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement. Location and size of panel shall be at landlords sole option.
2. A maximum of three (3) words, symbols or logos per advertising panel.
3. Refer to the design drawing contained within this sign program designated as ITEM #1 "Freeway Pylon" for fabrication. Anchor, major, pad and shop tenants may utilize trademarked or established logo type, logo graphics, and colors.

SECTION VI
PROJECT I.D. MONUMENT (Sign Type # 2)

1. Availability of the tenant identification panels on the "Project I.D. Monument" is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement. Location and size of panel shall be at landlords sole option.
2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the "Project I.D. Monument". Location and size of panel shall be at landlords sole option.
3. Refer to design drawing contained within this sign program designated as ITEM #2 "Project I.D. Monument" for fabrication standards. Maximum of six (6) panels per sign face. Maximum tenant panel area not to exceed twenty-five (25) square feet. Tenants may utilize custom business graphics upon approval of landlord.

SECTION VII
TENANT IDENTIFICATION SIGNS (Sign Type #8 - #11)

Each sign shall conform to the specifications set forth hereinafter for the specific type of sign and building location. Identification signs are categorized relative to the tenant's gross leasable space as defined within this program for Anchor, Major, Pad, and Shop tenants.

ANCHOR TENANT I.D. (Sign Type # 8)

1. An anchor tenant is defined as Kmart.
2. The maximum allowable letter height is not to exceed ten feet (10') for the primary store identification.
3. The Anchor tenants may utilize their national business logo identity graphics and colors upon approval by the landlord and the City of Ontario.
4. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of building frontage. The sign area will be calculated by creating a rectangle around the individual letters, then multiplying the length by the width.
5. One(1) anchor tenant storefront identification sign is allowed per elevation facing street or parking lot, drive aisle or access..
6. Anchor tenant wall mounted secondary signage may be allowed to identify "Kmart Pharmacy" and Kmart Garden shop". Maximum letter height is not to exceed thirty six inches (36"). Copy to be non-illuminated

ITEM

SIGN TYPE

OPTION

CRITERIA

STATUS

FINAL DESIGN

DATE

9-22-93
10/15/93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

DM

JOB NO.

D-1437-1

PROJECT

VINEYARD
FREEWAY CENTER

SIGNAGE SOLUTIONS

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FREEWAY FRONTAGE TENANT I.D. (Sign Type #9)

1. The maximum allowable letter height is not to exceed thirty six inches (36") for a single line, not including swashes, ascenders or descenders

2. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of tenant frontage. The sign area will be calculated by creating a rectangle around the individual letters and / or logo symbol, then multiplying the length by the width.

3. Freeway frontage tenant signs must be individually mounted internally illuminated channel letters or channel mounted internally illuminated letters.

(Refer to the section "TENANT STOREFRONT I.D. FABRICATION STANDARDS" for the production standards).

PAD TENANT I.D. (Sign Type #10)

1. A pad tenant is defined as any tenant occupying a freestanding pad building at the 4th street frontage.

2. The maximum allowable letter height is not to exceed twenty four inches (24") for a single line.

3. Pad tenants may utilize their trademarked or established business logo identity graphics and colors upon approval by the landlord and the City of Ontario.

4. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of tenant building frontage. The sign area will be calculated by creating a rectangle around the individual letters and / or logo symbol, then multiplying the height by the width.

5. Pad tenant signs must be individually mounted internally illuminated channel letters or channel mounted internally illuminated letters and / or logo symbol.

(Refer to the section "TENANT STOREFRONT I.D. FABRICATION STANDARDS" for the production standards).

SHOP TENANT I.D. (Sign Type #11)

1. A shop tenant is defined as any tenant occupying less than 2,750 square feet of gross leasable space.

2. The maximum allowable letter height is not to exceed eighteen inches (18") for a single line, not including swashes, ascenders or descenders

3. The maximum allowable sign area is not to exceed one (1) square foot per linear foot of tenant building frontage. The area will be calculated by creating a rectangle around the individual letters and / or logo symbol, them multiplying the length by the width.

SHOP TENANT I.D. (Sign Type#11) CONTINUED

4. Shop tenant signs must be 230 Scotchal Translucent Vinyl letters applied to the white sign band area on the illuminated awning located over the tenant entry.

5. Shop tenants with trademarked or established logo graphics and colors may use their business identity graphics and colors upon review and approval by the landlord and the City of Ontario.

   All shop tenants without established business graphics must utilize "Optima Semi-Bold" as shown within this sign program. The layout shall be a one (1) line format for storefront identification. Colors shall be selected from the color palette within this tenant sign program.

   Tenants wishing to initiate logo graphics for their business, which are not concurrent with the typestyles stipulated within this sign program, must submit a professionally prepared design drawing (in scale and in color) of the proposed sign for review by the landlord. Upon the approval of the landlord (in writing), the tenant shall submit the design to the City of Ontario for approval, and permit.

6. Shop tenants not occupying buildings with awning signs shall be allowed signage in accordance with pad tenant criteria. Maximum letter height shall comply with shop tenant criteria.

7. One (1) shop tenant storefront sign is allowed per entry elevation, elevation facing street or parking lot..

8. Awnings to be maintained commonly.

(Refer to the section "TENANT STOREFRONT I.D. FABRICATION STANDARDS" for the production standards).

TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #8 - #11)

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed area indicates the maximum area which the tenant sign may be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlined in Section IV 'General Sign Criteria'.

GENERAL STANDARDS:

1. All illuminated tenant signs are to be connected to an assigned J-box provided by the landlord which will be controlled by a dedicated time clock, and have a disconnect means (switch).

2. All signs and installations of signs must conform to the appropriate building and electrical codes. The tenant and the sign contractor will obtain any and all permits required.

3. In no case will there be any conduit, transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved prior to construction by the Landlord.

4. Channel letter, and logo forms, are to be fabricated from minimum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a five inch (5") return. Each letter must have a minimum of two (2) 1/4" dia. weep holes for drainage of water. The inside of the sheet metal letter, and logo form, are to be painted white. Letter and logo faces are to be fabricated from 1/8" thick aluminum or acrylic and be attached to the metal return with 3/4" wide trim cap. Internal illumination to be 30 milli-amp neon tube lighting, manufactured, labeled, and installed in accordance with U/L (Underwriters Laboratory) standards.

5. Tenant and / or Tenant's sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the Landlord.

ITEM

SIGN TYPE

OPTION

CRITERIA

STATUS

FINAL DESIGN

DATE

9-22-93
10/15/93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

DM

JOB NO.

B-1437-1

PROJECT

VINEYARD
FREEWAY CENTER

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Anaheim, Ca 92805
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6. In the event an electrical raceway is employed at the landlords sole discretion, it shall be finished to match building color.

COLORS:

ANCHOR TENANTS, MAJOR TENANTS, PAD TENANTS, AND SHOP TENANTS:

1. Tenants with established logo graphics may utilize their custom colors upon approval by the Landlord and the City of Ontario

MAJOR & PAD TENANTS:

1 Major and Pad tenants without established graphics must select from the following face color:

i)	White	(Acrylite # 015-2)
ii)	Yellow	(Acrylite # 407-2)
iii)	Red	(Acrylite # 209-1)
iv)	Turquoise	(Rohm & Haas # 2308
v)	Blue	(Rohm & Haas # 2051)

2.Channel letter returns are to be black.

3.Trimcap color to be black, silver or to match the face color.

SHOP TENANTS:

1.Shop tenants without established graphics must select from the following vinyl colors:

i)	Black	(Scotchal #3630-22)
ii)	Raspberry	(Scotchal #3630-133)
iii)	Dark blue	(Scotchal #3630-36)
iv)	Green	(Scotchal #3630-26)

SECTION VIII
UNDERCANOPY TENANT I.D.. (Sign Type #12)

1. Tenant may install, at sole cost of tenant, one (1) "Undercanopy Tenant I.D." sign suspended from the canopy at primary entry to act as a pedestrian oriented identification sign.

2. This sign will and must utilize the project typestyle. Business logo graphics or custom colors will not be allowed..

3. Refer to the design drawing contained within this sign program designated as ITEM # 12 "Undercanopy Tenant I.D." for the fabrication standards.

4. This sign must not exceed five (5) square feet in area.

5. As an alternate "works of art" signage are encouraged. These signs may be custom fabricated from stained glass, wood, plastic, neon etc. "works of art" signage shall conform to the size outlined above, and shall be reviewed and approved by the landlord on a case by case basis.

   Along with the requirements of this section, the tenant must comply with all the requirements outlined in Section IV "General sign Criteria".

SECTION IX
TENANT SUITE NUMBER. (Sign Type #13)

1. Landlord install a suite number over each entry door. These numbers must be white vinyl machine-cut numbers, six inches (6") in height utilizing the project typestyle. The numbers are to be installed centered both vertically and horizontally within the glass panel area over the door.

2. Refer to the design drawing contained within this sign program designated as ITEM #13 "Tenant Suite Number" for layout example.

SECTION X
WINDOW SIGN (Sign Type #14)

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instructions.

2. This sign is to be white vinyl machine-cut copy in project typestyle, applied to the store window adjacent to the entry door.

3. The maximum area allowed for this sign is 144 square inches and maximum letter height allowed is one inch (1").

4. Refer to the design drawing contained within this sign program designated as ITEM #14 "Window Sign".

SECTION XI
DELIVERY ENTRY I.D.(Sign Type #15)

1. Each tenant may place a sign at their delivery entry to identify their store number and business name.

2. Each sign is to be fabricated in the same manner and installed in the same relationship to the delivery door.

3. Refer to the design drawing contained within this sign program designated as Item #15 "Delivery Entry.

ITEM

SIGN TYPE

OPTION

CRITERIA

STATUS

FINAL DESIGN

DATE

9-22-93
△ 10/15/93

QUANTITY

SCALE

DESIGNER / DRAWN BY

SALES

DM

JOB NO.

B-1437-1

PROJECT

VINEYARD
FREEWAY CENTER

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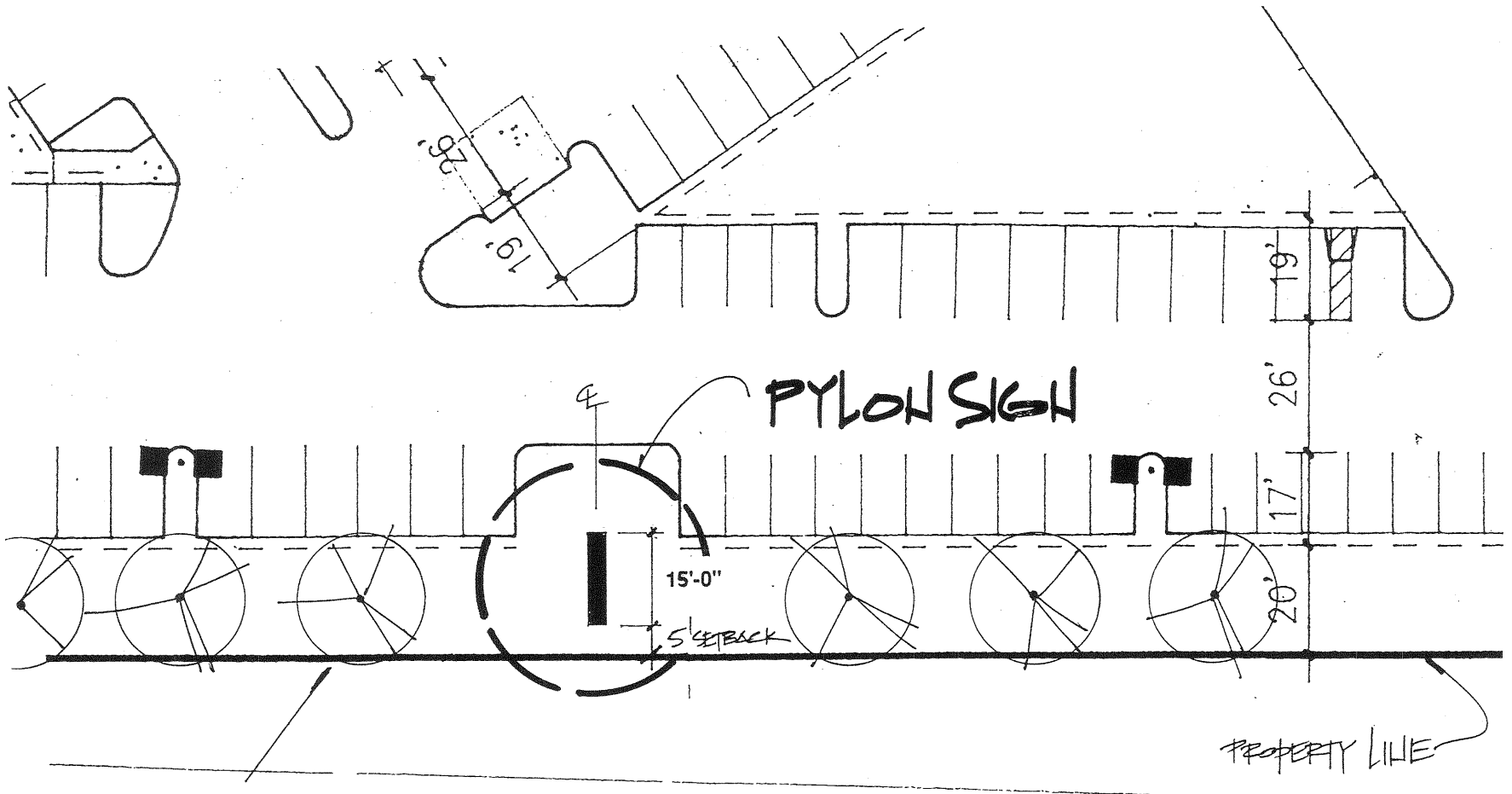

ITEM
1

SIGN TYPE
PYLON SIGN

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93
△ 10/15/93

QUANTITY
ONE (1)

SCALE
1"=20'-0"

DESIGNER / DRAWN BY
BF

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
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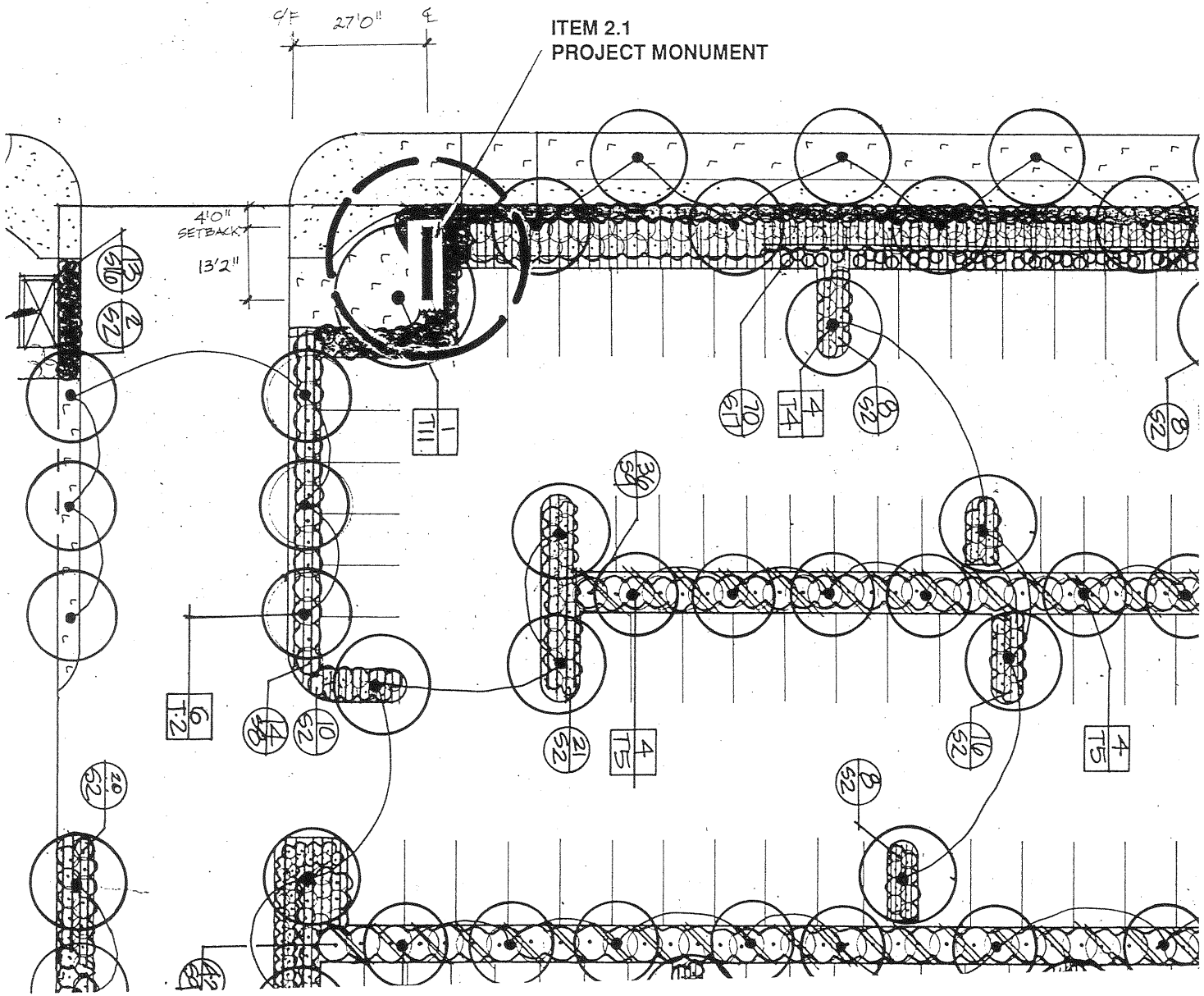
4th Street



ITEM
2.1

SIGN TYPE
PROJECT I.D. MONUMENT

OPTION
LOCATION PLAN

STATUS
FINAL DESIGN

DATE
9-15-93
10/15/93

QUANTITY
ONE (1)

SCALE
1"=20'-0"

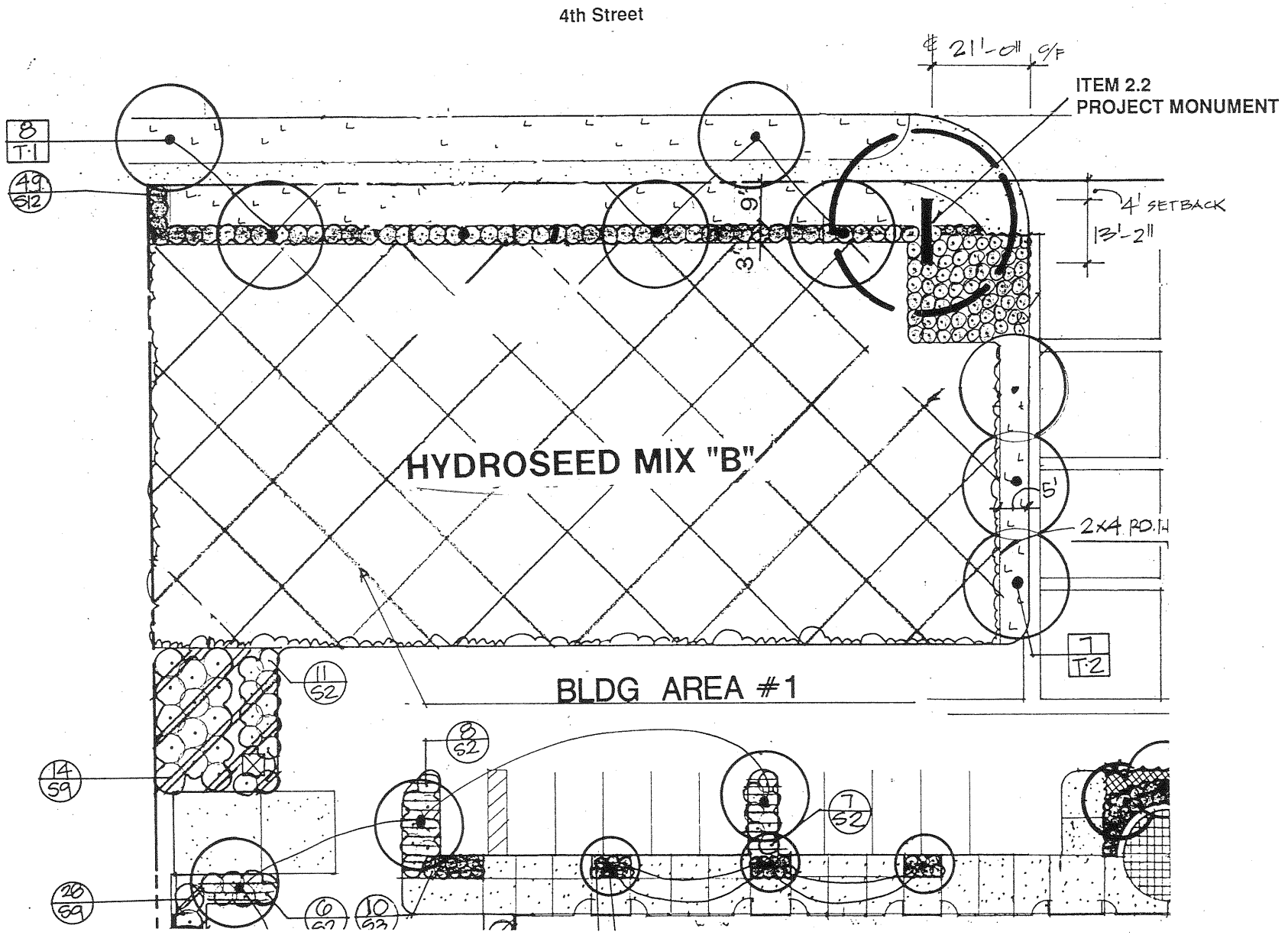
DESIGNER / DRAWN BY
DH MS

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

SIGNAGE SOLUTIONS
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439



ITEM
2.2

SIGN TYPE
PROJECT I.D. MONUMENT

OPTION
LOCATION PLAN

STATUS
FINAL DESIGN

DATE
9-15-93
Δ 10/15/93

QUANTITY
ONE (1)

SCALE
1"=20'-0"

DESIGNER / DRAWN BY
DH MS

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

SIGNAGE SOLUTIONS
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Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

Typestyle

Optima Semi Bold

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKL

MNOPQRSTUVWXYZ

0123456789 !@#$%^&*()_+-/?=~

ITEM

SIGN TYPE
CENTER
TYPESTYLE

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY

SCALE

DESIGNER / DRAWN BY
DH GM

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD
FREEWAY CNTR.

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SOLUTIONS

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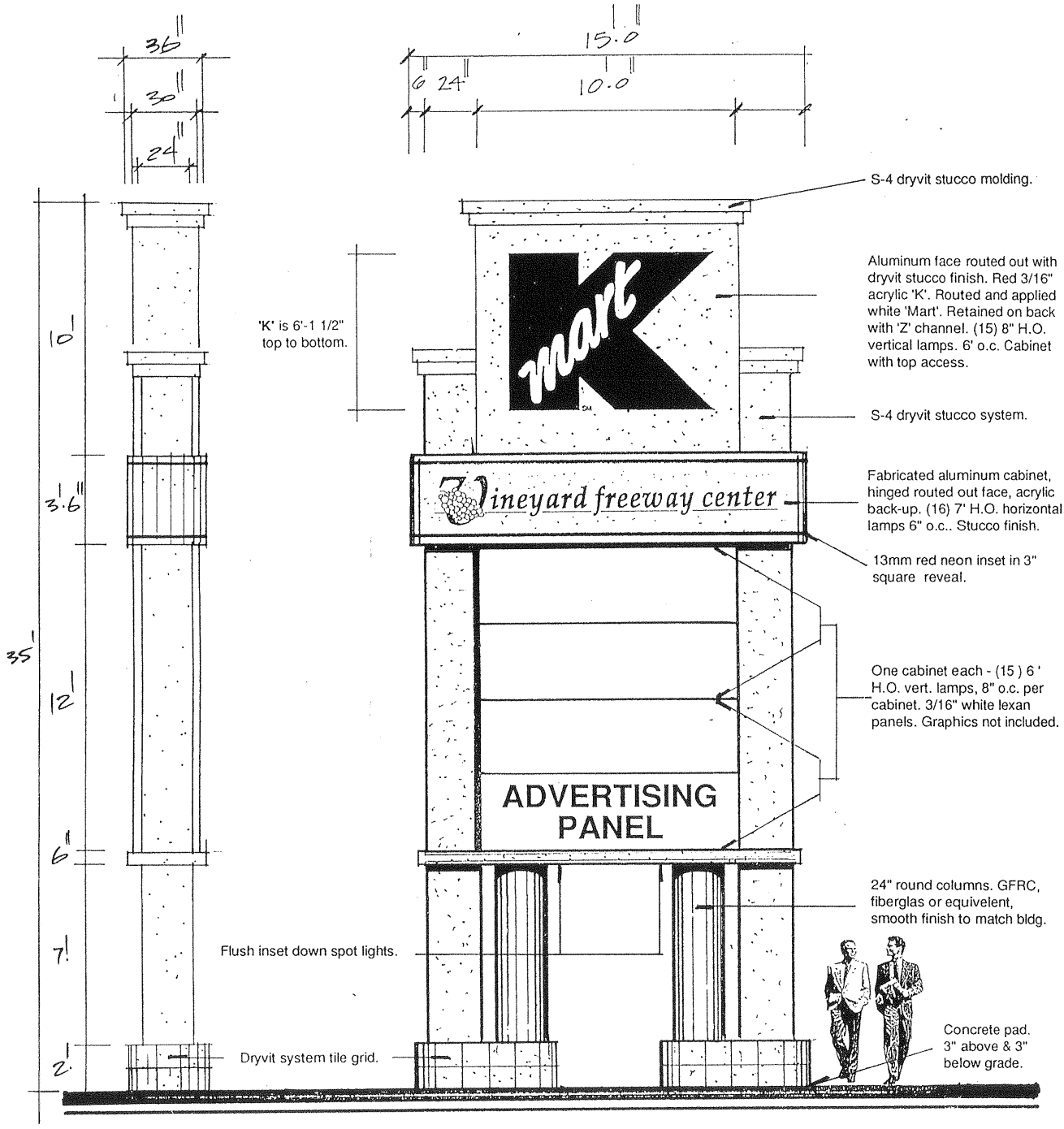

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Written dimensions shall have precedence over scaled dimensions; subcontractors shall verify and be responsible for all dimensions and conditions on the job and SIGNAGE SOLUTIONS; must be notified of any variations from the dimensions and conditions shown by these drawings.
The drawings contained herein are not to be used for competitive bidding or shown to anyone outside of your business or organization, without the afore mentioned consent. The client agrees to pay twenty five percent (25%) of the retail production price of the display(s) to SIGNAGE SOLUTIONS, upon demand thereof, if said display(s) are used or reproduced in whole or in part by any other business or firm other than SIGNAGE SOLUTIONS.

CLIENT _____
APPROVED BY _____
DATE _____

SIGNAGE SOLUTIONS
1219 N. Tustin Ave.
Anaheim, Ca 92807
714 / 632 • 9972
FAX 632 • 9976

PROJECT
VINEYARD
FREEWAY CNTR.

JOB NO.
B-1437-1

SALES
DM

DESIGNER / DRAWN BY
CH / BF

SCALE
1/4"=1'-0"

QUANTITY
ONE (1)

DATE
4-12-93
REV. 4-8-93

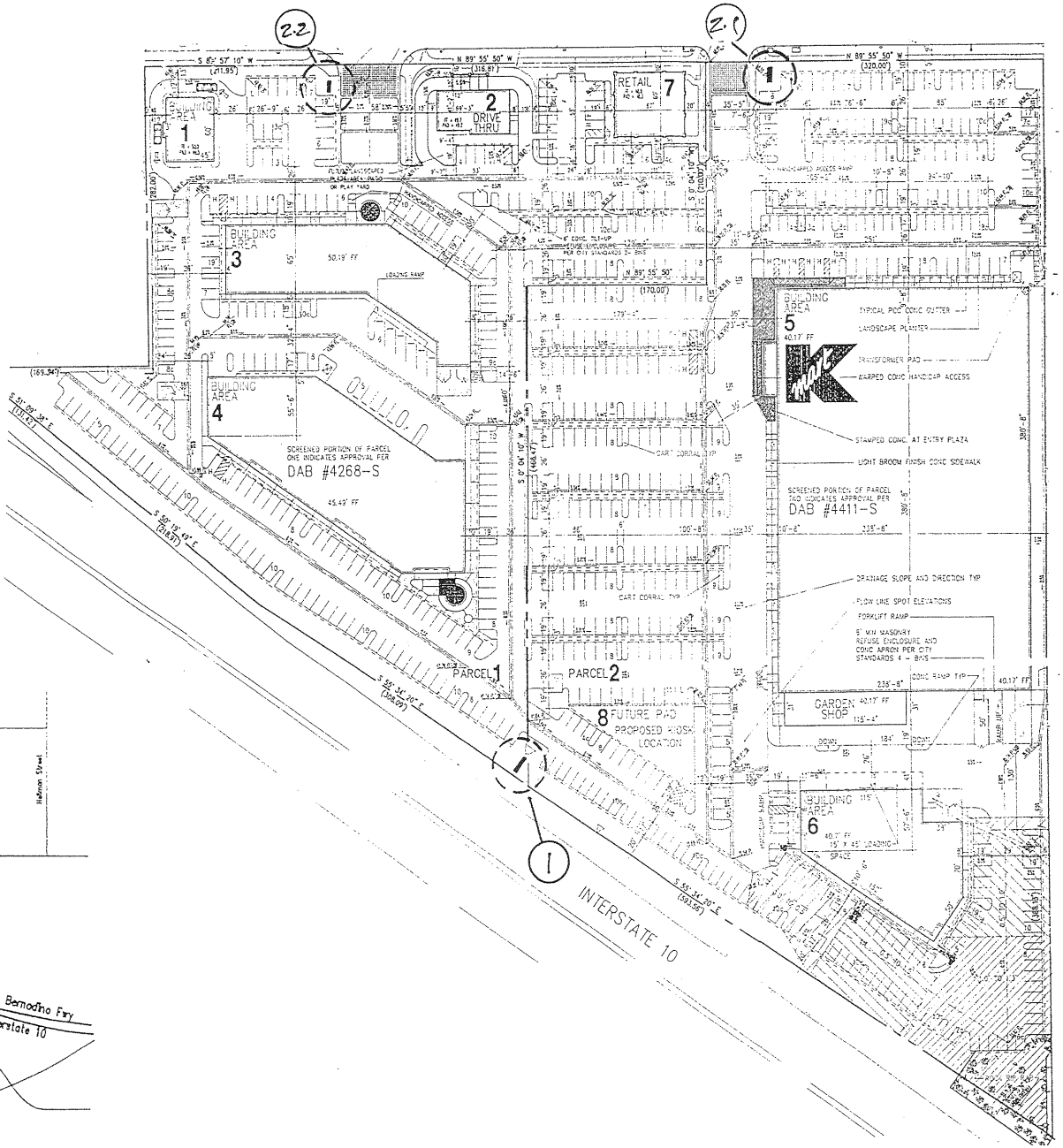
STATUS
FINAL DESIGN

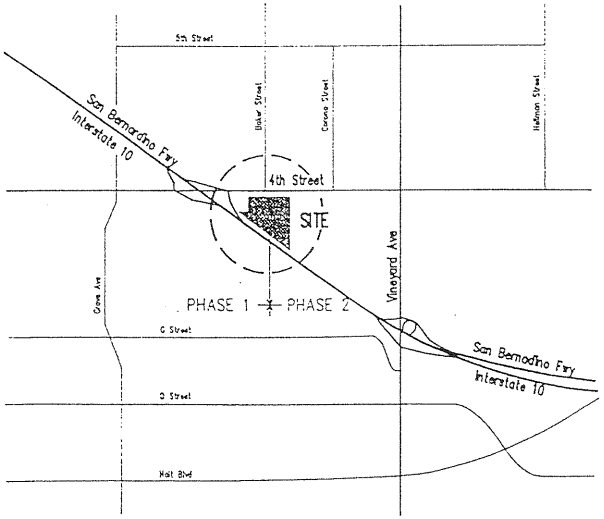
OPTION

SIGN TYPE
FREEWAY
PYLON

ITEM
1

NORTH





VICINITY MAP

ITEM

SIGN TYPE
GROUND MOUNTED SITE PLAN

OPTION
LOCATION PLAN

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY

SCALE
N.T.S.

DESIGNER / DRAWN BY

SALES
DM

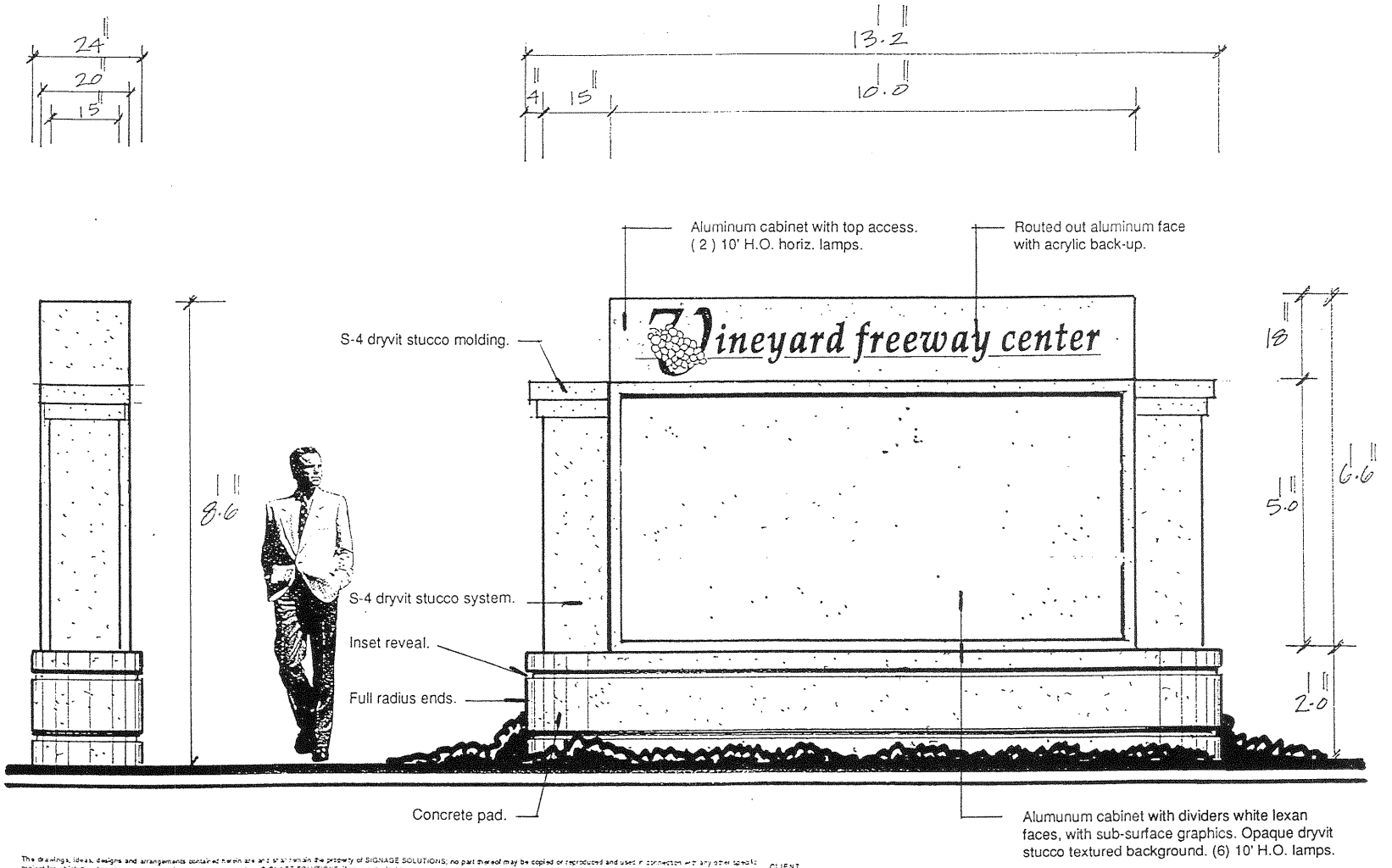
JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

SIGNAGE SOLUTIONS
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION:

Double faced internally illuminated monument to have S4 (dryvit) stucco system base and side pieces with inset reveals. Project I.D. to be internally illuminated cabinet with opaque dryvit finish on face (copy only to illuminate). Tenant I.D. to be internally illuminated aluminum cabinet painted to match project "Teal" accent color. Tenant panels to be 3/16" white lexan with translucent vinyl graphics. Sign to be mounted on concrete pad with a concrete foundation and structure pipe per certified engineering.



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CLIENT _____

APPROVED BY _____

DATE _____

ITEM
2

SIGN TYPE
PROJECT I.D.
MONUMENT

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
ONE (1)

SCALE
1/2"=1'-0"

DESIGNER / DRAWN BY
CH BF

SALES
DM

JOB NO.
B-1437-1

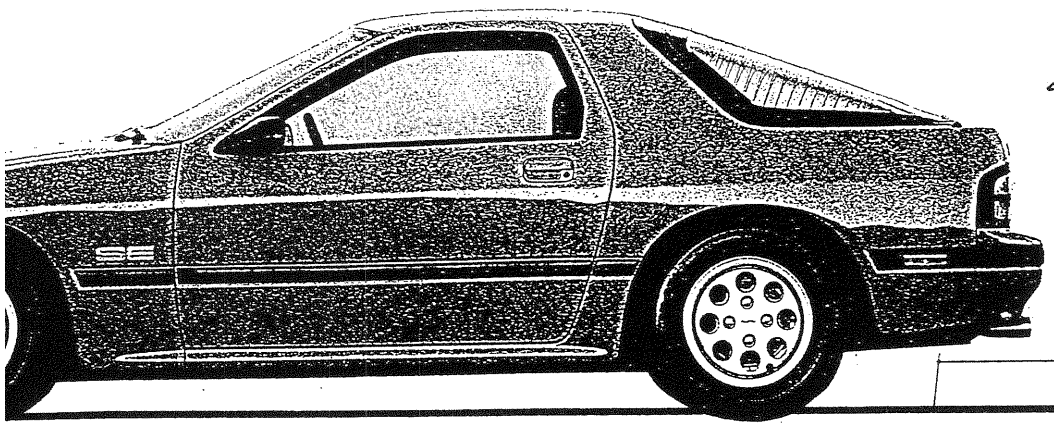
PROJECT
VINEYARD
FREEWAY CNTR.

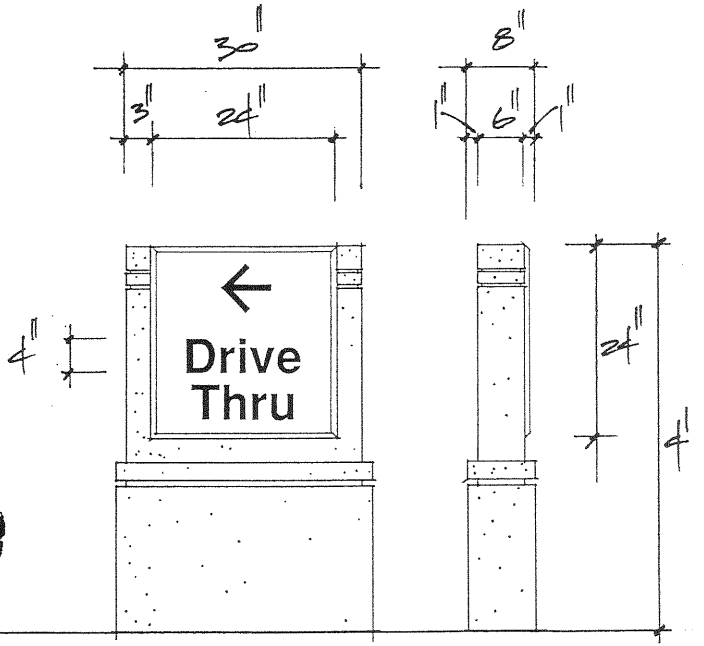
SIGNAGE
SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Non-illuminated single or double faced directional fabricated with S-4 (dryvit) type stucco system structure (base and body) color to match project buildings. Sign face to be 1/2" sintra or 15 lb. signfoam with 'Teal' automotive finish and chamfered edges. Graphics to be reflective white vinyl.





ITEM
4

SIGN TYPE
VEHICULAR DIRECTIONAL

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
T.B.D.

SCALE
3/4"=1'-0"

DESIGNER / DRAWN BY
DH BF

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

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CLIENT _____

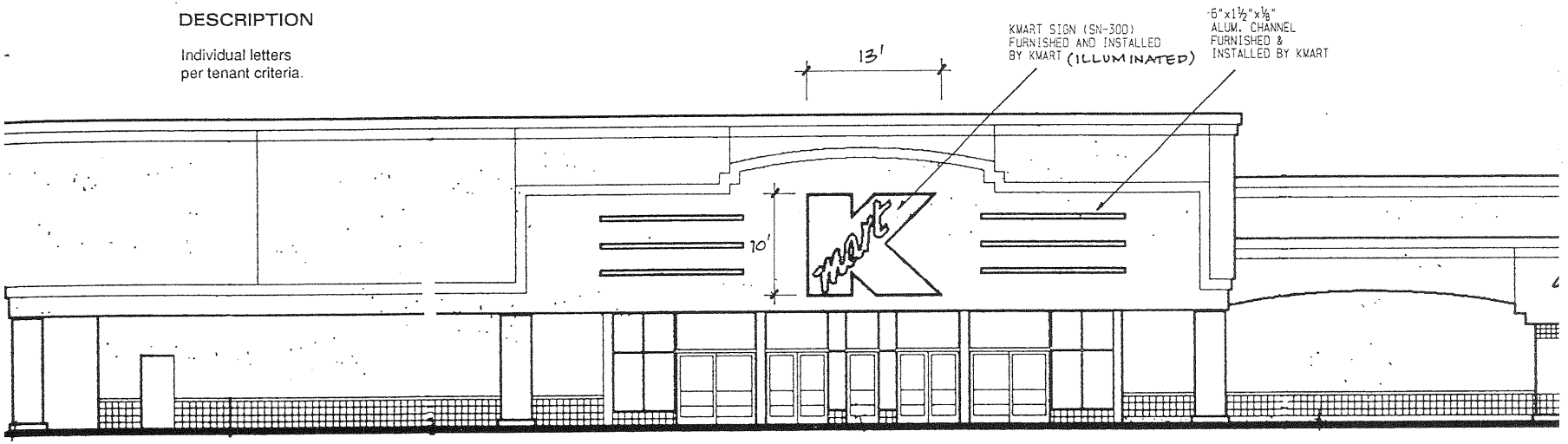
APPROVED BY _____

DATE _____

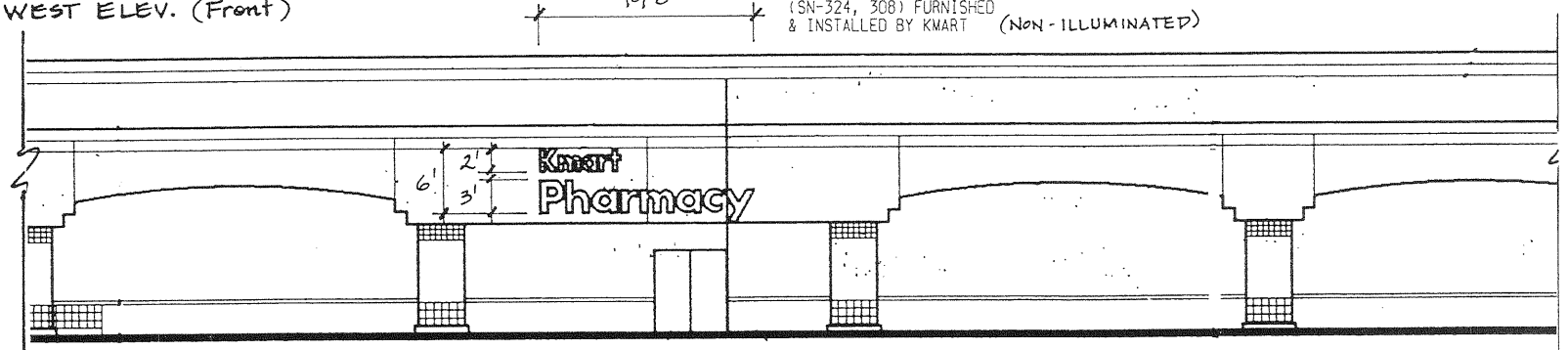
SIGNAGE SOLUTIONS
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

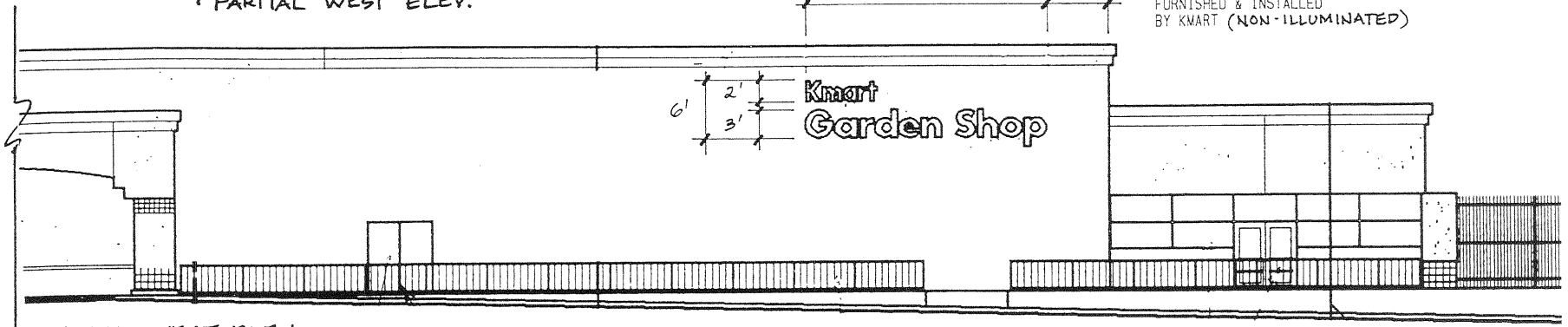
Individual letters
per tenant criteria.



PARTIAL WEST ELEV. (Front)



PARTIAL WEST ELEV.



PARTIAL WEST ELEV.

ITEM
8

SIGN TYPE
ANCHOR
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
10-15-92

QUANTITY
AS SHOWN

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
D.H.

SALES
DM

JOB NO.
B-1437-1

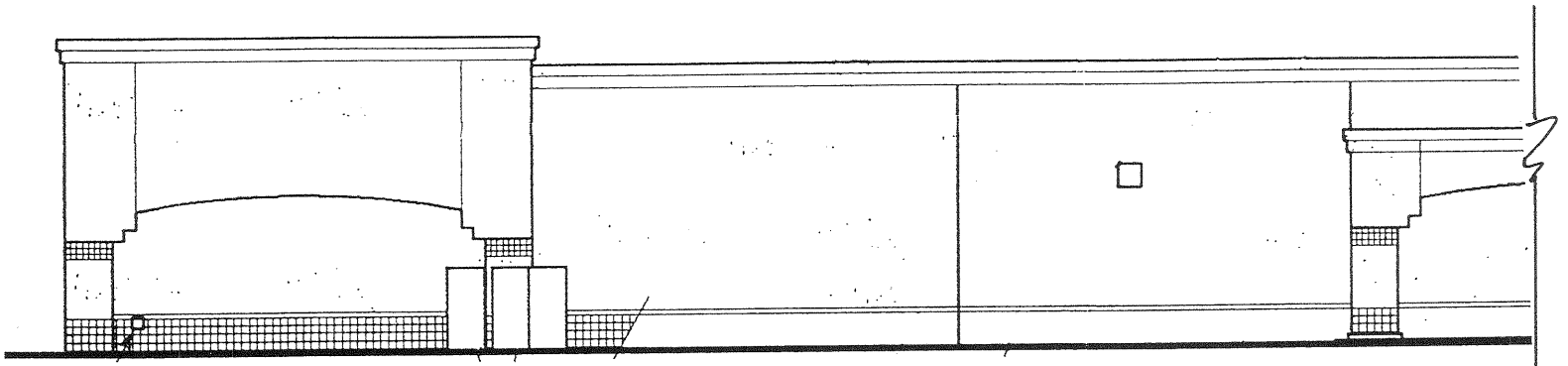
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

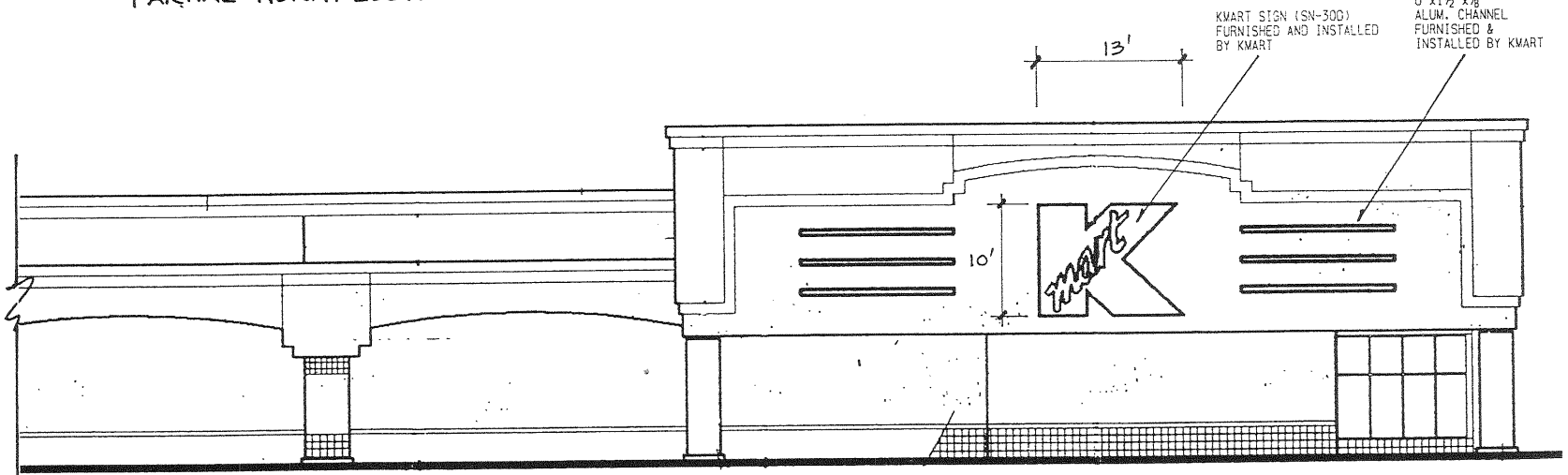
1219 N. Tustin Ave.
Anaheim, Ca 92807
714 / 632 • 9972
FAX 632 • 9976

DESCRIPTION

Individual letters
per tenant criteria.



PARTIAL NORTH ELEV.



PARTIAL NORTH ELEV.

ITEM
8

SIGN TYPE
ANCHOR
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
10-15-92
Rev. 10-20-92

QUANTITY
T.B.D.

SCALE
3/4"=1'-0"

DESIGNER / DRAWN BY
BF

SALES
DM

JOB NO.
B-1437-1

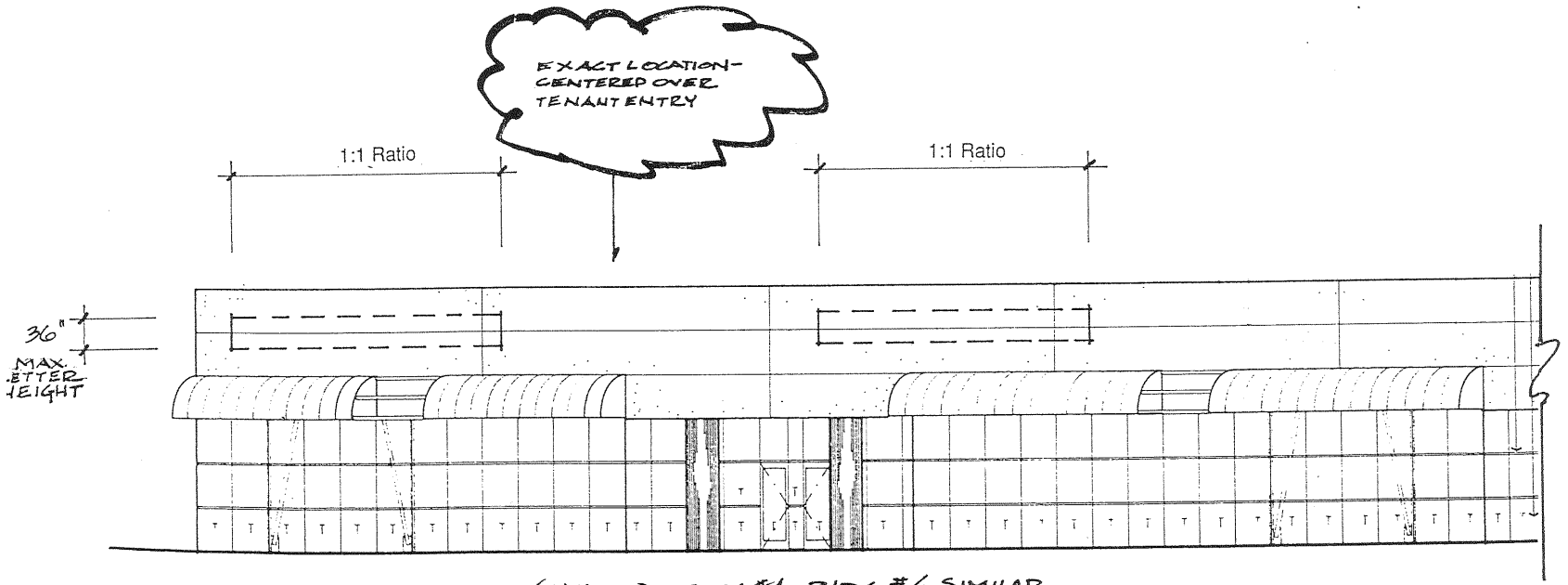
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

1219 N. Tustin Ave.
Anaheim, Ca 92807
714 / 632 • 9972
FAX 632 • 9976

DESCRIPTION

Tenant signs per criteria standards.



PARTIAL SOUTH ELEV. (Oblique) - BLDG #4 - BLDG #6 SIMILAR

ITEM
9

SIGN TYPE
MAJOR
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH

SALES
DM

JOB NO.
B-1437-1

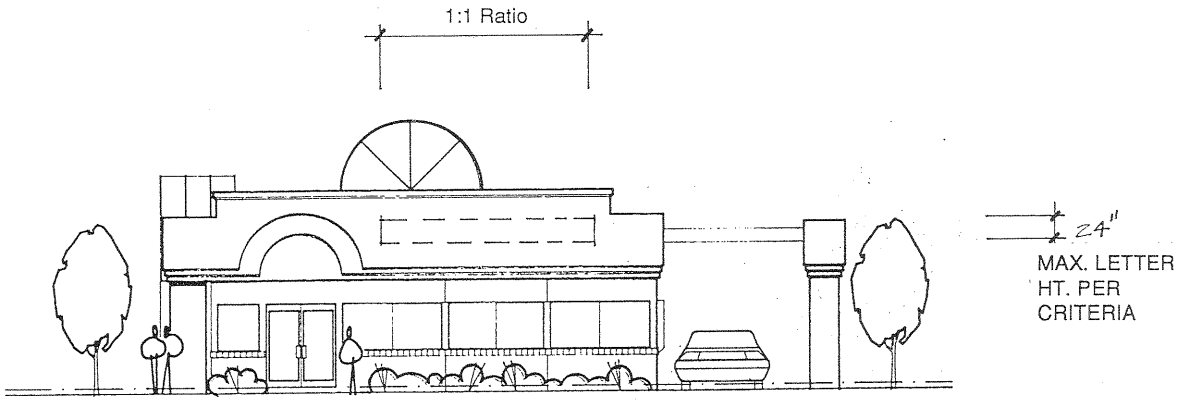
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

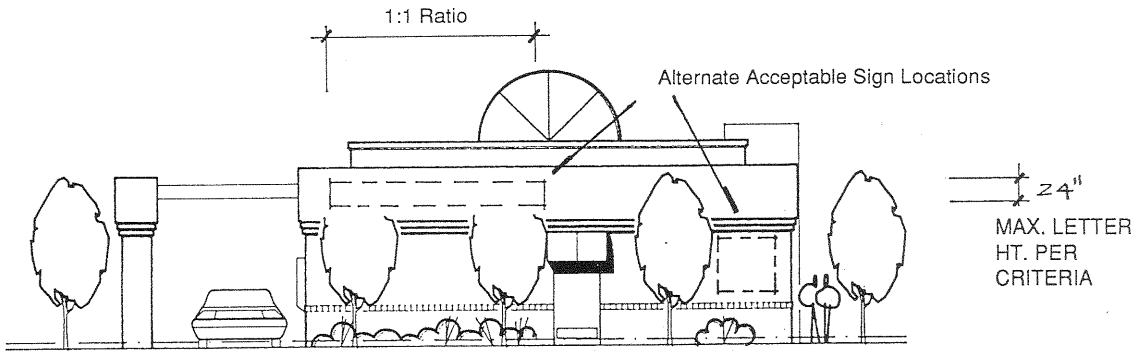
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Individually mounted internally illuminated channel letters and / or logo symbol.



EAST ELEVATION - PAD TENANT



WEST ELEVATION - PAD TENANT

ITEM
10

SIGN TYPE
4th ST. FRONTAGE TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
T.B.D.

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

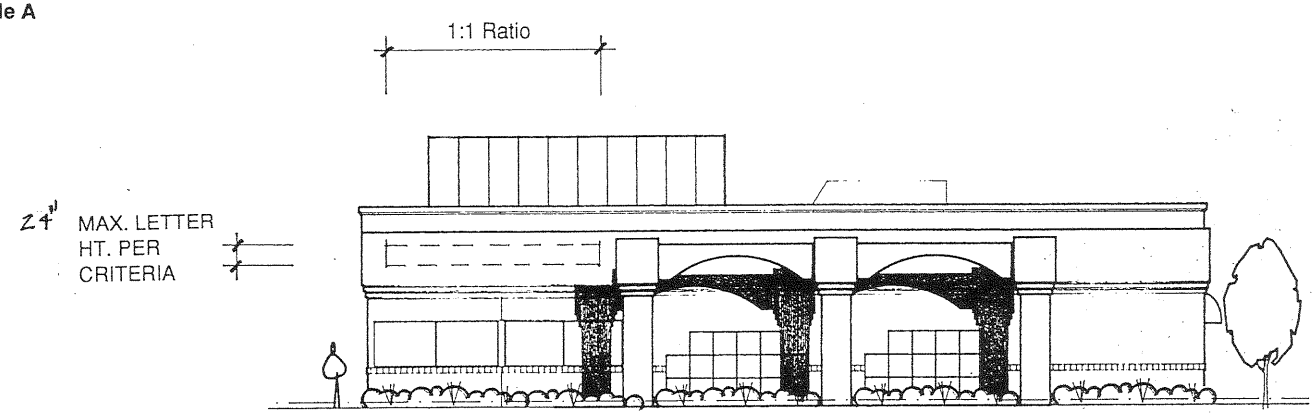
SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

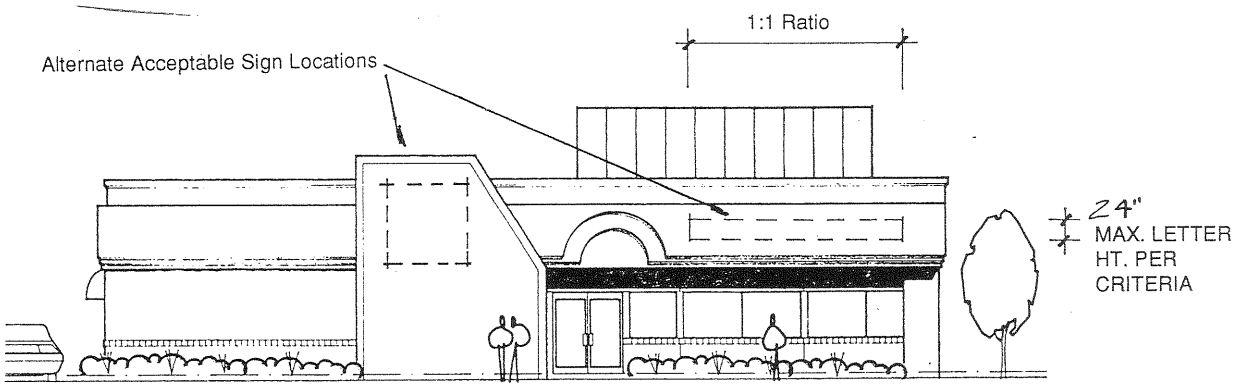
DESCRIPTION

Individually mounted internally illuminated channel letters and / or logo symbol.

Example A



NORTH ELEVATION - PAD TENANT



SOUTH ELEVATION - PAD TENANT

ITEM
10

SIGN TYPE
4th ST. FRONTAGE
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93
Δ 10/15/93

QUANTITY
T.B.D.

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH BF

SALES
DM

JOB NO.
B-1437-1

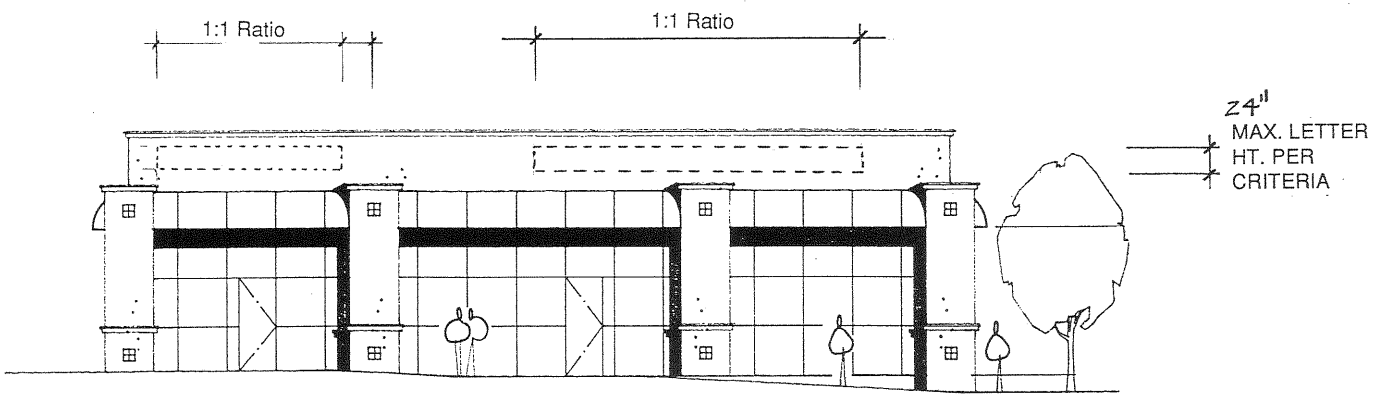
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Individually mounted internally illuminated channel letters and / or logo symbol.



PAD BUILDING A
NORTH ELEVATION

ITEM
10

SIGN TYPE
4th ST. FRONTAGE
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93
△ 10/15/93

QUANTITY
T.B.D.

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH BF

SALES
DM

JOB NO.
B-1437-1

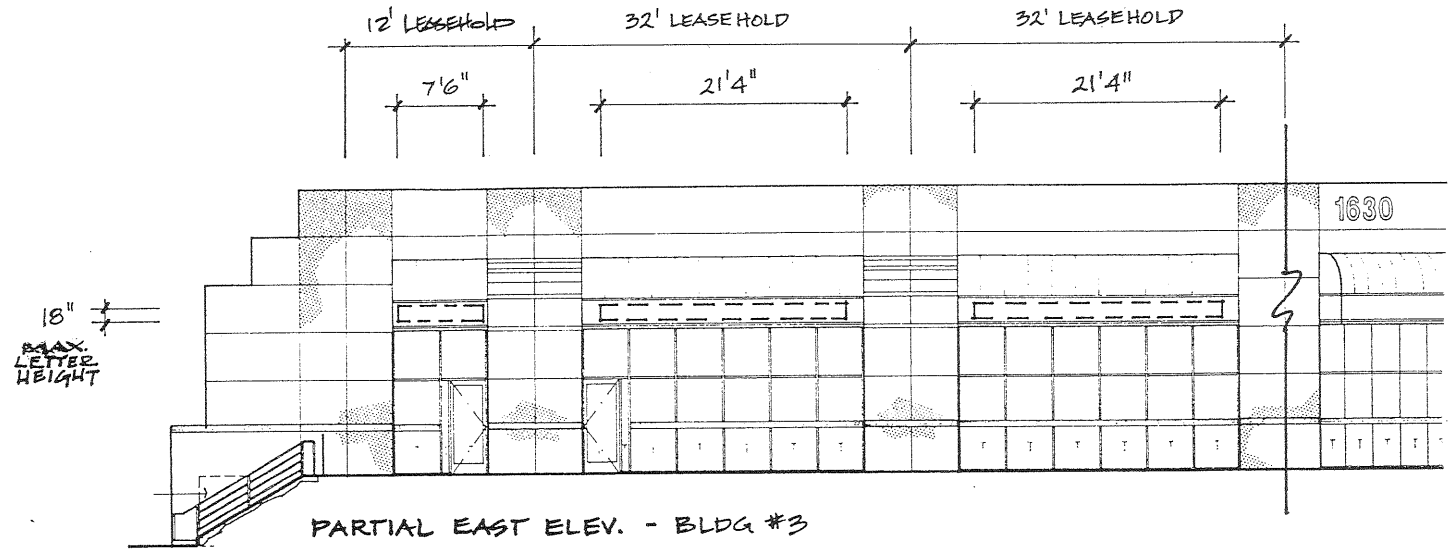
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE SOLUTIONS

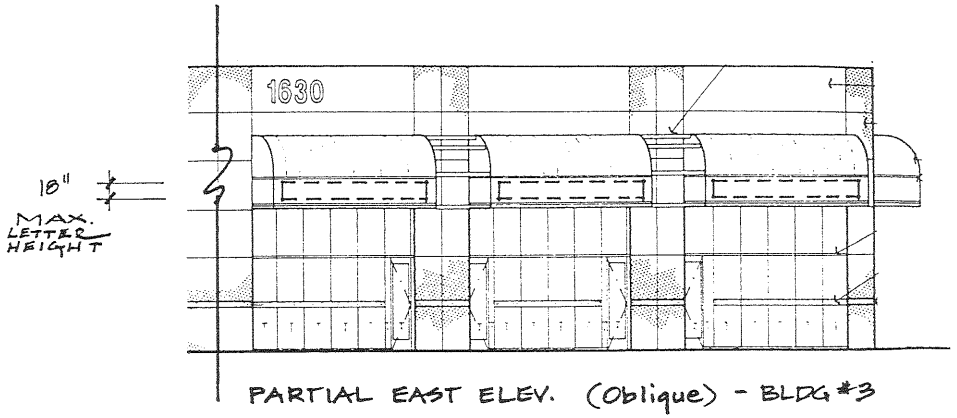
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Individual translucent vinyl letters (per criteria) applied to illuminated awning face.



PARTIAL EAST ELEV. - BLDG #3



PARTIAL EAST ELEV. (Oblique) - BLDG #3

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CLIENT _____

APPROVED BY _____

DATE _____

ITEM
11

SIGN TYPE
SHOP
TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH BF

SALES
DM

JOB NO.
B-1437-1

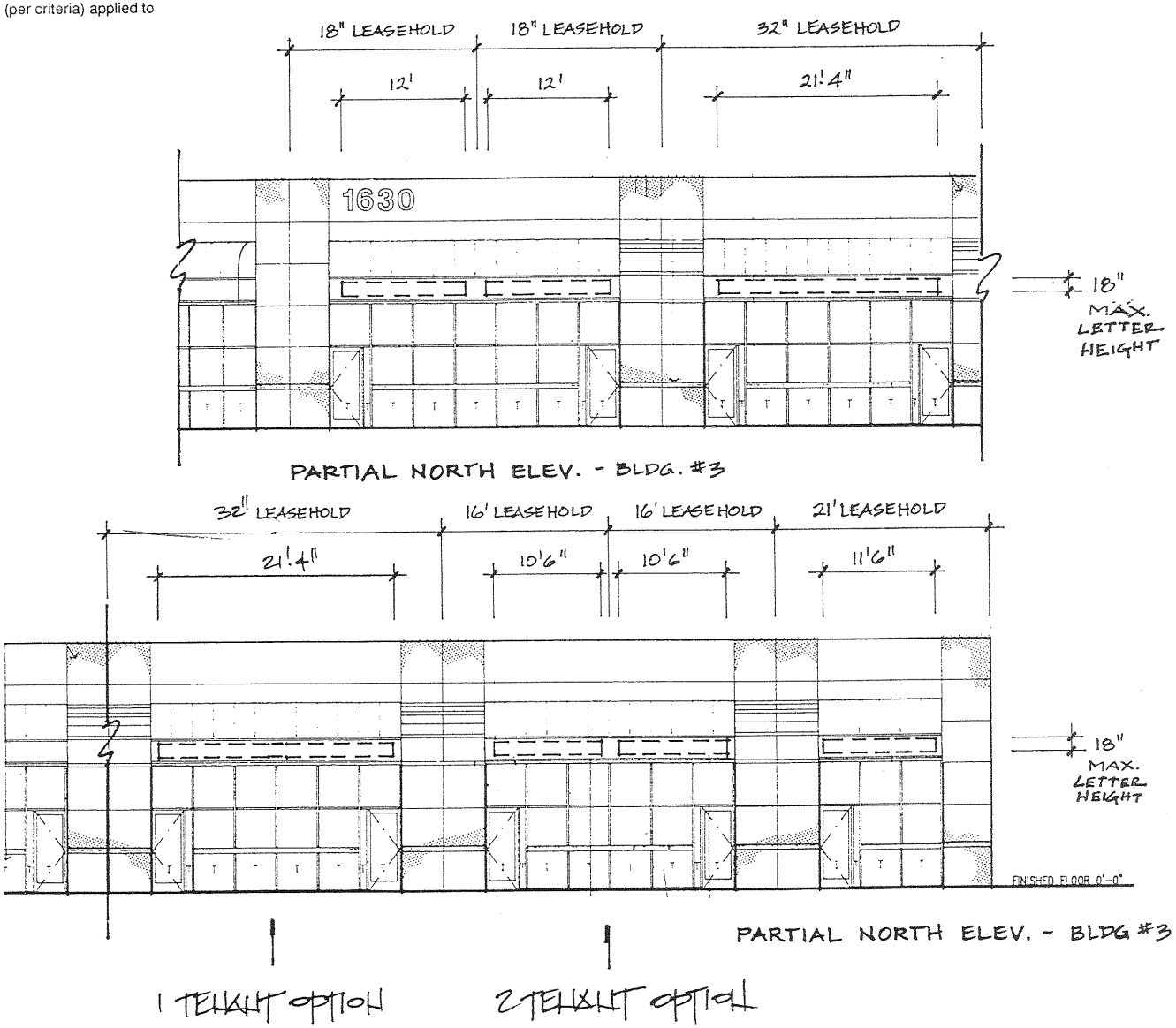
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Individual translucent vinyl letters (per criteria) applied to illuminated awning face.



ITEM
11

SIGN TYPE
SHOP TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH

SALES
DM

JOB NO.
B-1437-1

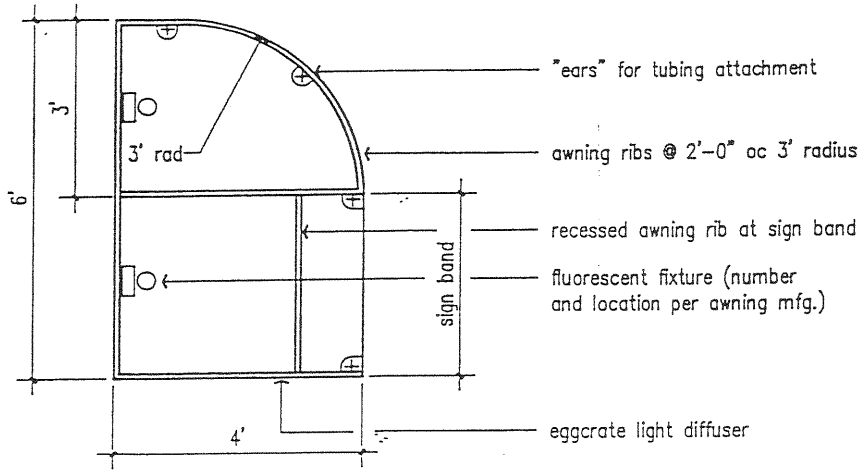
PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE SOLUTIONS

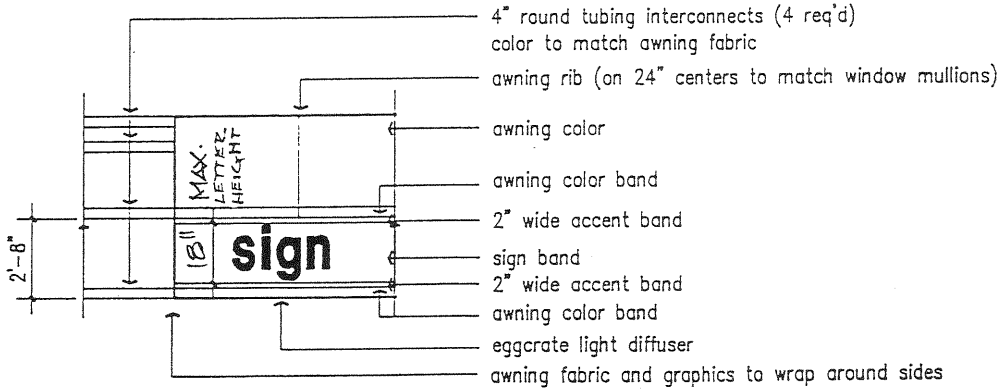
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

TYPICAL SHOP TENANT
ILLUMATED AWNING DETAIL



awning section



awning face

ITEM
11

SIGN TYPE
SHOP TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE
3/32"=1'-0"

DESIGNER / DRAWN BY
DH

SALES
DM

JOB NO.
B-1437-1

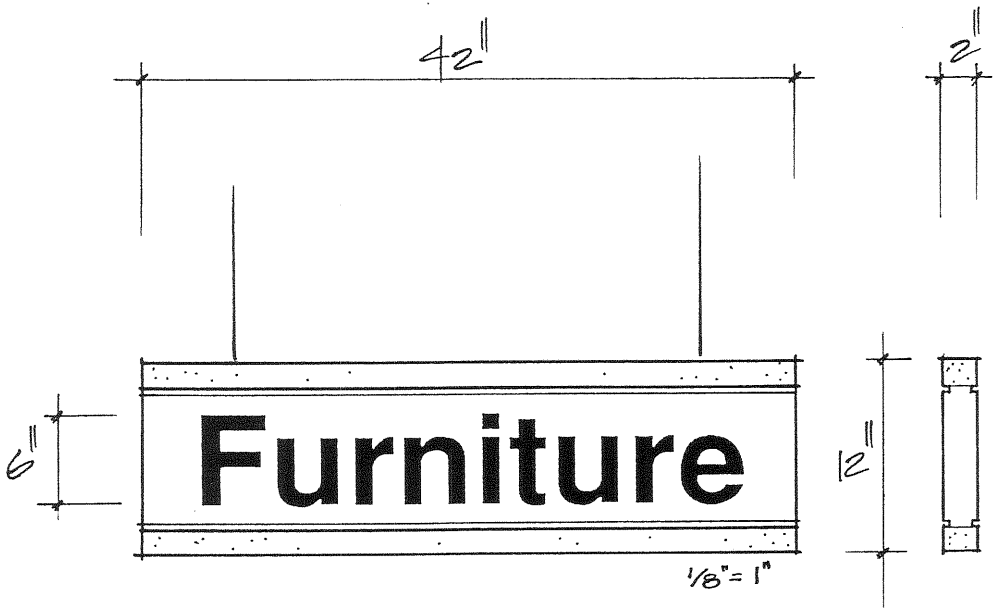
PROJECT
VINEYARD
FREEWAY CNTR.

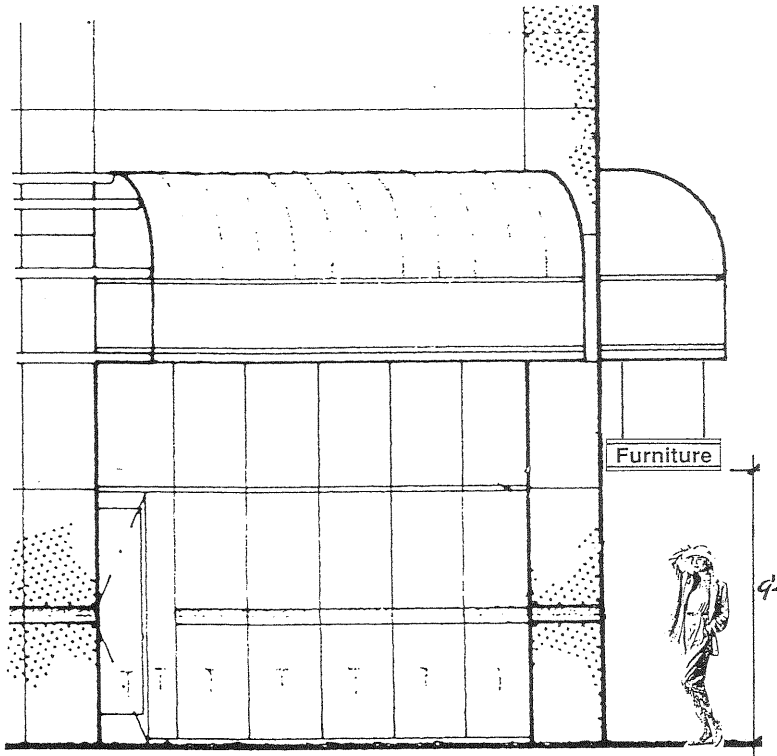
SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

2" thick polyurethane sign foam. S4 (dryvit) stucco system texture on top & bottom border. Painted sign panel with vinyl graphics. Attached to awning frame as required.





TYPICAL ELEVATION
1/4"=1'-0"

ITEM
12

SIGN TYPE
UNDER CANOPY TENANT I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE

DESIGNER / DRAWN BY
BF BF

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD FREEWAY CNTR.

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CLIENT _____

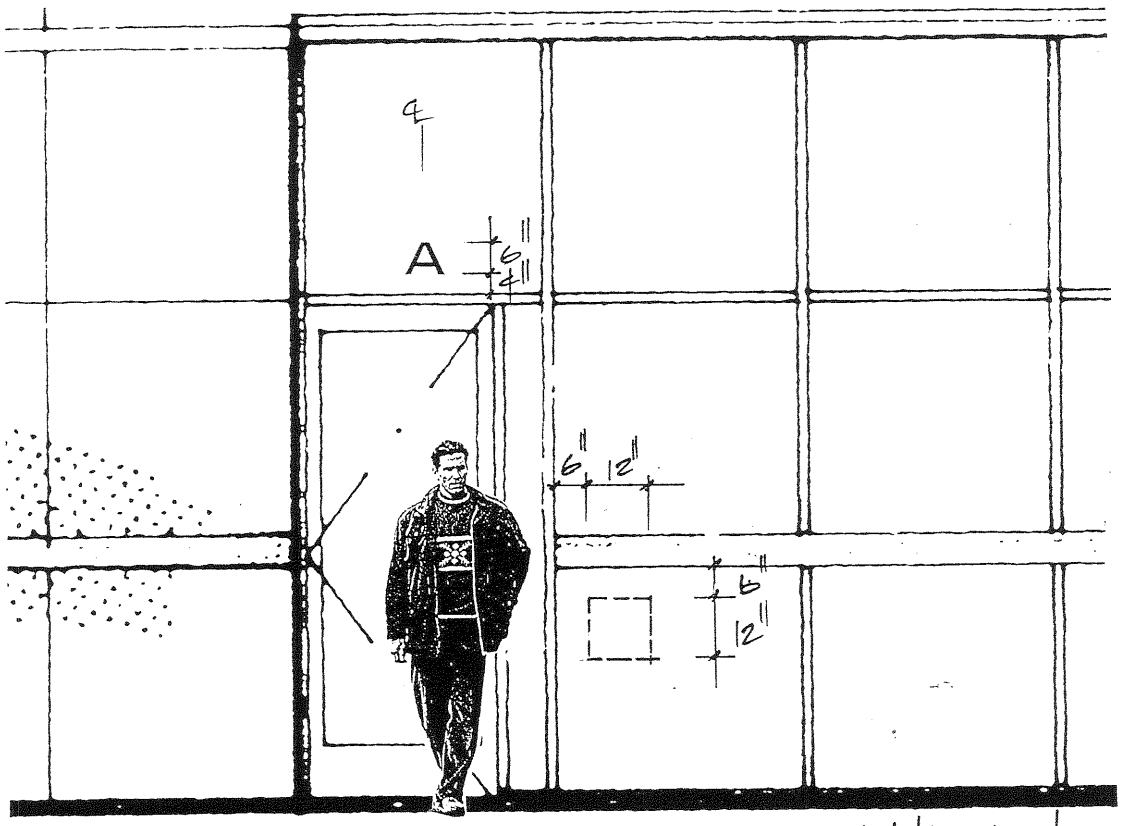
APPROVED BY _____

DATE _____

SIGNAGE SOLUTIONS
1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

6" high white vinyl letter on glass above door & a 12" sq. area for business hours in white vinyl.



TYPICAL ELEVATION

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CLIENT _____

APPROVED BY _____

DATE _____

ITEM
13-14

SIGN TYPE
TENANT SUITE NO.
WINDOW SIGN

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE
1/2"=1'-0"

DESIGNER / DRAWN BY
BF BF

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD
FREEWAY CNTR.

SIGNAGE
SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

DESCRIPTION

Vinyl letters and number on door in contrasting color.

Copy to be tenants name in project typestyle.

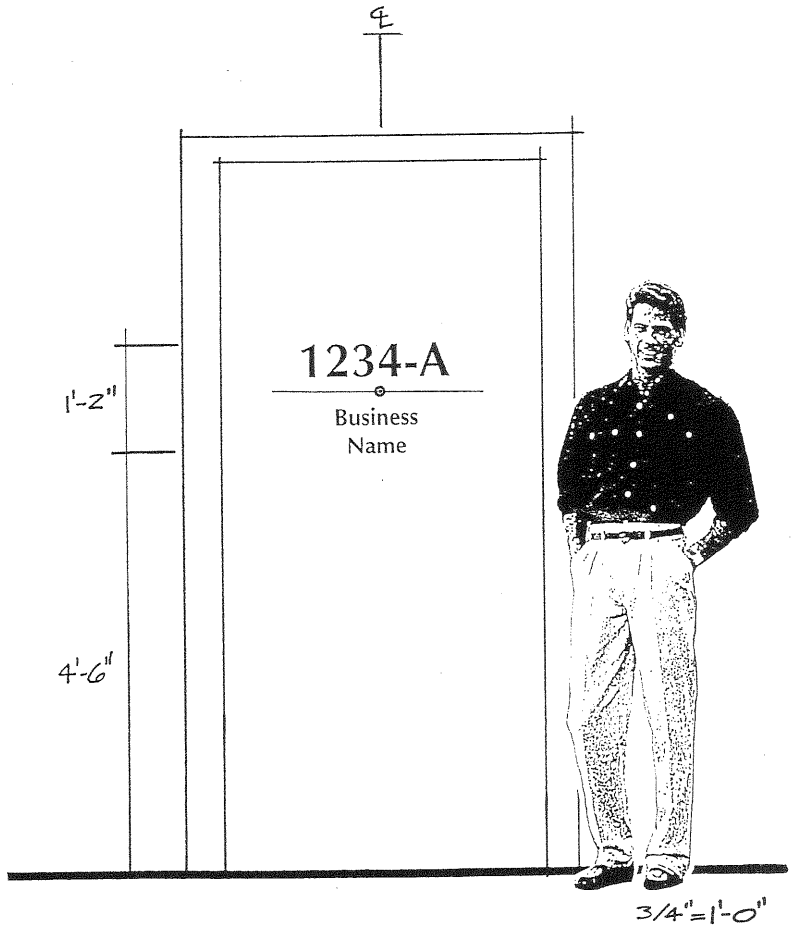
4"

1234-A

2"

3/16"=1"

Business Name



ITEM
15

SIGN TYPE
DELIVERY
ENTRY I.D.

OPTION

STATUS
FINAL DESIGN

DATE
9-15-93

QUANTITY
CRITERIA

SCALE

DESIGNER / DRAWN BY
BF GM

SALES
DM

JOB NO.
B-1437-1

PROJECT
VINEYARD
FREEWAY CNTR.

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CLIENT _____

APPROVED BY _____

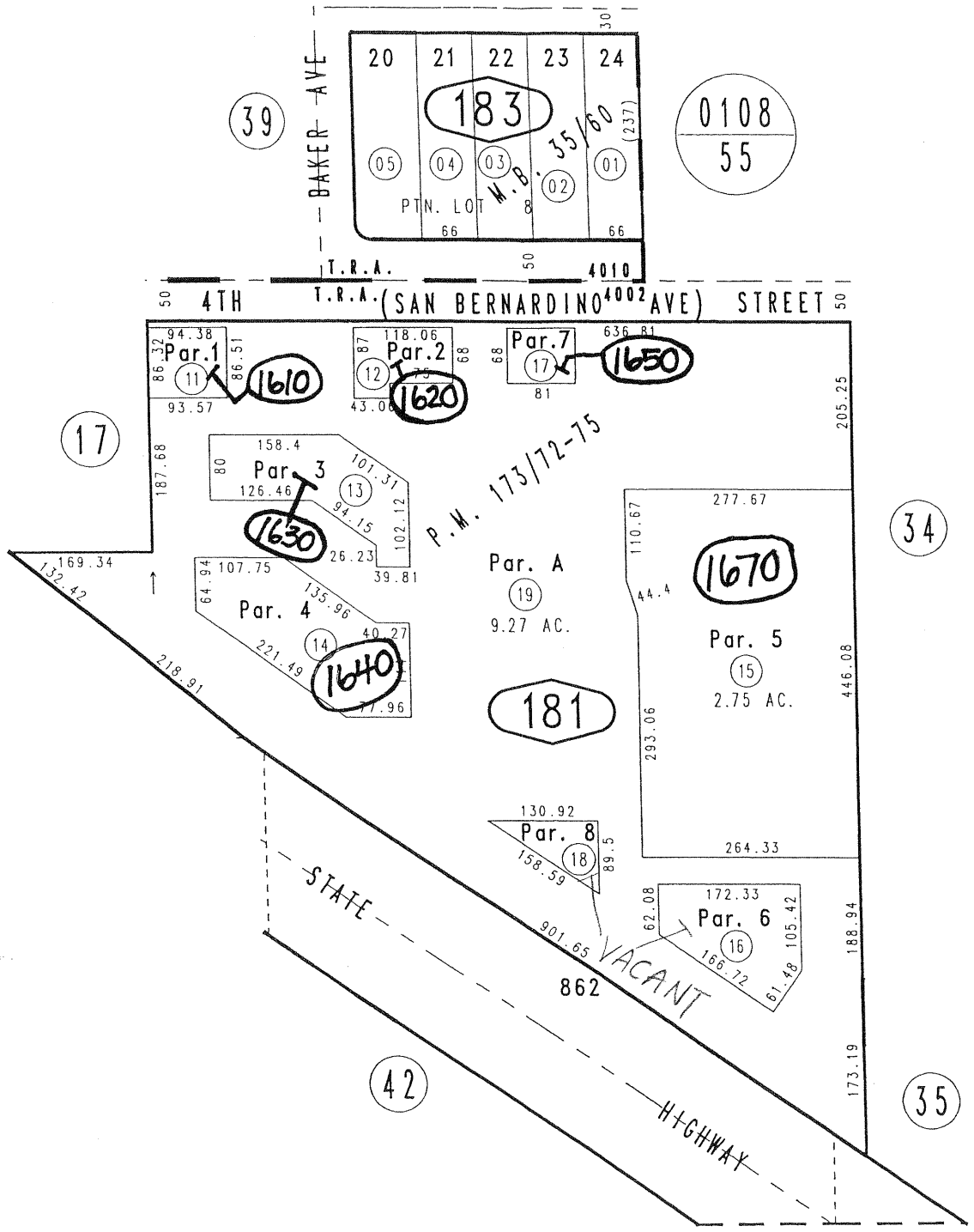
DATE _____

SIGNAGE SOLUTIONS

1336 Allec Street.
Anaheim, Ca 92805
714 / 491 • 0299
FAX 491 • 0439

Ptn. Ontario Colony Lands
M.B. 2/8 & 11/6

Cit
Ta
40



P.M. 173/72-75
M.B. 35/60