

SIGN CRITERIA FOR
THE GROVE BUSINESS CENTER

²⁰⁰⁰
1950 & ~~1980~~ Grove Avenue
ONTARIO CA.

Prepared by

Sign-Wize

282 NORTH PARK AVE.
POMONA, CA. 91768
PH. 909 620 8989 Fax. 909 620 5491

ORIGINATED DECEMBER 2003

PLANNING DEPARTMENT
APPROVED

SUBJECT TO CONDITIONS

PS6P03-007

Approved By:

Randy ZL

Date: 2/4/04



City of Ontario
Planning Department
 303 East "B" Street
 Ontario, CA 91764
 Phone: (909) 395-2036
 Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION (print or type)

Property Owner: CASPIAN PROPERTIES
 Address: 26741 PORTOLA PARKWAY SPOKANE
FOOTHILL RANCH, CA. 92610
 Telephone No.: _____ Fax No.: (949)
 Applicant: ANTHONY BOARD
 Address: 282 N. PARK AVE. POMONA
 Telephone No.: 909 620 8989 Fax No.: 620-5491
 Applicant's Representative: SIGN-WIZO
 Address: 282 N. PARK AVE. POMONA
 Telephone No.: 909 620 8989 Fax No.: 620-5491

(For staff use only)

File No.: PSG A03-007

Related Files: _____

Submittal Date: 10/14/03

Rec'd By: RB

Fees Paid: \$ 1,048.00

Receipt No.: R200306000

Action: Approved Denied

By: 2/4/04 RB

Date: 2/4/04

SITE INFORMATION

Site Address (include N, S, E or W): 2000 1950-1980 GROVE AVE.

Assessor's Parcel No.: _____

Development Name: THE GROVE ONTARIO BUSINESS CENTER

Zone: _____ Euclid Avenue Overlay District? Yes No

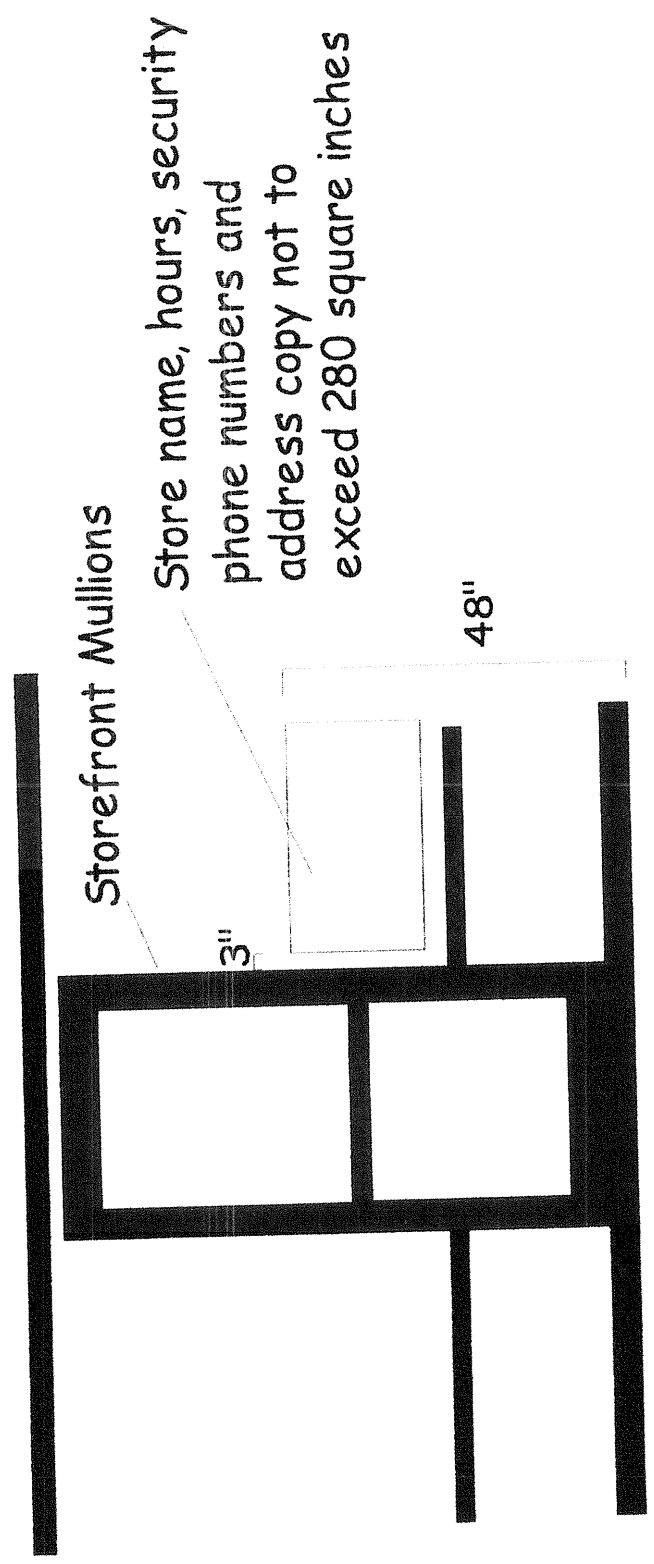
NOTES

The Ontario Business Center Program pertains only to the two commercial/service buildings along Grove Avenue (1950 through ²⁰⁰⁰~~1980~~ Grove Avenue).

The four industrial buildings, located to the rear (west) of the commercial/service buildings, are not a part of this program.

The four industrial buildings are subject to Business Park District sign criteria of The Grove Avenue Specific Plan.

STOREFRONT WINDOW SIGNAGE

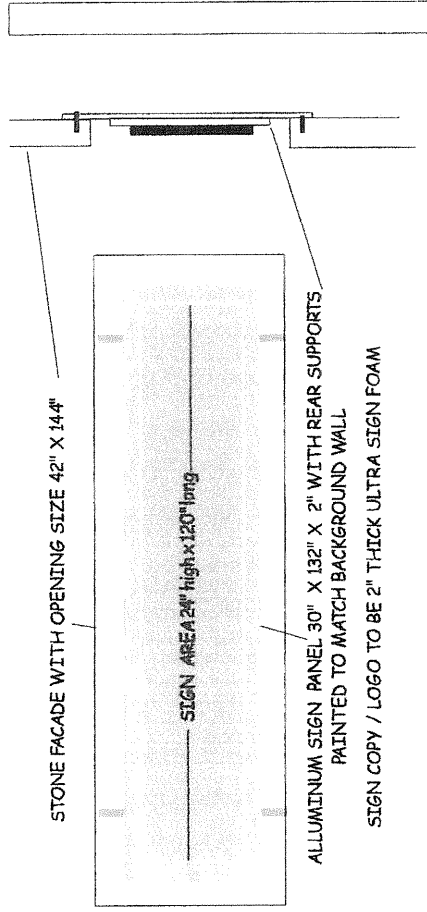


Graphics above to be first surface high performance
"Calon" camel beige #48 vinyl applied to storefront glass

Exhibit "C"

THIS DRAWING HAS BEEN PREPARED BY SIGN-WIZE EXCLUSIVELY FOR THE PURPOSE OF THE QUOTE BY YOU FOR A SIGN TO BE INSTALLED AT THE LOCATION INDICATED. THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF SIGN-WIZE. YOU MAY NOT REPRODUCE OR TRANSMIT THIS DRAWING IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. SIGN-WIZE AND THE SIGN-WIZE LOGO ARE TRADEMARKS OF SIGN-WIZE. WHATSOEVER HAS THE RIGHT TO USE OR REPRODUCE THIS DRAWING.

CENTER SECTION FACADE SIGNAGE INSTALLATION



STONE FACADE WITH OPENING SIZE 42" X 14 1/4"

SIGN AREA 24" high x 120" long

ALUMINIUM SIGN PANEL 30" X 132" X 2" WITH REAR SUPPORTS
PAINTED TO MATCH BACKGROUND WALL

SIGN COPY / LOGO TO BE 2" THICK ULTRA SIGN FOAM

Sign-Wize 909-620-8989 Fax. 620-5491

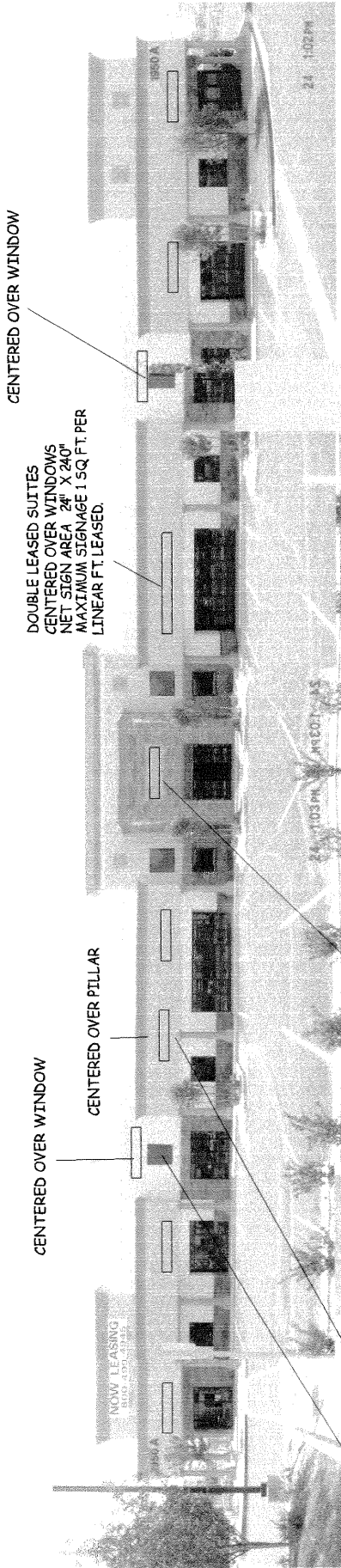
FILE NAME: GROVE / TOMAS

DRAWN BY: JUAN THORP

1950 -2000 GROVE AVE.
ONTARIO

THIS DRAWING HAS BEEN PREPARED BY SIGN-WIZE EXCLUSIVELY FOR THE PURPOSE OF THE QUOTATION REQUESTED BY YOU FOR A SIGN TO BE INSTALLED AT THE LOCATION SHOWN. THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF SIGN-WIZE. NEITHER YOU NOR ANYONE ON YOUR BEHALF OR ANY OTHER PERSON WHATSOEVER HAS THE RIGHT TO USE OR REPRODUCE THIS DRAWING.

SIGN LOCATION AREAS AS SHOWN



CENTERED OVER PILLAR

CENTERED 12" ABOVE WINDOW

ALL SIGNS TO BE CENTERED OVER ENTRANCE DOORS OR ARCHITECTURAL FEATURES AS SHOWN, OVER OR ADJACENT TO TENANTS LEASED SPACE .BOTTOM OF SIGN TO BE 24" ABOVE BOTTOM OF FACADE OR AS SHOWN ON ABOVE ELEVATION



YOUR SIGN AREA

24"

BASED ON 20FT LEASED FRONTAGE

10'

ON THIS LOCATION ONLY LETTERS TO BE MOUNTED ON APPROVED BACKING PANEL SUSPENDED IN THE OPEN SPACE SEE ATTACHED DETAILS

ONE SIGN PER TENANT WITH 20ft FRONTAGE 24" HIGH X 120" LONG OR 1 SQ FT PER LINEAR FT. OF LEASED FRONTAGE. MAXIMUM LETTER HEIGHT 16" MAXIMUM NUMBER OF LINES (2) DOUBLE LEASED TENANTS 40ft FRONTAGE OR MORE 24" HIGH X 240" LONG MAXIMUM LETTERS HEIGHT 24" OR 1 SQ FT PER LINEAR FT. OF FRONTAGE

FILE NAME: TOMAS

Sign-Wize 909-620-8989 Fax. 620-5491

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1590
1950 & 1980 GROVE AVE.
ONTARIO CA.

REVISION NO. *08*

282 N. PARK AVE., POMONA, CA 91768
E-MAIL: sign.wize@verizon.net

REVISION NO. *VB*

PHONE: 909-620-8989 FAX 909-620-5491
1 (800) 744-6947 (7-SIGN-WIZE)

THE GROVE, ONTARIO.

SUBMISSION FOR SIGNAGE APPROVAL

Prior to fabrication of any sign, each tenant shall submit for sign approval to the owner's design consultant or agent:-

2 copies of a detailed sign plan minimum size 8/50" x 11" prepared by a professional sign company:

1950A (North Blvd) 2000A (South Blvd), South Grove Avenue, Ontario.

A. GENERAL SIGN REQUIREMENTS.

1. All permits for signs and their installation shall be obtained by the Tenant or his representative. The tenant shall be responsible for submitting his approved sign drawing with owner's approval to the city of Ontario for necessary permits.
2. Tenant shall be responsible for the fulfillment of all requirements and specifications.
3. All signs shall be constructed and installed at Tenant's expense.

B. GENERAL SPECIFICATIONS.

1. Tenant signs will be individual letters mounted on the sign fascia areas as detailed on the attached drawings.
2. Non-illuminated sign letters/logo to be constructed from 2" thick ultra sign foam/Gator foam machine cut on CNC router with painted faces and returns, medium gray. Tenant may use their logo and any typestyle with Owner's approval. Signs to be installed with silicone adhesive.



- 2(a) Illuminated signs to be channel letters with plex faces and 5" returns, finished medium gray.
3. All signs to be centered over entrance doors or architectural features. Bottom of sign to be 24" above bottom of facade or as shown on elevation. On central entrance elevation, letters to be mounted on approved backing panel suspended with aircraft cables in open area of building as shown on attached diagram.
4. Maximum sign area: 20' leased storefront, 24" x 120" long, maximum letter height 16", maximum number of lines (2).
Major tenants: 40' frontage or more. Sign area 24" high by 240" long.
Maximum letter height 24". (Allowable space 1 sq.ft. per linear foot of frontage.)
5. No projections above or below the sign band will be permitted. Sign must be within dimensioned limits as indicated on the attached diagram.
6. Tenant shall be responsible for the installation and maintenance of all signs. In the event tenant sign needs repairs the tenant must contract for maintenance at tenant's expense. Should the tenant fail to make necessary repairs when needed the landlord shall have the right to maintain said sign at Tenant's expense.
7. All signs to be installed under the direction of the project Contractor's superintendent or representative.
8. Wording of signs shall not include the product sold except as part of the Tenant's established trade name or insignia.
9. Tenant's Sign Contractor shall repair any damage to any surface caused by his work.
10. Tenant shall be fully responsible for the operation of the Tenant's Sign Contractor.

to be decided by owners

11. Window Displays: shall not exceed a maximum of fifteen percent of the total window area on the frontage on which such sign is located.
12. An additional five percent of window display is permitted for the notification of cultural, social, community events or announcements.

C. REQUIRED SIGNS:

In the interest of safety all permanent structures in the City shall display street address numerals of a size and location which are clearly visible from a public right of way, unless otherwise authorized in writing by the Police and Fire Departments.

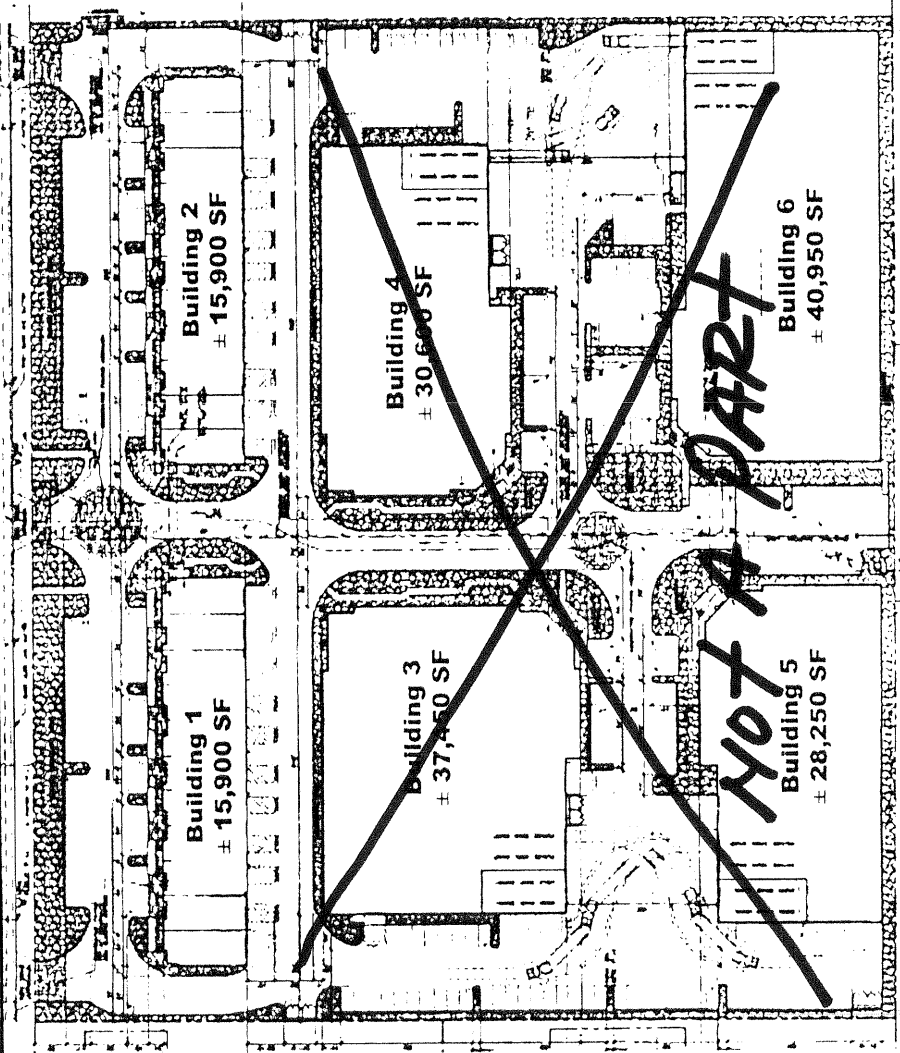
D. PROHIBITED SIGNS:

- A. A-frame (portable) signs, unless approved as part of a temporary display pursuant to Sec.9-1.3130 City of Ontario Development Code
- B. Balloon, inflated signs, kites and any other type of aerial sign unless approved as part of a temporary display pursuant to Sec. 9-1.3130
- C. Flashing, blinking, rotating or otherwise animated signs, except barber poles, time/temperature signs and theater marquee signs.
- D. Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
- E. Signs that emit or generate, sound, smoke or similar material.

Grove Ontario Business Center

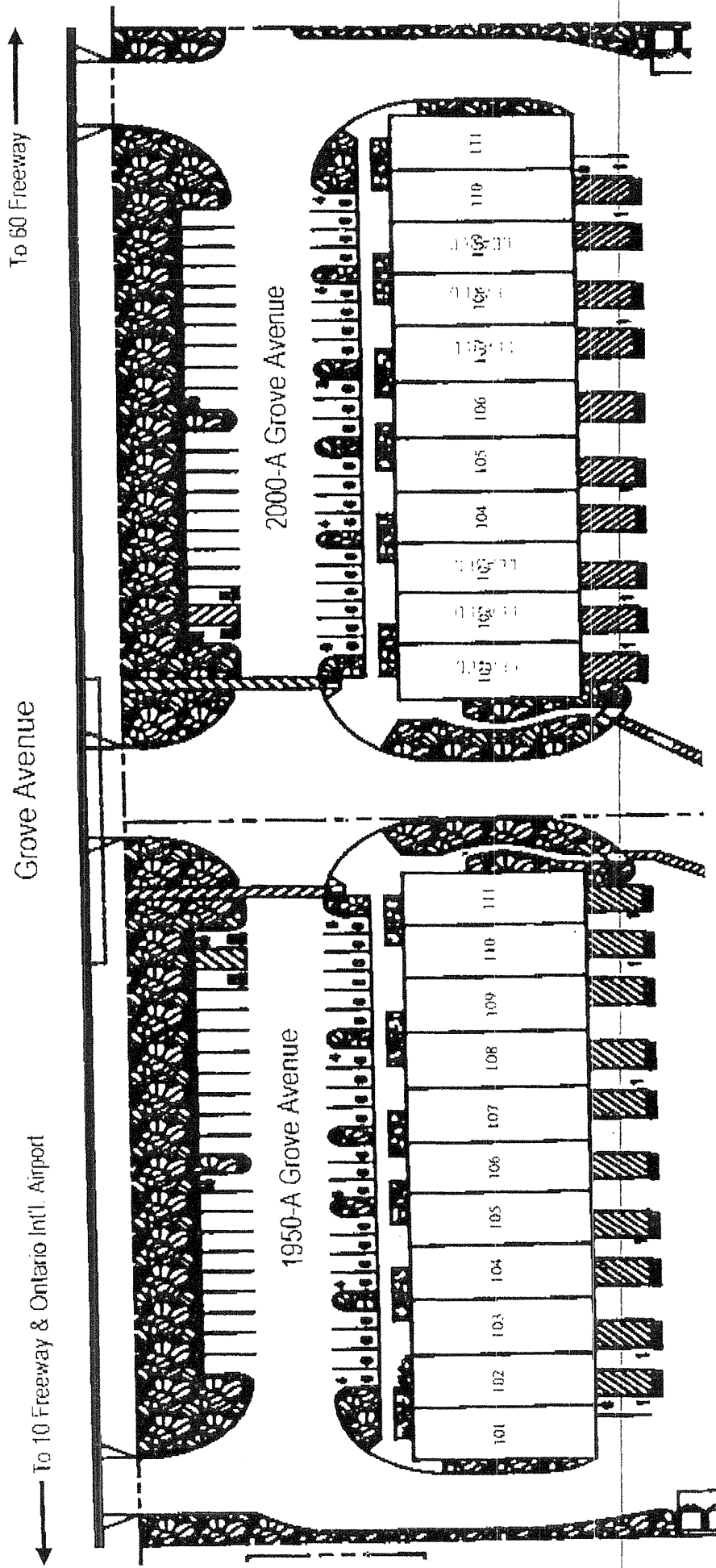
PRELIMINARY SITE PLAN

Grove Avenue



1950
7
2010
GROVE AV.

Grove Ontario Business Center
 1950-A & 2000-A Grove Avenue
 Ontario, California



For Leasing Information:
 Tyler Parks
 Phone: 800-499-4945
 tparks@coreland.com

COMPANIES
 Commercial Real Estate Services