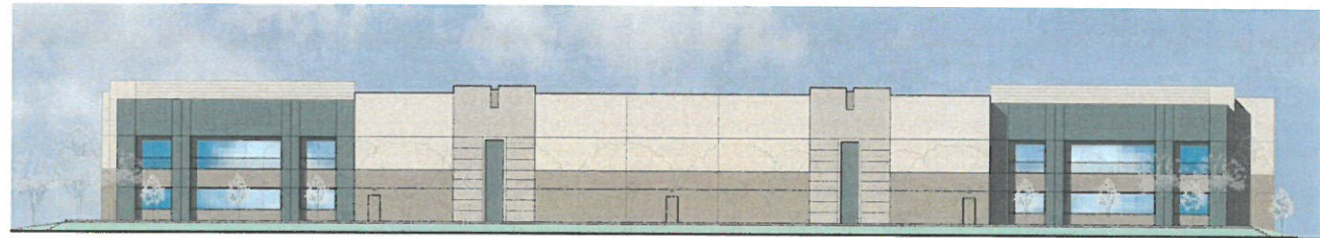


GROVE AVENUE BUSINESS PARK

1520-1590 S. Grove Ave.
Ontario, CA 91761



SIGN PROGRAM

October 3rd, 2017

PLANNING DEPT APPROVED	
Permit No.	PSGP17-001
By:	<i>Jan Okeja</i>
Date:	10/17/17

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Drawing No
16-242
Rev. 8 (10-03-17)

GROVE AVENUE BUSINESS PARK

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LANDLORD

WESTERN REALCO, LLC

500 Newport Center Drive - Suite 630
Newport Beach, CA 92660
Tel: (949) 720-3787 Fax: (949) 720-3790

SIGN CONSULTANT



2101 Carrillo Privado
Ontario, CA 91761
Tel: (909) 930-0303 Fax: (909) 930-0308

ARCHITECT

BASTIEN & ASSOCIATES, INC.

15661 Red Hill Avenue - Suite 150
Tustin, CA 92780
Tel: (714) 617-8600 Fax: (714) 617-8671

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and City relationship.

The Landlord will be responsible to:

- a. Provide base building design and construction guidelines information requested by Tenant's sign design consultant.
- b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within the "Grove Avenue Business Park" Sign Program.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at their discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation along with insurance.

Note: It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

PLANNING DEPT APPROVED	
Permit No.	PSGP 17-001
By:	<i>[Signature]</i>
Date:	10/17/17

SIGN SIZE & PARAMETERS

(A) Monument Sign (M.1)

- 4 One (1) 6'-0" high, double-faced non-illuminated free-standing sign with Center name and building addresses only.

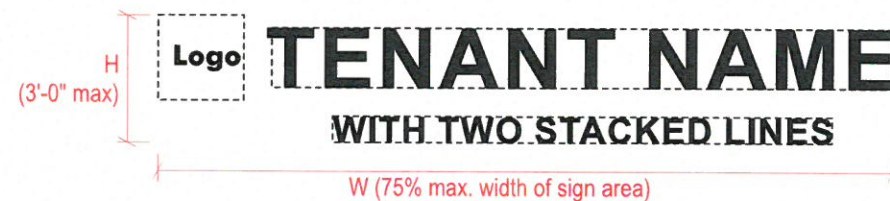
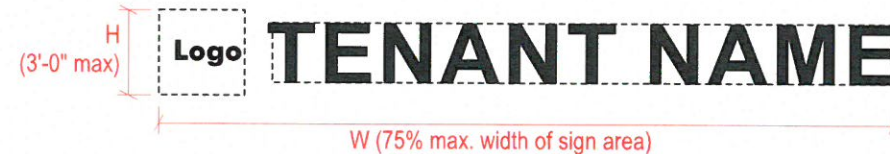
(B) Wall Signs

Each Tenant is allowed up to two (2) primary storefront ID signs.

Tenants with building elevations facing multiple exposures such as public streets and/or internal parking lots, streets or alleyways, may incorporate signage at each elevation, as approved by Landlord at Landlord's discretion.

The maximum surface area of signs affixed to a building shall be as follows:

- Each Tenant is allowed one (1) square foot of sign area per each linear foot of the Tenant's leased building frontage.
- 5 The maximum total sign width shall not exceed seventy percent (75%) of the width of the Tenant's leased building frontage and three (3) feet in total height. Up to two (2) lines of copy are allowed with a maximum of three (3) feet in total height.
- Sign area shall be calculated by creating a rectangle around the combined letters in each line, then multiplying height by width. The logo sign area shall be calculated separately in the same manner.



SIGN AREA BASED ON
H x W=
(W: WIDTH)
(H: HEIGHT)

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

All tenant building signs to be non-illuminated.

COLORS

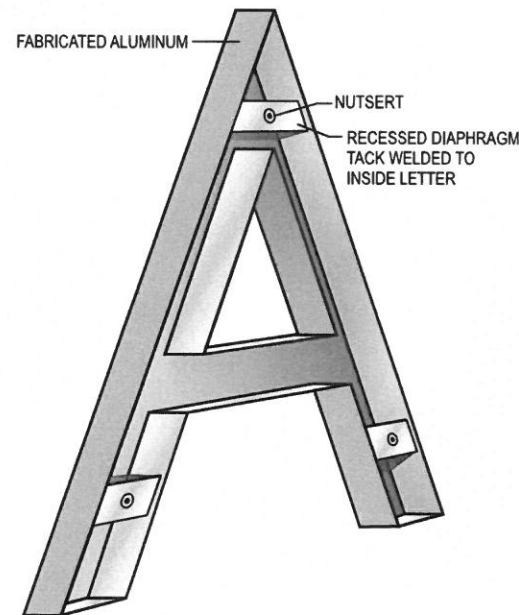
The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials. Signs may incorporate **regionally** and **nationally** recognized logo colors. Sign colors should be selected to provide sufficient contrast against building background colors. Sign colors should be compatible with and complement building background colors. Sign colors should provide variety, sophistication and excitement.

SIGN STYLES

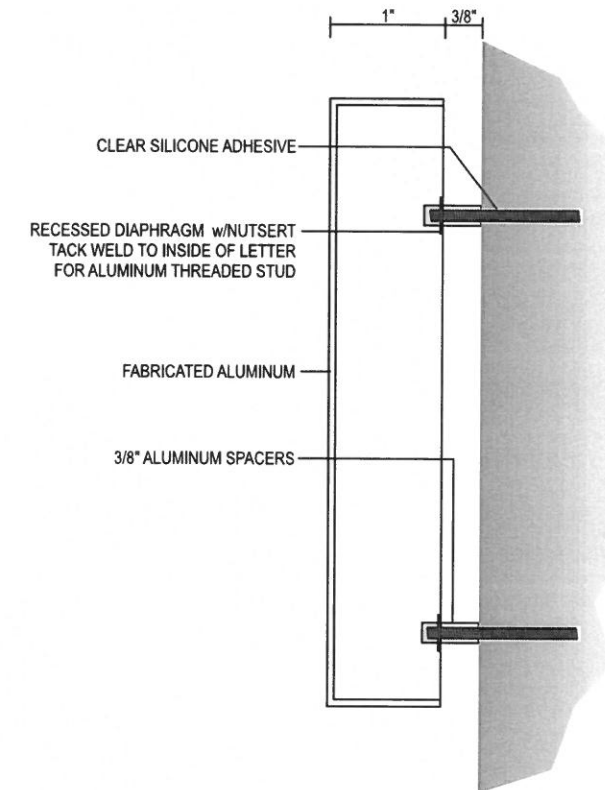
Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed. The Landlord Association reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Acceptable sign styles may include:

1. Creative use of non-illuminated fabricated aluminum letters / logos.



1 TYP. BACKSIDE OF LETTER
SCALE: NOT TO SCALE



2 SECTION DETAIL
SCALE: NOT TO SCALE

APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.
Insurance of sign installer

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, emailed fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0".

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Ontario when submitting for building permits.

PROHIBITED SIGNS

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards, unless with specific prior approval from Landlord.
3. Signs blocking doors or fire escapes.
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns.
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts.
(Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Signs on awnings or awning valences are not permitted unless approved by Landlord.

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

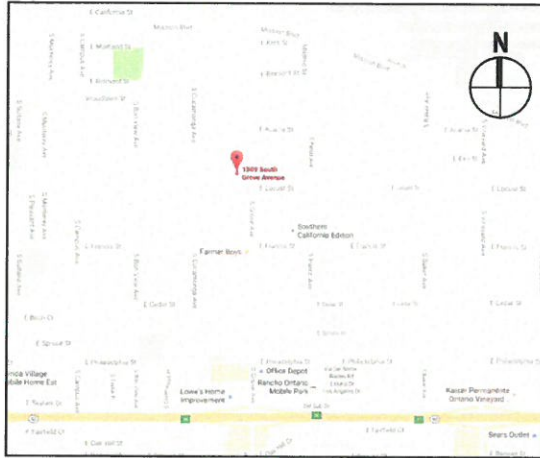
1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods, Tapcon screws or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord or the Association.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

INSTALLATION




The Tenant's sign installer will provide the following:

1. Obtain all required sign permits from the City of Ontario, California and deliver copies to the Landlord before installing the sign(s).
2. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
3. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

SITE PLAN



Vicinity Map

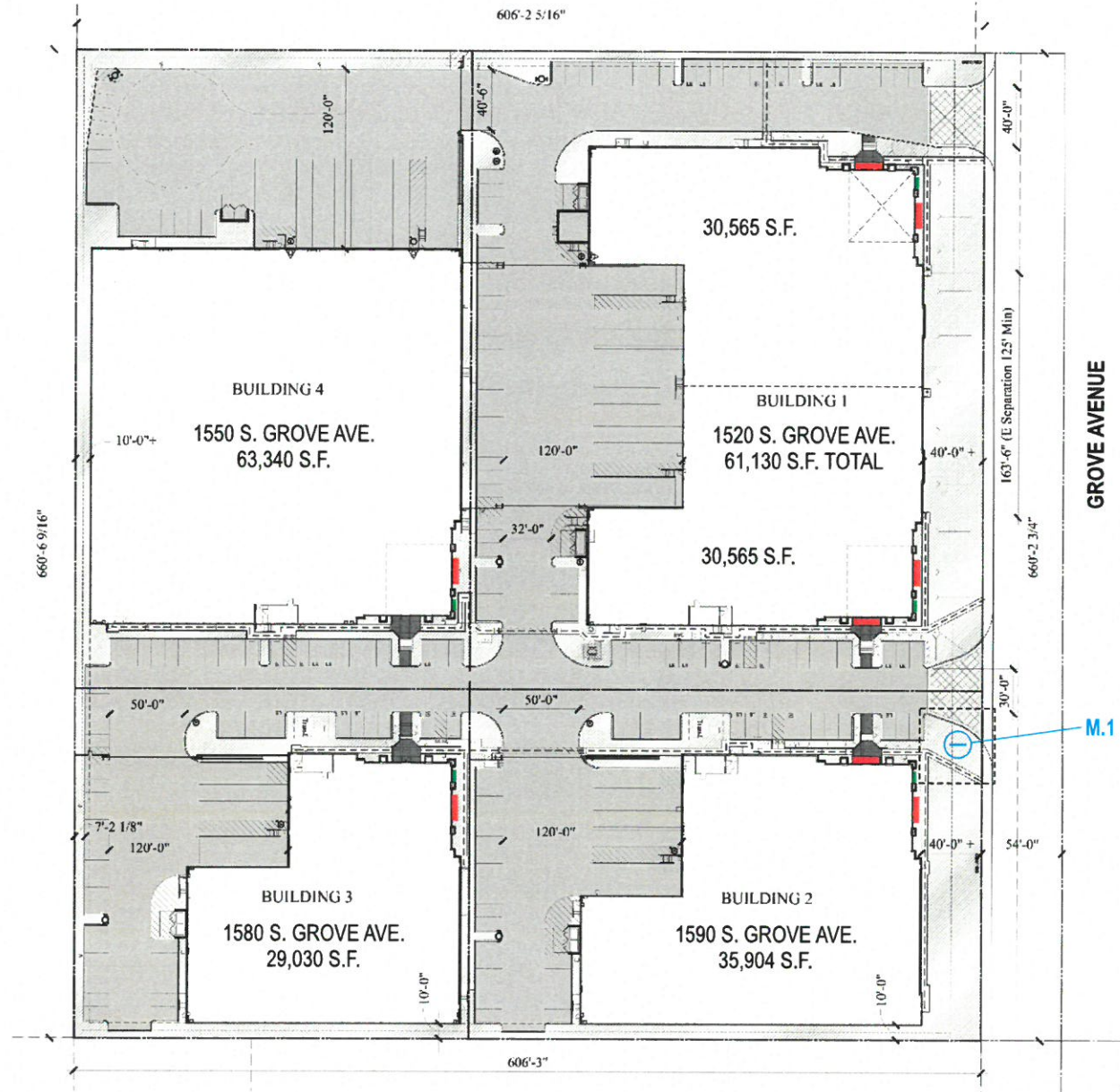
	= TENANT WALL SIGN
	= MONUMENT SIGN (M.1)
	= BUILDING ADDRESS (A.1 - A.5)

**PLANNING DEPT
APPROVED**

Permit No. PSG17-001

By: Janet Lujan

Date: 10/17/17



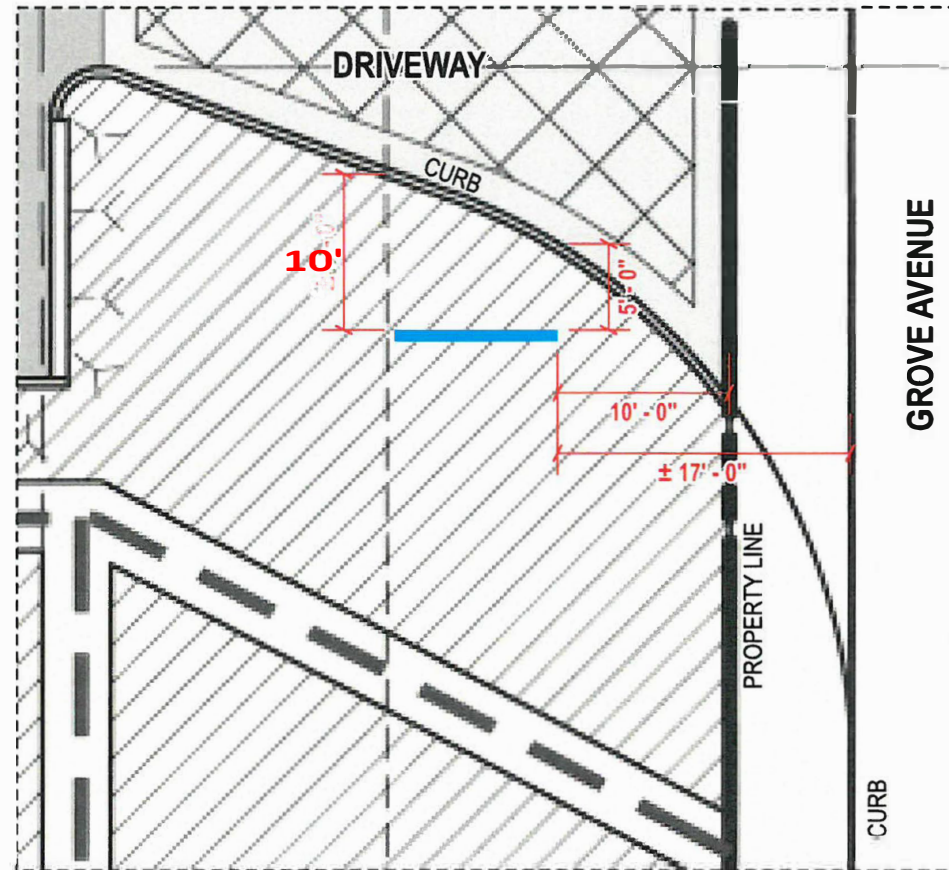
GROVE AVENUE

M.1



SCALE: 1" = 110' - 0"

**SITE PLAN
(SETBACK DETAILS)**

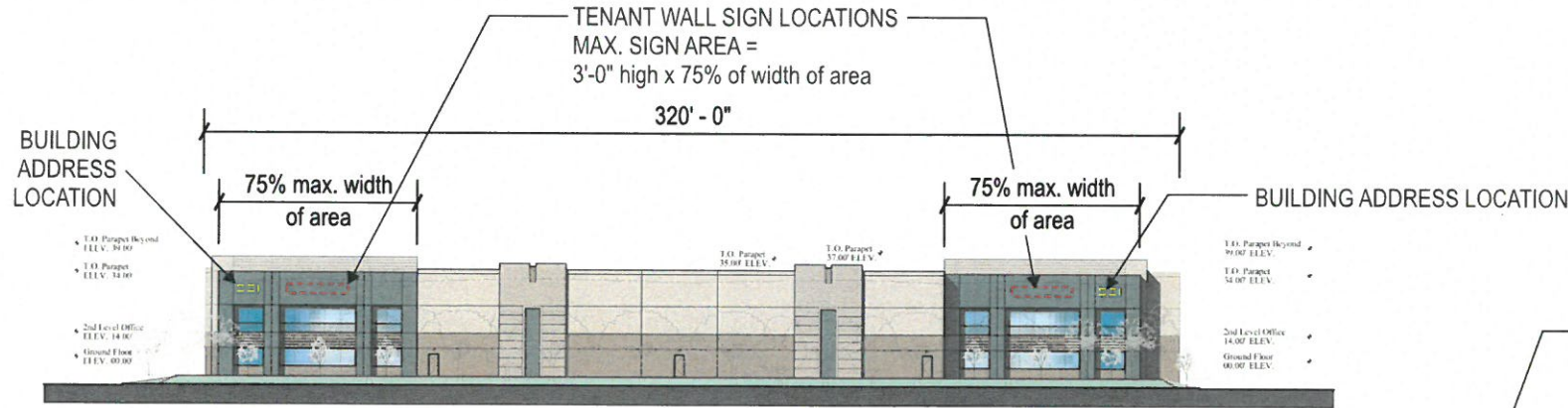


4
PAGE ADDED

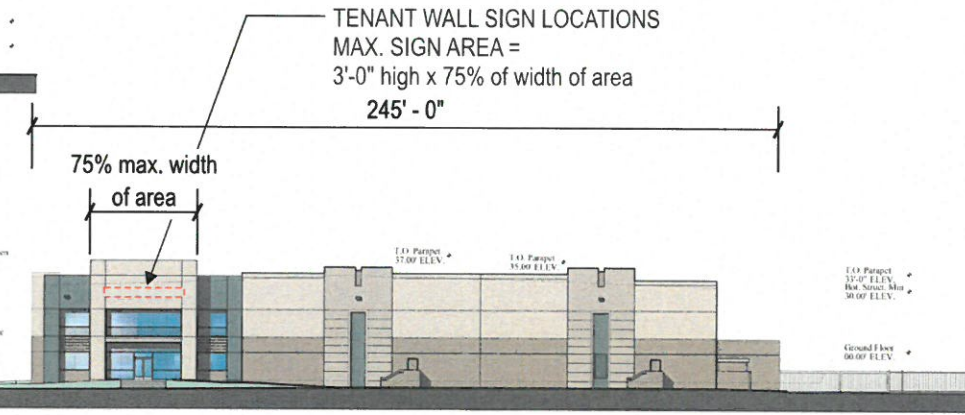


SCALE: 3/32" = 1' - 0"

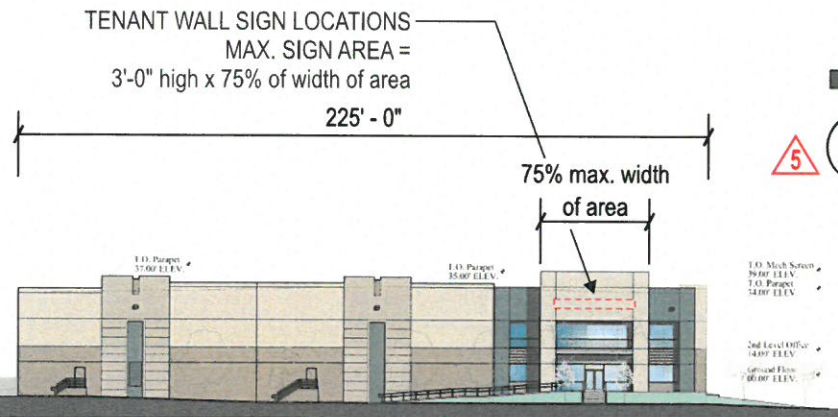
BUILDING 1 ELEVATIONS



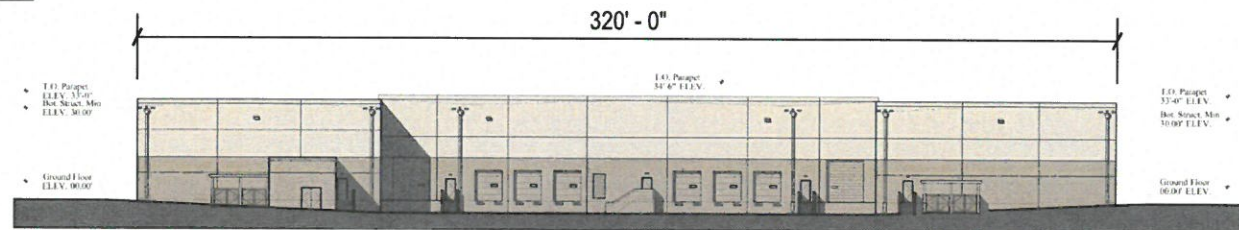
1 EAST ELEVATION (facing Grove Ave.)
SCALE: 1" = 60' - 0"



3 NORTH ELEVATION
SCALE: 1" = 60' - 0"



2 SOUTH ELEVATION
SCALE: 1" = 60' - 0"



4 WEST ELEVATION
SCALE: 1" = 60' - 0"

**PLANNING DEPT
APPROVED**

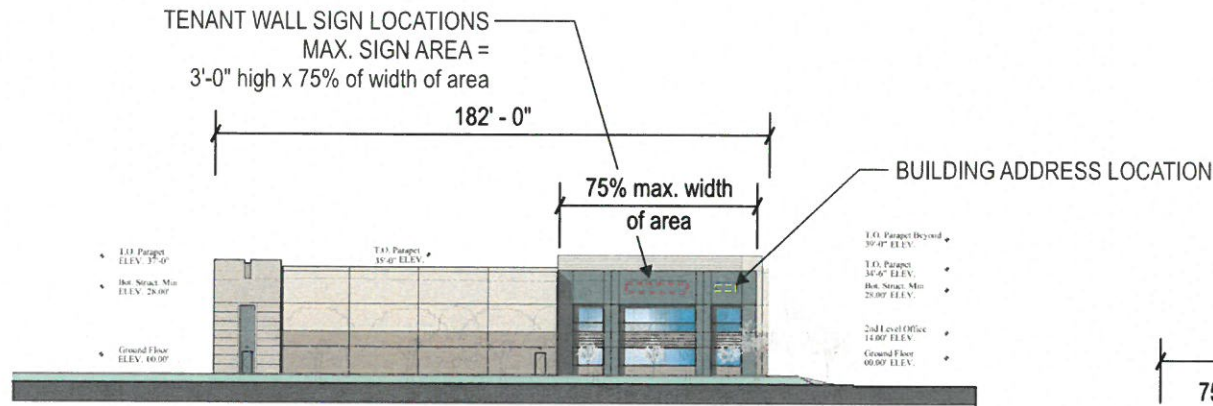
Permit No. PS6P17-001

By: [Signature]

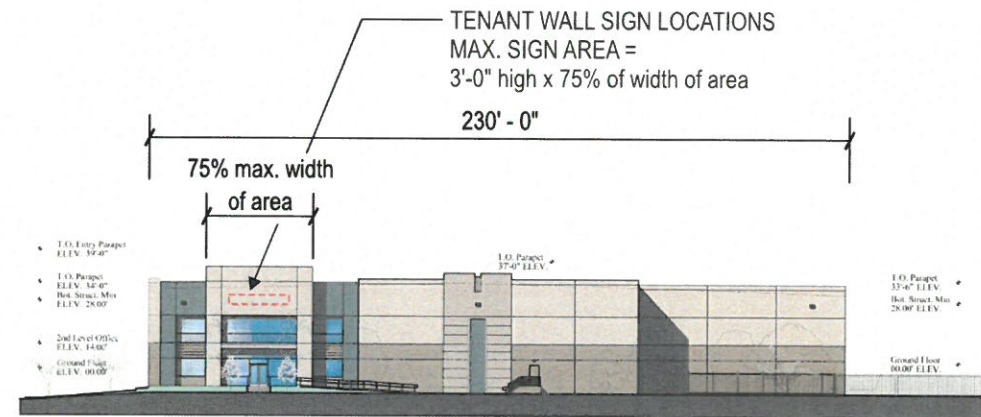
Date: 10/17/17

GROVE AVENUE BUSINESS PARK

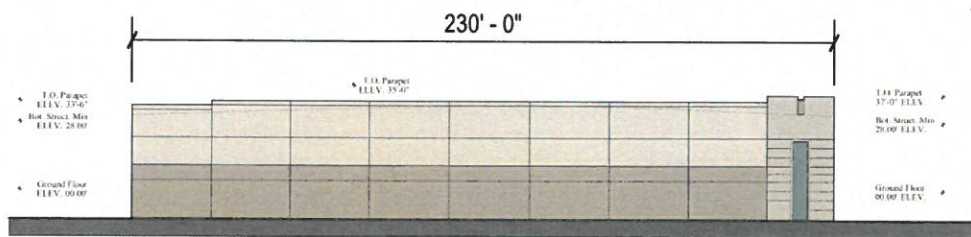
BUILDING 2 ELEVATIONS



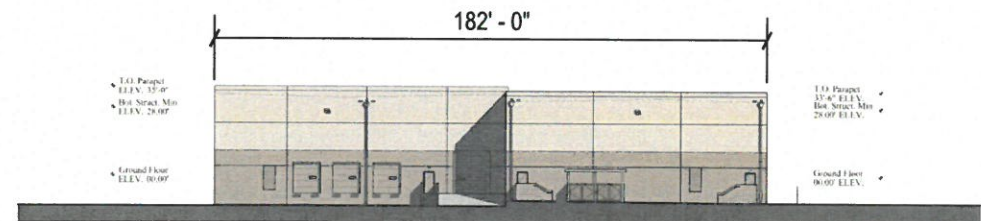
1 EAST ELEVATION (facing Grove Ave.)
SCALE: 1" = 60' - 0"



3 NORTH ELEVATION
SCALE: 1" = 60' - 0"



2 SOUTH ELEVATION
SCALE: 1" = 60' - 0"



4 WEST ELEVATION
SCALE: 1" = 60' - 0"

**PLANNING DEPT
APPROVED**

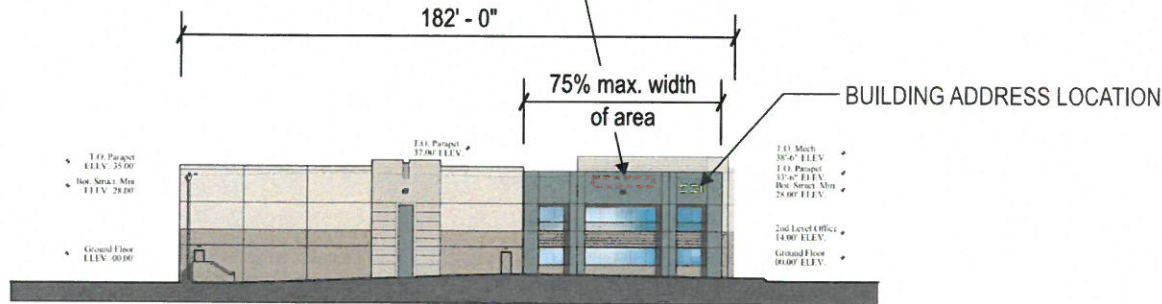
Permit No. PSGP17-001

By: [Signature]

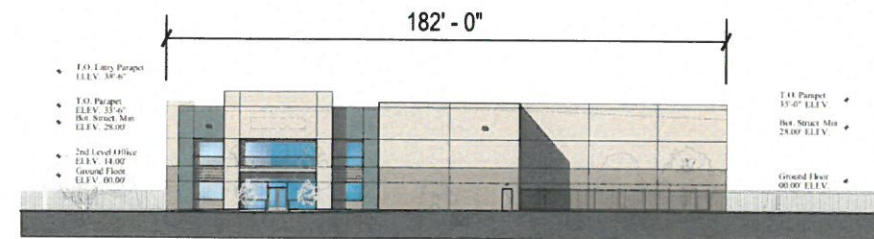
Date: 10/17/17

BUILDING 3 ELEVATIONS

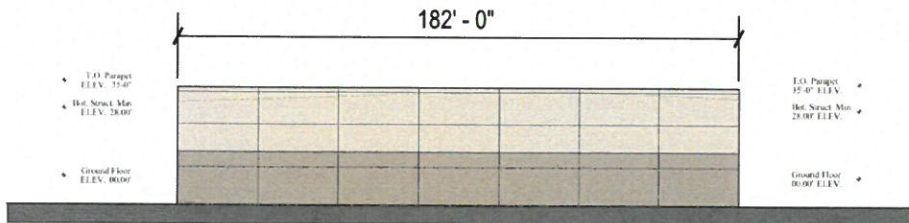
TENANT WALL SIGN LOCATIONS
 MAX. SIGN AREA =
 3'-0" high x 75% of width of area



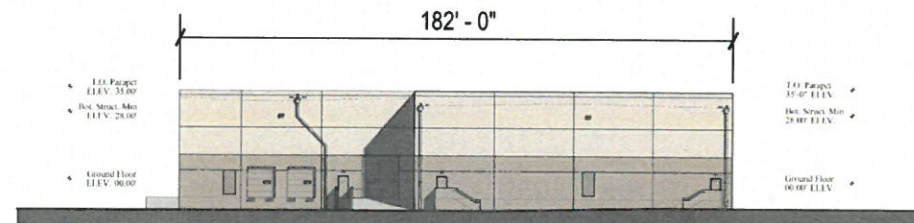
1 EAST ELEVATION
 SCALE: 1" = 60' - 0"



3 NORTH ELEVATION
 SCALE: 1" = 60' - 0"



2 SOUTH ELEVATION
 SCALE: 1" = 60' - 0"



4 WEST ELEVATION
 SCALE: 1" = 60' - 0"

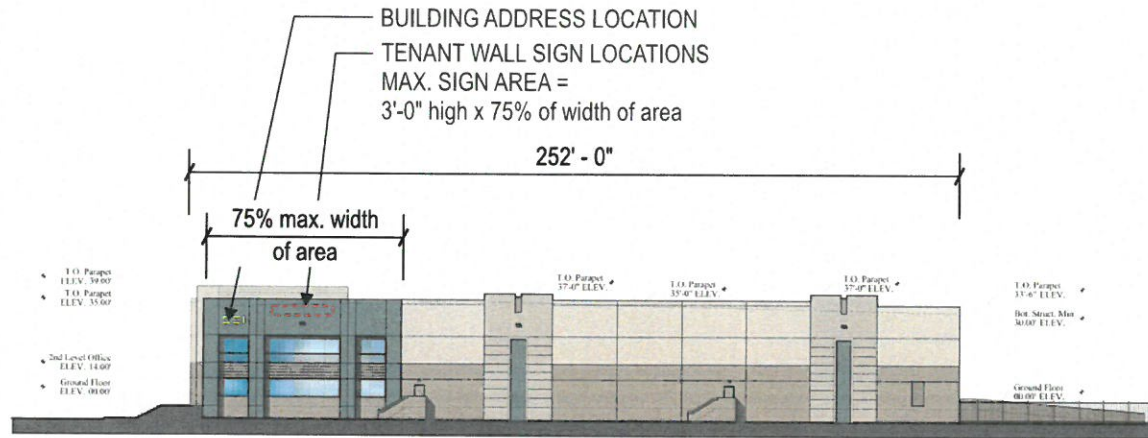
**PLANNING DEPT
 APPROVED**

Permit No. PSOP17-001

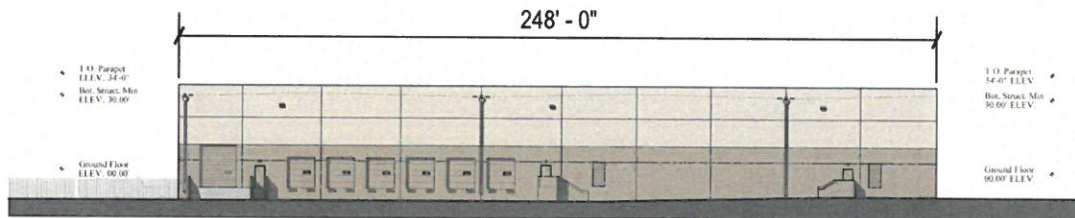
By: [Signature]

Date: 10/17/17

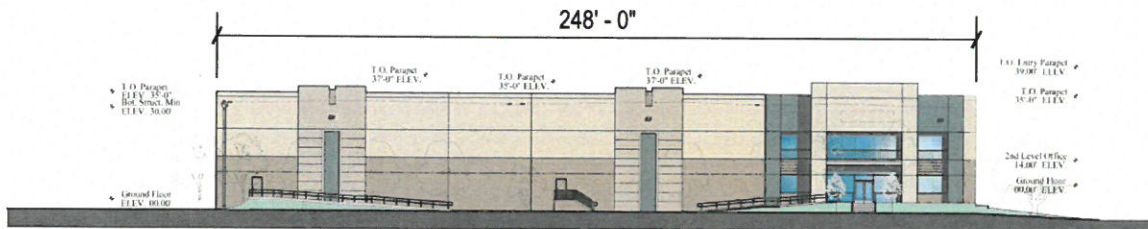
BUILDING 4 ELEVATIONS



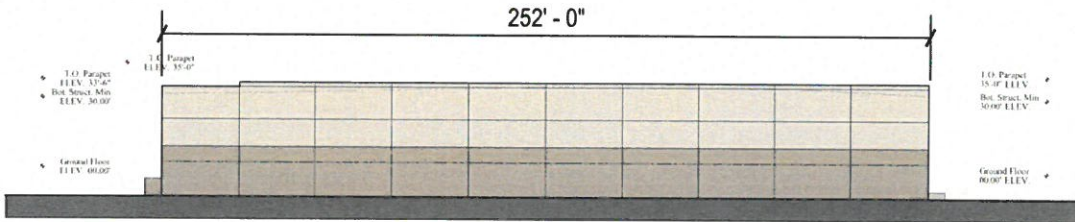
1 EAST ELEVATION
SCALE: 1" = 60' - 0"



3 NORTH ELEVATION
SCALE: 1" = 60' - 0"



2 SOUTH ELEVATION
SCALE: 1" = 60' - 0"



4 WEST ELEVATION
SCALE: 1" = 60' - 0"

**PLANNING DEPT
APPROVED**

Permit No. PSC17-001

By: [Signature]

Date: 10/17/17

MONUMENT SIGN (M.1)





**PLANNING DEPT
APPROVED**

Permit No. PSGPT17-001

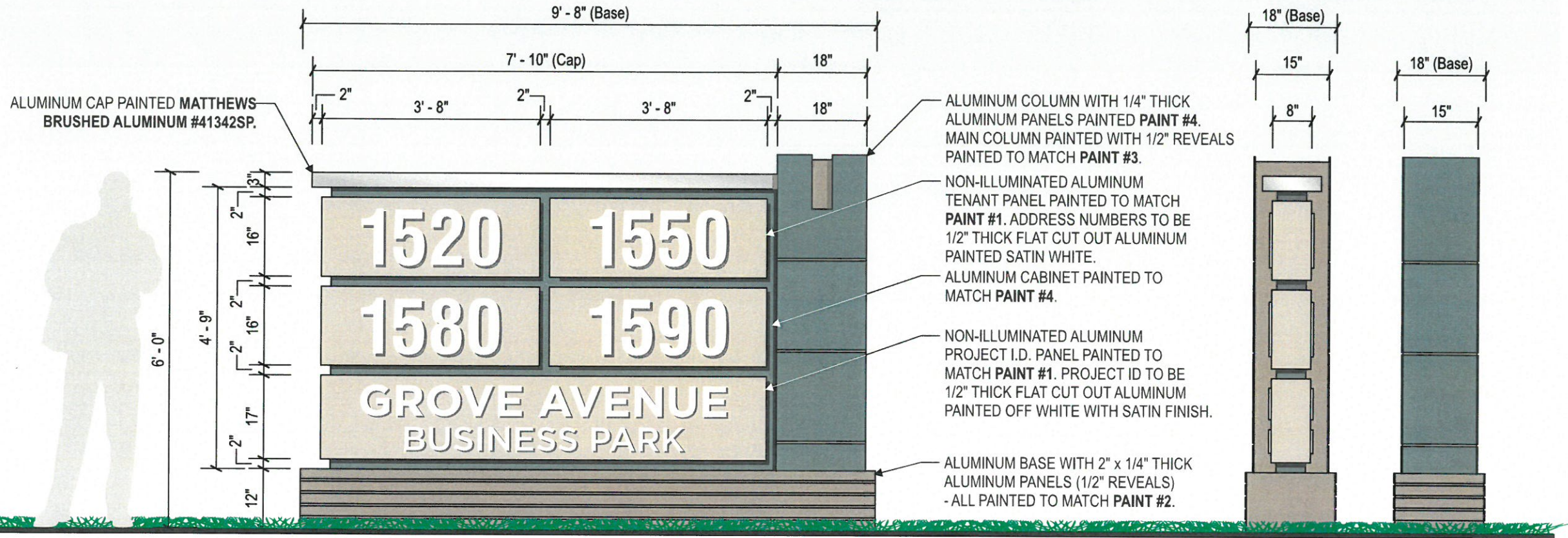
By: [Signature]

Date: 10/17/10

Building Architectural Paint Legend

 Paint 1 - White Dunn Edwards "Porous Stone" DE6220 - LRV 57	 Paint 3 - Accent Dunn Edwards "Ash Gray" DEC751 - LRV 44
 Paint 2 - Base Dunn Edwards "Bison Beige" DEC750 - LRV 27	 Paint 4 - Accent Dunn Edwards "Brooding Storm" DET604 - LRV 15

Qty: One (1)
double-faced monument sign
Sign Area = 31.67 sq. ft.
Max. allowed = 36 sq. ft.

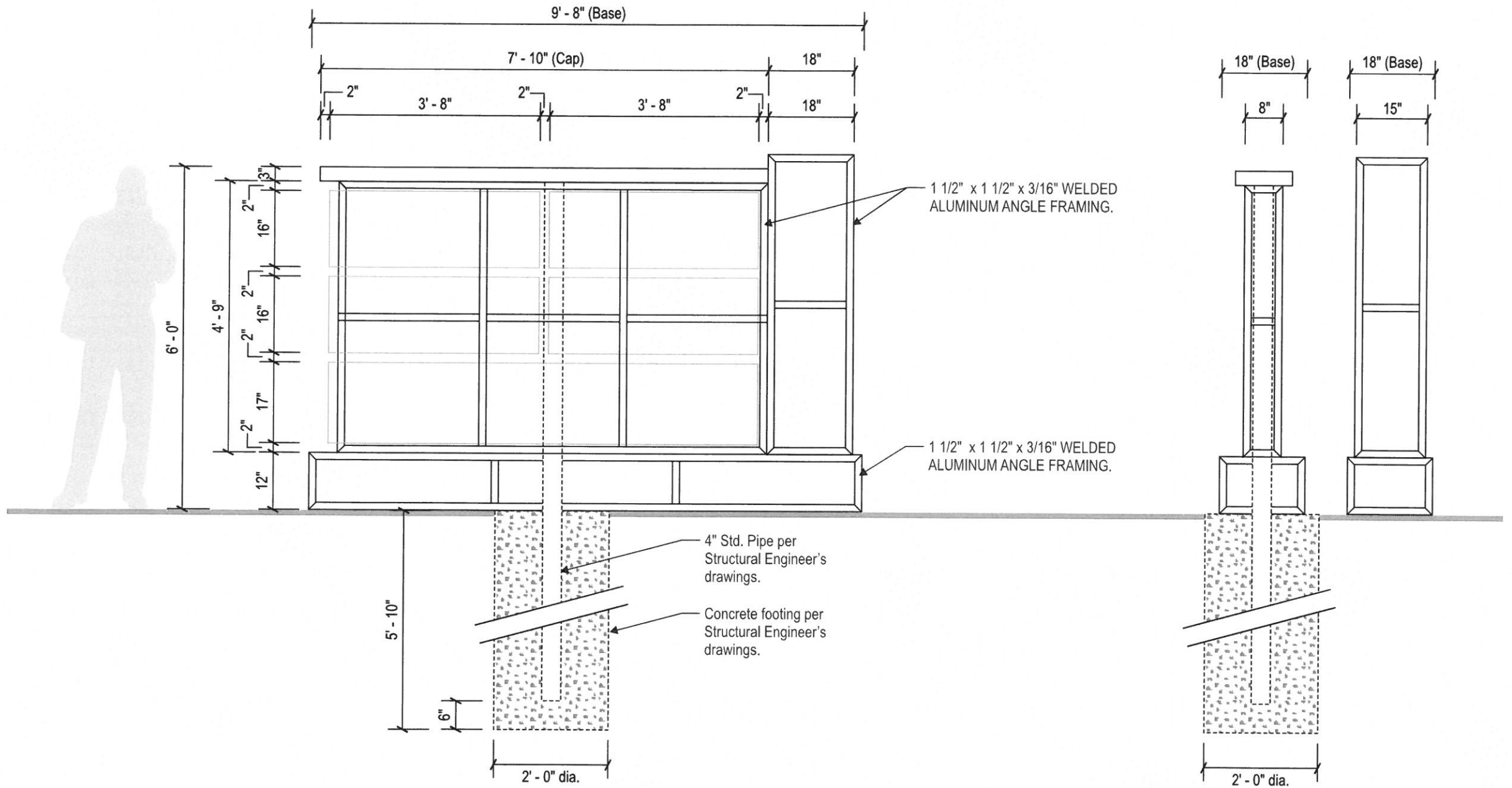


1 FRONT VIEW
 SCALE: 1/2" = 1' - 0"

2 END VIEWS
 SCALE: 1/2" = 1' - 0"

8
DESIGN REVISED

MONUMENT SIGN (M.1)



MONUMENT SIGN (M.1)

YUNGMAN ENGINEERING

2172 FELSPAR ST. UNIT. B, SAN DIEGO, CA 92109
MICHAEL.YUNGMAN@GMAIL.COM
PHONE: 1-858-705-0557

PROJECT: GROVE AVENUE BUSINESS PARK, 1520 - 1590 GROVE AVENUE, ONTARIO, CA DATE: 10-2-2017
PROJECT #: 1371 ENGINEER: MTY
CLIENT: SIGN INDUSTRIES

ELEVATION

①

② SADDLE DETAIL (OPTION A)
LOCATION AND QUANTITY
T.B.D. BY SIGN MANUF.

③ 1/2" DIA. S.S. THRU BOLT

④ SIGN FRAMING (BY SIGN MANUF.)

⑤ SADDLE DETAIL (OPTION B)
LOCATION AND QUANTITY
T.B.D. BY SIGN MANUF.

GENERAL NOTES

- DESIGN CODE: CBC 2016/IBC 2015
- DESIGN LOADS: ASCE 7-10
- WIND VELOCITY 110 MPH EXPOSURE B
- ALUMINUM EXTRUSION 6061-T6
- CONCRETE MIN. 2500 PSI @ 28 DAYS
- PIPE STEEL ASTM A53 GRADE B, 35 KSI
- STRUCTURAL STEEL BARS, PLATES AND ROLLED SHAPES ASTM A36
- STAINLESS STEEL BOLTS ASTM A304 (18-8)
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF)
- VERTICAL SOIL BEARING PRESSURE PER CBC CLASS 5 (1500 PSF)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- SCOPE OF WORK IS LIMITED TO THE DESIGN OF SIGN SUPPORT COLUMN(S) AND FOOTING. SCOPE OF WORK EXCLUDES PERFORMING CAPACITY CHECKS OF SIGN FRAMING AND ATTACHMENTS TO COLUMNS, ALL OF WHICH ARE BY OTHERS

YUNGMAN ENGINEERING

2172 S. FELSPAR ST. UNIT B
San Diego, CA 92109
(651) 705-0557

PROJECT: GROVE AVENUE BUSINESS PARK, 1520 - 1590 GROVE AVENUE, ONTARIO, CA DATE: 10/2/2017
PROJ. NO.: 1371 ENGINEER: MTY
CLIENT: SIGN INDUSTRIES
building code: CBC 2016

Applied Wind Loads; from ASCE 7-10

Ult. Wind Speed: 110 mph
Exposure: B
 $F = q_z \cdot G \cdot C_e \cdot A_e$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (ASCE 29.3.2 & 29.4)
 $C_{pe} = 1.80$ (Fig. 29.4-1)
 $K_{z1} = 1.0$ (Normal Landscape) (ASCE 26.8.2)
 $K_{z2} =$ (see table) (table 29.3-1)
 $K_{z3} = 0.85$ signs (table 26.6-1)
 $G = 0.85$ (ASCE 26.9)
 $s/h = 0.40$
 $B/s = 1.53$

Area	h	w	H @ centroid	K_z	q_z	Pressure $q_z \cdot 10^3$	A_e	shear (#)	M (k-ft)
1	1	8.66	0.5	0.85	22.38	34.24	9.7	331	0.2
2	5	9.17	3.5	0.85	22.38	34.24	45.9	1570	5.5
3	0.33	1.5	6.2	0.85	22.38	34.24	0.5	17	0.1
Total	6.33							1918	5.8
Total	for $s/h = 1$, add 10% (see fig. 29.4.1)		$x = 1.10$					1918	6.3

Support Column Design

M (k-ft)	Z req'd (in ³)	section:	Steel Pipe	fy (ksi)	psi	$\phi =$
M (k-ft)	Z req'd (in ³)	Size (in)	t (in)	Z (in ³)	ϕ Min	
6.3	7.42	4" STD	0.237	4.05	10.6	ok

YUNGMAN ENGINEERING

2172 S. FELSPAR ST. UNIT B
San Diego, CA 92109
(651) 705-0557

PROJECT: GROVE AVENUE BUSINESS PARK, 1520 - 1590 GROVE AVENUE, ONTARIO, CA DATE: 10/2/2017
PROJ. NO.: 1371 ENGINEER: MTY
CLIENT: SIGN INDUSTRIES
building code: CBC 2016

ASCE 7-10 LOAD COMBINATIONS-Pier Footing:

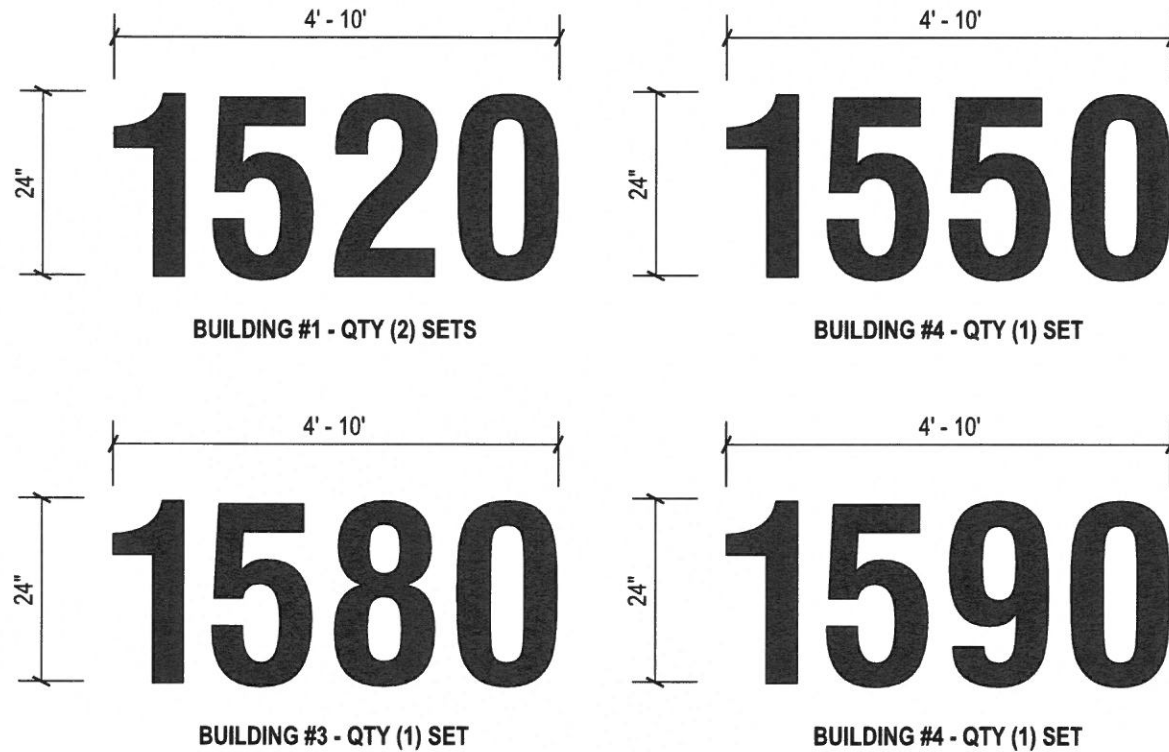
LRFD Loads		ASD Loads	
M = 6.34 k-ft	Moment at grade	M = 3.805 k-ft	Moment at grade
V = 1.92 k	Shear at grade	V = 1.151 k	Shear at grade
		$w = 1.3$	Per IBC 1605.3.2
b = 2.0 ft	Footing diameter	V = 1496 #	Increased Shear at grade
Soil Class = 5			
S = 100 psf	Lateral Bearing per IBC Table 1806.2	(IBC 1807.3.2.1)	
S = 287 psf	increased per IBC 1806.1.6, 1806.3.4	h = 3.3 ft	
		d = 5.7 ft	
		S1 = 505 psf	
		A = 3.487 ft	

Diameter = 2 ft - 0 in
Depth = 6 ft - 9 in

BUILDING ADDRESS NUMBERS (A.1 - A.5)

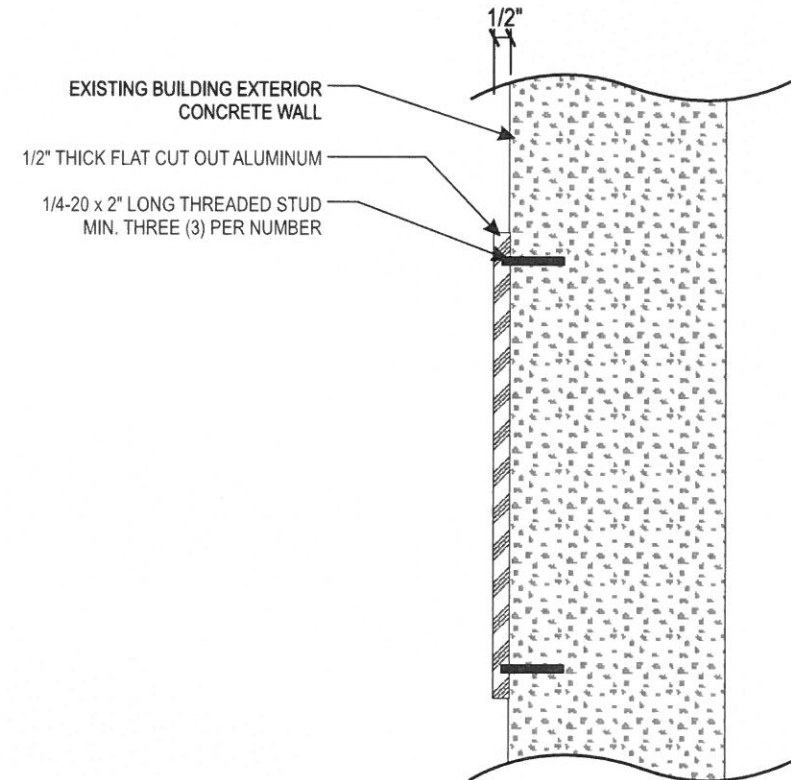
SPECIFICATIONS:

- 1/2" THICK ALUMINUM NUMBERS.
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.



1 FRONT VIEW
SCALE: 1/2" = 1' - 0"

Qty: Five (5) Sets
One (1) set for Buildings 2 - 4
Two (2) sets for Building 1



2 ATTACHMENT DETAIL
SCALE: 1" = 1' - 0"