



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: GROVE VP/PI, LLC  
 Address: 18111 VON KARMAN, SUITE 500, IRVINE 92612  
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

Applicant: PANATTONI DEVELOPMENT CO.  
 Address: 18111 VON KARMAN, SUITE 500, IRVINE 92612  
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

Applicant's Representative: L. TAYLOR GERRY  
 Address: 18111 VON KARMAN, SUITE 500, IRVINE 92612  
 Telephone No.: 949-474-7830 Fax No.: 949-474-7833

(For staff use only)

File No.: PSG-POS-010

Related Files: \_\_\_\_\_

Submittal Date: 12/19/05

Rec'd By: CP

Fees Paid: \$ 1225

Receipt No.: \_\_\_\_\_

Action:  Approved  Denied

By: C. BATES

Date: 4/13/06

## SITE INFORMATION

Site Address (include N, S, E or W): 1620-1670 S. GROVE AVE ; W/S GROVE AVE

Assessor's Parcel No.: 1050-171-02

Development Name: GROVE AVENUE BUSINESS PARK

Zone: GROVE AVE SPECIFIC PLAN BUSINESS PARK Euclid Avenue Overlay District?:  Yes  No

## NOTES

SIX (6) ORIGINALS OF SIGN PROGRAM ATTACHED  
FOR GROVE AVENUE BUSINESS PARK

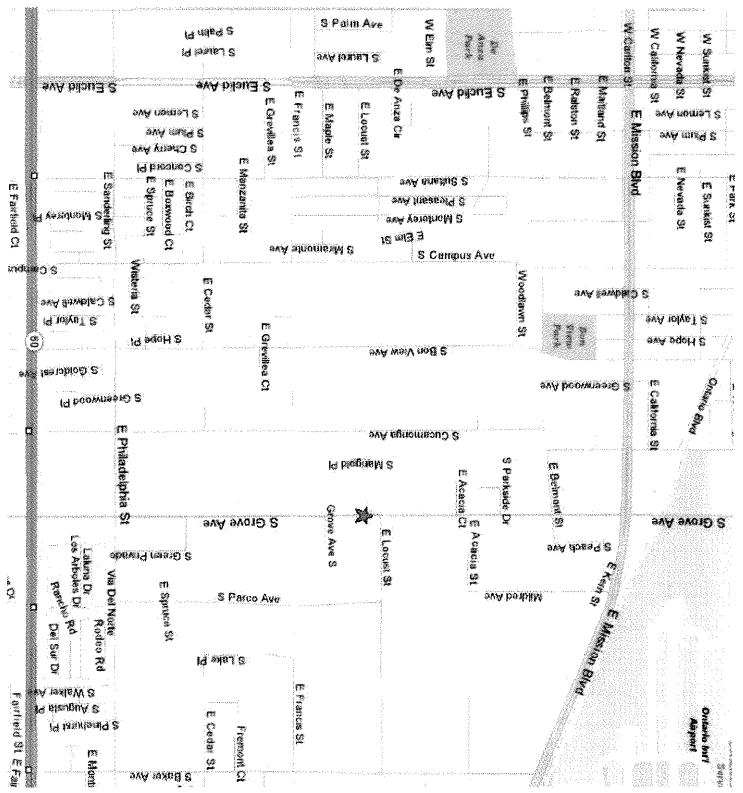
\_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

File No.  
PSG-PDS-010

# GROVE AVENUE BUSINESS PARK

1600-1690 S Grove Avenue,  
Ontario, California (San Bernardino County)

- Project Addresses:**
- Building 1 1620 S Grove Avenue
  - Building 2 1610 S Grove Avenue
  - Building 3 1600 S Grove Avenue
  - Building 4 1640 S Grove Avenue
  - Building 5 1690 S Grove Avenue
  - Building 6 1630 S Grove Avenue
  - Building 7 1650 S Grove Avenue
  - Building 8 1680 S Grove Avenue
  - Building 9 1660 S Grove Avenue
  - Building 10 1670 S Grove Avenue



**PLANNING DEPT  
APPROVED**

Permit No. \_\_\_\_\_  
 By: *[Signature]*  
 Date: 4/13/08

**Promotional Signs**  
 Program Designer

20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000 Phone  
 (949) 458-3530 Fax

# I N D E X

| Page Description  | Project Sign Code | Page No. | Sign Location | Quantity              | Max. Sign Area (S.F.) | Max. Letter Height (Inches) | Max. Sign Height (Inches) | Logos Allowed? | Illum? |
|---|-------------------|----------|---------------|-----------------------|-----------------------|-----------------------------|---------------------------|----------------|--------|
| Title Page  |                   | 1        |               |                       |                       |                             |                           |                |        |
| Sign Summary/Table of Contents  |                   | 2        |               |                       |                       |                             |                           |                |        |
| Site Plan   |                   | 3        |               |                       |                       |                             |                           |                |        |
| Elevations  |                   | 4        |               |                       |                       |                             |                           |                |        |
| <hr/>   |                   |          |               |                       |                       |                             |                           |                |        |
| Tenant Wall Sign  | <b>WS</b>         | 5a       | Wall          | 1 per tenant          | 28                    | 16                          | 24                        | Y              | N      |
| Monument  | <b>M</b>          | 5b       | Ground        | 1                     | 50.0                  | N/A                         | 60                        | Y              | N      |
| Vehicular Directional   | <b>D</b>          | 5c       | Ground        | T.B.D.                | 5.0                   | N/A                         | 36                        | N              | N      |
| Parking Restrictions Sign   | <b>P</b>          | 5d       | Ground        | T.B.D.                | N/A                   | N/A                         | 48                        | N/A            | N      |
| Handicapped Parking Signs   | <b>H</b>          | 5e       | Ground        | T.B.D.                | N/A                   | N/A                         | 18                        | N/A            | N      |
| Building Address  | <b>BA</b>         | 5f       | Wall          | 1 per address         | N/A                   | 12                          | 12                        | N/A            | N      |
| Suite Identification & Operating Hours/Emergency Information Window Signs | <b>BA</b>         | 5g       | Window        | 1 per public entrance | N/A                   | 6                           | 18                        | N              | N      |
| <hr/>   |                   |          |               |                       |                       |                             |                           |                |        |
| Purpose and Intent  |                   | 6a       |               |                       |                       |                             |                           |                |        |
| General Owner/Tenant Requirements   |                   | 6a       |               |                       |                       |                             |                           |                |        |
| General Specifications  |                   | 6a       |               |                       |                       |                             |                           |                |        |
| Prohibited Signs  |                   | 6b       |               |                       |                       |                             |                           |                |        |
| Sign Section Details  |                   | 7        |               |                       |                       |                             |                           |                |        |

  
 20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Date: April 3, 2006

## SIGN PROGRAM

\* Max. area of tenant I.D., consisting of tenant copy and optional logo (excludes backers).



# SITE PLAN

| SIGN LEGEND |                       |
|-------------|-----------------------|
| <b>M</b>    | MONUMENT              |
| <b>WS</b>   | TENANT WALL SIGN      |
| <b>D</b>    | VEHICULAR DIRECTIONAL |
| <b>BA</b>   | BUILDING ADDRESS      |

**Promotional Signs**

20361 Herrmann Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1" = 100'

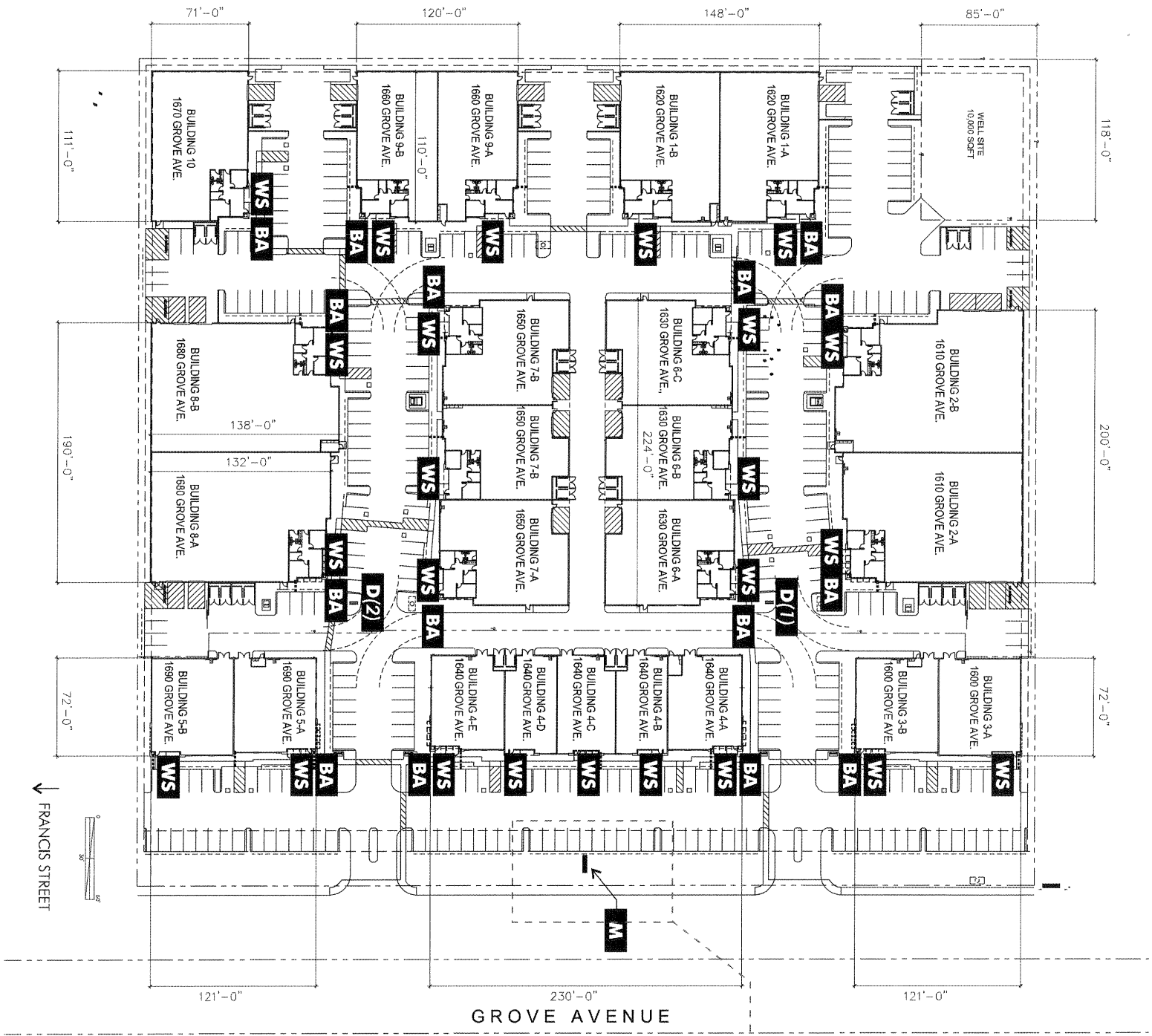
Date: April 3, 2006

## SIGN PROGRAM

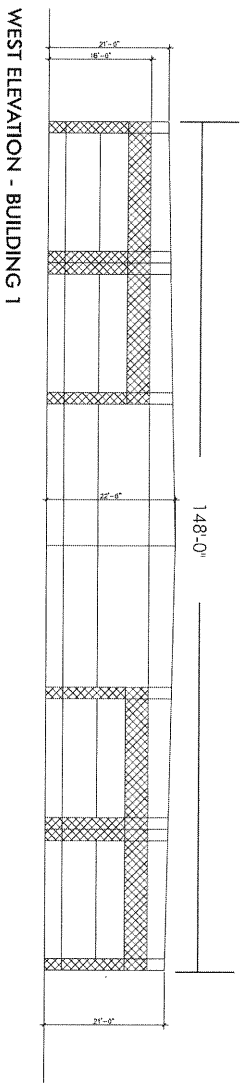
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

Page 3

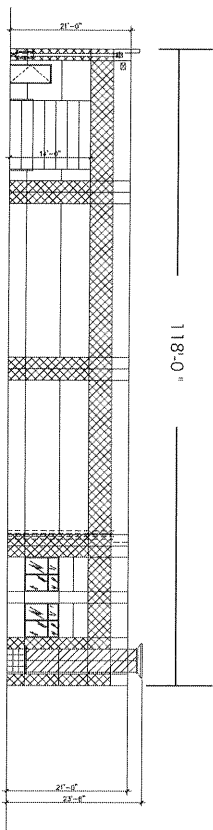
Exact monument placement to be shown on page 5b(2)



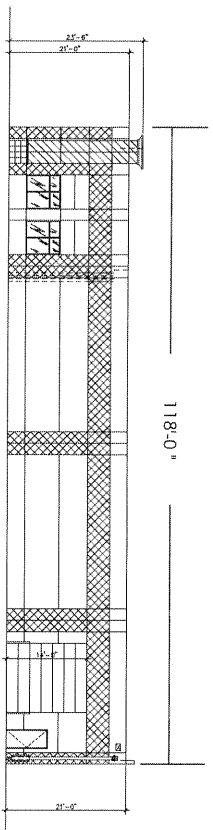
↑ FRANCIS STREET



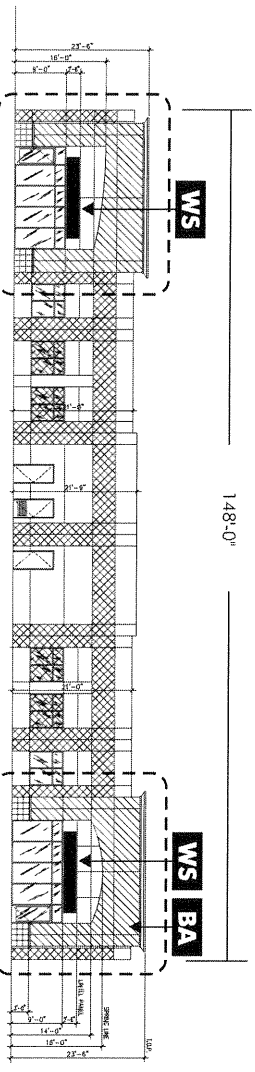
**ELEVATIONS**  
**BUILDING 1**  
**1620 S GROVE AVENUE**  
**Suite A & B**



**SOUTH ELEVATION - BUILDING 1**



**NORTH ELEVATION - BUILDING 1**



**EAST ELEVATION - BUILDING 1**

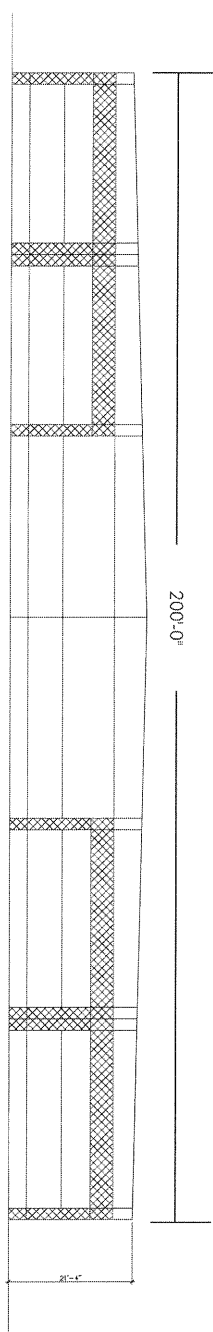
| SIGN LEGEND |                  |
|-------------|------------------|
| <b>WS</b>   | TENANT WALL SIGN |
| <b>BA</b>   | BUILDING ADDRESS |

**Promotional Signs**  
 20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

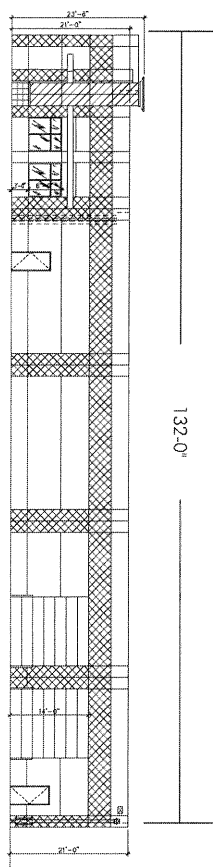
**SIGN PROGRAM**



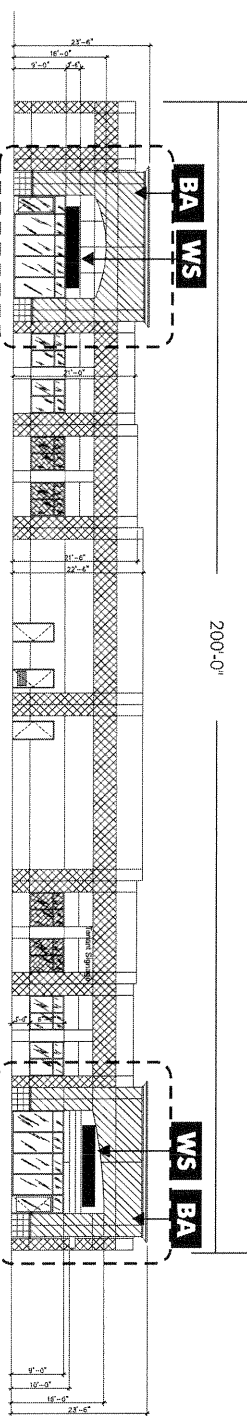
NORTH ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2

**ELEVATIONS**

**BUILDING 2**  
**1610 S GROVE AVENUE**  
 Suite A & B



20361 Hermosa Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

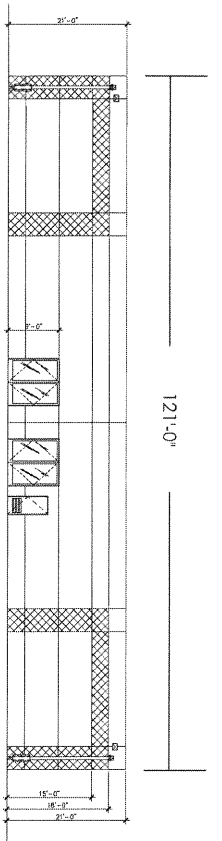
**SIGN PROGRAM**

Page 4b

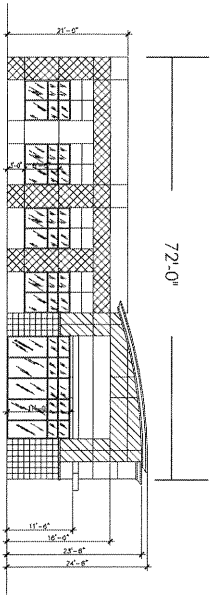
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**SIGN LEGEND**

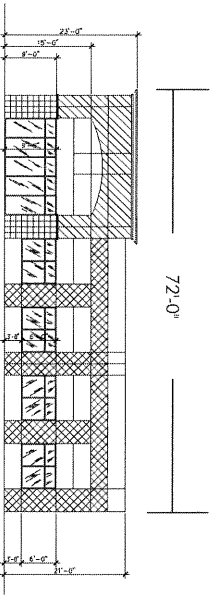
|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |



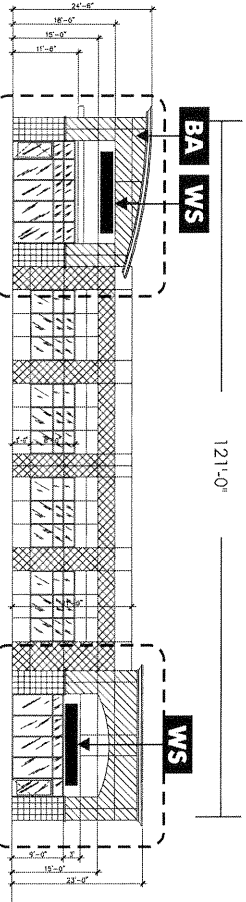
WEST ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3



NORTH ELEVATION - BUILDING 3



EAST ELEVATION - BUILDING 3

# ELEVATIONS

**BUILDING 3**  
**1600 S GROVE AVENUE**  
 Suite A & B



20361 Herrmann Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

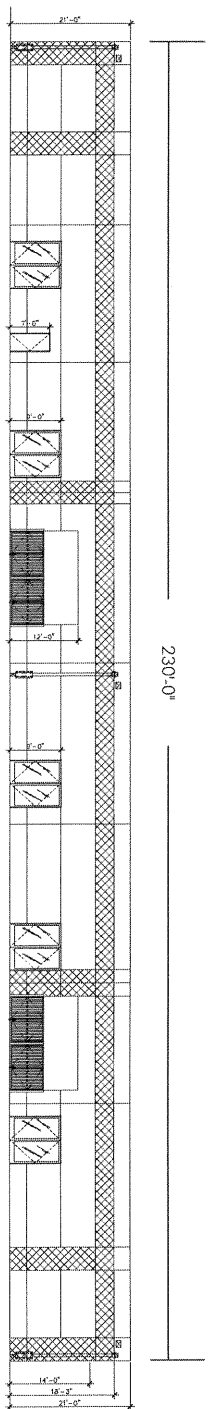
## SIGN PROGRAM

Page 4c

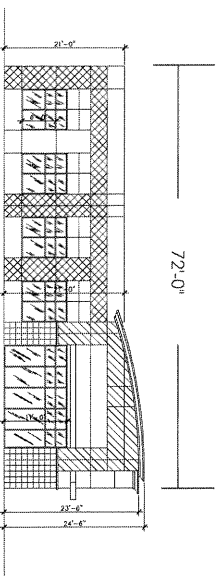
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**SIGN LEGEND**

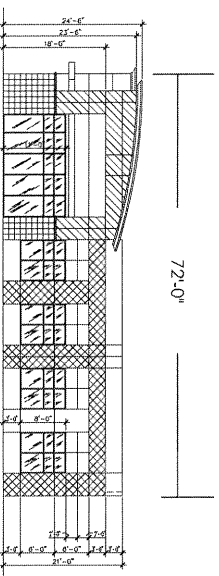
|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |



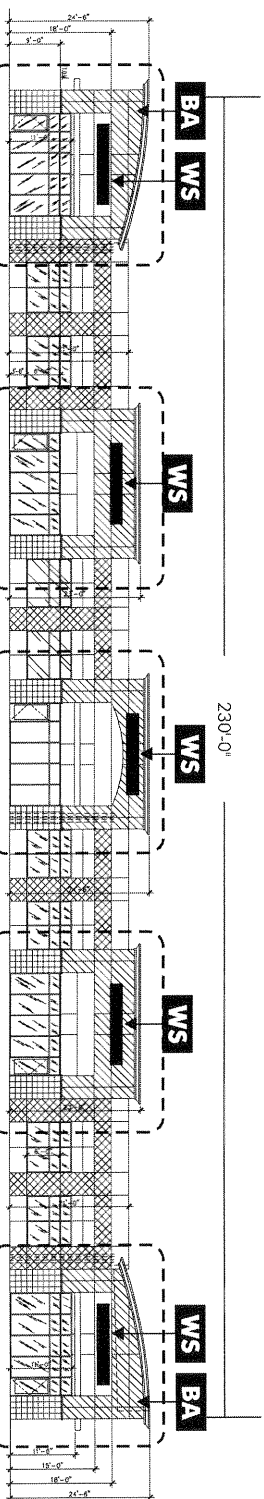
WEST ELEVATION - BUILDING 4



SOUTH ELEVATION - BUILDING 4



NORTH ELEVATION - BUILDING 4



EAST ELEVATION - BUILDING 4

# ELEVATIONS

**BUILDING 4**  
**1640 S GROVE AVENUE**  
 Suites A, B, C, D & E



20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

## SIGN PROGRAM

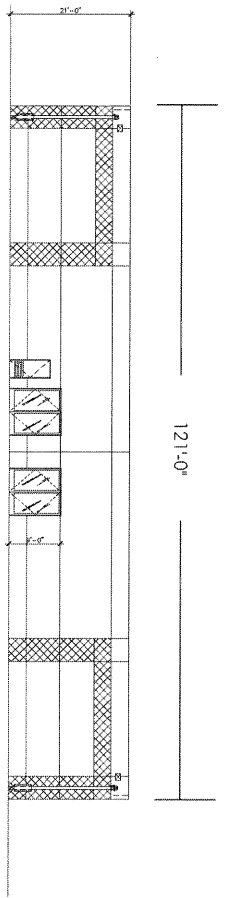
Page 4d

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

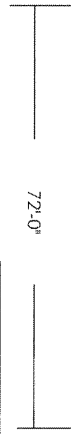
**SIGN LEGEND**

|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |

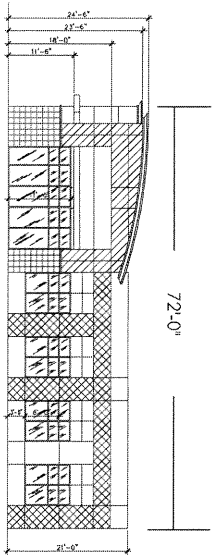




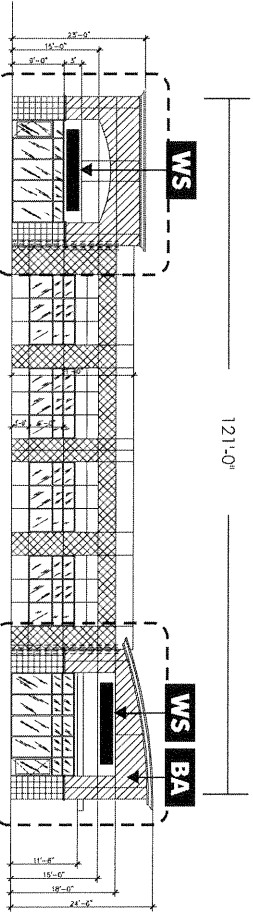
WEST ELEVATION - BUILDING 5



SOUTH ELEVATION - BUILDING 5



NORTH ELEVATION - BUILDING 5



EAST ELEVATION - BUILDING 5

## ELEVATIONS

**BUILDING 5**  
**1690 S GROVE AVENUE**  
 Suite A & B



20361 Hermanna Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

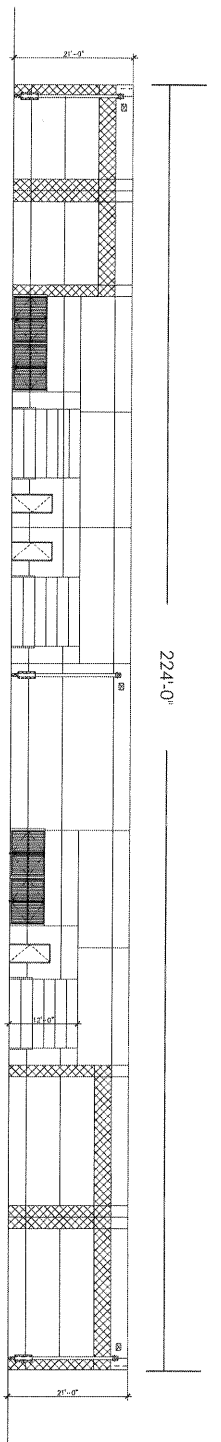
Date: April 3, 2006

## SIGN PROGRAM

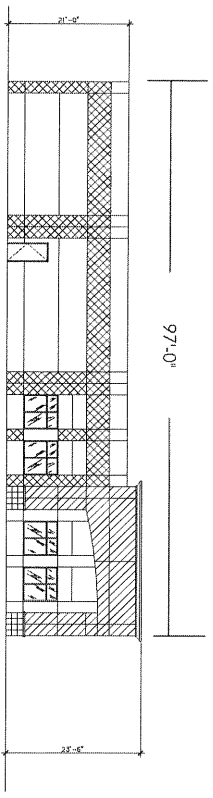
Page 4e

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

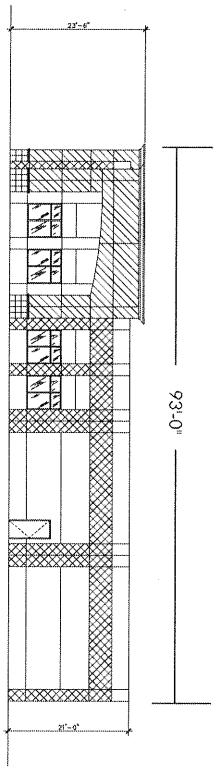
|             |                  |
|-------------|------------------|
| SIGN LEGEND |                  |
| <b>WS</b>   | TENANT WALL SIGN |
| <b>BA</b>   | BUILDING ADDRESS |



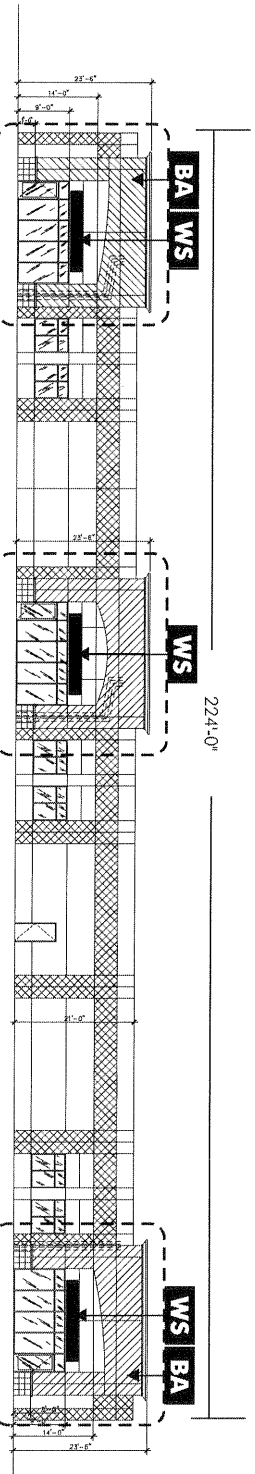
SOUTH ELEVATION - BUILDING 6



EAST ELEVATION - BUILDING 6



WEST ELEVATION - BUILDING 6



NORTH ELEVATION - BUILDING 6

**ELEVATIONS**

**BUILDING 6**  
**1630 S GROVE AVENUE**  
 Suite A, B, & C



20361 Herrmana Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

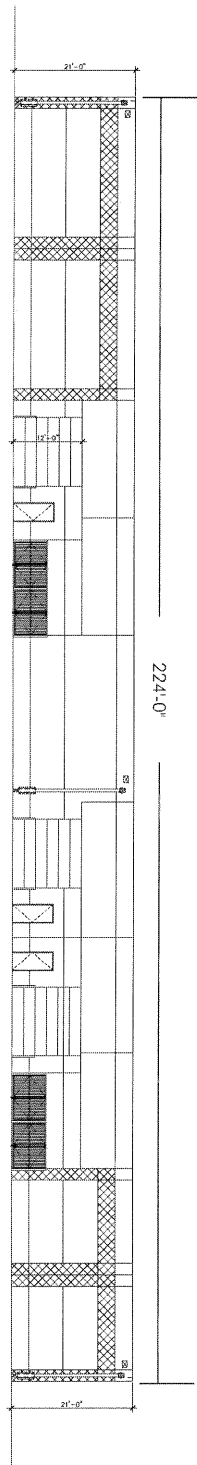
**SIGN PROGRAM**

Page 4f

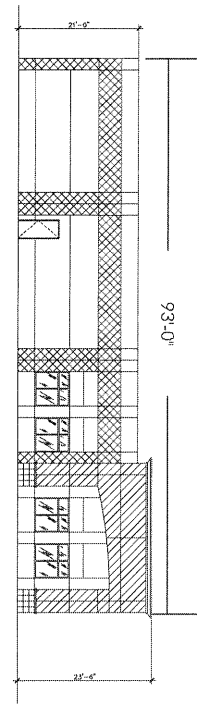
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**SIGN LEGEND**

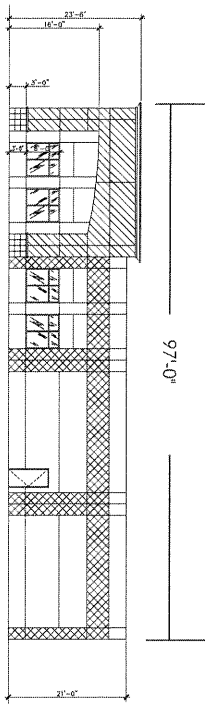
|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |



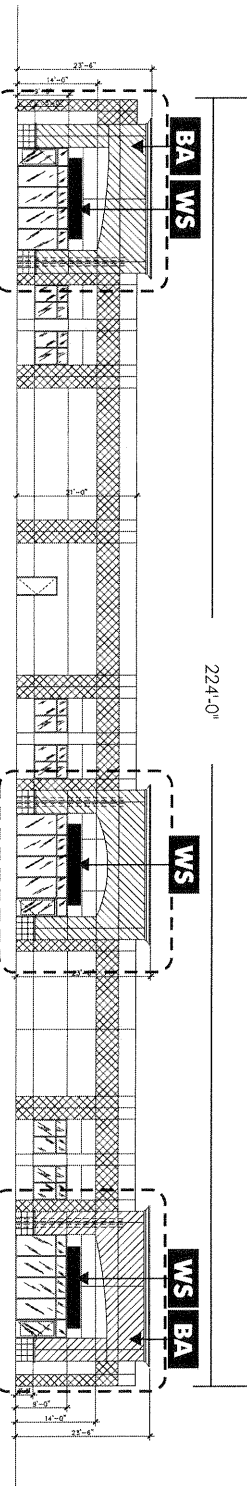
NORTH ELEVATION - BUILDING 7



WEST ELEVATION - BUILDING 7



EAST ELEVATION - BUILDING 7



SOUTH ELEVATION - BUILDING 7

Condition 1 - See Pg. 4K

Condition 7 - See Pg. 4I

Condition 4 - See Pg. 4K

# ELEVATIONS

**BUILDING 7**  
**1650 S GROVE AVENUE**  
 Suite A & B



20361 Hermana Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

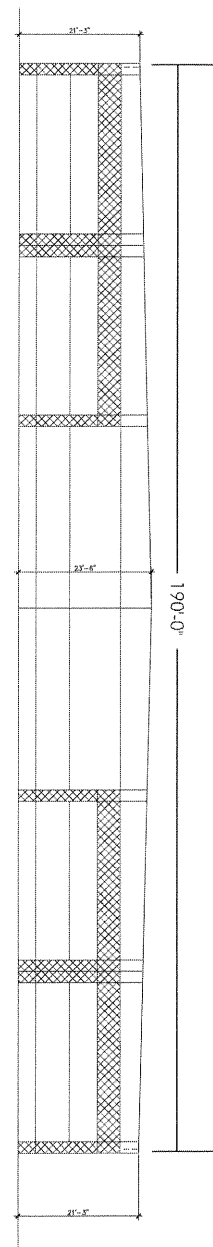
Date: April 3, 2006

## SIGN PROGRAM

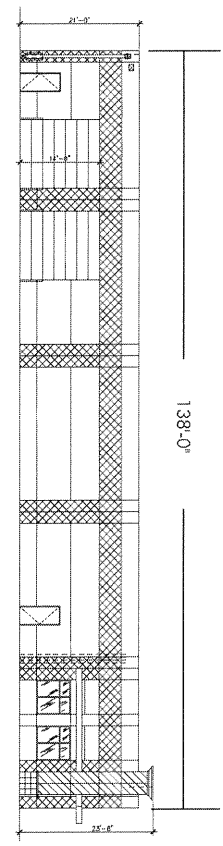
Page 4g

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

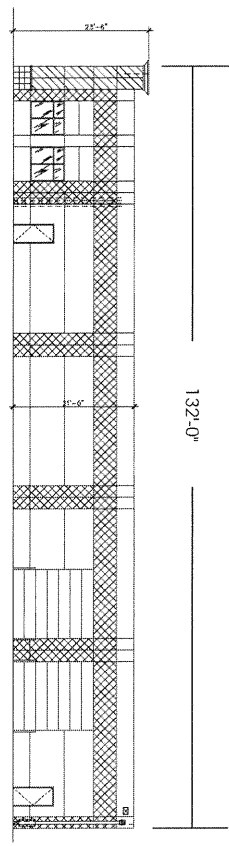
| SIGN LEGEND |                  |
|-------------|------------------|
| <b>WS</b>   | TENANT WALL SIGN |
| <b>BA</b>   | BUILDING ADDRESS |



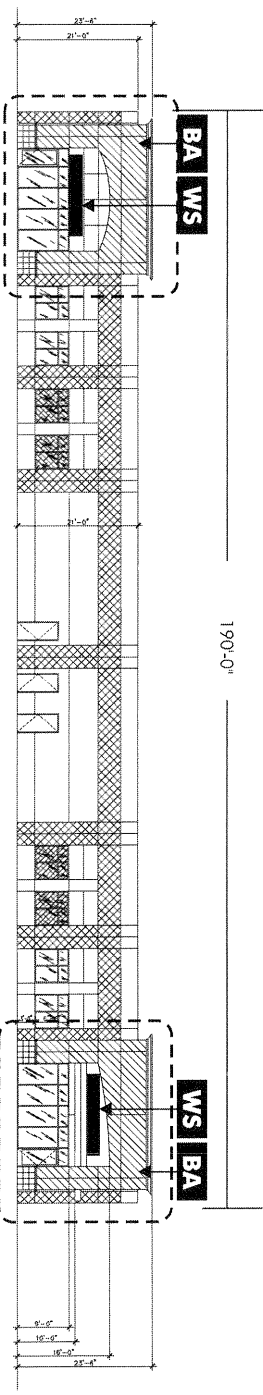
SOUTH ELEVATION - BUILDING 8



EAST ELEVATION - BUILDING 8



WEST ELEVATION - BUILDING 8



NORTH ELEVATION - BUILDING 8

**SIGN LEGEND**

|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |

# ELEVATIONS

**BUILDING 8**  
**1680 S GROVE AVENUE**  
 Suite A & B



20361 Hermana Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

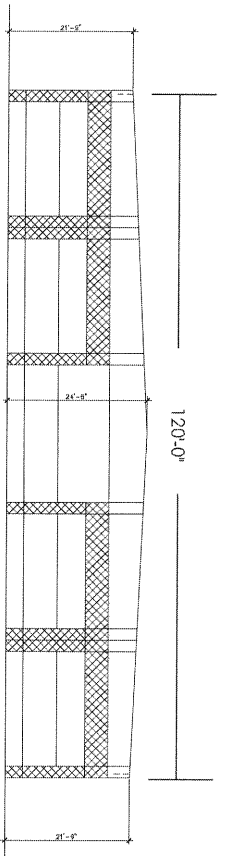
Scale: 1/32" = 1'-0"

Date: April 3, 2006

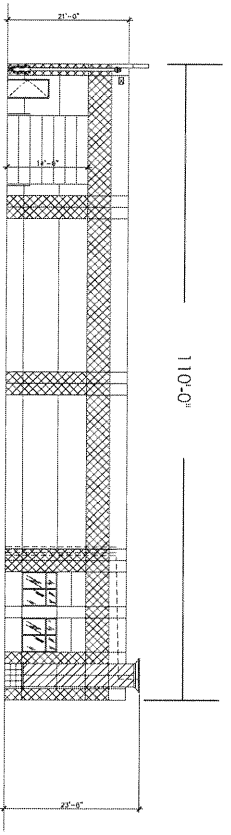
## SIGN PROGRAM

Page 4h

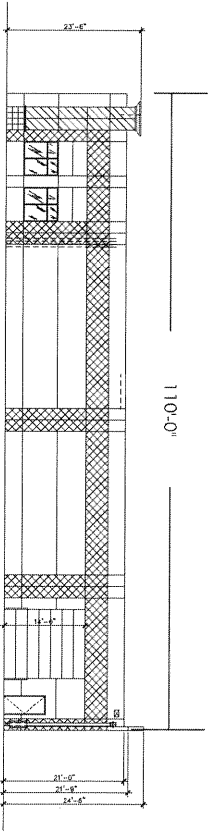
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)



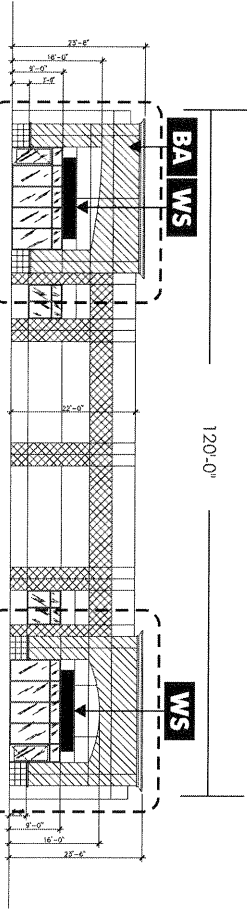
WEST ELEVATION - BUILDING 9



SOUTH ELEVATION - BUILDING 9



NORTH ELEVATION - BUILDING 9



EAST ELEVATION - BUILDING 9

**ELEVATIONS**

**BUILDING 9**  
**1660 S GROVE AVENUE**  
 Suite A & B



20361 Herrana Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

Date: April 3, 2006

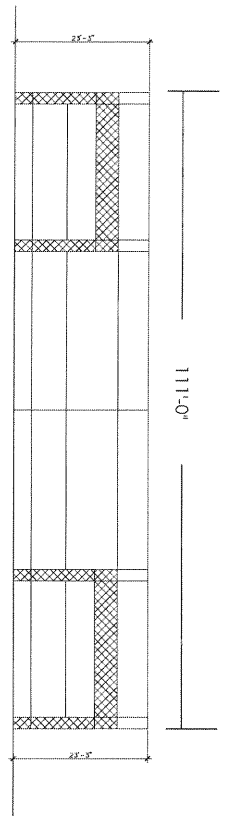
**SIGN PROGRAM**

Page 4i

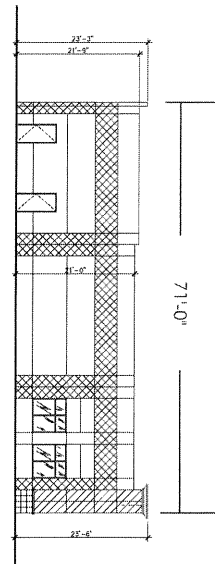
**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**SIGN LEGEND**

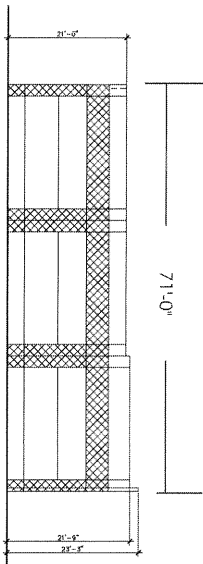
|           |                  |
|-----------|------------------|
| <b>WS</b> | TENANT WALL SIGN |
| <b>BA</b> | BUILDING ADDRESS |



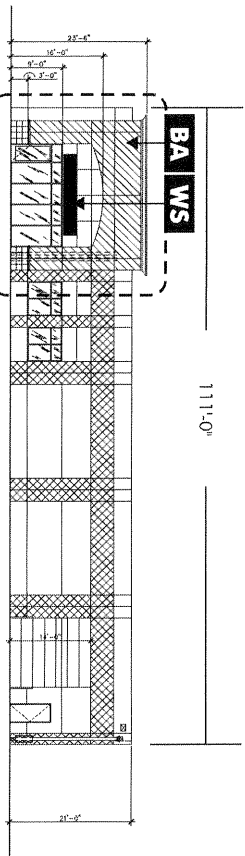
SOUTH ELEVATION - BUILDING 10



EAST ELEVATION - BUILDING 10



WEST ELEVATION - BUILDING 10



Condition 7 - See Pg. 41  
NORTH ELEVATION - BUILDING 10

## ELEVATIONS

**BUILDING 10**  
1670 S GROVE AVENUE  
Suite A & B



20361 Hermosa Circle  
Lake Forest, CA 92630  
(949) 458-1000  
Fax: (949) 458-3530

Scale: 1/32" = 1'-0"

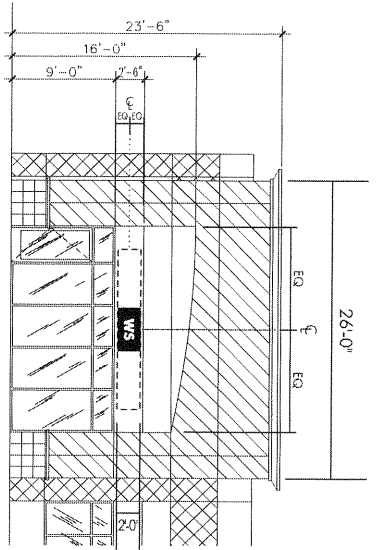
Date: April 3, 2006

## SIGN PROGRAM

Page 4j

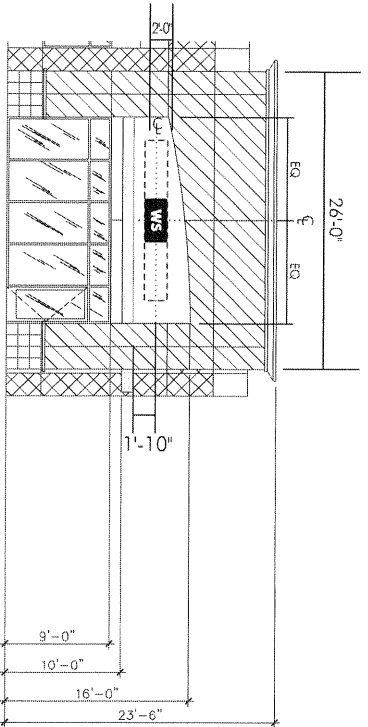
**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)

|                    |                  |
|--------------------|------------------|
| <b>SIGN LEGEND</b> |                  |
| <b>WS</b>          | TENANT WALL SIGN |
| <b>BA</b>          | BUILDING ADDRESS |



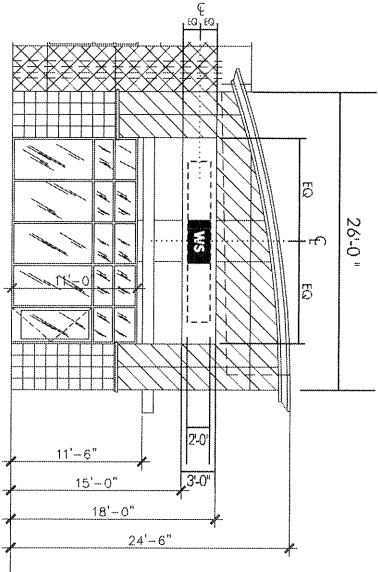
**CONDITION 1**  
(Left arch of buildings 1, 6, 7 & 9)

Wall sign is to be mounted flush to sign fascia above windows, centered horizontally and vertically within fascia.



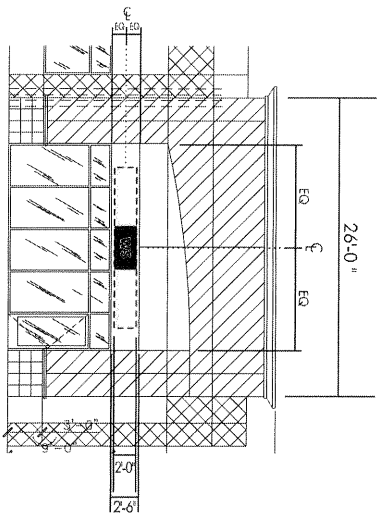
**CONDITION 2**  
(Right arch of buildings 2 & 8)

Wall sign is to be mounted flush to sign fascia set back 4' behind metal canopy, centered horizontally within fascia, and vertically at 1'-10" to centerline of sign from top of canopy.



**CONDITION 3**  
(Right arch of buildings 4 & 5)

Wall sign is to be mounted flush to sign fascia above 8" set back, centered horizontally and vertically within fascia.



**CONDITION 4**  
(Right arch of buildings 6 & 7)

Wall sign is to be mounted flush to sign fascia above windows, centered horizontally and vertically within fascia.

**ARCHITECTURAL  
CONDITIONS**

**1, 2, 3 & 4**



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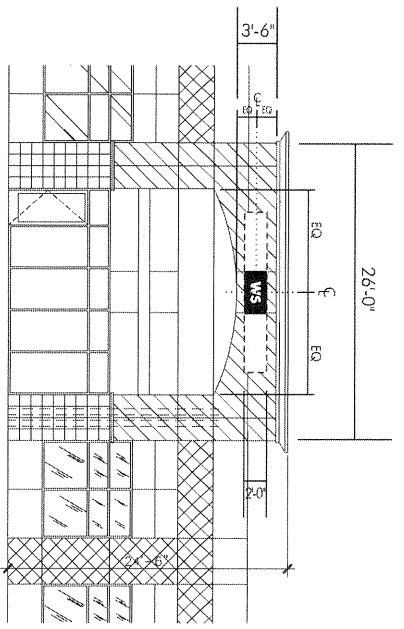
Scale: 1/16" = 1'-0"

Date: April 3, 2006

**SIGN PROGRAM**

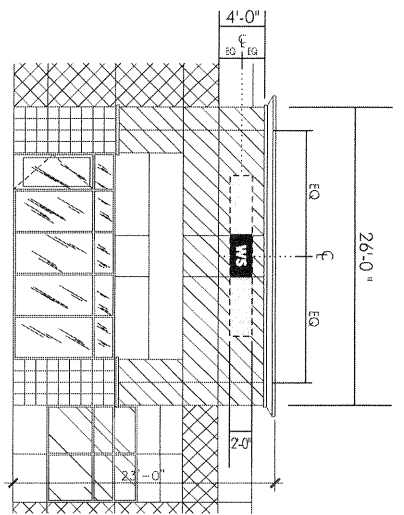
**Page 4k**

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)



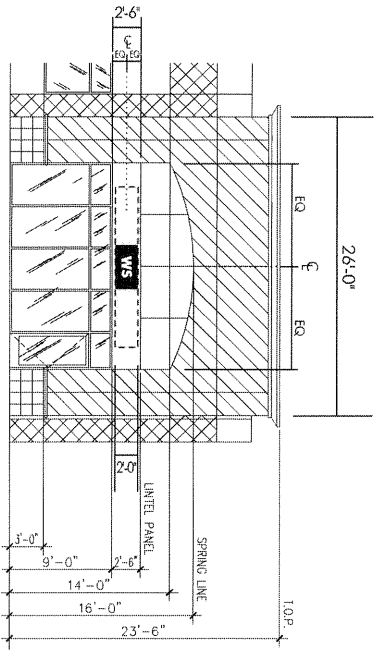
**CONDITION 5**  
(Full round arch of building 4)

Wall sign is to be mounted flush to sign fascia below cornice, centered horizontally and vertically.



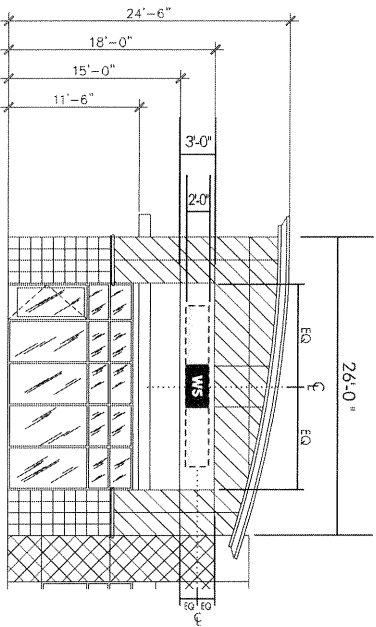
**CONDITION 6**  
(Full square arch of building 4)

Wall sign is to be mounted flush to main sign fascia, centered horizontally and vertically.



**CONDITION 7**  
(Full round arch of buildings 1, 2, 3, 5, 6, 7, 8, 9 & 10)

Wall sign is to be mounted flush to sign fascia, centered horizontally and vertically within fascia.



**CONDITION 8**  
(Left arch of buildings 3 & 4)

Wall sign is to be mounted flush to sign fascia above 8" set back, centered horizontally and vertically within fascia.

**ARCHITECTURAL  
CONDITIONS**

**5, 6 & 7**



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Scale: 1/16" = 1'-0"

Date: April 3, 2006

**SIGN PROGRAM**

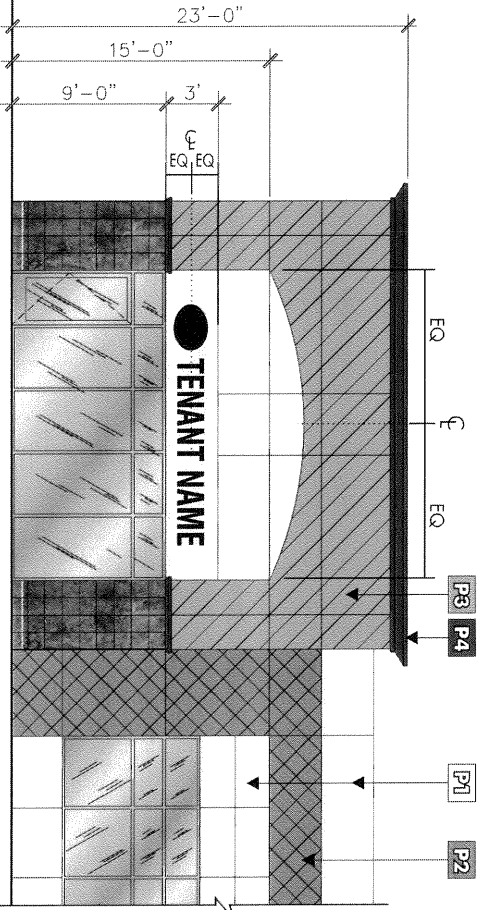
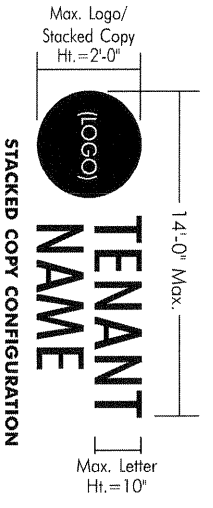
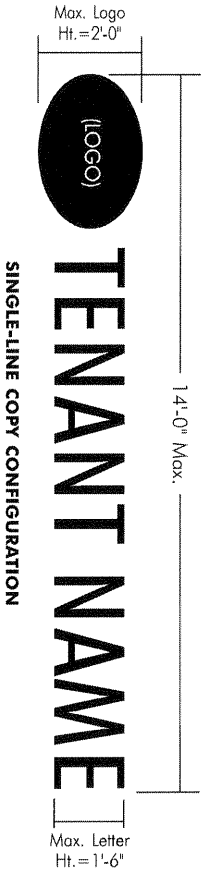
**Page 41**

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)



**SIGN TYPE W/S - TENANT WALL SIGNS**

- Maximum Quantity: 1 per tenant, located as shown on elevation exhibits (4a-4f) of this document.
- Maximum Sign Area: 28 square feet. Logo may not exceed 30 percent of sign area.
- Maximum Sign Length: 14 feet.
- Maximum Letter Height: 16 inches for single-line copy, 10 inches for stacked.
- Minimum Letter Height: 9"
- Maximum Logo Height: 2'-0".
- Fonts: Tenant's choice, with Owner approval.
- Material: Individual letters and (optional) logo form to be routed out of 1-1/2" thick polystyrene foam (Gatorfoam).  
Flush to concrete fascia, centered horizontally over entrance and vertically within concrete panel or as indicated per architectural conditions shown on pages 4k & 4l. Attachment to be via double-sided tape and construction adhesive. No holes to be drilled in wall for installation.
- Installation: Faces and sides of Gatorfoam to be painted black, white, red or blue using automotive enamel over primer. Any detail on face of logo to be accomplished using applied high-performance vinyl (colors must be approved by Owner).
- Finish:



- PAINT SCHEDULE**  
(Sherwin Williams Brand)
- P1 SW #1017 "Garbo Silver"
  - P2 SW #2138 "Stoncrest"
  - P3 SW #2093 "Rushing River"
  - P4 SW #2097 "Tram Gray"
  - P5 SW #2092 "Mountain Road"
- MATERIALS SCHEDULE**
- M1 12" Sq. Multi-Colored Stone Tile
- Note: Finish colors shown are for illustration purposes only. For actual colors, refer to manufacturer sample.

**SAMPLE BUILDING ELEVATION AT ENTRANCE (CONDITION 7)** Scale: 3/32"=1'-0"  
 Note: 8 unique architectural conditions exist, see pages 4k & 4l for sign placement in all conditions.

Tenant  
 Wall Signs  
 Project Sign Code: **WS**

**Promotional Signs**  
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 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

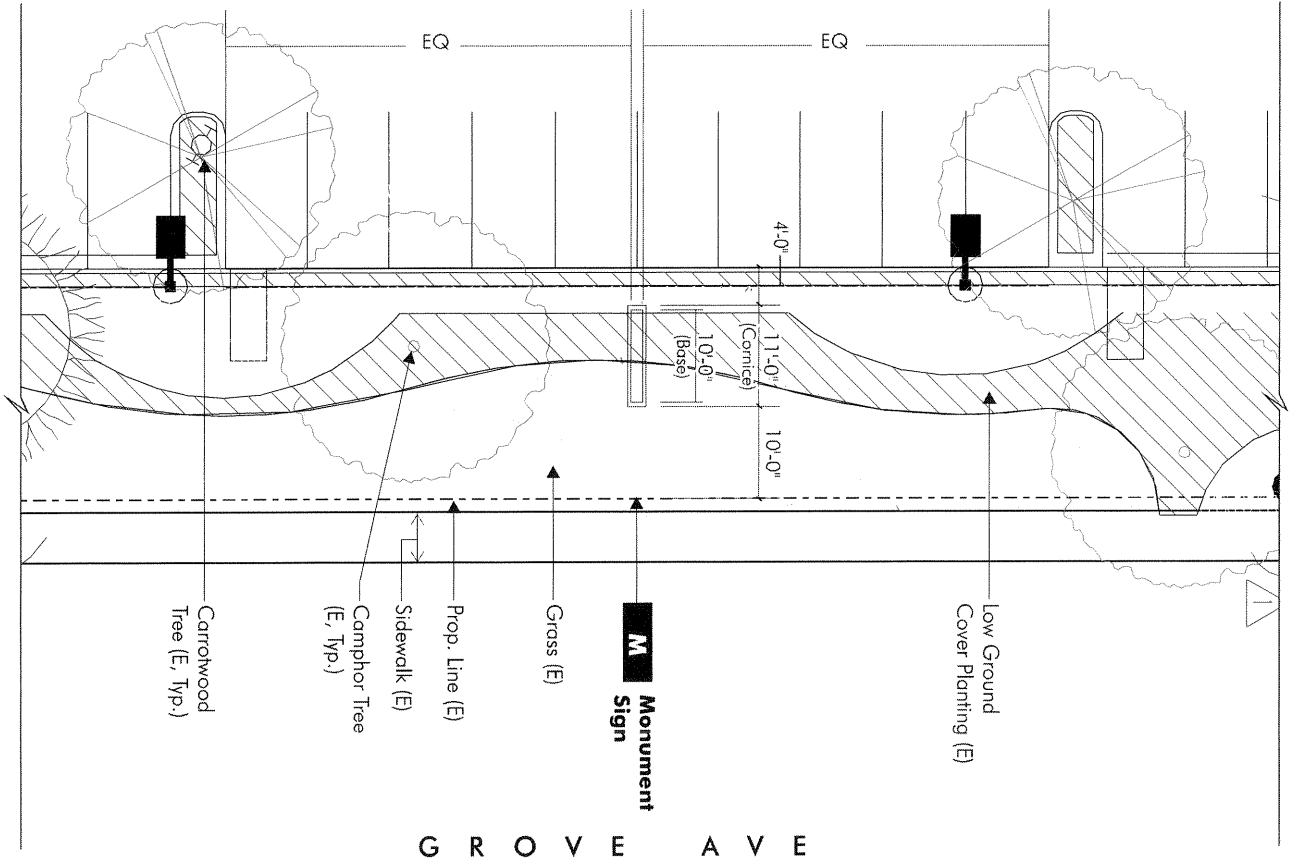
Scale: Noted  
 Date: April 3, 2006

**SIGN PROGRAM**

**Sign Specifications**

**Page 5a**

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)



Monument  
 Location Plan  
 Project Sign Code: **M**



20361 Hermuna Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 1" = 20'-0"

Date: April 3, 2006

**SIGN PROGRAM**

Sign Specifications

Page 5b(2)

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**SIGN TYPE M - D/F MONUMENT SIGN**

Quantity: 1

Sign Area: 50 square feet

Sign Height: 5 feet

illumination: Sign is non-illuminated or externally illuminated by others.

Font: Newtext Regular

Specifications: Monument sign and base fabricated from aluminum. Sign, recessed area and cornice to have lightly textured automotive enamel paint finish, painted as noted below. Base to be faced with stone. Curved-top sign area to be recessed from face 3". "GROVE AVENUE" letters are routed out of 1/4" thick aluminum, painted as noted and pin-mounted 1" off recessed face using welded aluminum studs. "BUSINESS PARK" letters are routed out of 1/4" thick PVC, painted as noted and mounted flush to the face of 1/8" thick aluminum horizontal bar, painted as noted and pin-mounted 1" off recessed face using welded aluminum studs. All studs to be painted to match sign face color.  
 Note: Cornice shape to match building.

**PAINT SCHEDULE**

|       |  |
|-------|--|
| [P1]  | SW # 1017 "Garbo Silver"<br>(Sherwin Williams Brand) |
| [P2]  | SW # 2138 "Stonecrest"                               |
| [P3]  | SW # 2093 "Rushing River"                            |
| [P4]  | SW # 2097 "Tram Gray"                                |
| [P5]  | SW # 2092 "Mountain Road"                            |
| [ST1] | 12" x 12" Multi-Colored Slate Tile                   |

Monument

Project Sign Code: **M**



20361 Hermana Circle  
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 Fax: (949) 458-3530

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

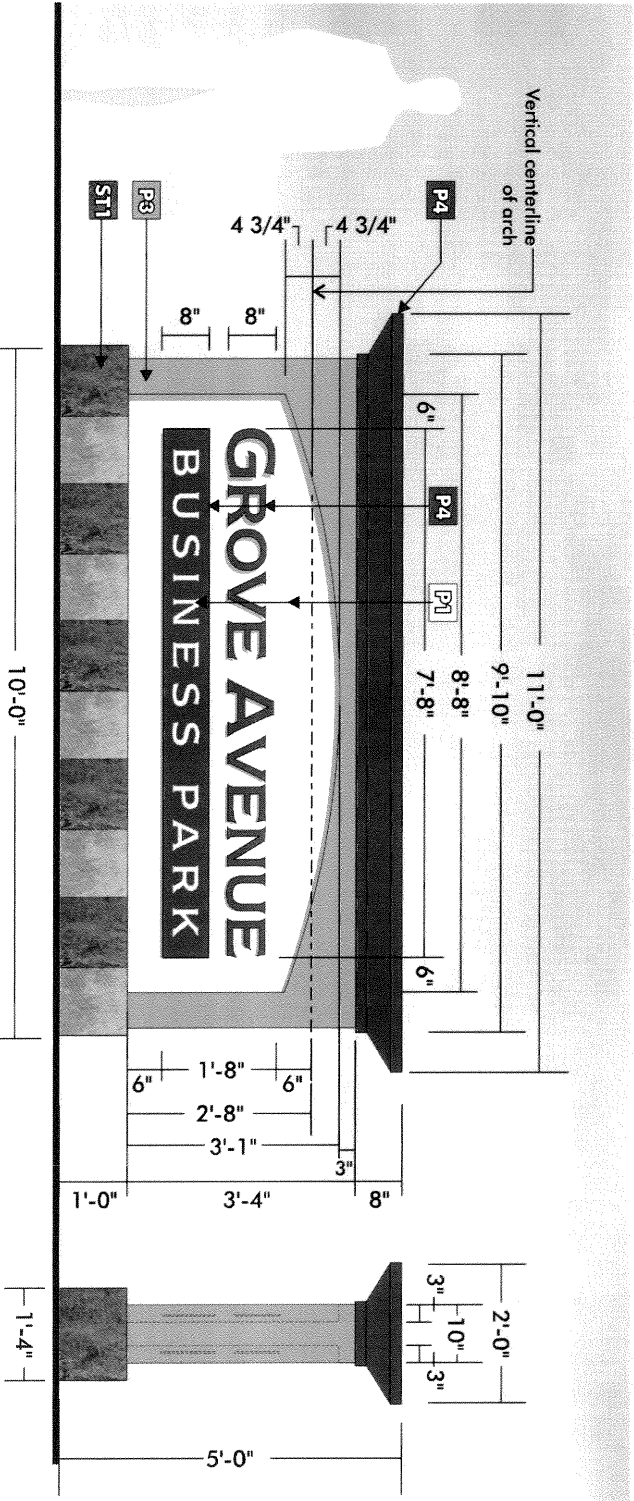
Date: April 3, 2006

**SIGN PROGRAM**

Sign Specifications

Page 5b(1)

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)



**ELEVATION**

**PROFILE**

**SIGN TYPE D - VEHICULAR DIRECTIONAL**

- Quantity: 2.
- Sign Area: 5 square feet.
- Sign Height: 3 feet.
- Illumination: Sign is non-illuminated.
- Font: Newtext Regular.

Specifications: Single-faced non illuminated directional sign fabricated from aluminum with lightly textured automotive enamel paint finish. Graphics and copy are high-performance white vinyl applied to painted aluminum surface.

Venicular  
Directional

Project Sign Code: **D**



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Scale: 3/4" = 1'-0"

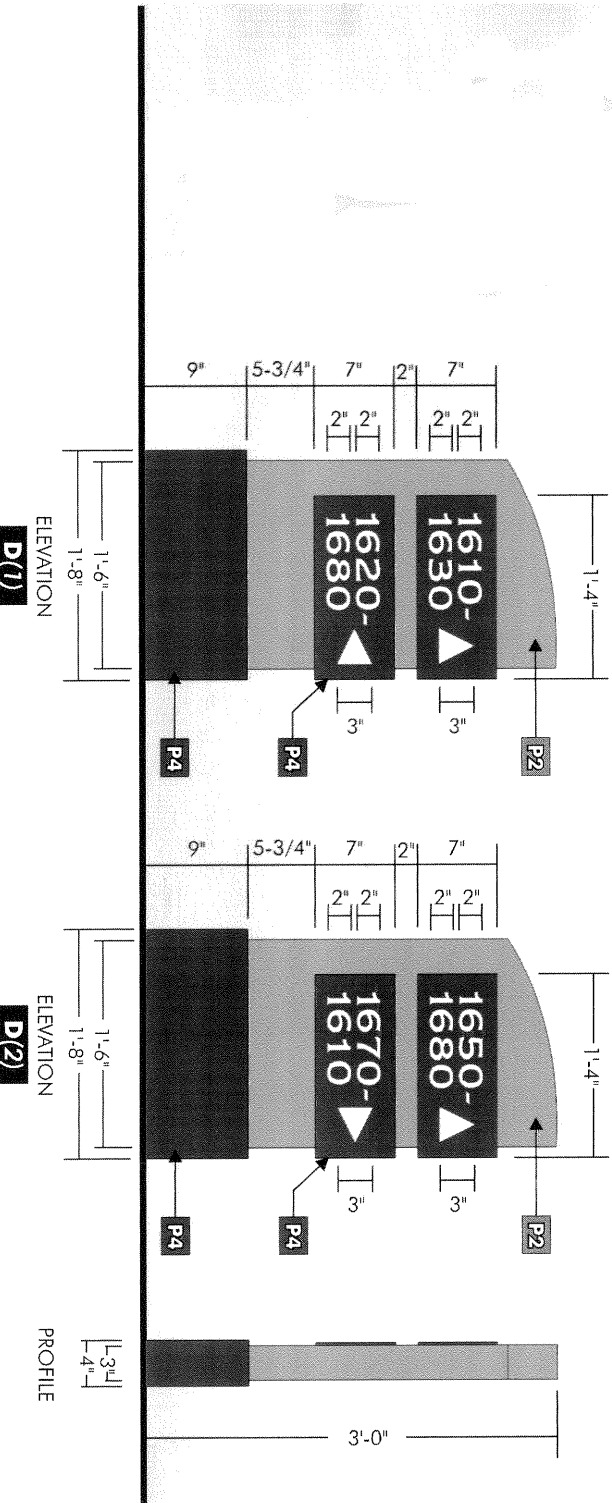
Date: April 3, 2006

**SIGN PROGRAM**

**Sign Specifications**

Page 5c

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)

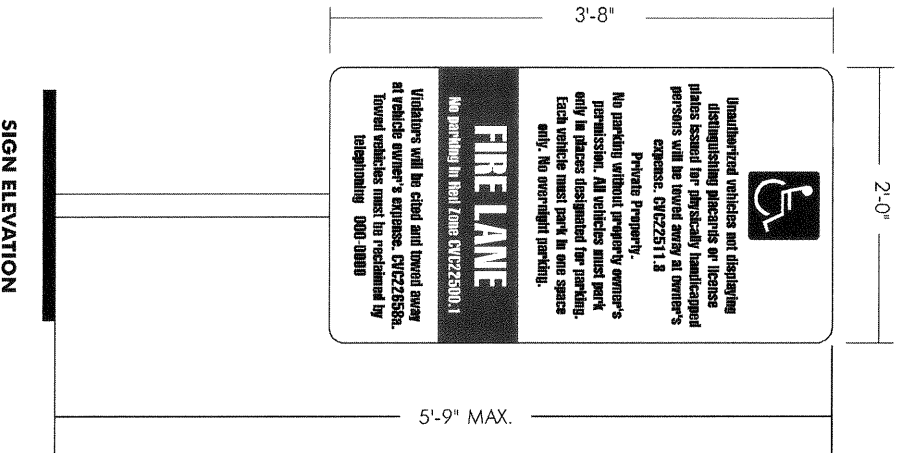


**PAINT SCHEDULE**  
(Sherwin Williams Brand)

|    |                          |
|----|--------------------------|
| P1 | SW #1017 "Garbo Silver"  |
| P2 | SW #2138 "Stonecrest"    |
| P3 | SW #2093 "Rushing River" |
| P4 | SW #2097 "Tarn Gray"     |
| P5 | SW #2092 "Mountain Road" |

**Sign Type: P Parking Code Sign (Single Faced)**

- Quantity: One per entrance drive.  
Construction: White reflective steel panel with silkscreened copy and emblems.  
Font: Helvetica Bold Condensed.  
Installation: Mounted to 2" aluminum square tube, painted White.



**Parking  
Regulatory  
Sign**

Sign Type: **PR**



20361 Herrmana Circle  
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Scale: 1" = 1'-0"

Date: April 3, 2006

**SIGN PROGRAM**

Sign Specifications

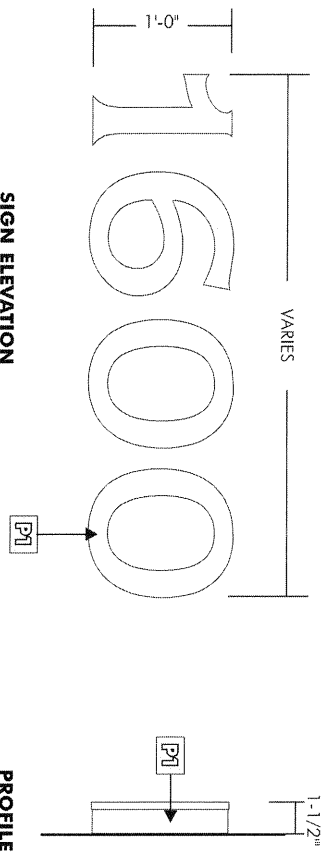
Page 5d

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)

**SIGN TYPE BA - BUILDING ADDRESS NUMBERS**

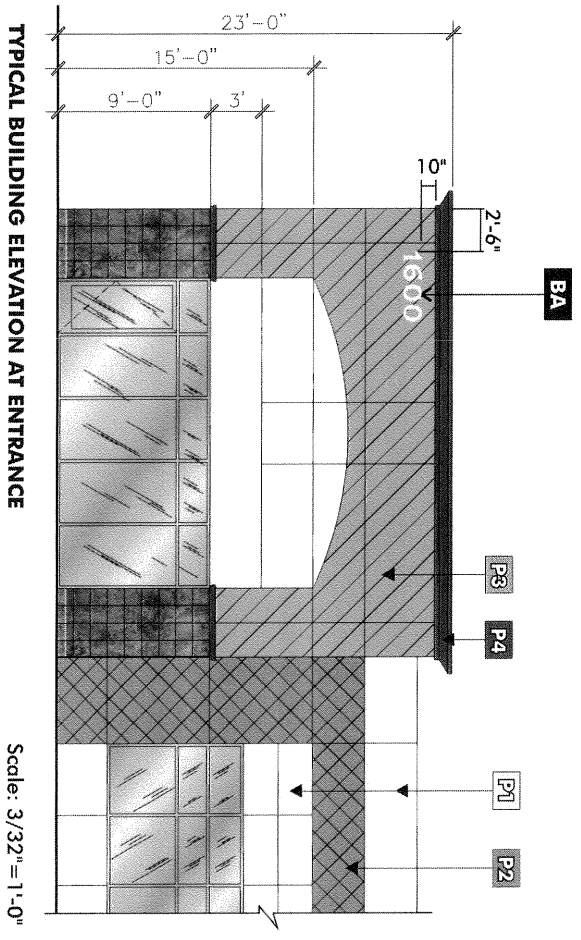
**ADDRESS LIST:**

Quantity: 1 per building address, as noted on elevation.  
 Height: 12 inches.  
 Material: 1-1/2 inch thick polystyrene foam (Gatorfoam).  
 Color: Black.  
 Required Font: Newtext Regular.



- 1400
- 1600
- 1610
- 1620
- 1630
- 1650
- 1660
- 1670
- 1680
- 1690

- PAINT SCHEDULE**  
 (Sherwin Williams Brand)
- P1 SW #1017 "Garbo Silver"
  - P2 SW #2138 "Stonecrest"
  - P3 SW #2093 "Rushing River"
  - P4 SW #2097 "Tram Gray"
  - P5 SW #2092 "Mountain Road"
- MATERIALS SCHEDULE**
- M1 12" Sq. Multi-Colored Slate Tile
- Note: Finish colors shown are for illustration purposes only. For actual colors, refer to manufacturer sample.



**Building Address**  
 Sign Type: **BA**

**Promotional Signs**  
 20361 Hermans Circle  
 Lake Forest, CA 92630  
 (949) 458-1000  
 Fax: (949) 458-3530

Scale: 3/4" = 1'-0"

Date: April 3, 2006

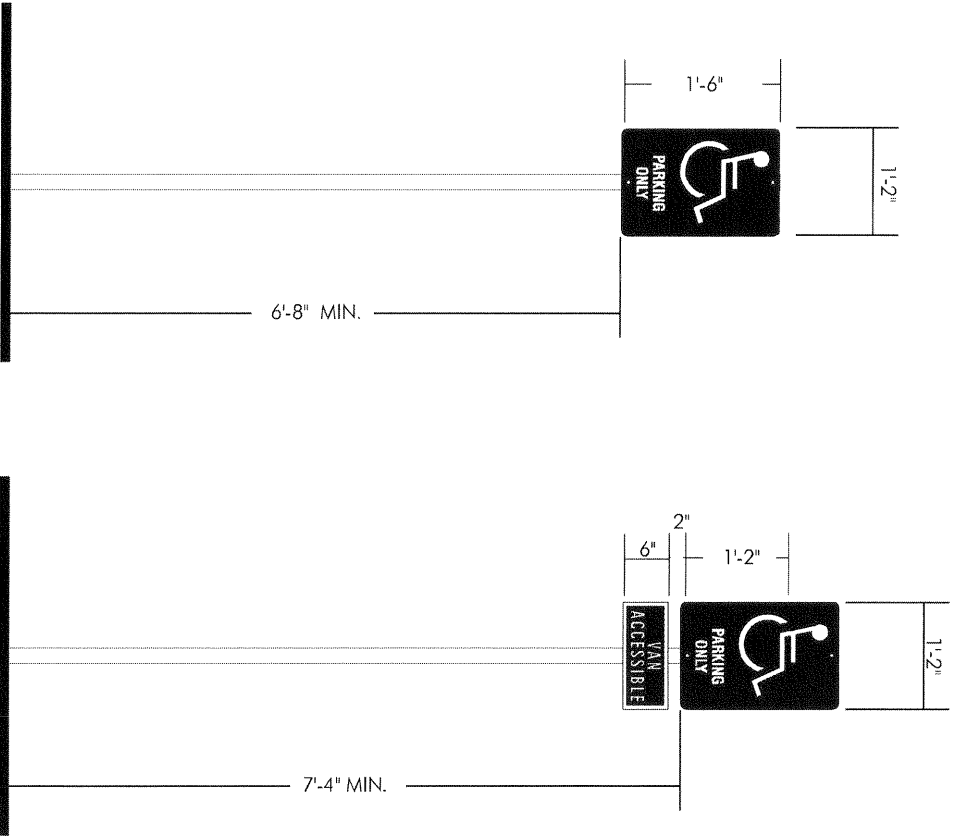
**SIGN PROGRAM**

Page 5f

**GROVE AVENUE**  
 Ontario, California  
 (San Bernardino County)

**Sign Type: H Handicap Parking Stall Signs (Single Faced)**

- Quantity: One per handicap parking stall.
- Construction: Blue reflective steel panel with silkscreened copy and emblems.
- Font: Helvetica Condensed.
- Installation: Mounted to 2" aluminum square tube, painted White.



**Handicapped  
Parking Sign**

Sign Type: **H**



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

Date: April 3, 2006

**SIGN PROGRAM**

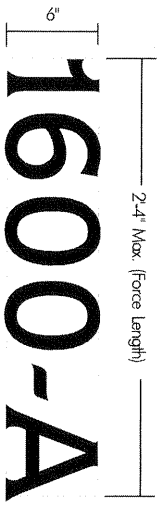
Sign Specifications

Page 5e

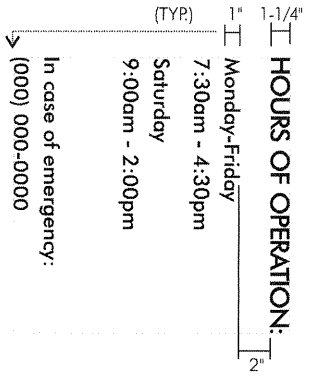
**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)

**SIGN TYPE SID - SUITE IDENTIFICATION, OPERATING HOURS AND EMERGENCY INFO SIGNAGE**

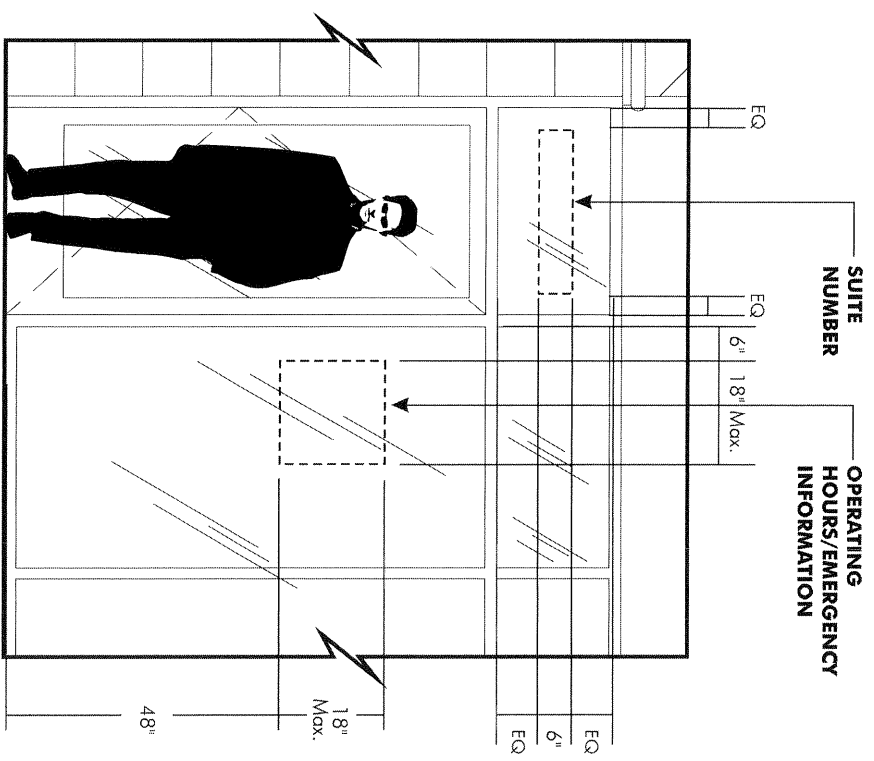
- Quantity: 1 suite number and one set of operating hours per public entrance.
- Material: High-performance vinyl, applied to exterior of storefront window glass.
- Color: White.
- Required Fonts: Suite number: Newtext Regular; Operating hours: Futura Medium.
- Character Heights: Suite number: 6 inches; Operating hours: "HOURS OF OPERATION" to be 1-1/4 inch. All other copy to be 1 inch. All lines of copy to be left-justified.



**SUITE NUMBER EXAMPLE**



**OPERATING HOURS/  
EMERGENCY INFO  
EXAMPLE**



**TYPICAL FRONT SUITE ENTRANCE ELEVATION**

**Suite Identification,  
Operating Hours  
and Emergency Info**

Sign Type: **SID**



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

Date: April 3, 2006

**SIGN PROGRAM**

Page 5g

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)



**A. PURPOSE AND INTENT**

The purpose of this sign program is to ensure that the signage at Grove Avenue reflects the integrity and overall aesthetic values of the Owner and the County of San Bernardino. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Owner at the expense of the tenant.

**B. GENERAL OWNER / TENANT REQUIREMENTS**

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Owner for written approval, two copies detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained in this order prior to submittal to the County of San Bernardino for sign permits.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner.
3. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the County of San Bernardino.
4. The tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to tenant's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the tenant D.B.A.
6. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the tenant shall provide a blank panel for any freestanding sign he occupies.
8. Owner reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner at Tenant's expense.

**C. GENERAL SPECIFICATIONS**

9. All tenant signs shall be installed prior to opening for business, only after County permits are secured.
10. Cooperative tenant advertising, signing or seasonal event signing will require a specialy event sign permit from the County of San Bernardino.

1. Sign sizes shall be limited to maximum widths shown on tenant's elevation, and also shall not exceed the general sizes outlined. Owner has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the County and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with Owner approval.
9. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
10. Any tenant sign left thirty (30) days after vacating premises shall become the property of the Owner unless previous arrangements have been agreed upon by Owner and Tenant.



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Date: April 3, 2006

**SIGN PROGRAM**

**Written Criteria**

D. PROHIBITED SIGNS AND SIGN RESTRICTIONS

Prohibited Signs:

1. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
3. Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
4. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for County identification signs.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Any advertising device involving animals and human beings.
7. Painted letters will not be permitted.
8. Cabinet/flourescent illuminated signs will not be allowed.
9. Externally illuminated signs which utilize an exterior raceway are prohibited.
10. There shall be no rooftop signs.
11. There shall be no flashing, moving, or audible signs.
12. Signs must be architecturally compatible with the entire center and receive approval of Owner and County zoning, planning and building departments.
13. Vehicle Signs. 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 activity are prohibited.
14. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.
15. Advertising devices/displays such as balloons, flags and pennants are prohibited.
16. Captive balloons such as blimps, hot air balloons, or similar devices are prohibited.



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Date: April 3, 2006

**SIGN PROGRAM**

**Written Criteria**

**Page 6b**

**GROVE AVENUE**  
Ontario, California  
(San Bernardino County)