

BEAUMONT
SAN GORGONIO VILLAGE
CALIFORNIA



Sign Program

Amended 11/29/18

Encore Image

CITY OF BEAUMONT
APPROVED
BY: 
PLANNING DIVISION
DATE: 2-6-19

PREPARED BY:



Encore
I M A G E

800-791-1187
www.encoreimage.com
STATE LICENSE #947727

PROJECT DIRECTORY

OWNER:

BEAUMONT LAND LLC
2950 AIRWAY AVE.
SUITE A-9
COSTA MESA, CA 92626

ARCHITECT:

MCG ARCHITECTURE
111 PACIFICA
SUITE 280
IRVINE, CA 92618

SIGN CONSULTANT:

ENCORE IMAGE INC.
303 WEST MAIN STREET
P.O. BOX 9297
CLAUDE ELLENA
ONTARIO, CA. 91762
TEL: (909) 230-5586
FAX: (909) 230-6488

TABLE OF CONTENTS

1	COVER PAGE
2	TABLE OF CONTENTS
3	PURPOSE AND INTENT / GENERAL REQUIREMENTS
4	SIGN DESIGN GUIDELINES / OTHER SIGNAGE / PROHIBITED SIGNS
5	CONSTRUCTION REQUIREMENTS
6	ANCHOR TENANT ELEVATIONS
7	ANCHOR TENANT SIGN
8	MAJOR TENANT SIGN
9	SHOP TENANT
10	PAD TENANT
11	MAJOR TENANT ELEVATIONS
12	MAJOR TENANT ELEVATIONS
13	PAD BUILDING ELEVATIONS
14	ENTERTAINMENT ELEVATIONS
15	ENTERTAINMENT ELEVATIONS
16	FREEWAY EXISTING PYLON SIGN
17	FREEWAY PROPOSED PYLON SIGN
18	MONUMENT SIGN
19	MONUMENT SIGN
20	SITE PLAN PARCEL "C"
21	MONUMENT SIGN - PROPOSED
22	SITE PLAN PARCEL "D"

SAN GORGONIO VILLAGE

San Gorgonio Village SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
7. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
8. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
9. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
10. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

SAN GORGONIO VILLAGE SIGN PROGRAM

SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area.
7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
8. Freestanding signs shall be placed a minimum of 100' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.



OTHER SIGNAGE:

FREE STANDING SIGNS:

A total of one (1) freeway pylon sign and four (4) monument signs for parcel C, and four (4) monument signs for Parcel D will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet. See elevation drawings for dimensions.

DIRECTIONAL SIGNS:

Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

MENU BOARD SIGNS:

Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and seven 7 feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

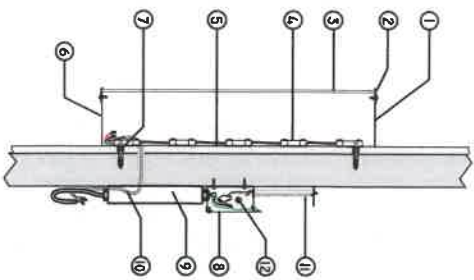
AWNING SIGNS:

No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

PROHIBITED SIGNS

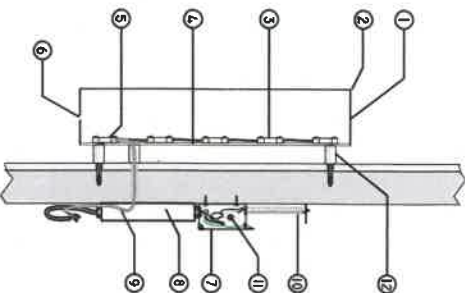
Signs painted directly on the wall.
Window painted signs.
Roof or ground inflated balloons / figures.
A-frame signs.
Advertising flag poles.
Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.
Signs deemed to be immoral, obscene, or unlawful.

L.E.D. DIRECT AND INDIRECT LIGHTING OPTIONS



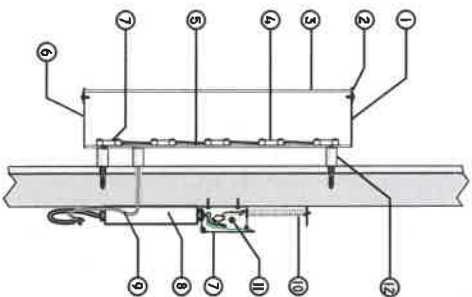
- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 3/4" TRIM CAP
 - 3 ACRYLIC FACES
 - 4 WHITE LED MODULES
 - 5 .050 ALUMINUM LETTER BACKS
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 #10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
 - 8 POWER SUPPLY JUNCTION BOX
 - 9 1/2 VOLT LED POWER SUPPLY
 - 10 1/8"Ø 2 CONDUCTOR INSULATED WIRE
 - 11 PRIMARY ELECTRICAL SOURCE
 - 12 DISCONNECT SWITCH

TYPICAL CHANNEL LETTER



- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 ALUMINUM FACE
 - 3 WHITE LED MODULES
 - 4 CLEAR POLYCARBONATE BACKS
 - 5 #10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 POWER SUPPLY JUNCTION BOX
 - 8 1/2 VOLT LED POWER SUPPLY
 - 9 1/8"Ø 2 CONDUCTOR INSULATED WIRE
 - 10 PRIMARY ELECTRICAL SOURCE
 - 11 DISCONNECT SWITCH
 - 12 1 1/2" SPACERS

TYPICAL HALO LIT CHANNEL LETTER



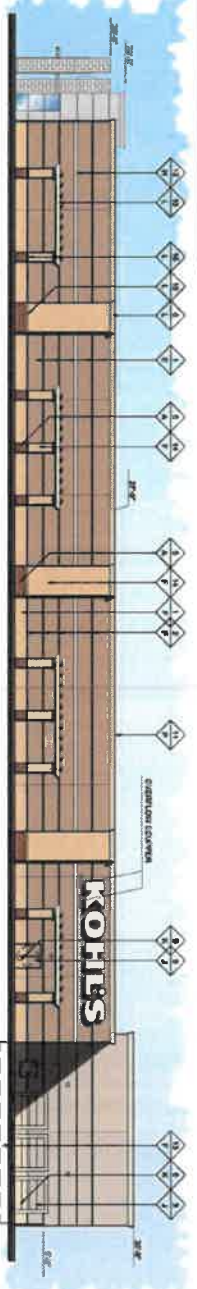
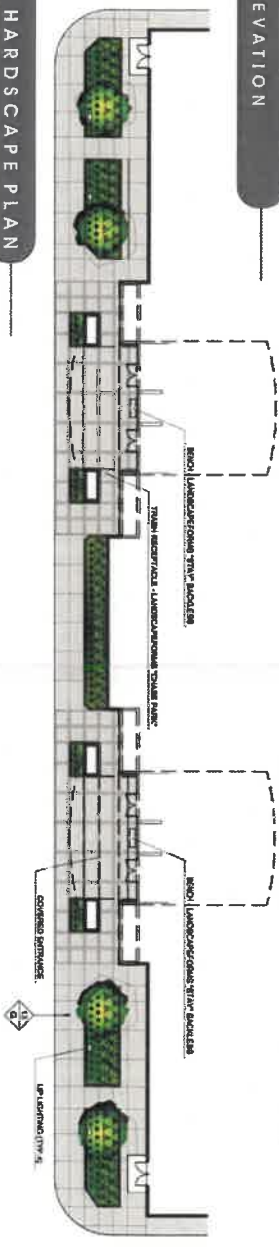
- LEGEND**
- 1 3" DEEP ALUMINUM LETTER RETURN
 - 2 3/4" TRIM CAP
 - 3 ACRYLIC FACES
 - 4 WHITE LED MODULES
 - 5 CLEAR POLYCARBONATE BACKS
 - 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
 - 7 POWER SUPPLY JUNCTION BOX
 - 8 1/2 VOLT LED POWER SUPPLY
 - 9 1/8"Ø 2 CONDUCTOR INSULATED WIRE
 - 10 PRIMARY ELECTRICAL SOURCE
 - 11 DISCONNECT SWITCH
 - 12 1 1/2" SPACERS

TYPICAL FACE-LIT / HALO LIT CHANNEL LETTER

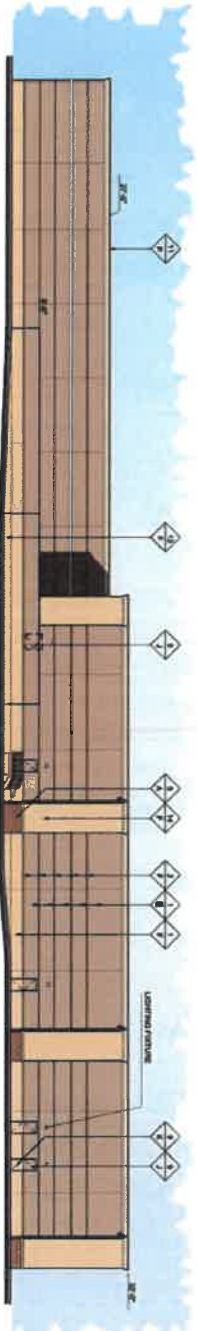


FRONT ELEVATION

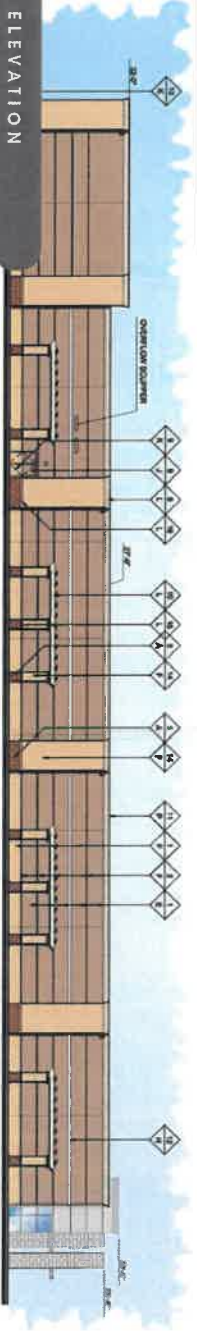
LANDSCAPE / HARDSCAPE PLAN



RIGHT ELEVATION



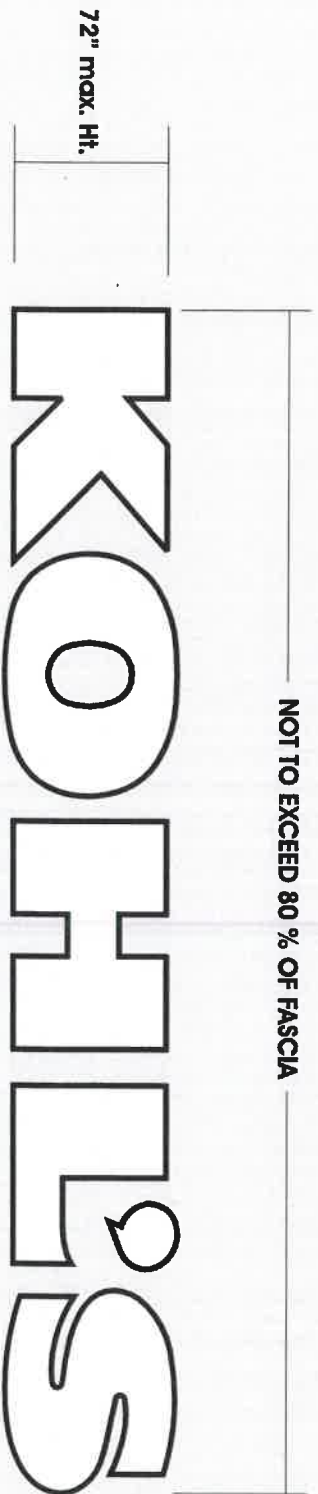
REAR ELEVATION



LEFT ELEVATION

SAN GORGONIO VILLAGE SIGN PROGRAM

NOT TO EXCEED 80 % OF FASCIA



PRIMARY WALL SIGN ON FRONT ELEVATION

ANCHOR TENANT

ANCHOR TENANT - 10,000 SQUARE FEET OF LEASED SPACE OR MORE.
WALL SIGNS

Sign Copy:
Letter size shall be proportional to the background and overall sign size.
72" Maximum letter height.

Sign Area = 2 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign:
Anchor tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:
Major tenants are allowed secondary signage, not to exceed 80% of the portion of the facade or building element where it is placed.

NOT TO EXCEED 80 % OF FASCIA

TENANT

54" max. Ht.

PRIMARY WALL SIGN ON FRONT ELEVATION

MAJOR TENANT

MAJOR TENANT - 5,000 SQUARE FEET OF LEASED SPACE TO A MAXIMUM OF 9,999 SQUARE FEET.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
54" Maximum letter height.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign: Major tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 80% of the portion

SHOP TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of three (3) wall signs total per end tenant.

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.



PAD TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of four (4) wall signs for pad tenants.

Sign Copy:

Letter size shall be proportional to the background and overall sign size. 36" Maximum letter height for a single-line copy and a maximum overall height of 48" feet for a double-line copy.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.





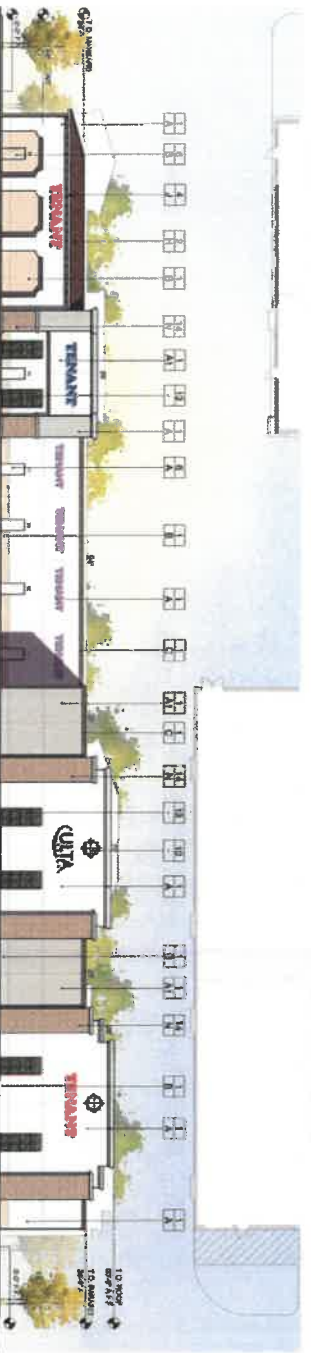
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

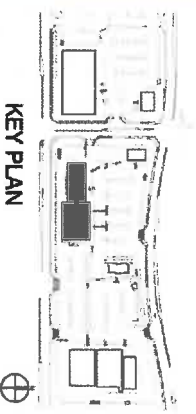


SOUTH ELEVATION

**EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING**



WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



KEY PLAN

FINISH SCHEDULE:

- | | |
|------------------------|------------------------------------|
| 1. EXTERIOR CURB | 8. CERAMIC TILE ACCENT |
| 2. CLAY ROOF TILE | 9. CLAY TILE ACCENT |
| 3. MASON FINISH | 10. PLASTER QUARTZITE ACCENT |
| 4. WOOD FINISH/PAINTS | 11. STONE FINISH |
| 5. ALUMINUM DOORS | 12. CHALK BLOCK |
| 6. METAL WINDOW DOORS | 13. GLASS SCREEN |
| 7. ALUMINUM FINISHMENT | 14. STONE FINISH BT CONCRETO STONE |

COLORS AND MATERIAL:

- | |
|--|
| 1. MILCO GREEN 215 |
| 2. RENOIR OLIVE 250 215 |
| 3. VERONA BEACH 402 818 |
| 4. TERNACOTTA SAND 402 818 |
| 5. TAN PLUM 402 818 |
| 6. BLUNT REDDA 401 118 |
| 7. PAINT METAL ANTIQUE 04 807 |
| 8. NAVY 01 845824 |
| 9. BRICK/ROOF (ASH) BY BENTONELLA |
| 10. KUCH CLAY ROOF - CERAMIC INLAND TON |
| 11. CHERRY BLAND SHS REDUCED BLEND |
| 12. YAKHOI MOUNTAIN LADDER |
| 13. WOOD STAIN TO MATCH POULTRY CENTER |
| 14. ROOF STYPS NAVY |
| 15. DARK BROWN ANOZING BY FARNBERG |
| 16. THE ACCENT FINISHING COMPANIES: 8" X 8" SQUARE ROBERT BY DALLITE |
| 17. 8" X 8" SQUARE ROBERT BY DALLITE |
| 18. 8" X 8" SQUARE ROBERT BY DALLITE |
| 19. 8" X 8" SQUARE ROBERT BY DALLITE |
| 20. CANTONVILLE 8" X 8" FACE |
| 21. OAK FINISHING |
| 22. SANTA BARBARA BT CONCRETO |
| 23. COLOR: BRICKWORK |

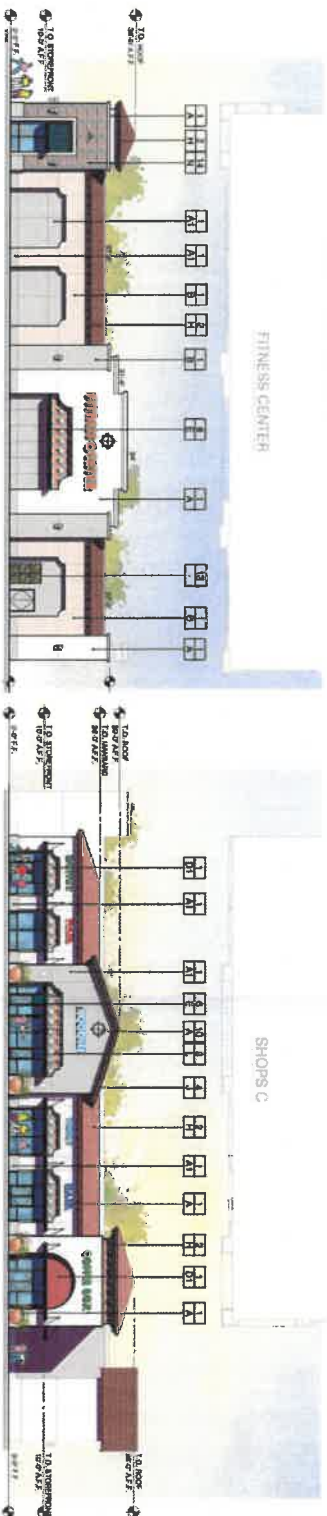
NTS

SAN GORGONIO VILLAGE SIGN PROGRAM





WEST ELEVATION



SOUTH ELEVATION



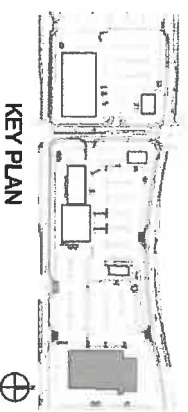
NORTH ELEVATION

EAST ELEVATION
EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



WOOD INVESTMENT
2920 AIRWAY AVE., SUITE A-9
COSTA MESA, CA 92627

SAN GORGONIO VILLAGE SIGN PROGRAM



KEY PLAN

FINISH SCHEDULE:

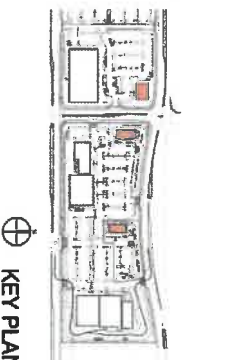
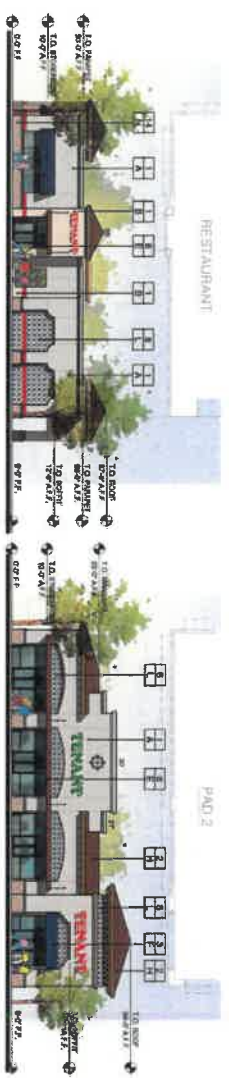
- 1. OUTDOOR GRABIT
- 2. PLASTER FINISH
- 3. GLAZED TILE ACCENT
- 4. PLASTER QUARTZITE
- 5. PLASTER QUARTZITE
- 6. WOOD PANELING
- 7. STONE FINISH
- 8. STONE FINISH
- 9. STONE FINISH
- 10. STONE FINISH
- 11. STONE FINISH
- 12. STONE FINISH
- 13. STONE FINISH
- 14. STONE FINISH
- 15. STONE FINISH
- 16. STONE FINISH
- 17. STONE FINISH
- 18. STONE FINISH
- 19. STONE FINISH
- 20. STONE FINISH
- 21. STONE FINISH
- 22. STONE FINISH
- 23. STONE FINISH
- 24. STONE FINISH
- 25. STONE FINISH
- 26. STONE FINISH
- 27. STONE FINISH
- 28. STONE FINISH
- 29. STONE FINISH
- 30. STONE FINISH
- 31. STONE FINISH
- 32. STONE FINISH
- 33. STONE FINISH
- 34. STONE FINISH
- 35. STONE FINISH
- 36. STONE FINISH
- 37. STONE FINISH
- 38. STONE FINISH
- 39. STONE FINISH
- 40. STONE FINISH
- 41. STONE FINISH
- 42. STONE FINISH
- 43. STONE FINISH
- 44. STONE FINISH
- 45. STONE FINISH
- 46. STONE FINISH
- 47. STONE FINISH
- 48. STONE FINISH
- 49. STONE FINISH
- 50. STONE FINISH
- 51. STONE FINISH
- 52. STONE FINISH
- 53. STONE FINISH
- 54. STONE FINISH
- 55. STONE FINISH
- 56. STONE FINISH
- 57. STONE FINISH
- 58. STONE FINISH
- 59. STONE FINISH
- 60. STONE FINISH
- 61. STONE FINISH
- 62. STONE FINISH
- 63. STONE FINISH
- 64. STONE FINISH
- 65. STONE FINISH
- 66. STONE FINISH
- 67. STONE FINISH
- 68. STONE FINISH
- 69. STONE FINISH
- 70. STONE FINISH
- 71. STONE FINISH
- 72. STONE FINISH
- 73. STONE FINISH
- 74. STONE FINISH
- 75. STONE FINISH
- 76. STONE FINISH
- 77. STONE FINISH
- 78. STONE FINISH
- 79. STONE FINISH
- 80. STONE FINISH
- 81. STONE FINISH
- 82. STONE FINISH
- 83. STONE FINISH
- 84. STONE FINISH
- 85. STONE FINISH
- 86. STONE FINISH
- 87. STONE FINISH
- 88. STONE FINISH
- 89. STONE FINISH
- 90. STONE FINISH
- 91. STONE FINISH
- 92. STONE FINISH
- 93. STONE FINISH
- 94. STONE FINISH
- 95. STONE FINISH
- 96. STONE FINISH
- 97. STONE FINISH
- 98. STONE FINISH
- 99. STONE FINISH
- 100. STONE FINISH

COLORS AND MATERIAL:

- 1. VERO BROWN 242
- 2. MICHIE OLIVE 699 7015
- 3. VERONA BEIGE 606 6134
- 4. TERRACOTTA SAND 606 6104
- 5. TAN PLAIN 698 8197
- 6. BRIGHT BEIGE 694 1136
- 7. PAINT METAL FINISH 694 1007
- 8. NAVY BY BARNHILL
- 9. BRISTOL 694 1136
- 10. LOCAL CLAY 694 1136
- 11. SPARK 694 1136
- 12. VERONA BEIGE 606 6134
- 13. VERONA BEIGE 606 6134
- 14. VERONA BEIGE 606 6134
- 15. VERONA BEIGE 606 6134
- 16. VERONA BEIGE 606 6134
- 17. VERONA BEIGE 606 6134
- 18. VERONA BEIGE 606 6134
- 19. VERONA BEIGE 606 6134
- 20. VERONA BEIGE 606 6134
- 21. VERONA BEIGE 606 6134
- 22. VERONA BEIGE 606 6134
- 23. VERONA BEIGE 606 6134
- 24. VERONA BEIGE 606 6134
- 25. VERONA BEIGE 606 6134
- 26. VERONA BEIGE 606 6134
- 27. VERONA BEIGE 606 6134
- 28. VERONA BEIGE 606 6134
- 29. VERONA BEIGE 606 6134
- 30. VERONA BEIGE 606 6134
- 31. VERONA BEIGE 606 6134
- 32. VERONA BEIGE 606 6134
- 33. VERONA BEIGE 606 6134
- 34. VERONA BEIGE 606 6134
- 35. VERONA BEIGE 606 6134
- 36. VERONA BEIGE 606 6134
- 37. VERONA BEIGE 606 6134
- 38. VERONA BEIGE 606 6134
- 39. VERONA BEIGE 606 6134
- 40. VERONA BEIGE 606 6134
- 41. VERONA BEIGE 606 6134
- 42. VERONA BEIGE 606 6134
- 43. VERONA BEIGE 606 6134
- 44. VERONA BEIGE 606 6134
- 45. VERONA BEIGE 606 6134
- 46. VERONA BEIGE 606 6134
- 47. VERONA BEIGE 606 6134
- 48. VERONA BEIGE 606 6134
- 49. VERONA BEIGE 606 6134
- 50. VERONA BEIGE 606 6134
- 51. VERONA BEIGE 606 6134
- 52. VERONA BEIGE 606 6134
- 53. VERONA BEIGE 606 6134
- 54. VERONA BEIGE 606 6134
- 55. VERONA BEIGE 606 6134
- 56. VERONA BEIGE 606 6134
- 57. VERONA BEIGE 606 6134
- 58. VERONA BEIGE 606 6134
- 59. VERONA BEIGE 606 6134
- 60. VERONA BEIGE 606 6134
- 61. VERONA BEIGE 606 6134
- 62. VERONA BEIGE 606 6134
- 63. VERONA BEIGE 606 6134
- 64. VERONA BEIGE 606 6134
- 65. VERONA BEIGE 606 6134
- 66. VERONA BEIGE 606 6134
- 67. VERONA BEIGE 606 6134
- 68. VERONA BEIGE 606 6134
- 69. VERONA BEIGE 606 6134
- 70. VERONA BEIGE 606 6134
- 71. VERONA BEIGE 606 6134
- 72. VERONA BEIGE 606 6134
- 73. VERONA BEIGE 606 6134
- 74. VERONA BEIGE 606 6134
- 75. VERONA BEIGE 606 6134
- 76. VERONA BEIGE 606 6134
- 77. VERONA BEIGE 606 6134
- 78. VERONA BEIGE 606 6134
- 79. VERONA BEIGE 606 6134
- 80. VERONA BEIGE 606 6134
- 81. VERONA BEIGE 606 6134
- 82. VERONA BEIGE 606 6134
- 83. VERONA BEIGE 606 6134
- 84. VERONA BEIGE 606 6134
- 85. VERONA BEIGE 606 6134
- 86. VERONA BEIGE 606 6134
- 87. VERONA BEIGE 606 6134
- 88. VERONA BEIGE 606 6134
- 89. VERONA BEIGE 606 6134
- 90. VERONA BEIGE 606 6134
- 91. VERONA BEIGE 606 6134
- 92. VERONA BEIGE 606 6134
- 93. VERONA BEIGE 606 6134
- 94. VERONA BEIGE 606 6134
- 95. VERONA BEIGE 606 6134
- 96. VERONA BEIGE 606 6134
- 97. VERONA BEIGE 606 6134
- 98. VERONA BEIGE 606 6134
- 99. VERONA BEIGE 606 6134
- 100. VERONA BEIGE 606 6134

NTS





FINISH SCHEDULE:

1	EXTERIOR CABINET FINISH (MATERIAL)	7	ALUMINUM TRIM/POST
2	CLAY ROOF TILE	8	CEMENT TILE ACCENT
3	MASONRY	9	CLAY TILE ACCENT
4	WOOD PANEL	10	PLASTER QUARTER ROUND
5	ALUMINUM DOOR	11	STONE SILLER
6	METAL FINISH	12	CLAY BLOCK
		13	GREEN SCREEN

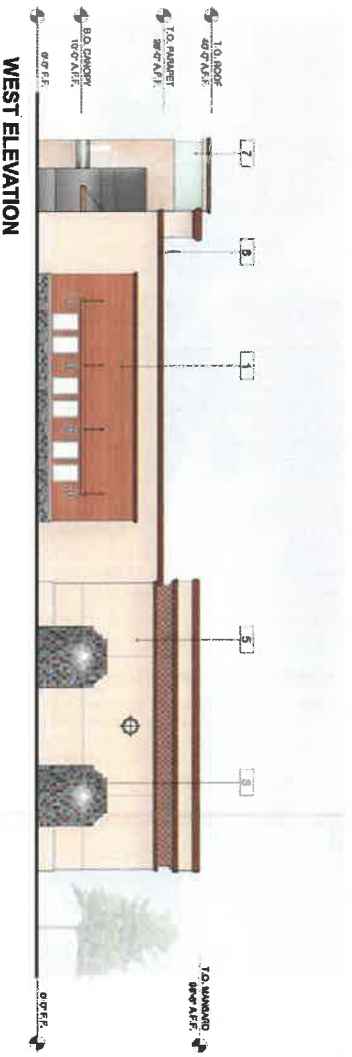
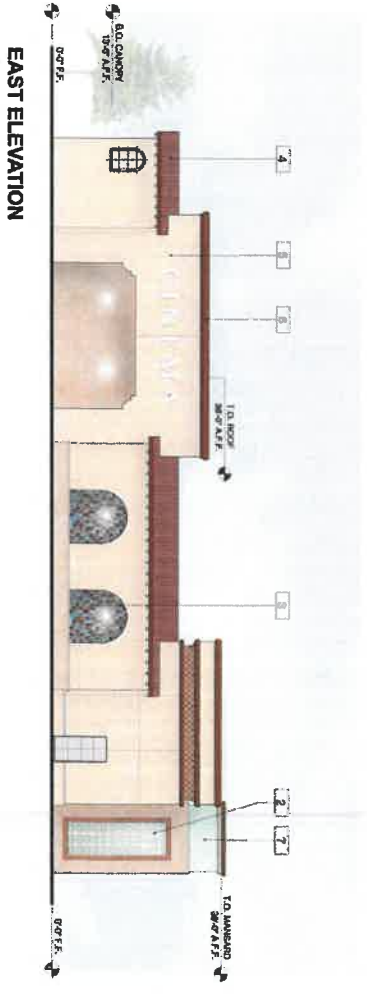
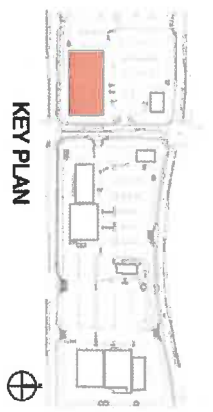
COLORS AND MATERIAL:

1	INDIGO GRAY (SANTO)
2	VERMILION (SANTO)
3	TEMAHOCTI SAND (SANTO)
4	TAN (FLY)
5	PAINT (METAL, SERRAVALLO)
6	PAINT (METAL, SERRAVALLO)
7	BRANDON (SANTO)
8	COCA COLA (WOOD - CUSTOM)
9	WOOD (MOUNTAIN LAKE)
10	WOOD (STONY MOUNTAIN)
11	WOOD (SERRAVALLO)
12	WOOD (SERRAVALLO)
13	WOOD (SERRAVALLO)
14	WOOD (SERRAVALLO)
15	WOOD (SERRAVALLO)
16	WOOD (SERRAVALLO)
17	WOOD (SERRAVALLO)
18	WOOD (SERRAVALLO)
19	WOOD (SERRAVALLO)
20	WOOD (SERRAVALLO)
21	WOOD (SERRAVALLO)
22	WOOD (SERRAVALLO)
23	WOOD (SERRAVALLO)
24	WOOD (SERRAVALLO)
25	WOOD (SERRAVALLO)
26	WOOD (SERRAVALLO)
27	WOOD (SERRAVALLO)
28	WOOD (SERRAVALLO)
29	WOOD (SERRAVALLO)
30	WOOD (SERRAVALLO)
31	WOOD (SERRAVALLO)
32	WOOD (SERRAVALLO)
33	WOOD (SERRAVALLO)
34	WOOD (SERRAVALLO)
35	WOOD (SERRAVALLO)
36	WOOD (SERRAVALLO)
37	WOOD (SERRAVALLO)
38	WOOD (SERRAVALLO)
39	WOOD (SERRAVALLO)
40	WOOD (SERRAVALLO)
41	WOOD (SERRAVALLO)
42	WOOD (SERRAVALLO)
43	WOOD (SERRAVALLO)
44	WOOD (SERRAVALLO)
45	WOOD (SERRAVALLO)
46	WOOD (SERRAVALLO)
47	WOOD (SERRAVALLO)
48	WOOD (SERRAVALLO)
49	WOOD (SERRAVALLO)
50	WOOD (SERRAVALLO)
51	WOOD (SERRAVALLO)
52	WOOD (SERRAVALLO)
53	WOOD (SERRAVALLO)
54	WOOD (SERRAVALLO)
55	WOOD (SERRAVALLO)
56	WOOD (SERRAVALLO)
57	WOOD (SERRAVALLO)
58	WOOD (SERRAVALLO)
59	WOOD (SERRAVALLO)
60	WOOD (SERRAVALLO)
61	WOOD (SERRAVALLO)
62	WOOD (SERRAVALLO)
63	WOOD (SERRAVALLO)
64	WOOD (SERRAVALLO)
65	WOOD (SERRAVALLO)
66	WOOD (SERRAVALLO)
67	WOOD (SERRAVALLO)
68	WOOD (SERRAVALLO)
69	WOOD (SERRAVALLO)
70	WOOD (SERRAVALLO)
71	WOOD (SERRAVALLO)
72	WOOD (SERRAVALLO)
73	WOOD (SERRAVALLO)
74	WOOD (SERRAVALLO)
75	WOOD (SERRAVALLO)
76	WOOD (SERRAVALLO)
77	WOOD (SERRAVALLO)
78	WOOD (SERRAVALLO)
79	WOOD (SERRAVALLO)
80	WOOD (SERRAVALLO)
81	WOOD (SERRAVALLO)
82	WOOD (SERRAVALLO)
83	WOOD (SERRAVALLO)
84	WOOD (SERRAVALLO)
85	WOOD (SERRAVALLO)
86	WOOD (SERRAVALLO)
87	WOOD (SERRAVALLO)
88	WOOD (SERRAVALLO)
89	WOOD (SERRAVALLO)
90	WOOD (SERRAVALLO)
91	WOOD (SERRAVALLO)
92	WOOD (SERRAVALLO)
93	WOOD (SERRAVALLO)
94	WOOD (SERRAVALLO)
95	WOOD (SERRAVALLO)
96	WOOD (SERRAVALLO)
97	WOOD (SERRAVALLO)
98	WOOD (SERRAVALLO)
99	WOOD (SERRAVALLO)
100	WOOD (SERRAVALLO)



WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627

SAN GORGONIO VILLAGE SIGN PROGRAM



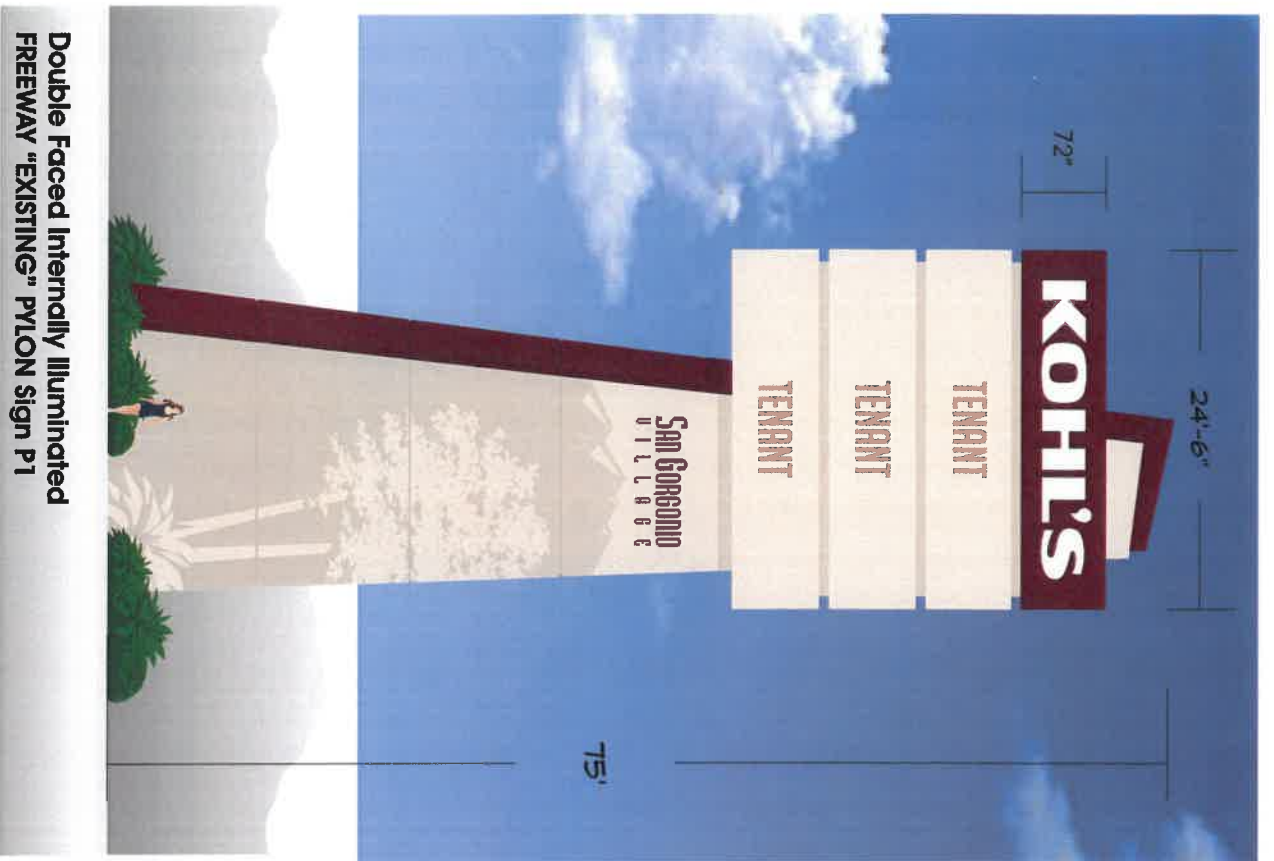
**EXTERIOR ELEVATION
ENTERTAINMENT**

NTS

WOOD INVESTMENT
2920 AIRWAY AVE, SUITE A-9
COSTA MESA, CA 92627

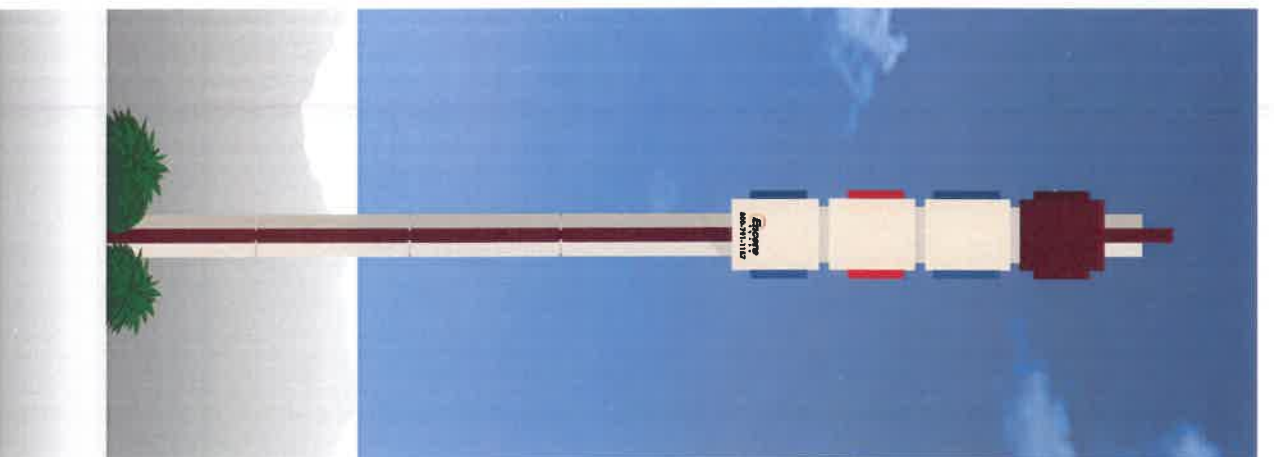
SAN GORGONIO VILLAGE SIGN PROGRAM





**Double Faced Internally Illuminated
Freeway "EXISTING" Pylon Sign P1**

Tenant copy is subject to change

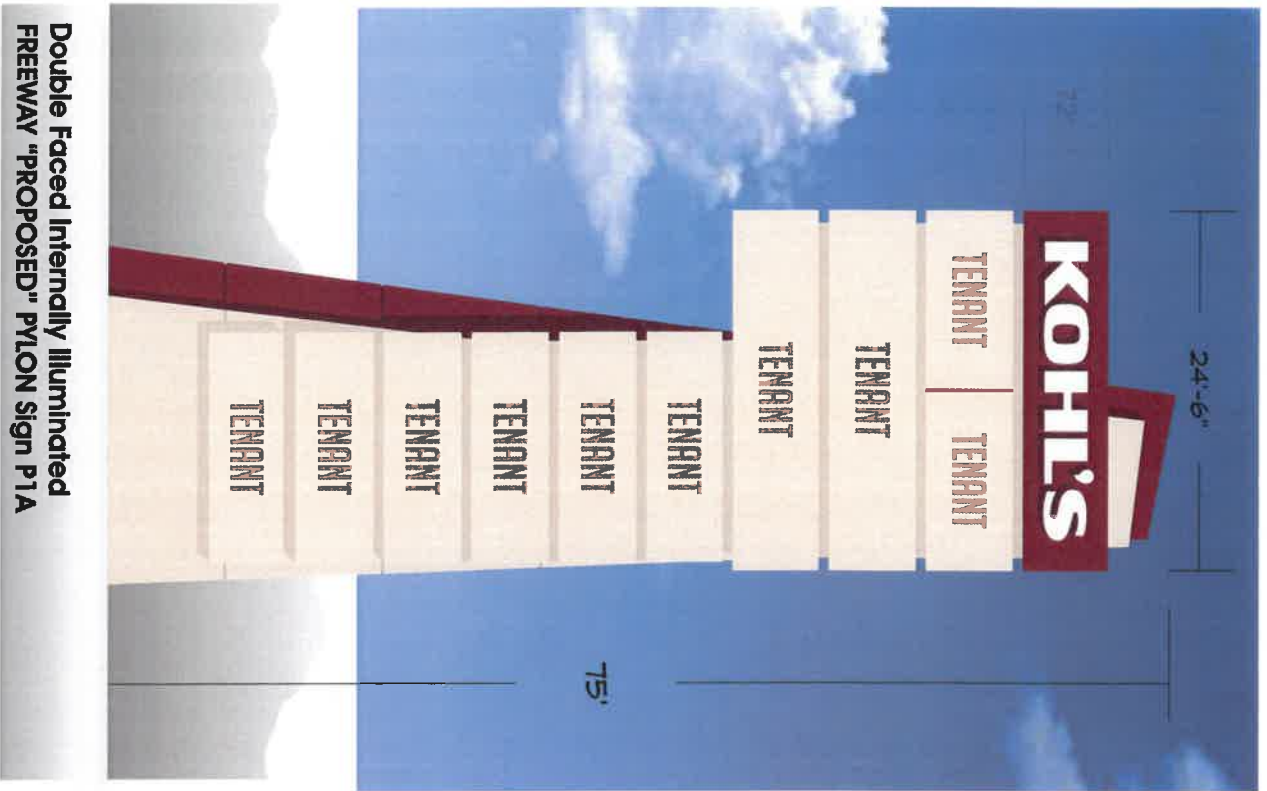


**FOUR (4) DOUBLE FACED TENANT CABINETS,
.125 ALUMINUM FACES WITH CHANNEL LETTERS, COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.**

**KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY,
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.**

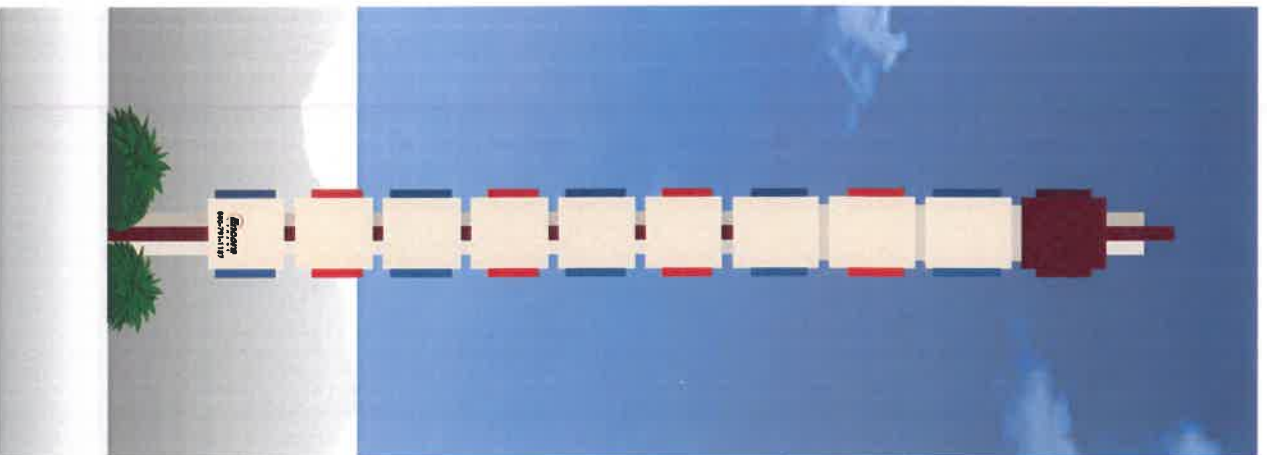
POLE COVER: PAINTED TO MATCH BUILDING COLORS.

SAN GORGONIO VILLAGE SIGN PROGRAM



**Double Faced Internally Illuminated
Freeway "Proposed" Pylon Sign P1A**

Tenant copy is subject to change



**FOUR (11) DOUBLE FACED TENANT CABINETS,
.125 ALUMINUM FACES WITH CHANNEL LETTERS, COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.**

**KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY,
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.**

POLE COVER: PAINTED TO MATCH BUILDING COLORS.

SAN GORGONIO VILLAGE SIGN PROGRAM



Double Faced Internally Illuminated Existing MONUMENT sign M1

CABINET: ALUMINUM CONSTRUCTION, FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS.
KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY



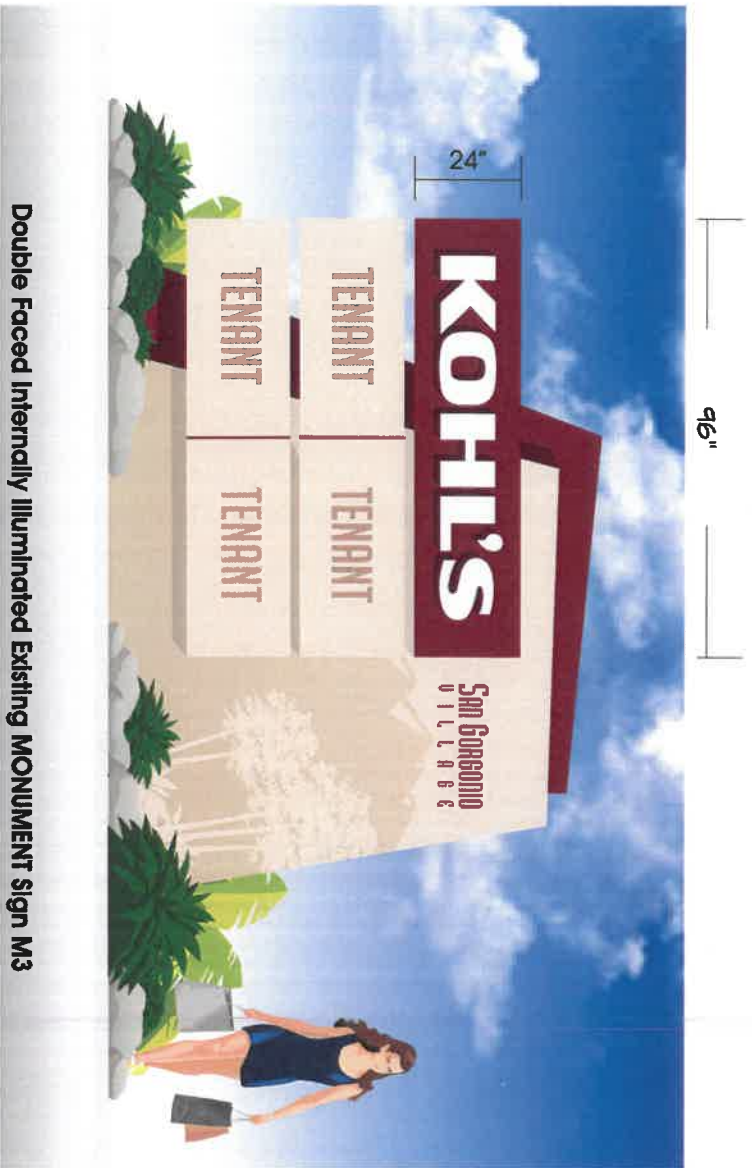
Double Faced Internally Illuminated Existing MONUMENT sign M2

Tenant copy is subject to change

CABINET: ALUMINUM CONSTRUCTION, FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS.
KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

SAN GORGONIO VILLAGE SIGN PROGRAM





Double Faced Internally Illuminated Existing MONUMENT sign M3

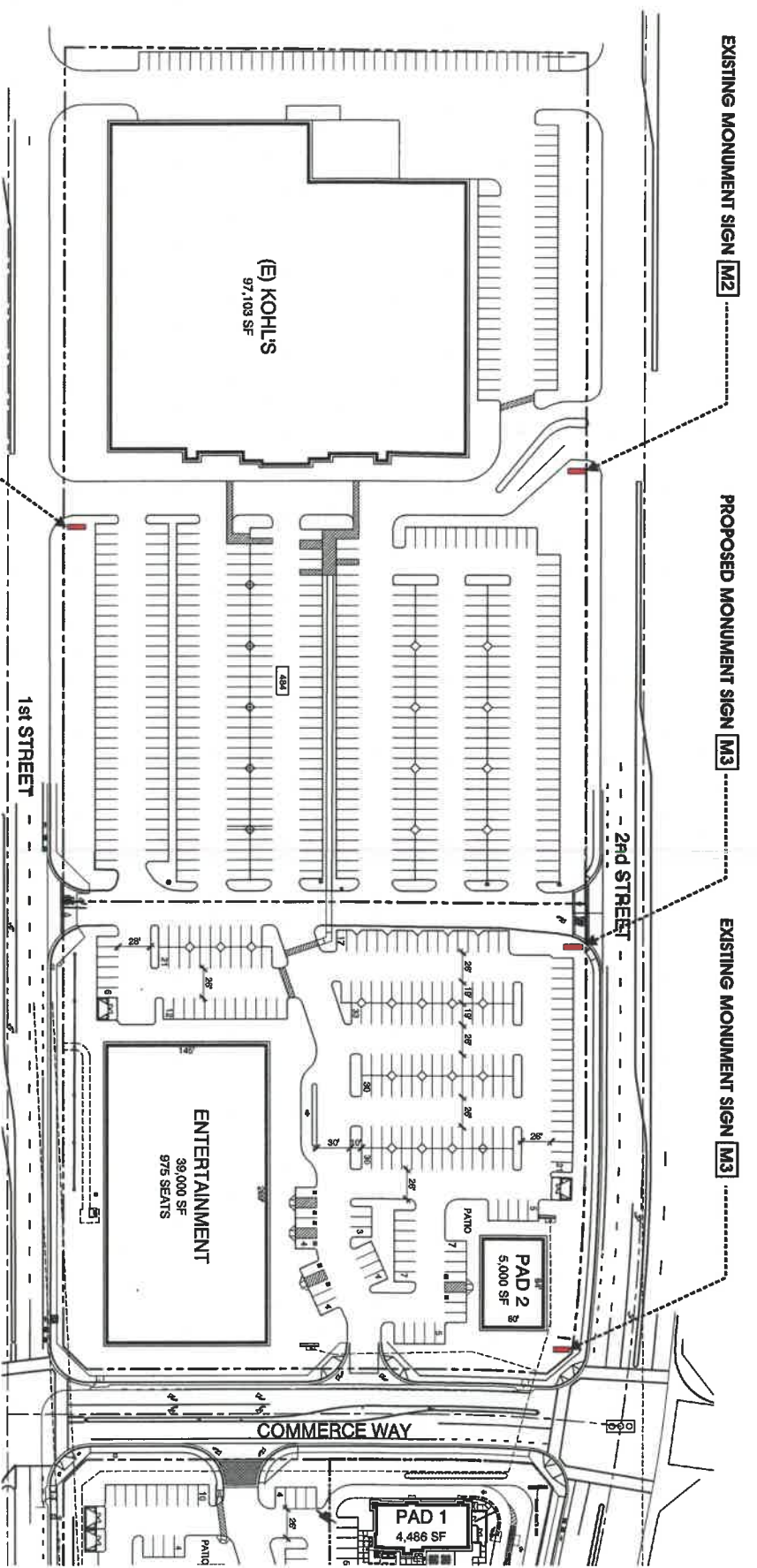
Tenant copy is subject to change

CABINET: ALUMINUM CONSTRUCTION, FACES: .125 ALUMINUM ROUTED OUT AND BACKED WITH ACRYLIC PER TENANT COPY / LOGO DESIGNS AND COLORS. FACES PAINTED SUEDE FINISH.

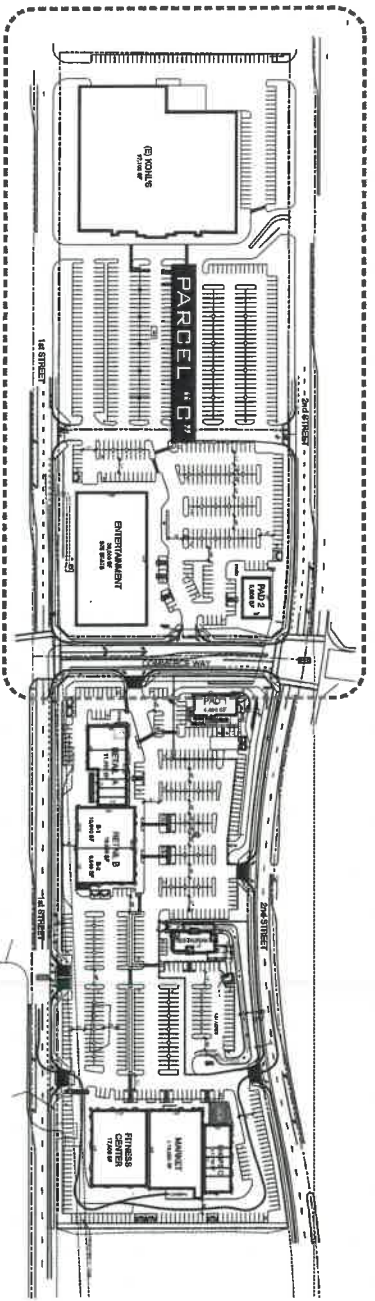
KOHL'S: FACES PAINTED TO MATCH BURGUNDY PMS 188 C WITH WHITE COPY

SAN GORONIO VILLAGE SIGN PROGRAM





PARCEL "C"

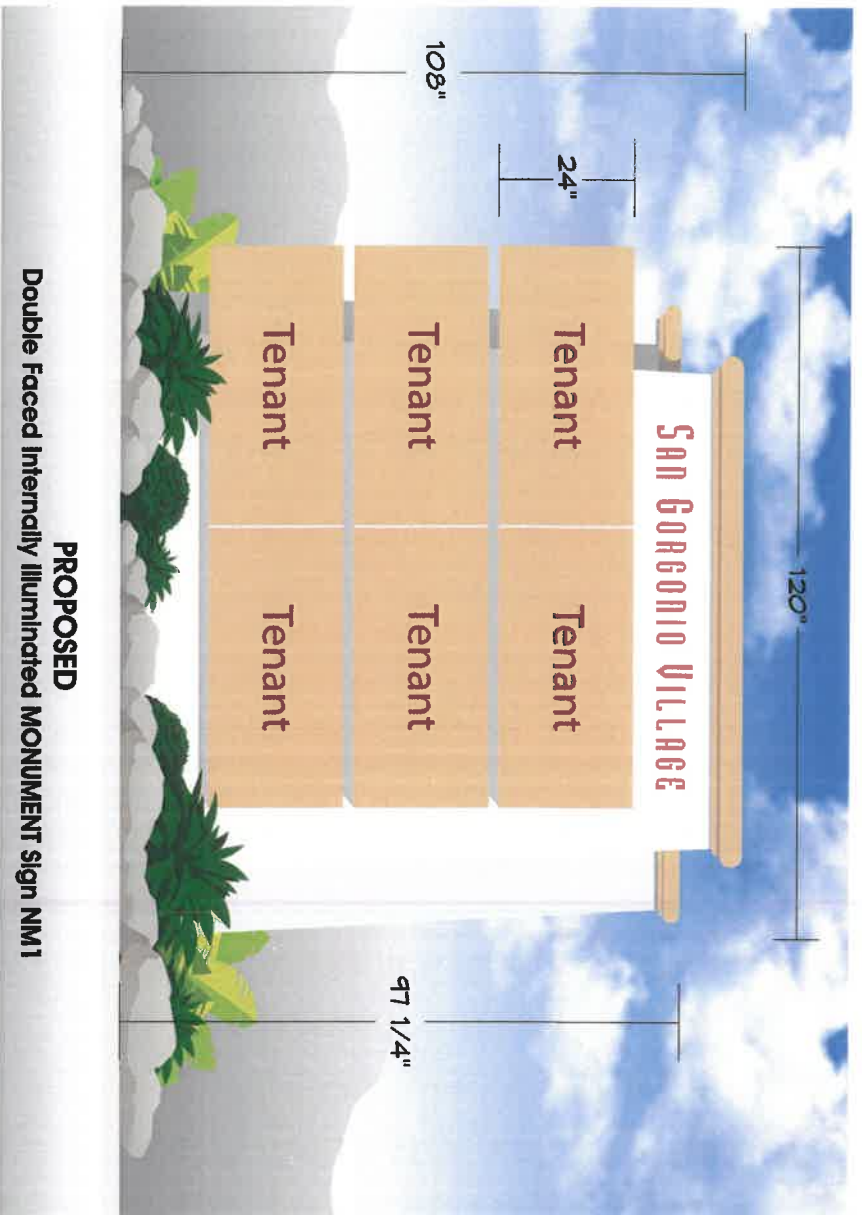


SAN GORGONIO VILLAGE SIGN PROGRAM



SITE PLAN
NOT TO SCALE





PROPOSED
 Double Faced Internally Illuminated MONUMENT sign NM1

CABINET: ALUMINUM CONSTRUCTION,
 FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED TO MATCH AS SHOWN.

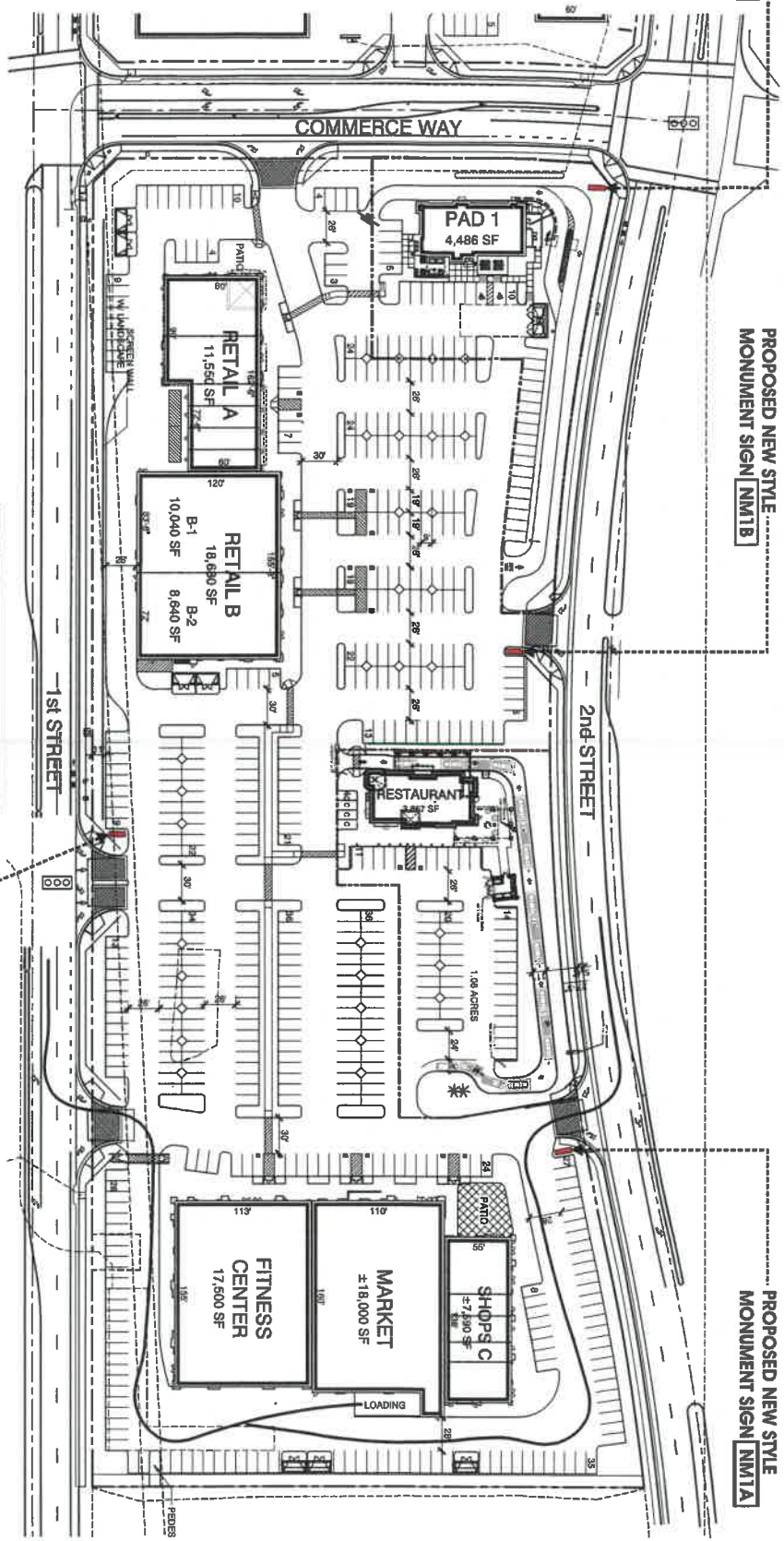
SAN GORGONIO VILLAGE SIGN PROGRAM



PROPOSED NEW STYLE
MONUMENT SIGN NMT/C

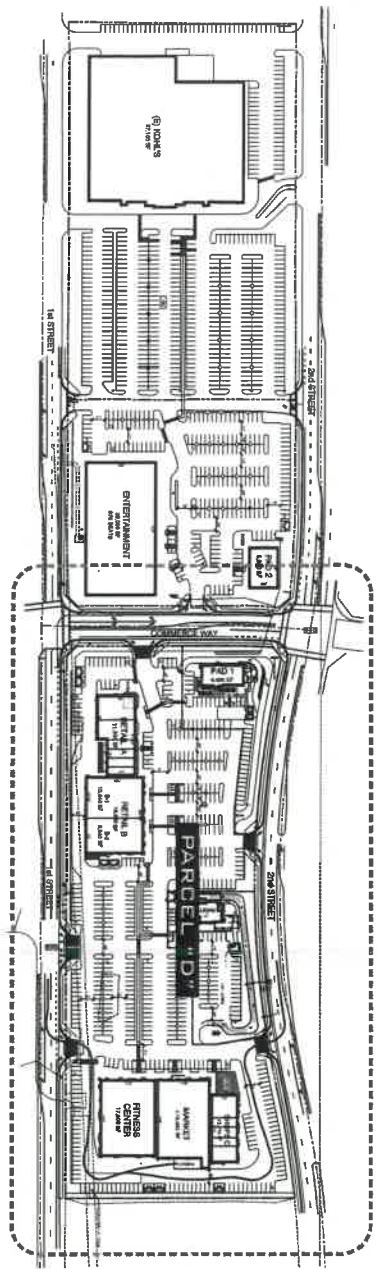
PROPOSED NEW STYLE
MONUMENT SIGN NMT/B

PROPOSED NEW STYLE
MONUMENT SIGN NMT/A



PARCEL "D"

PROPOSED NEW STYLE
MONUMENT SIGN NMT/D



SITE PLAN
NOT TO SCALE

SAN GORGONIO VILLAGE SIGN PROGRAM

