

# Grove Center Holt Blvd. & Grove Avenue November 2020

PLANNING DEPT APPROVED	
Permit No.	
By:	<i>[Signature]</i>
Date:	1/12/21

**Sign Program**  
File No. PSGP20-006  
Related File: PDEV17-034

Project Location:  
1191 E. Holt Blvd., Ontario, CA 91761

Prepared by:  
Elba, Inc.  
2243 Calle Margarita  
San Dimas, CA 91773

Date Revised: 12/23/20

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## Project Information:

### Contacts:

#### **LANDLORD**

Elba, Inc.  
2243 Calle Margarita  
San Dimas, CA 91773  
Contact: Elias Bashoura  
Phone: (909) 437 – 1686  
elias@bashoura.com

#### **City Planning**

City of Ontario Planning Department  
303 East B Street  
Ontario, CA 91764  
Contact: Ontario Planning Department  
Phone: (909) 395 – 2036

## **Purpose & Intent**

The following criteria have been established for the purpose of assuring a consistent sign design program for the mutual benefit of all tenants. Flexibility of design is encouraged, yet at the same time, overall visual harmony needs to be maintained. Conformity with these criteria will be enforced by the Landlord and the City of Ontario. Any sign that is non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

# Tenant Signage Submittals & Approvals

There is a formal process for the development, review, and approval of business identification signs at this Shopping Center. All Tenant signage is subject to the Landlord's written approval. Approval will be granted based upon the following:

1. Design, fabrication, and method of installation of ALL signs shall conform to this sign program.
2. Proposed signage is in harmony with approved Sign Program.

## A. Submittal To Owner:

Tenant shall submit electronic copies of detailed shop drawings to Landlord for approval prior to City submittal or sign fabrication. Sign drawings are to be prepared by a sign contractor with a class C-45 California state contractor license. All signs must conform to the City Requirements of the City's Planning & Building Departments, and this Sign Program.

Submittals shall include the following:

### **Elevations:**

Scaled elevations of Tenant's sign depicting the proposed sign design and all the dimensions as they relate to the Tenant's sign.

### **Shop Drawings:**

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction.

### **Site Plan:**

Fully dimensioned and scaled site plan specifying sign location(s) and setbacks.

## B. Submittal To City:

Three (3) full sets of plans must be approved by Landlord prior to permit application. Tenant shall handle the city submission and will be responsible for completion of all appropriate applications, payment of any fees and acquisitions of all applicable Planning & Building Department permits.

**C: Tenant's Responsibility:**

1. All Sign Contractors must be fully insured by an admitted insurance carrier for the total aggregate amount of One Million Dollars (1,000,000) and provide proof of insurance naming Landlord as an additional insured prior to installation.
2. The Landlord may, at his discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.
3. Tenant shall be responsible for the following expenses relating to the signage at his or her building:
  - 100% of approval and permit processing costs and application fees.
  - 100% of costs for sign fabrication and installation.
  - All costs relating to sign removal, including repair of any damage to the building.
  - Tenant to provide wiring, power, and final hook up of signage

# Tenant Signage Design Guidelines

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center’s success. High quality signage, which reflects the integrity of the architecture, is required. Tenant individual signs should incorporate a diversity of sign styles, icons, and materials.

## A. Materials

Tenant signage should incorporate the following acceptable materials subject to City approvals:

- All tenant signs shall consist of channel letters and/or logos.
- Approved signs to be fabricated from minimum .040 aluminum pan channel construction.
- Illumination to be LED.

## B. Illumination

Tenant signage should incorporate one or more of the following Lighting methods subject to Landlord and City approval:

- Reverse/Halo illumination
- Silhouette illumination
- Individually internal L.E.D. illumination

## C. Sign Colors and Finishes

All tenants color must be approved by Landlord, Governing Agencies, and City prior to fabrication. To assist in achieving a harmonious blend of colors throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible with existing building colors.

## D. Typestyles and Logos

The use of logos and distinctive typestyles are encouraged for all Tenant signs. Tenants may adapt established typestyles and logos. Logos are permitted and must be architecturally compatible with the building elevations and approved by Landlord and City. Registered trademark logos must be submitted with a clear description of the logos or trademark.

**E. Sizes and Quantities**

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding, the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds and building elevations.

- Minimum letter height on Monument Signs shall be 8 inches.
- Monument Signs shall be limited to the display of 7 tenants.
- Monument Signs shall be located a minimum of 10 feet behind the adjacent curb face (public and private street).

## Tenant Signage Fabrication Requirements

Fabrication and installation of all signs shall be subject to the following restriction:

- A: All signs shall be fabricated and installed with UL approved components and be in compliance with all building and electrical codes.
- B: All signs shall be fabricated and installed with no visible screws, seems, rivets, or fastening devices.
- C: Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- D: Sign manufacturer shall supply UL label in an inconspicuous location.
- E: Paint colors and finishes must be reviewed and approved by the Landlord and City.
- F: Neon tubing and Fluorescent lamps are not permitted.
- G: Letter faces shall be attached to returns using a continuous weld. Light leaks between face and returns will not be permitted.
- H: Letter shall be installed pin-mounted using threaded rods or anchor bolts. Spacers shall be non-corrosive, and painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum, or carbon bearing steel with painted finish. Angle clips attached to letter sides will not be permitted.
- I: All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality.



## Prohibited Tenant Signs

The following signs are prohibited by the Landlord, pursuant to the prohibited signs section of the City of Ontario Development Code:

- Temporary wall signs, pennants, flags, banners, inflatable displays, or sandwich boards unless specifically approved by Landlord and subject to City approval.
- Exposed junction boxes, transformers, lamps, tubing, conduits, raceways, or neon crossovers of any type (except for interior of space).
- Pre-manufactured signs, such as franchise signs, subject to Landlord and city approval.
- Paper, cardboard, or Styrofoam signs, stickers, or decals hung around, on, or behind window and/or storefront shall be subject to Landlord approval.
- Exposed fastenings, unless fastenings make an intentional statement.
- Animated lights or other “moving” sign components.
- Rooftop signs, signs projecting above roof lines or parapets.
- Advertising or promotional signs on parked vehicles.
- Cabinet, canister (can) signs.
- All other signs listed under Section 8-01.015: Prohibited Signs of the Ontario Development Code.

## Miscellaneous

At the time a second building is developed at this site, this Sign Program will need to be revised to include the other building(s).

**Exhibit A – Site Plan with Sign Inventory**



**PrimeWash Express**  
1191 E Holt Blvd, Ontario CA.

SCOPE OF WORK

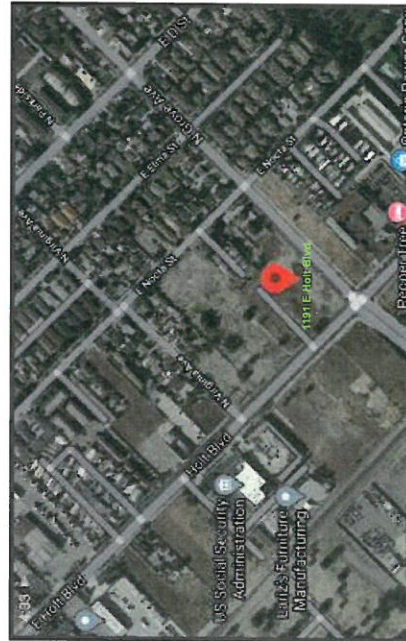
NEW SIGNAGE AS PROPOSED

**INDEX TABLE**

PAGE	DESCRIPTION
1-	COVER SHEET / SITE PLAN
2-	PROPOSED ELEVATIONS
3-	PROPOSED SIGN DETAILS
4-	PROPOSED ELECTRICAL DETAILS

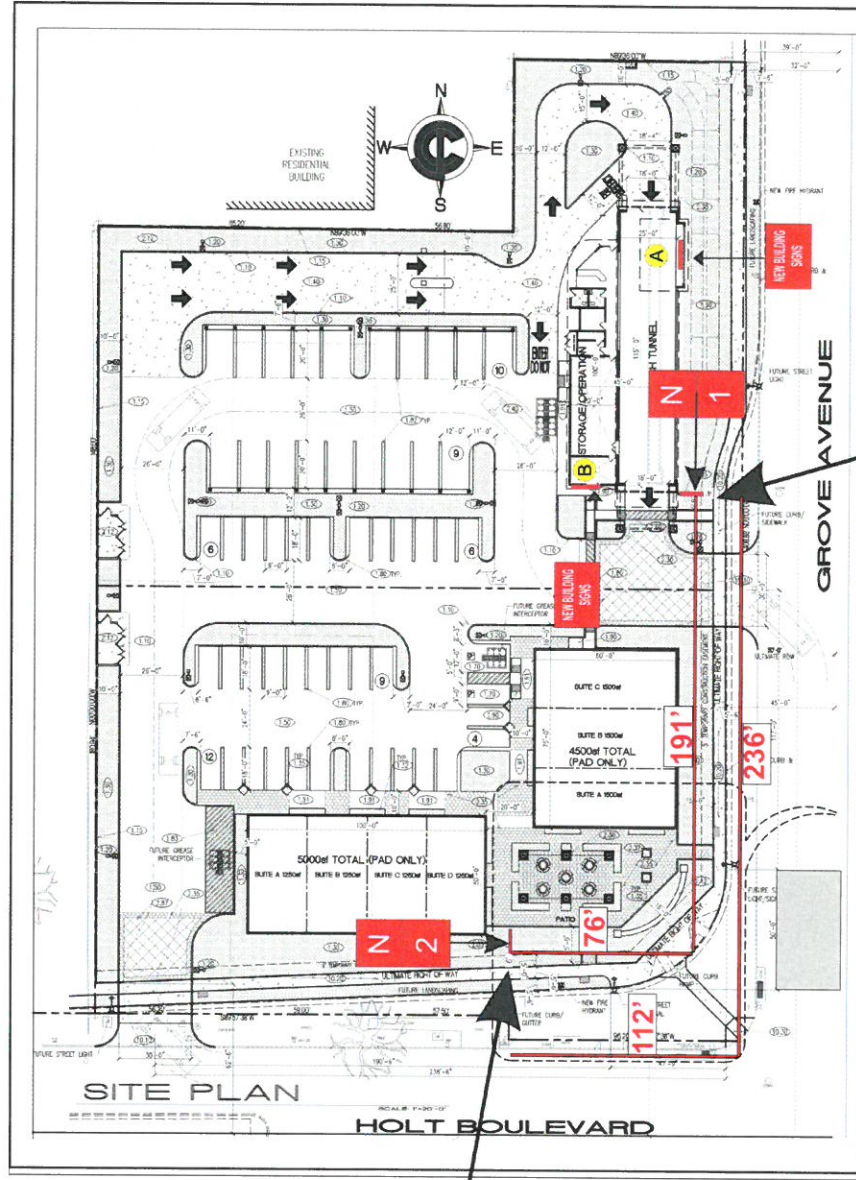
**GENERAL NOTES**

PROPOSED PROJECT TO BE COMPLIANT WITH:  
CITY OF ONTARIO MUNICIPAL CODE,  
2019 CALIFORNIA BUILDING CODE.



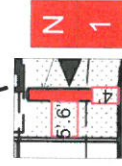
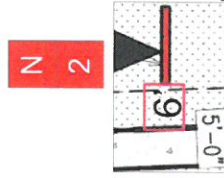
VICINITY MAP

NTS

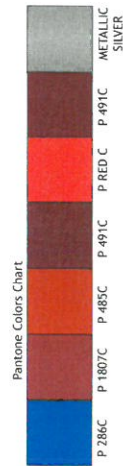
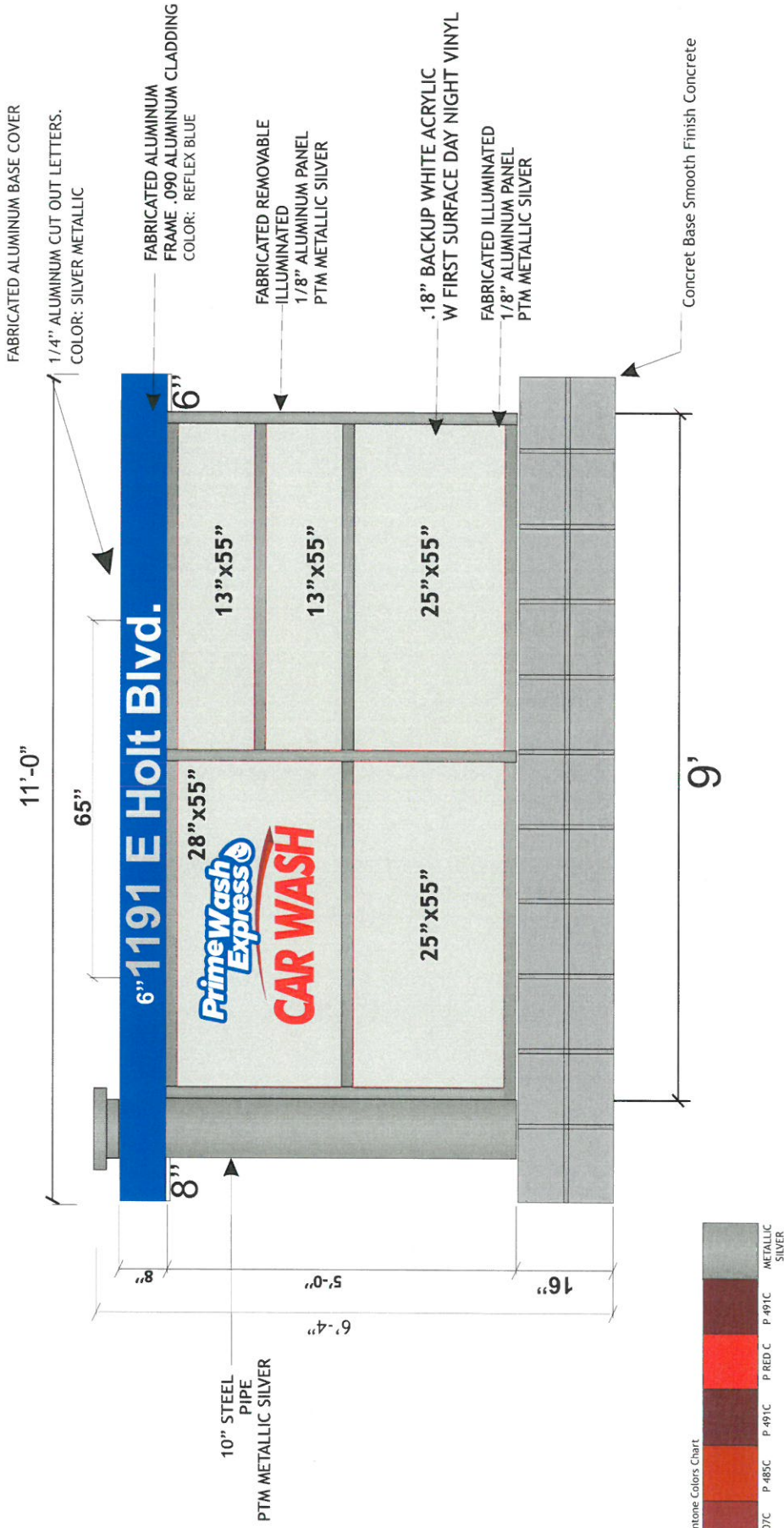


SITE PLAN

NTS



**Exhibit B – Monument Sign Elevations**

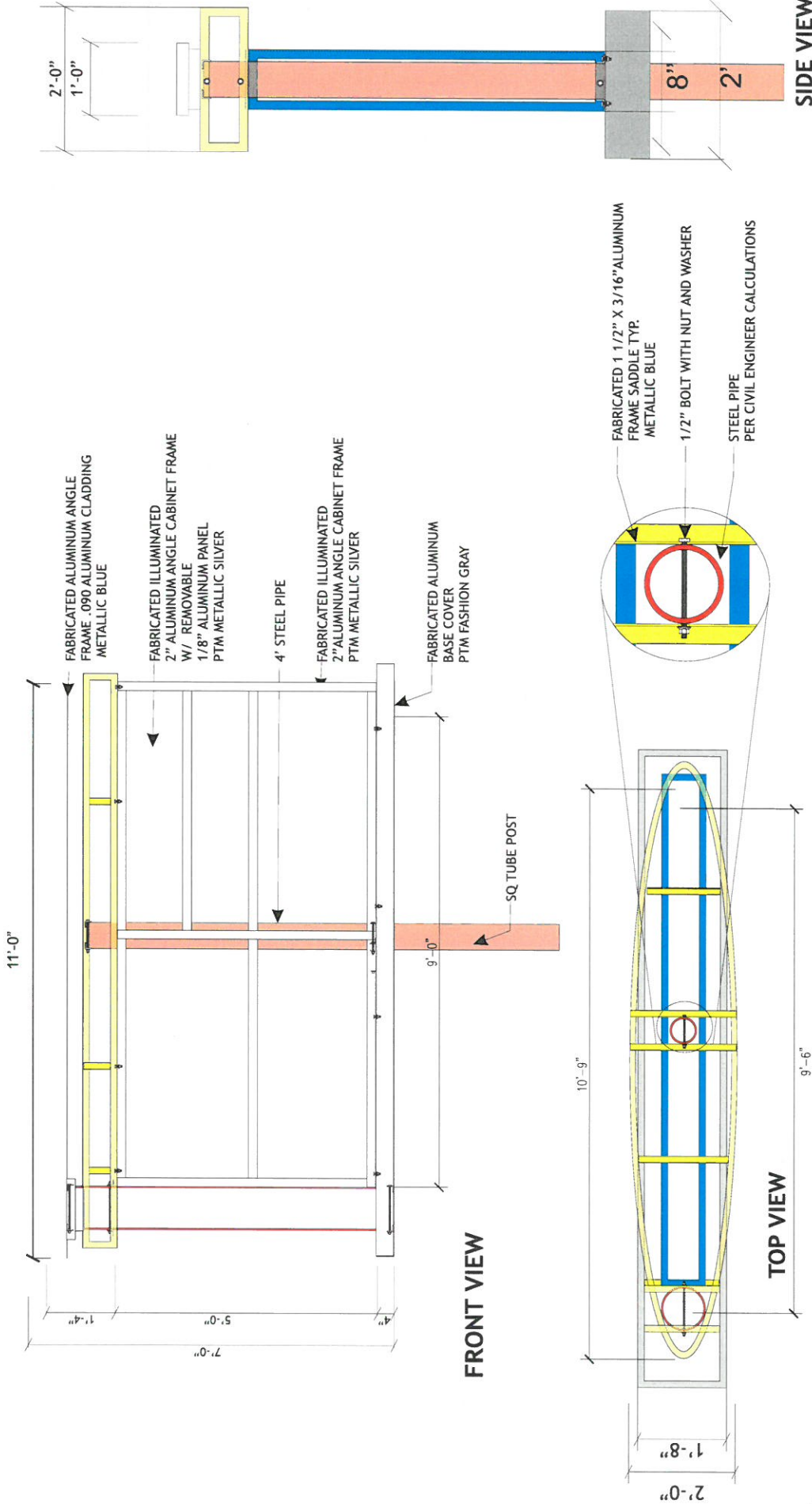


**ILLUMINATED MONUMENT**

**N N**  
**1 2**

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

**Exhibit C – Monument Sign Detail**

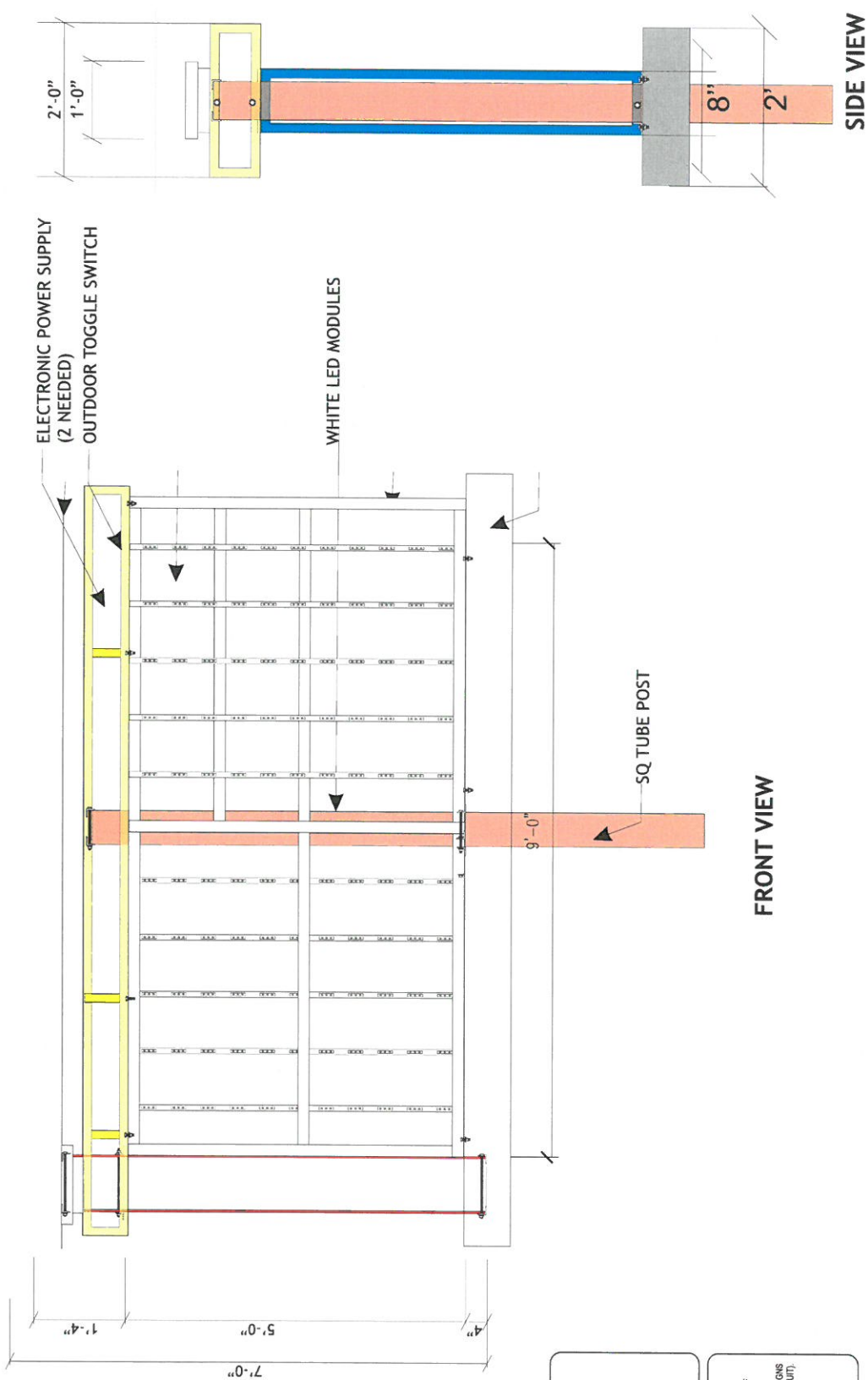


MONUMENT SIGN CONSTRUCTION DETAILS

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



**Exhibit D – Monument Sign Electrical Detail**



**ELECTRICAL SPECIFICATIONS:**  
 220 WHITE LED MODULES POWERED BY  
 2) 100W POWER SUPPLIES @ 2.2 AMPS EA  
**TOTAL CIRCUIT LOAD: 4.4 AMPS**  
 OWNER TO PROVIDE: (1) 20A, DEDICATED CIRCUIT

**GENERAL NOTES:**  
 1) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC), UL 64 AND/OR OTHER APPLICABLE LOCAL CODES.  
 2) BRANCH CIRCUIT:  
 A) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).  
 B) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTS OR OTHER EQUIPMENT.  
 C) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACED TO THE BREAKER PANEL MUST BE PROVIDED.  
 3) U.L. AND DATA LABELS REQUIRED.

**ELECTRICAL SPECIFICATIONS**  
 SCALE: 3/8"=1'-0"

**Exhibit E – Carwash Building Elevations**



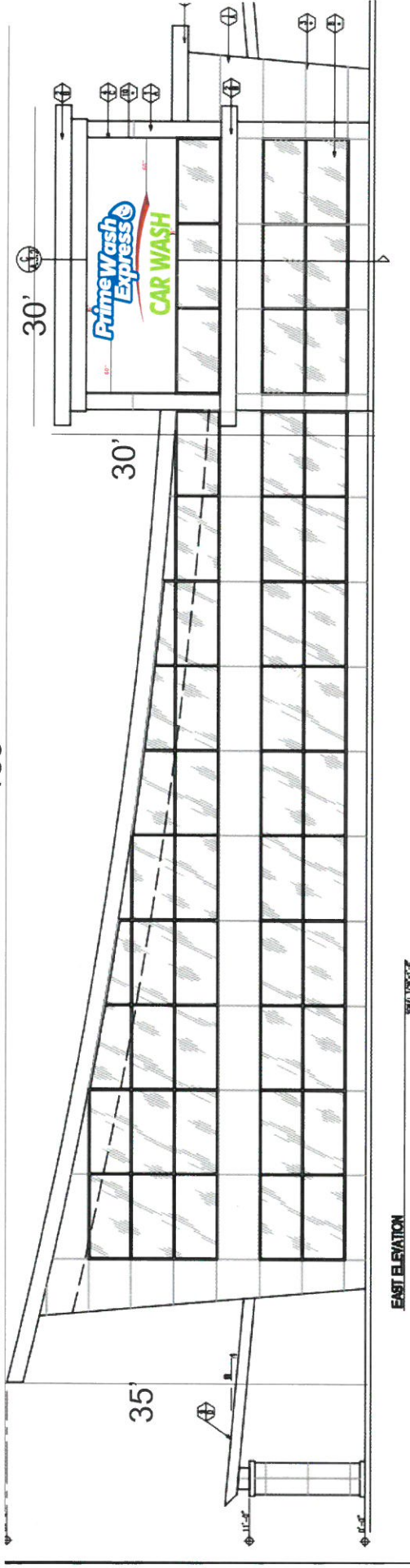
7545 Jurupa Ave #A  
 Riverside CA 92504  
**1.888.744.6750**  
 Fax#: 951.354.0279

8-10-2020



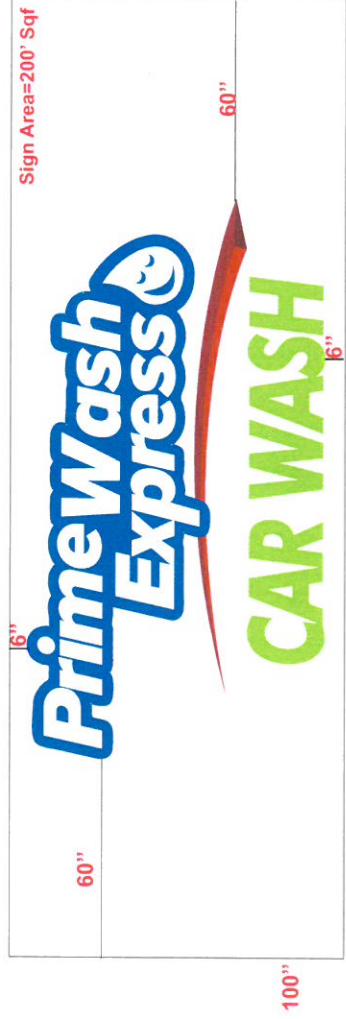
1191 E Holt Blvd, Ontario CA.

135'



EAST ELEVATION

1/8\"/>



Sign Area=200' Sq

**Prime Wash Express**

**CAR WASH**

**Prime Wash Express**

**CAR WASH**

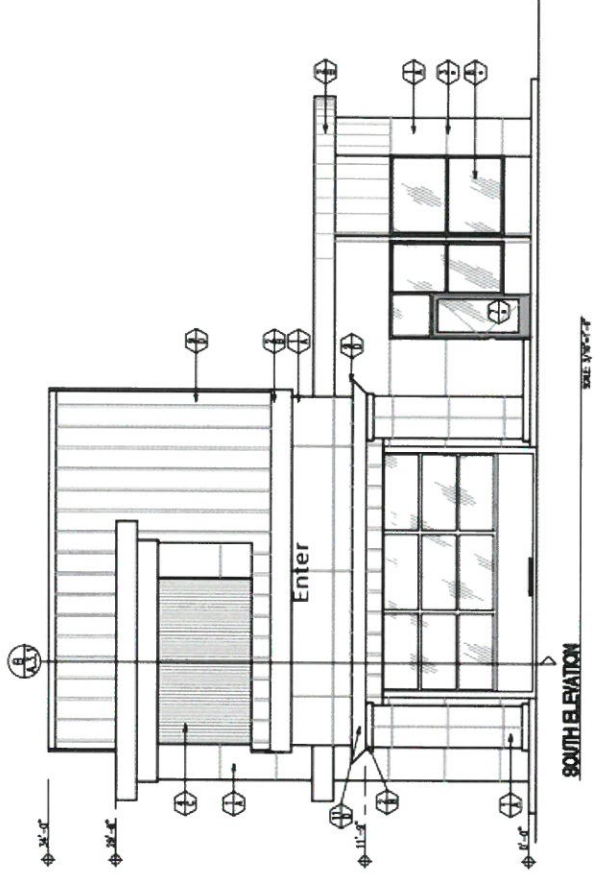


1191 E Holt Blvd, Ontario CA.



NORTH ELEVATION

68"



SOUTH ELEVATION

Sign Area=120' Sqft



B

**Exhibit F – Channel Letter Installation Detail**



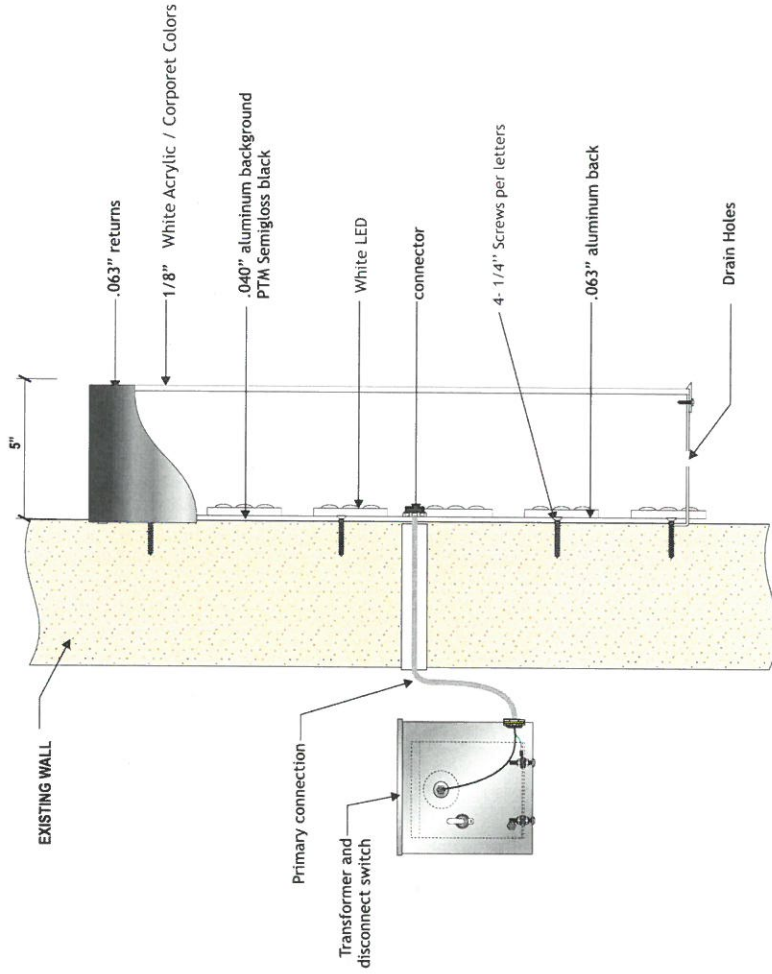
1191 E Holt Blvd, Ontario CA.

7545 Jurupa Ave #A  
Riverside CA 92504  
1.888.744.6750  
Fax#: 951.354.0279

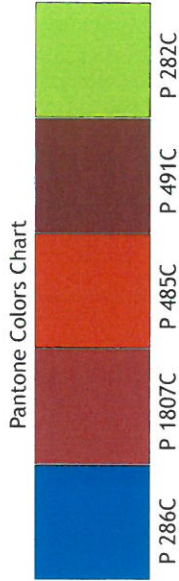
8-10-2020



### INSTALLATION DETAIL CHANNEL LETTERS LOGOS (A) (B)



(A) ILLUMINATED LETTERS SECTION DETAIL Scale: NTS



Regular LED Channel Letters and Logos

**Exhibit G – Retail Building Elevations & Channel Letter Installation**

Retail building sign details shall be provided when the architectural elevations are approved per the conditions of approval.



**Exhibit H – Landscape Plan**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/13/18	DESIGN REVISIONS
2	2/7/18	DESIGN REVISIONS
3	2/7/18	DESIGN REVISIONS
4	2/7/18	DESIGN REVISIONS

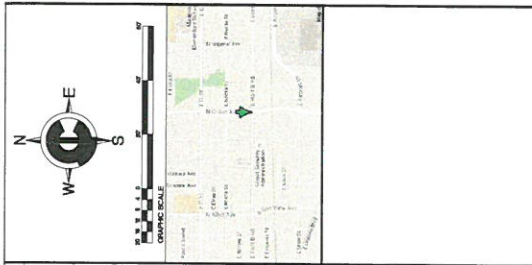
**CDC Design, Inc.**  
 22485 Le Prieux Avenue, Suite 202, Yorba Linda, CA 92773  
 Tel: (714) 921-5124  
 Fax: (714) 921-5124  
 www.cdcdesign.com

**Grove Center**  
 191 E. Holt Bl. • Grove Ave  
 City of Ontario, CA

**LANDSCAPE PLAN**

PROJECT: 191 E. Holt Bl. • Grove Ave  
 DRAWN BY: F. COHEN  
 CHECKED BY: F. COHEN  
 DATE: 02/24/2018

PROJECT NO: 16033  
 DRAW NUMBER: ELDA INC.  
 SHEET: 11



**PLANTING NOTES**

1. ALL SPACING AND DIMENSIONS ARE TO BE CENTER-TO-CENTER UNLESS NOTED OTHERWISE. THE DIMETER OF THE SUBSTRATE AND THE SPACING SHALL BE AS SHOWN ON THE PLANTING SCHEDULE.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ONTARIO PLANTING SPECIFICATIONS.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ONTARIO PLANTING SPECIFICATIONS.

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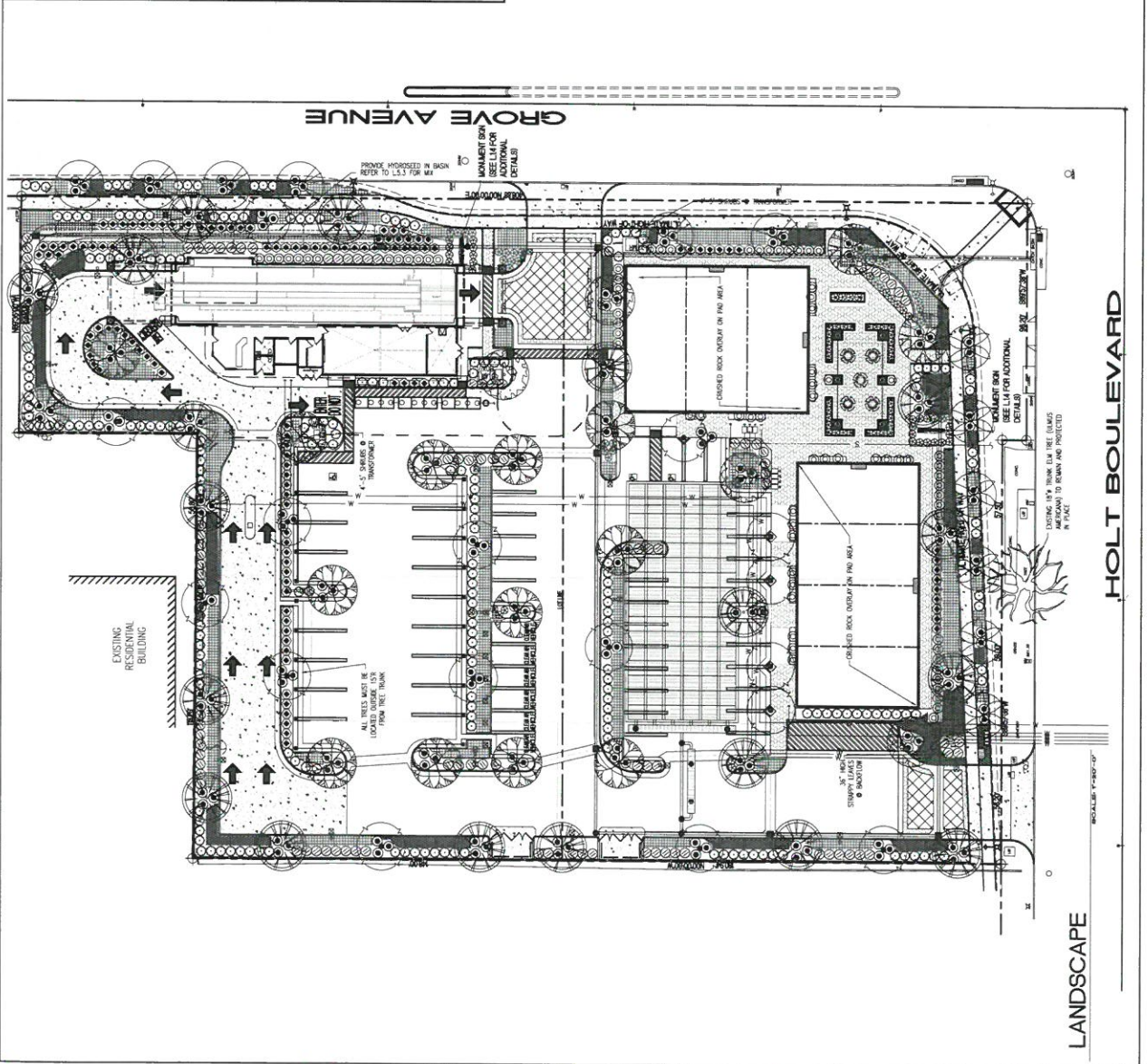
17. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ONTARIO PLANTING SPECIFICATIONS.

18. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ONTARIO PLANTING SPECIFICATIONS.

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20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ONTARIO PLANTING SPECIFICATIONS.

PLANT LEGEND	PLANT	HEIGHT	SPACING
1	QUERCUS ALBIFLORA	LOW 4" BOX	20' O.C.
2	CERCIS OCCIDENTALIS	LOW 3" BOX	20' O.C.
3	SAMBURUS MEXICANA	LOW 24" BOX	20' O.C.
4	PISTACHIA CHINESE	MEDIUM 24" BOX	30' O.C.
5	BRISBANIA BOK	MEDIUM 24" BOX	30' O.C.
6	JACARANDA MIMOSA	MEDIUM 24" BOX	30' O.C.
7	FRAXINUS OXYCARPUS	MEDIUM 24" BOX	30' O.C.
8	LYSTICHUM JAPONICUM	MEDIUM 5 GAL	3' O.C.
9	ANDROS ZANTHOS	LOW 5 GAL	3' O.C.
10	FESTUCA MAJUS	LOW 5 GAL	3' O.C.
11	HEDERA HELIX	LOW 5 GAL	3' O.C.
12	PHLOX DRACOPHAN	MEDIUM 5 GAL	3' O.C.
13	HEXACHYLUS BOP	MEDIUM 1 GAL	2' O.C.
14	ACHILLEA MILLEFOLIUM	LOW 1 GAL	2' O.C.
15	DANIELLA YAKS BLUE	LOW 1 GAL	2' O.C.
16	LITTLE JOINT	LOW 1 GAL	2' O.C.
17	BRACHYCLADIA	MEDIUM 1 GAL	10' O.C.



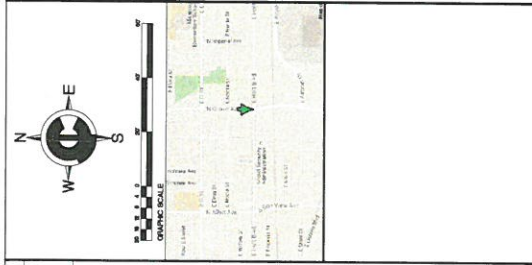
**REVISIONS**

NO.	DATE	DESCRIPTION

**CJC Design, Inc.**  
 22465 La Plata Avenue, Suite 202, Yorba Linda, CA 92687  
 (714) 925-9245  
 www.cjcdesign.com

**Grove Center**  
 191 E. Holt Bl. • Grove Ave  
 City of Ontario, CA  
 910 N. America Ave, Sdm Drivn., CA 91773  
 Tel: (909) 992-4014  
 Fax: (909) 994-4158

**PROJECT:** LANDSCAPE PLAN-SIGNS  
**DATE:** 02/24/2016  
**SCALE:**  
**DESIGNED BY:** F. COHEN  
**PROJECT NUMBER:** 160333  
**DATE:** ELIDA INC.  
**PROJECT:** L14



**PLANTING NOTES**

A. THE PLANTING SHALL BE DONE WITHIN THE WIDTHS, THE DIMENSIONS OF THE MATERIAL SHALL BE DEEPER THAN THE LENGTH OF THE MATERIAL. EACH PLANT PIT SHALL BE ENCLOSED PER SCALE SHEET L&T.

**LANDSCAPING NOTE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ONTARIO AND THE COUNTY OF SAN BERNARDINO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ONTARIO AND THE COUNTY OF SAN BERNARDINO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ONTARIO AND THE COUNTY OF SAN BERNARDINO.

KEY	QTY.	SPACING	PLANT LEGEND	COMMON NUMBER	WALCOB	SIZE	SPACING
2	16	20' O.C.	OLEURUS ASPERIFOLIA	COAST LIVE OAK	LOW	48" BOX	20' O.C.
16	16	30' O.C.	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	36" BOX	30' O.C.
4	4	20' O.C.	SAMBUCUS WICKIANA	ELDER BERRY	LOW	24" BOX	20' O.C.
13	13	30' O.C.	PISTACIA CHINENSIS	CHEESE WOOD	MEDIUM	24" BOX	30' O.C.
16	16	30' O.C.	LEONURUS LEONURUS (TRISTEMA CANTONIA)	BRISBANE BOX	MEDIUM	24" BOX	30' O.C.
6	6	30' O.C.	JACARANDA MANGROVIA	JACARANDA	MEDIUM	24" BOX	30' O.C.
6	6	30' O.C.	FRAXINUS OXYCARPUS	RAYWOOD ASH	MEDIUM	24" BOX	30' O.C.

