

# CLIFFORD BUSINESS CENTER

at  Meridian

## Master Sign Program 2006

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Updated 06/25/2019

S I G N C R I T E R I A



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& MARKETING CORPORATION**  
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Project: Clifford Business Center at Meridian  
Address: 1400 Meridian Parkway, Riverside, CA  
Phone: \_\_\_\_\_ Account Mgr. G. Hanson  
Designer: Lisa T. \_\_\_\_\_ Scale: \_\_\_\_\_ Date: 12/20/2006

Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

APPROVED &  
RELEASED FOR  
CONSTRUCTION  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions:  
1. 03/08/01: REVISION: L. J. HANSON, L. J. HANSON  
2. 03/08/01: REVISION: L. J. HANSON, L. J. HANSON  
3. 03/08/01: REVISION: L. J. HANSON, L. J. HANSON  
4. 03/08/01: REVISION: L. J. HANSON, L. J. HANSON

Drawing Number  
**21713R3**

**Visco**  
ELECTRONIC SIGNS

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at  Meridian

## Objective

The objective of the following sign criteria is to provide standard and specifications that assure consistent quality size and variety and placement for tenant signs though out this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication.



## General Specifications

1. Purpose: The purpose of the following criteria is to establish a coordinated sign program for the Clifford Business Center at Meridian (CBCM), that gives each tenant adequate identification, while achieving a unified, attractive appearance among all Tenants. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.
2. Management Approval: Prior to sign fabrication, the occupant shall submit a completed sign application and set of drawings of the proposed sign(s) to the Architectural Committee of the Clifford Meridian Business Master Associations and March JPA.
3. Cost of permits: All permits for signs and the installation thereof shall be obtained through the JPA prior to sign fabrication. All permits for signs and the installation thereof shall be obtained by the occupant's sign contractor and paid for by the occupant.
4. Compliance with Codes: All signs and the installation thereof shall comply with the March Business Center Design Guidelines as well as all current local zoning, building and electrical codes.

# CLIFFORD BUSINESS CENTER

at  Meridian



## Construction Requirements

1. Illuminated signs will not be permitted.
2. Repair of Damages: The occupant is responsible for the work of its sign contractors.
3. In order to Implement all signage throughout the Center, to minimize cost to the occupants, and ensure safe and quality workmanship and materials, National Sign & Marketing Corporation has been selected as the sign contractor for this center.
4. Responsibility for work: The occupant shall be fully responsible for the work of the sign contractors.

## Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers: Limited to no more than 72 square inches for each business frontage with a customer entrance.
2. Flashing Signs: Animated, flashing or audible signs will not be permitted.
3. Lettering painted directly on a building surface, including windows, will not be permitted.
4. Projections above or below the designated sign area will not be permitted.
5. Temporary Signs: All banners, balloons, streamers, placards or portable signs, which direct, promote, attract, service or which are otherwise designed to attract attention are prohibited, except that the following temporary signs shall be permitted.
  - a. One banner not exceeding 40 square feet in area may be permitted for a period not exceeding 30 consecutive days when announcing special events such as Grand Opening, New Management and other special events, if approved in writing by the CBCM. The banner shall be stretched and secured flat against the building surface and shall not exceed the height of the building eaves or the building parapet wall.
  - b. Window signs are limited to 2 square feet in area, providing logo information and telephone numbers.
  - c. Temporary signs as described above require approval by Architectural Committee of the Clifford Meridian Business Master Association and March JPA and permits, including payment of permit fee.
6. Tenant shall be required to install one (1) rear door sign indicating business name and suite number. Sign panel to be 18" x 12" aluminum painted to match rear door with black machine cut vinyl graphics.

## All Companies Bidding to Manufacture

1. Substitutions: All companies bidding to manufacture and install an occupant's signs are advised that no substitutes will be accepted by the landlord whatsoever, unless so indicated in the specifications which are approved in writing by the landlord. Signs that deviate from these criteria without such approval must be removed at the occupant's expense.
2. Insurance: The occupant's sign fabrication and installation company shall carry Worker's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of One Million Dollars (\$1,000,000.00) combined single limit.
3. Erection: The occupant's sign company shall completely erect and connect (Including all wiring) the subject sign in accordance with these criteria and all local zoning, building and electrical codes.

## APPROVALS

Every occupant sign must be submitted to the Architectural Committee and the March JPA for approval. The drawings to be submitted must clearly indicate sign size, letter size, colors, construction materials, location and sign copy.

# CLIFFORD BUSINESS CENTER

at  Meridian



## Wall Signs

1. Approval Required: All signs shall be attached to the building only at a location(s) approved by the Architectural Committee of the Clifford Meridian Business Master Association and March JPA and in compliance with attached drawings and specifications.
2. Main Building ID Sign: The main business identification sign shall be located on the building fascia at a location approved by the Architectural Committee of the Clifford Meridian Business Master Association and March JPA. (See attached drawing)
3. Window Sign: The business identification window sign shall be centered on the storefront glass nearest the main pedestrian entrance. The sign shall not exceed two (2) square feet. Copy shall consist of name of business, logo, hours of operation and emergency phone numbers.
4. Sign type: Major Tenant signs shall be comprised of non-illuminated FCO.
  - a. Secondary signs are subject to the discretion and approval of Clifford Meridian Business Master Association and March JPA.
  - b. The aggregate sign area (all signs on one wall) shall not exceed paragraph #6 below.
  - c. Sandblasted or painted signs are not permitted.
5. Sign Size: Pad tenant signs shall be limited to one (1) square foot of signage per one (1) foot of lineal frontage of the tenant lease space. Pad tenants shall be allowed signage of each side of the building that faces the street or parking lot and shall be limited to (1) square foot per (1) foot of lease space.
  - a. Sign Height: Primary sign maximum sign height shall be 18" for the primary name and 24" maximum logo height in line with primary name for buildings 1,3,4,5. Sign height for buildings 2,6,7 maximum 12" letters and 14" logo height.
  - b. On the single tenant buildings the wall signs shall not exceed 10% of the length of the tenant space and 30% of the height of the façade.
  - c. All Signs shall be centered on the sign area per included drawing with equal space top and bottom and side to side.
  - d. No sign shall exceed 100 square feet.

# CLIFFORD BUSINESS CENTER

at  Meridian



## Wall Signs (cont.)

6. Materials:
  - a. Sign Face: Aluminum sheet (See approved colors).
  - b. Letter return material: FCO with anodized bronze faces.
  - c. Letter return depth: Not to exceed 1/2" thick and must have 1" stand-offs from the face of the building.
7. Type styles and logos:
  - a. The use of type style and logos is encouraged for all tenant signs.
  - b. Sign lettering should be combined with other graphics denoting the type of business.
  - c. Tenants: The typeface and logo may be arranged in 1 line of copy unless approved by the Architectural Committee of the Clifford Meridian Business Master Association and March JPA.

The following sign styles and elements are prohibited.

1. Any and all types of illuminated signs.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
3. Unauthorized window signs (Note: Box signs hanging in display windows are not allowed).
4. Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria.
5. Exposed fasteners, unless decorative fasteners are essential to the design concept.
6. Flashing or oscillating, animated lights or other moving sign components.
7. Roof top signs or signs projecting above roof lines.
8. Raceways of any kind.
9. Box or cabinet of logo modules of any kind.



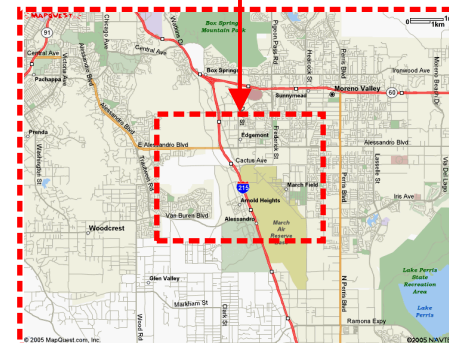
at  Meridian




## Site & Vicinity Maps



MERIDIAN PARKWAY

CACTUS AVE.



-  Major Tenants  
 Free Standing Tenants  
 Condo Tenants

FUTURE CACTUS AVE.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY USMC. IT IS NOT TO BE SHOWN OUT-SIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF USMC.



**Drawing Number**  
**21713R3**

**Revisions:**  
1/23/06: LT: REDUCE FUTURE TENANT LETTER 9/12/05  
2/28/06: LT: BEGIN SIGN DEVELOPMENT PACKAGE  
2/22/06: LT: VERBIAGE AMENDMENTS & ADDITIONS

**APPROVED &  
RELEASED FOR  
CONSTRUCTION**

**Client Approval:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Project:** Clifford Business Center at Meridian  
**Address:** 1400 Meridian Parkway, Riverside, CA  
**Phone:** \_\_\_\_\_ **Account Mgr.** G. Hanson  
**Designer:** Lisa T. \_\_\_\_\_ **Scale:** Noted **Date:** 12/20/2005

**National Sign**  
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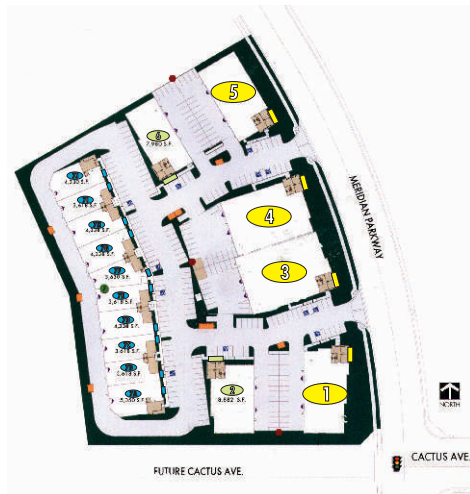
10'-1" 18" 18" 1"

# FUTURE TENANT

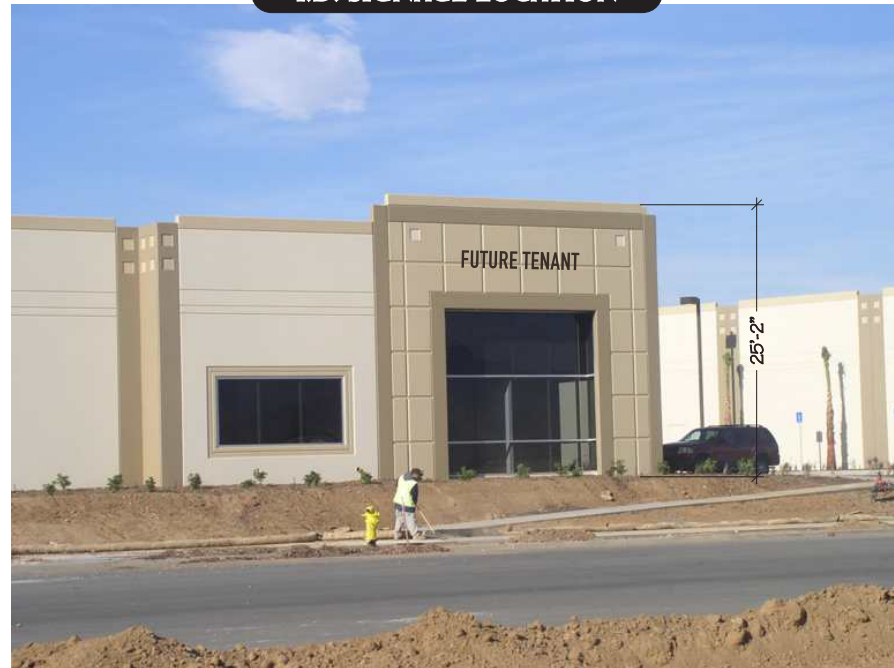
SCALE: 3/4" = 1'-0"

### Specifications:

- Manufacture and install one new set of FCO acrylic/plex letters with Dark Bronze anodized finish.
- Letters to be 1" thick and mounted to wall surface with threaded studs set in adhesive filled holes.
- Letters have filed edges.
- Letters to be installed 1" off existing walls.



### I.D. SIGNAGE LOCATION







### Specifications:

- Manufacture and install one new set of FCO acrylic/plex letters with Dark Bronze anodized finish.
- Letters to be 1" thick and mounted to wall surface with threaded studs set in adhesive filled holes.
- Letters have filed edges.
- Letters to be installed 1" off existing walls.



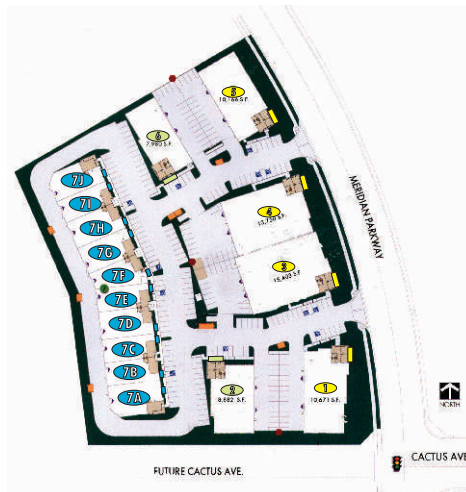
### I.D. SIGNAGE LOCATION





### Specifications:

- Manufacture and install one new set of FCO acrylic/plex letters with Dark Bronze anodized finish.
- Letters to be 1" thick and mounted to wall surface with threaded studs set in adhesive filled holes.
- Letters have filed edges.
- Letters to be installed 1" off existing walls.



### I.D. SIGNAGE LOCATION





PLANNED SIGN PROGRAM

December 22, 2005

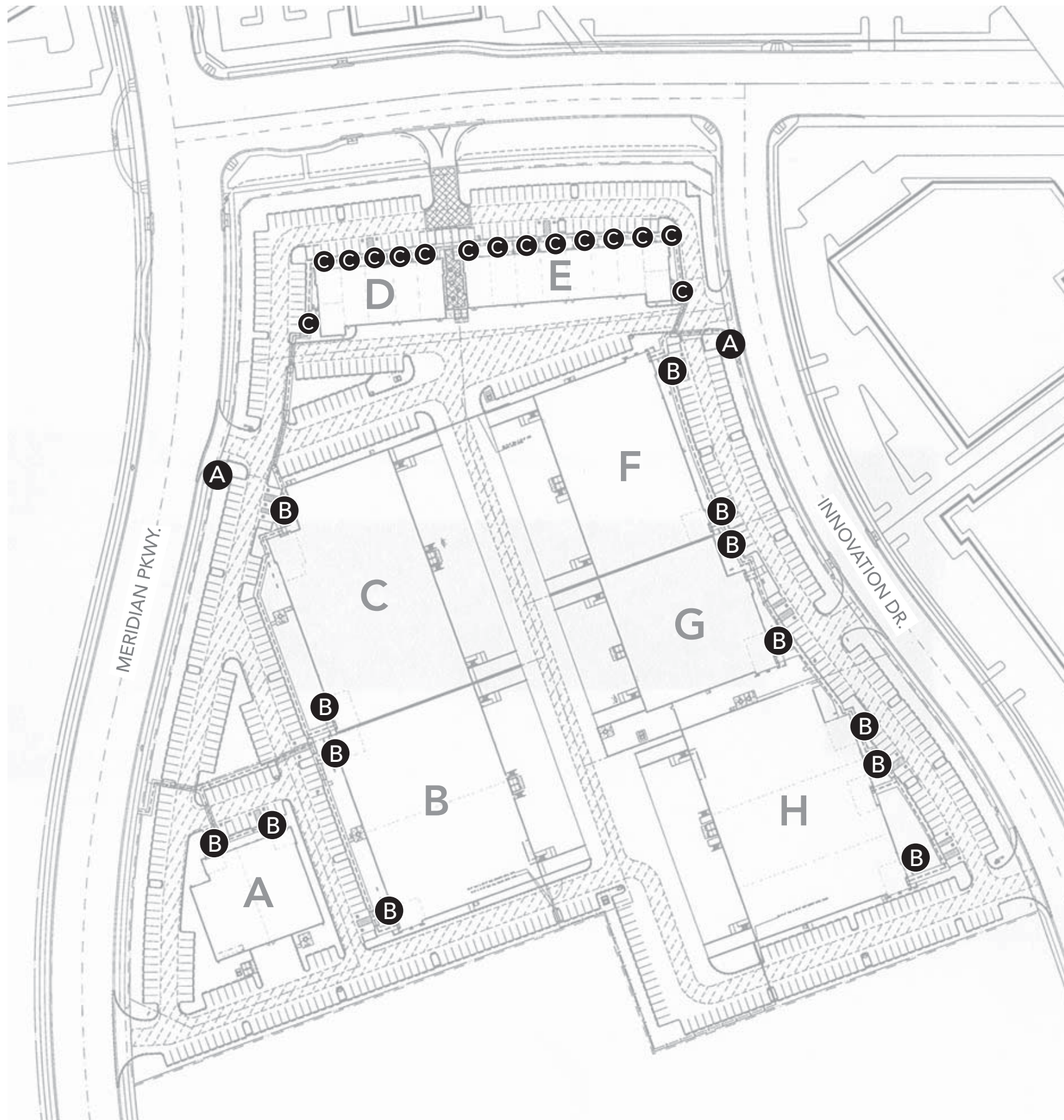
**JB3D**

731 N. Main Street  
Orange, California 92868  
714.744.2300 • [jb3d.com](http://jb3d.com)

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SIGN TYPE D: NOT USED	
SIGN TYPE E: NO EXHIBIT	
SIGN TYPE E: NO EXHIBIT	





- A** GROUND MOUNTED PROJECT I.D.
- B** ON-BUILDING BUSINESS I.D.
- C** MULTI TENANT ON-BUILDING I.D.

## SIGN CRITERIA

Project: Falcon Business Park

Declarant: Operon

### A. General Specifications

1. Purpose  
The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified, attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and equality among all tenants, deviations from the criteria will not generally be approved.
2. Exceptions  
The Declarant and the March JPA Planning Department must approve all exceptions to these criteria.
3. Declarant Approval  
Prior to sign fabrication, the tenant shall submit three (3) copies of drawings of the proposed signs to the Declarant for approval. Such drawings must include all of the items listed below under "City Approval and Permits". One copy of the drawings shall be colored.
4. City Approval and Permits  
Plans required: Upon approval by the Declarant, the tenant shall secure a sign permit from the March JPA Planning Department by submitting three (3) copies fully dimensioned, to scale for its approval:
  - a. A site plan showing the location of the lease space on the site.
  - b. An elevation of the lease space drawn to scale and showing sign placement and lease space width.
  - c. A detailed elevation of the sign drawn to scale and showing all colors, materials, dimensions and copy.
  - d. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications, and type and intensity of illumination (for electrical signs).
5. Cost of Permits  
All permits for signs and the installation thereof shall be obtained and paid for by the tenant.
6. Compliance with Code  
All signs and the installation thereof shall comply with all local zoning, building and electrical codes.
7. Maintenance  
All signs within Falcon Business Park shall be maintained in an as-new condition. The

Declarant or its designee shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the party responsible for said signs.

## **B. Sign Descriptions**

### **Sign Type A: Ground Mounted Project I.D. (See Page 6)**

This sign type is provided for ground mounted project identification. Two signs will be permitted within the landscape setback area. This sign type shall conform to the exhibit shown on Page 6. Sign may be up-lit with ground mounted warm white flood lighting. Lighting to be designed so as to not cause glare to motorists. Graphics shall be limited to project name/logo as shown.

### **Sign Types B: On-Building Business I.D. Signs (See Pages 7,8,9 & 10)**

These signs are provided for on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. The copy shall be limited to company name in project or corporate letter style. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant, per building (except for Two Story/Multi-Tenant Office Building at the declarant's discretion).

The maximum area for this sign type is sixty (30) square feet. Individual letters and logos shall not exceed 24" in height or 15' in overall length for each tenant. Can signs may not exceed a maximum of six (6) square feet. Only one primary sign may occur at a building corner. This sign type may be internally "halo" or face illuminated. Graphics shall be fabricated from non-ferrous metals. Graphics shall be a minimum of 1" thick per 6" graphic height. Colors of graphics will be subject to the approval of the Declarant or its Designee. The exterior pan channel must be black.

### **Sign Type C: Multi Tenant On-Building I.D. (See Page 11)**

These signs are provided for multi tenant on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. This sign type is subject to 18" of free space to the left and right of the sign. The text shall be limited to company name in project type style or corporate letter style. Use of logos is discouraged, but may be approved subject to review by the Declarant or its Designee. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant.

The maximum area for this sign type is eighteen (18) square feet. Individual letters and logos shall not exceed 18" in height or 12' in overall length for each tenant. Can signs may not exceed a maximum of six (6) square feet. This sign type shall be non-illuminated. Graphics shall be fabricated from non-ferrous metals. Graphics shall be a minimum of 1" thick per 6" graphic height. Colors of graphics will be subject to the approval of the Declarant or its Designee. The exterior pan channel must be black.

### **Sign Type D: Ground Mounted Project Directional Sign (NOT USED)**

### **Sign Type E: Building Address (No Exhibit)**

Each building will have a minimum of one building address. Each set shall be located to aid visitors and emergency personnel. For buildings less than 25' in height, graphics shall

be a minimum of 12" in height and for buildings larger than 25' in height, graphics shall be a minimum of 24" in height. The graphics must black in color. Graphics shall be manufactured from non-ferrous metals.

**Sign Type F: I.D. Sign at Office Entry Window Glass (No Exhibit)**

Each tenant will be allowed one identification and information sign on their front window adjacent to main entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area for the sign will be a 24" X 24" square. Lettering shall not exceed 4" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set flush left. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

**C. General Sign Standards**

1. Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limit's of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
2. The letter style for all ground mounted signs shall be Friz Quadrata as shown.
3. The location of all applicable ground mounted signs shall conform to the March JPA site distance triangle standard.
4. All paint on aluminum or acrylic shall be Matthews Satin acrylic polyurethane over proper primer. The color of all building graphics, other than primary tenant names, shall match project graphic color.
5. Tenant signs attached to the building shall be formed by individual letters and shall be surface mounted. All signs shall be single-line-of-copy signs. Two- line signs may be allowed subject to review and approval of the declarant. No "cabinet signs" will be permitted, with the exception of the multi tenant signs. No signs painted directly on the building will be permitted.
6. All exterior signs, bolts, fastenings and clips shall be, stainless steel, aluminum, brass or bronze. No black iron or other rust prone materials of any type will be permitted.
7. All on-building signs shall be mounted directly onto or into the building surface. No "raceways" or other visible means of attachment may be used. Letters or logos may not be located closer than one third of the sign height to any building edge or architectural feature. Graphics crossing over horizontal reveals is discouraged.
8. Conduit Openings  
Sign drawings submitted to and approved in writing by the declarant shall indicate location of all openings for conduits in the walls of the building.
9. Sealing of Openings  
All penetrations of the building structure required for sign installation shall have approval in writing from the declarant and shall be neatly sealed in a watertight condition.



10. Labels

A "U.L." label must be placed on every separate electrical sign element (eg: every sign graphic or channel letter). A March JPA permit label must be placed on at least one sign element of each sign. All required labels must be placed in a conspicuous location. No other labels are allowed.

11. Exposed lamps or tubing will not be permitted.

12. Repair of Damage

The tenant is responsible for assuring that the sign contractor repairs (in a good and workman like manner) any damage caused by the contractor's work within two (2) days after such damage is caused.

13. Responsibility for Work

The tenant shall be fully responsible for the work of its sign contractors.

14. Cost of Electricity

Electrical service to all signs shall be on the tenant's meters and shall be part of the tenant's operational costs.

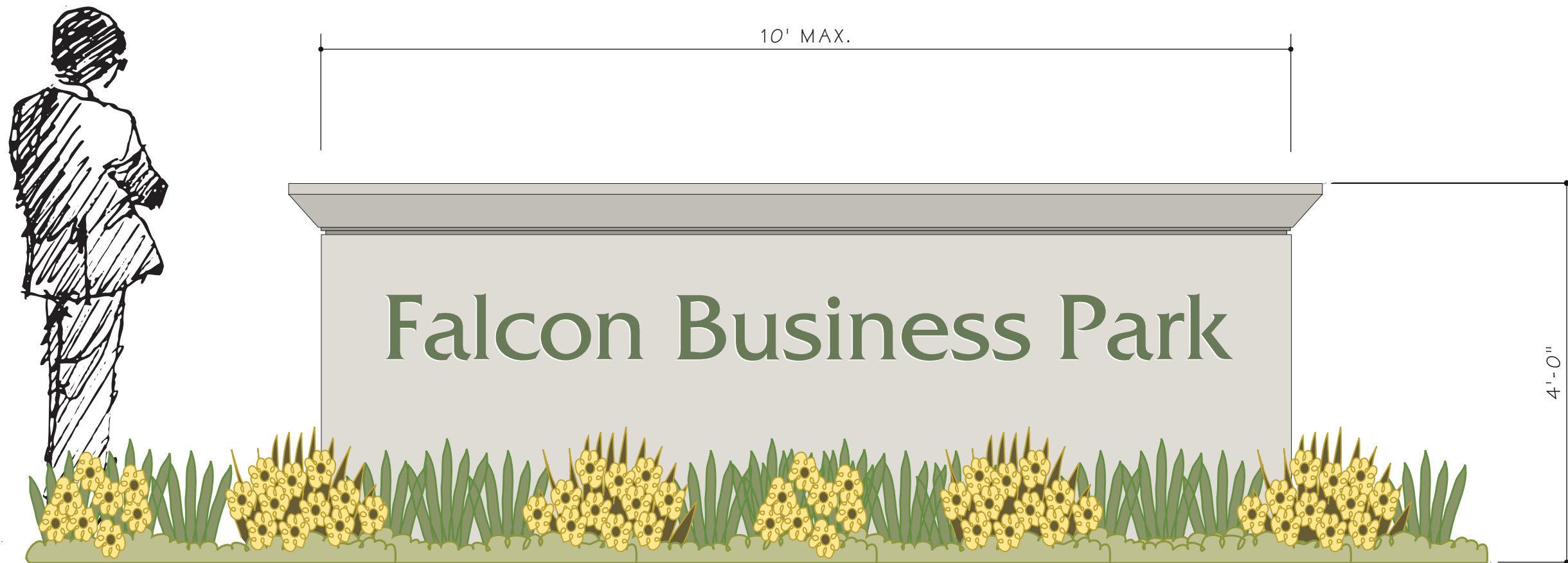
**D. Miscellaneous Restrictions**

1. Animated, flashing or audible signs will not be permitted.

2. Projections above or below the designated sign area will not be permitted.

NOTES:

- 12" THICK CAST IN PLACE CONCRETE SIGN PANEL (FINISH TBD)
- GRAPHICS TO BE 1" DEEP CAST INTO SIGN PANEL WITH BACK SURFACE PAINTED TO MATCH (TBD)
- CROWN DETAIL TO BE CONCRETE & PAINTED TO MATCH (COLOR TBD)
- CROWN STYLE TO MATCH BLDGS. D & E ON-SITE
- SIGN MAY BE UP-LIT WITH GROUND MOUNTED WARM WHITE FLOOD LIGHTING.  
LIGHTING TO BE DESIGNED SO AS TO NOT CAUSE GLARE TO MOTORISTS.

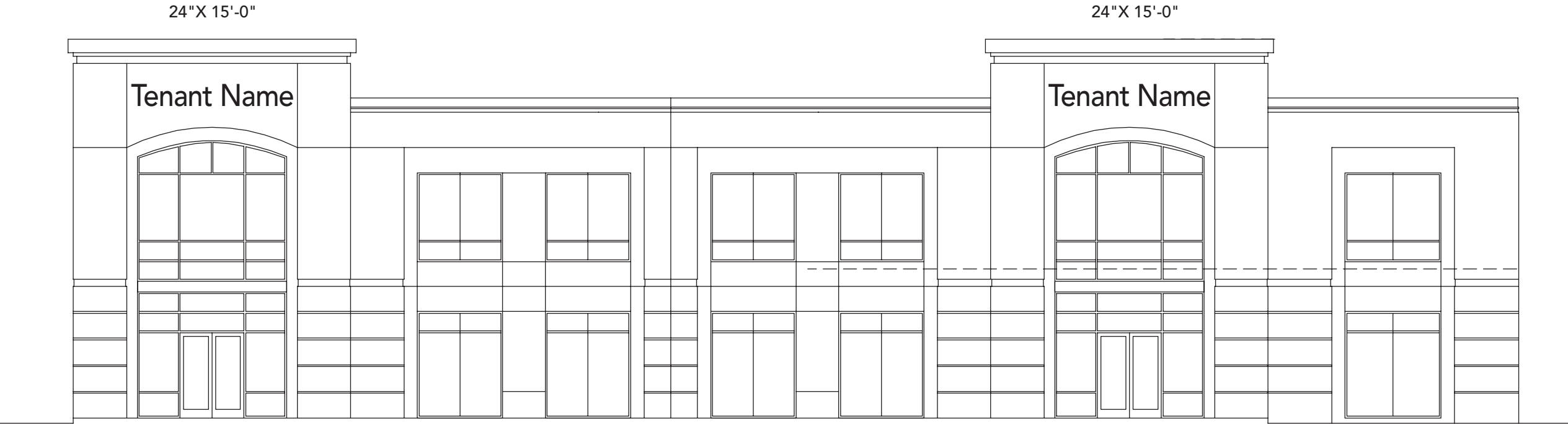


Project Identification Monument - Elevation View

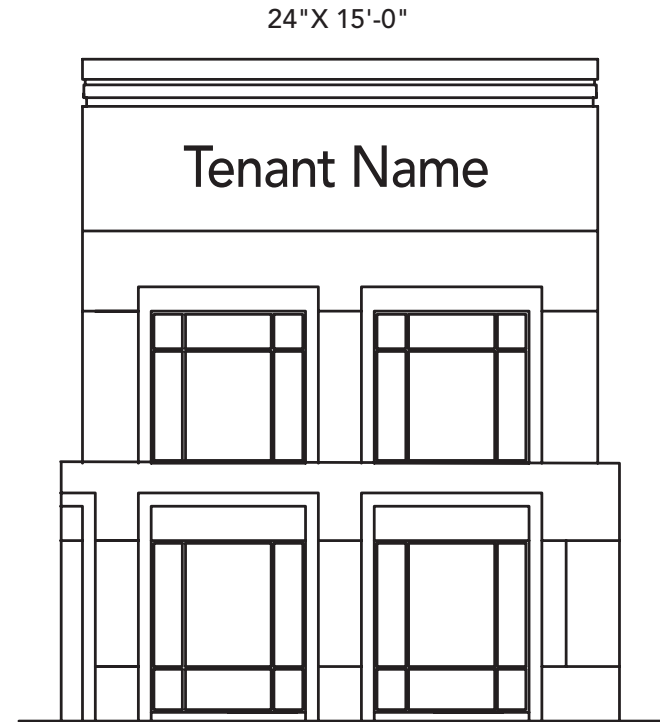
SIGN TYPE B: Large Tenant ID

These signs are provided for on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. The copy shall be limited to company name in project or corporate letter style. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant, per building (except for Two Story/Multi-Tenant Office Building at the declarant's discretion).

The maximum area for this sign type is thirty (30) square feet. Individual letters and logos shall not exceed 24" in height or 15' in overall length for each tenant. Only one primary sign may occur at a building corner. This sign type may be internally "halo" or face illuminated. Graphics shall be fabricated from non-ferrous metals. Graphics shall be a minimum of 1" thick per 6" graphic height. Colors of graphics will be subject to the approval of the declarant or its Designee. The exterior pan channel must be black.



North Elevation - Building A

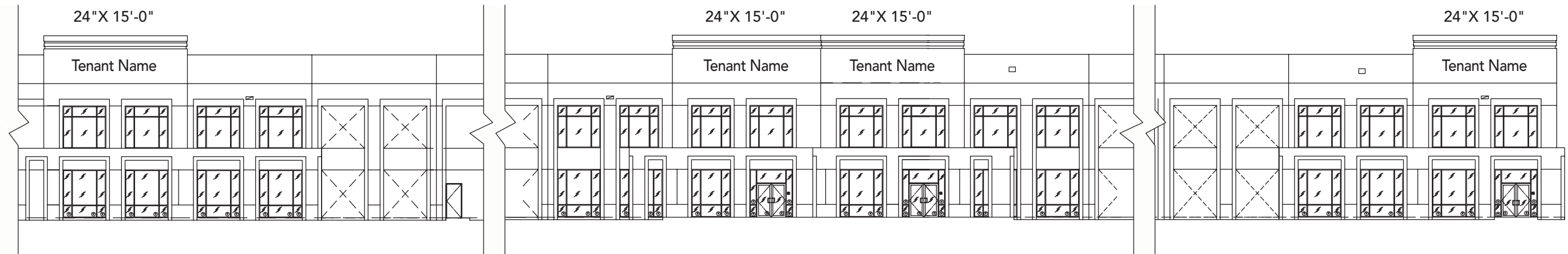


TYPICAL SIGN PLACEMENT

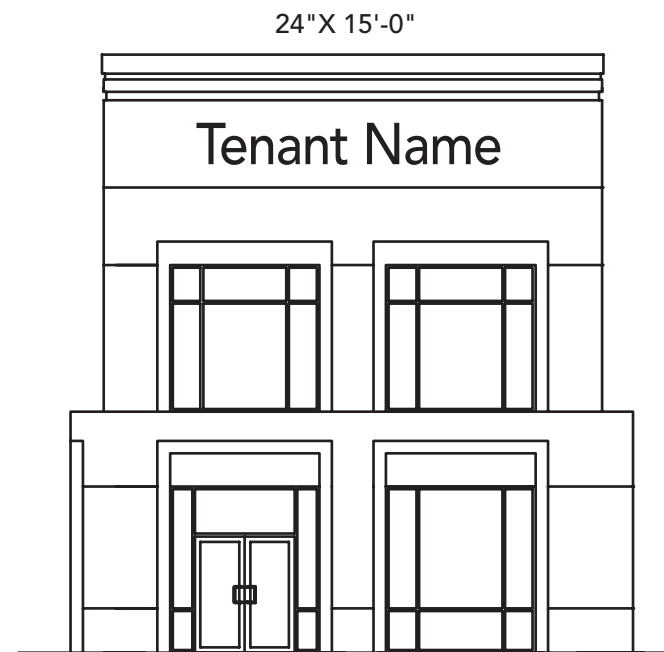
#### SIGN TYPE B: Large Tenant ID

These signs are provided for on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. The copy shall be limited to company name in project or corporate letter style. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant, per building (except for Two Story/Multi-Tenant Office Building at the declarant's discretion).

The maximum area for this sign type is thirty (30) square feet. Individual letters and logos shall not exceed 24" in height or 15' in overall length for each tenant. Only one primary sign may occur at a building corner. This sign type may be internally "halo" or face illuminated. Graphics shall be fabricated from non-ferrous metals. Graphics shall be a minimum of 1" thick per 6" graphic height. Colors of graphics will be subject to the approval of the declarant or its Designee. The exterior pan channel must be black.



West Elevation - Buildings B & C

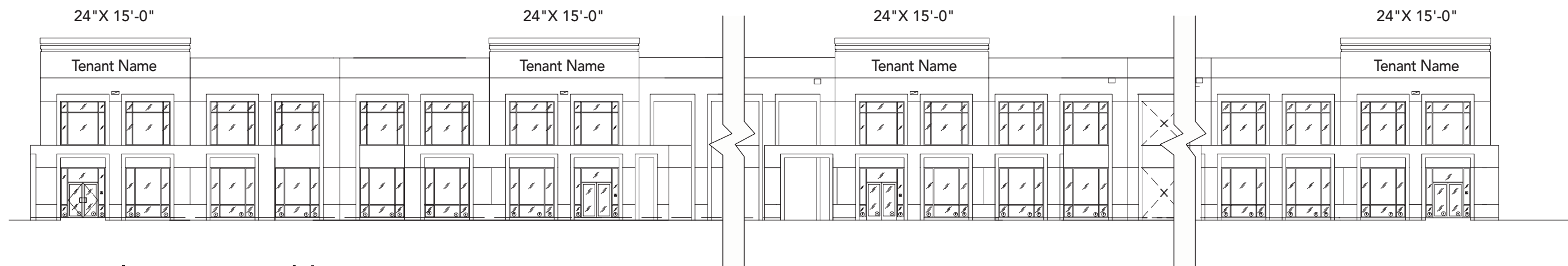


TYPICAL SIGN PLACEMENT

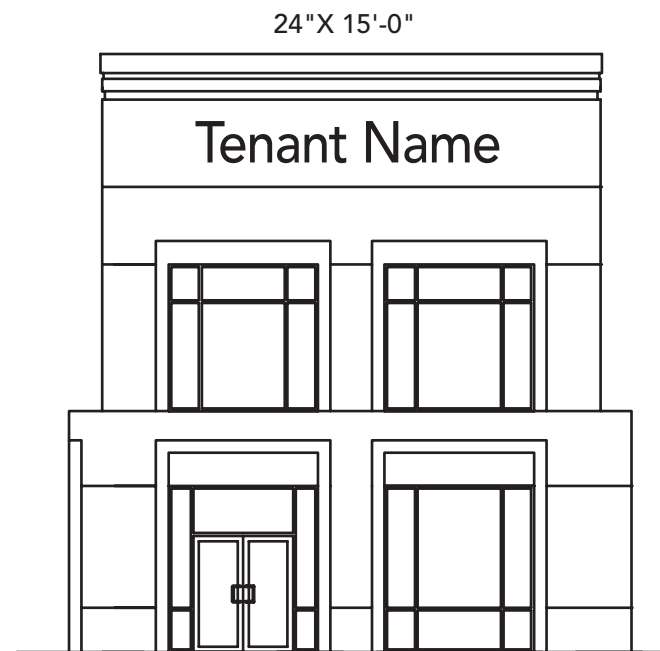
#### SIGN TYPE B: Large Tenant ID

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East Elevation - Buildings F & G

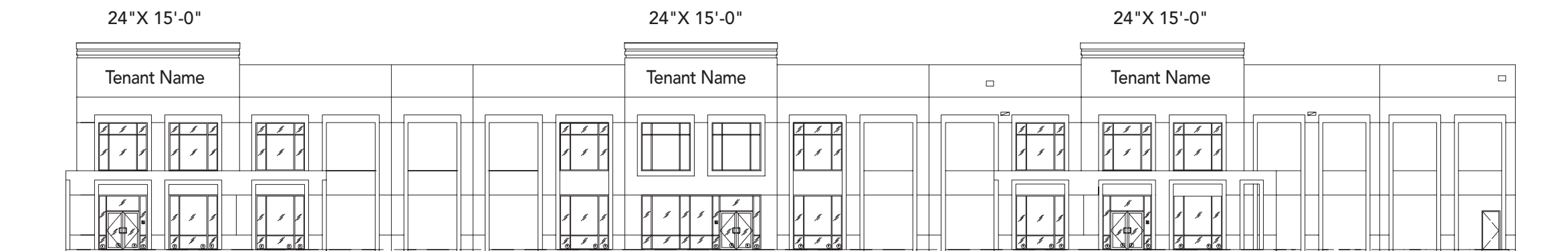


TYPICAL SIGN PLACEMENT

#### SIGN TYPE B: Large Tenant ID

These signs are provided for on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. The copy shall be limited to company name in project or corporate letter style. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant, per building (except for Two Story/Multi-Tenant Office Building at the declarant's discretion).

The maximum area for this sign type is thirty (30) square feet. Individual letters and logos shall not exceed 24" in height or 15' in overall length for each tenant. Only one primary sign may occur at a building corner. This sign type may be internally "halo" or face illuminated. Graphics shall be fabricated from non-ferrous metals. Graphics shall be a minimum of 1" thick per 6" graphic height. Colors of graphics will be subject to the approval of the declarant or its Designee. The exterior pan channel must be black.



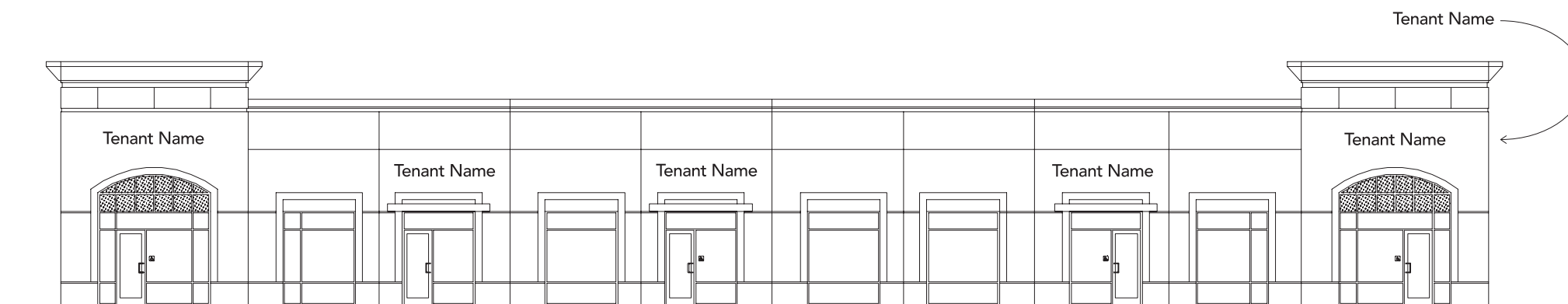
East Elevation - Building H



These signs are provided for multi tenant on-building business identification. This sign type shall occur at the spandrel panel as shown in elevation, but not within 10' of a building address. This sign type is subject to 18" of free space to the left and right of the sign. The text shall be limited to company name in project type style or corporate letter style. Use of logos is discouraged, but may be approved subject to review by the Declarant or its Designee. Wording of signs shall not include the product sold or services offered, except as a part of Tenant's trade name or insignia. Only one sign will be permitted per tenant.

This architectural drawing shows the elevation of a long, single-story commercial building. The facade is composed of a series of rectangular window units and entranceways. On the far left and right, there are prominent corner entrances with arched transoms. The central portion of the building features a series of smaller, uniform entranceways. Each entrance and window unit is labeled with the text "Tenant Name". A curved arrow on the left side of the drawing points from the label "Tenant Name" to the top of the building's facade.

North Elevation - Bldg. E



North Elevation - Bldg. D

# **Global Corporate Park Signage Program**

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14205 & 14305 Meridian Parkway, Riverside, California

Amendment #2  
06.26.09



**A. PURPOSE AND INTENT**

Signage is an important element that contributes to the identity and character of Global Corporate Park. The following sign specifications have been developed in order to provide tenant identification, coordinate and improve the appearance of Global Corporate Park, and comply with the requirements of the March Joint Powers Authority Planning Department (March JPA). This document will serve as the tenant signage program for Global Corporate Park and will be enforced by the Landlord, and the March Joint Powers Authority. Any sign that is nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Tenant's expense.

**B. GENERAL CRITERIA**

1. Each Tenant within Global Corporate Park acknowledges receipt of the Global Corporate Park Signage Program and agrees to the requirements contained therein.
2. Unless specified herein, all signs must conform to the March Joint Powers Authority Planning Department's March Business Center Design Guidelines section 8.0 Signage Requirements.
3. No sign shall be affixed to the premises without the prior written approval of the Landlord or its authorized representative, approval of the March JPA staff, and issuance of a sign permit by March JPA.
4. Written approval by Landlord is required prior to submittal to the March JPA. All required approvals and permits shall be obtained prior to fabrication and installation of signs. No sign shall be affixed which does not comply with these specifications or in a manner that fails to comply with the requirement of the sign permit.
5. Tenant shall submit a site plan showing sign location(s) and building elevation(s) illustrating sign design, location, dimension, construction detailing and illumination drawn to scale. Tenant submittal package should also include colors, materials, fonts, size and spacing of lettering and copy areas.
6. Tenant shall be responsible for all plan preparations, permit processing costs and application fees.
7. Tenant shall be responsible for all costs of sign fabrication and installation, including shop drawings.
8. Tenant's sign contractor shall carry a valid state contractor's license, workers compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of the signs. Evidence of insurance coverage must be provided to the Landlord prior to installation, naming Landlord as additional insured, and must be presented to the March JPA when applying for a sign permit.

9. The Tenant will be fully responsible for the operation of his/her sign contractor and will indemnify, defend and hold harmless the Landlord and his/her agents from the damages or liabilities resulting from his contractors work.
10. Landlord reserves the right to periodically hire an independent contractor, at Tenant's sole expense, to inspect the installation of all Tenant 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 ten (10) days of notice, may be corrected by the Landlord at the Tenant's expense.
11. Signs that are not properly maintained or which are located on a vacated space must be removed at the Tenant's expense within thirty (30) days of written notice from the Landlord.
12. Upon termination of a lease, all Tenant signage must be removed at the termination of the lease and the surfaces to which the signs were attached repaired and repainted to the Landlord's satisfaction.
13. Upon removal of any sign by Tenant, any damage to the building fascia or sign area, will be repaired by the Tenant, or by the Landlord, at the Tenant's expense. Repair work to be completed within a ten (10) day period.
14. No advertising shall be permitted on the signage.
15. No Tenant signage will be painted directly onto a wall or surface.

**C. PROHIBITED SIGNS**

1. Signs which incorporate any flashing, moving, rotating, intermittent lighting and/or animated signs.
2. Signs which by color, wording, design, location or illumination resemble, obstruct, or conflict with any traffic-control device or with safe and efficient flow of traffic.
3. Signs that create a safety hazard by obstructing the clear view of our passage of pedestrian or vehicular traffic.
4. Banners, flags and pennants except grand opening and/or special event banners or as authorized by the March JPA Signage Regulations and approved by Landlord
5. Signs projecting into or located in the public right-of-way, except as authorized by the March JPA Signage Regulations and approved by the Landlord.

6. Billboard, searchlight, inflatable signs and balloons.
7. Portable signs except as authorized by the March JPA Signage Regulations and approved by Landlord.
8. Mechanical movement.
9. Signs which project above a parapet or the highest point of the roof.
10. Signs on public property.
11. Electronic changeable copy signs, marquee signs.
12. Credit card decals.
13. Wall plaques/wall signs.
14. Signs or pictures painted, etched or attached to windows.
15. Illuminated, painted or hanging in the window display signs.
16. Projecting/blade or under-canopy signs, awning signs, roof signs.
17. Other signs not specifically permitted in this Signage Program.

**D. SIGN CONSTRUCTION CRITERIA**

1. All signs must be fabricated and installed in compliance with all applicable building and electrical codes. The erection and placement of all signs shall meet the requirements of all local ordinances and codes for the March JPA.
2. All signs shall be constructed and installed by a licensed sign contractor, in accordance with Underwriters Laboratories standards and shall be inspected and bear the UL label in a manner which is visible from the ground – but shall be free of manufacturer’s advertising.
3. Tenant shall be responsible for maintaining the condition, appearance and operation of its sign. Signs that collect dirt, bird or animal nests/droppings must be cleaned by the Tenant at the Tenant’s expense.
4. All sign repairs shall be at least equal in quality and design to the original signs. The standards for maintenance and repair all of signs shall be that which will assure the highest visual quality.
5. No open channel, exposed neon lighting filaments or gas tubes shall be visible.
6. All penetrations of the exterior wall/fascia are to be sealed watertight and painted to match existing wall/fascia color.

**E. SIGN DESIGN CRITERIA**

1. Global Corporate Park Signage Program is intended to compliment the architecture, as well as brand and unify buildings within the development.
2. For all signs, graphics and typography shall appear balanced and in scale with the context of the sign space and the building as a whole.
3. Tenant signage shall include only the business name, as registered on the lease agreement, and or other City approved documents, and may include a registered logo symbol.
4. Signs may include a logo provided that the logo does not exceed 25% of the total sign area.
5. Tenant wall mounted signs shall be placed per Exhibits B.1 – B.2. All signs to be centered within the signage area.
6. All freestanding signs shall provide information while complimenting the development through color, style, font and scale.

**F. FREESTANDING SIGN CRITERIA**

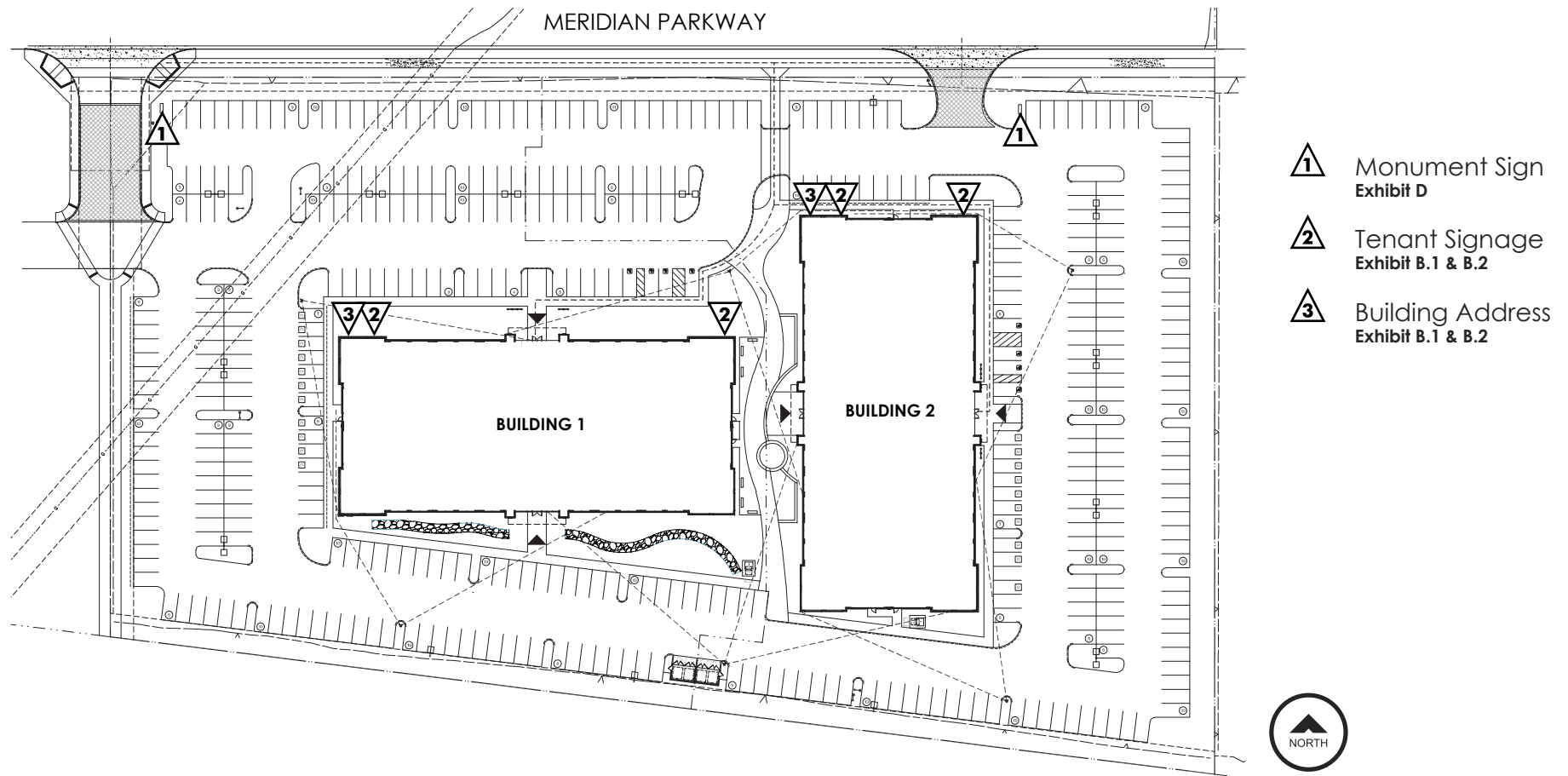
1. The Project Developer will install project monument signs at the project entrances to provide Corporate Business Park and Tenant identity from Meridian Parkway. These signs will be maintained by the Landlord.
2. Freestanding signs to be located per site plan, Exhibit A. Locations not to interfere with safety of vehicular or pedestrian traffic.
3. Freestanding signs must conform to the March JPA policies, ordinances and size requirements, as well as the March Business Center Design Guidelines.
4. Paint color scheme for all freestanding signs to match building color scheme.
5. Project monument signs to be double-faced and constructed of poured in place concrete posts with fabricated aluminum cabinet with painted smooth satin finish, flat cut out dimensional letters and metal accents. See typical monument elevation, Exhibit D.
6. Monument to be 6'-2" high x 10'-0" wide x 1'-10" deep.
7. Monument illumination to be ground mounted. Orgatech Omegalux fluorescent light fixtures or equal. Each monument to have two fixtures.



#### **G. TENANT SIGNAGE CRITERIA**

1. Tenant building signs to be wall mounted, individual aluminum reverse channel letters/forms or other non-ferrous metal/material, no illumination. Channel letter/graphic form faces and returns to be painted: ICI #A0629 Deep Ochre.
2. Tenants may submit their corporate logo and font/type style to be reviewed and approved by the Landlord.
3. Signage area: 2'-0" high x 20'-0" wide maximum  
Maximum letter height: 2'-0"  
Minimum letter height: 1'-4"  
(Single line of copy only)

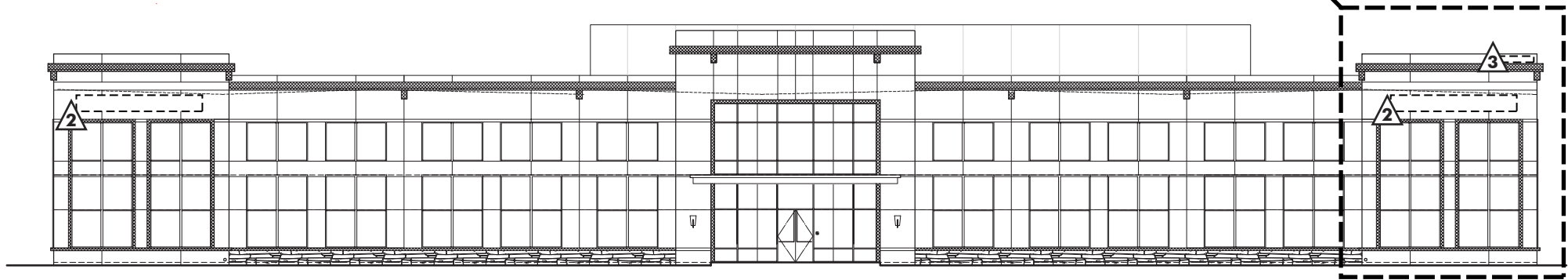
#### **H. OTHER BUILDING SIGNAGE CRITERIA**

1. Building Address
  - a. Building address sign to be 1/2" thick flat-cut-out painted acrylic numerals pin mounted with 1/8" deep spacers. See numeral attachment detail, Exhibit E.
  - b. Numeral height to be 12".
  - c. Font to be Century Gothic. See alphabetical/numeral list Exhibit E.
  - d. Paint color for numeral faces and returns to be ICI #A0629 Deep Ochre.
  - e. Building address sign to be maintained by the Landlord.



-  Tenant Signage
-  Building Address

Typical Enlarged Elevation  
**Exhibit C**

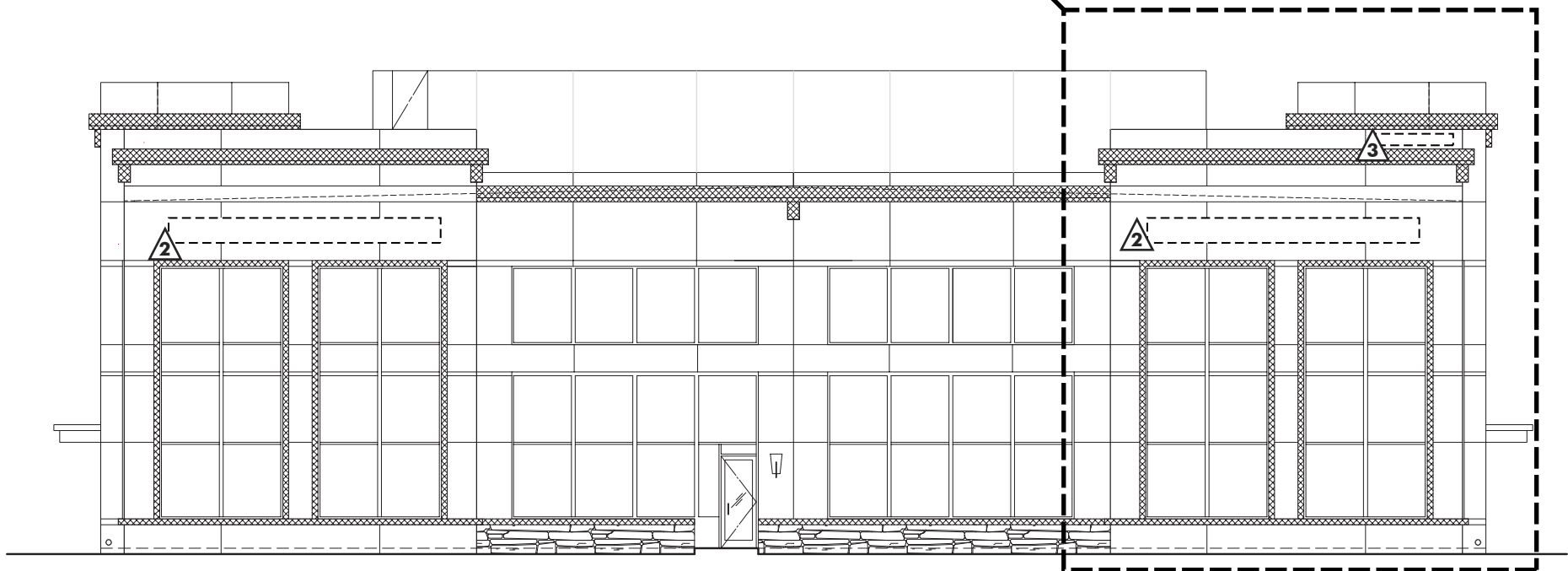


Building 1 North Elevation

 Tenant Signage

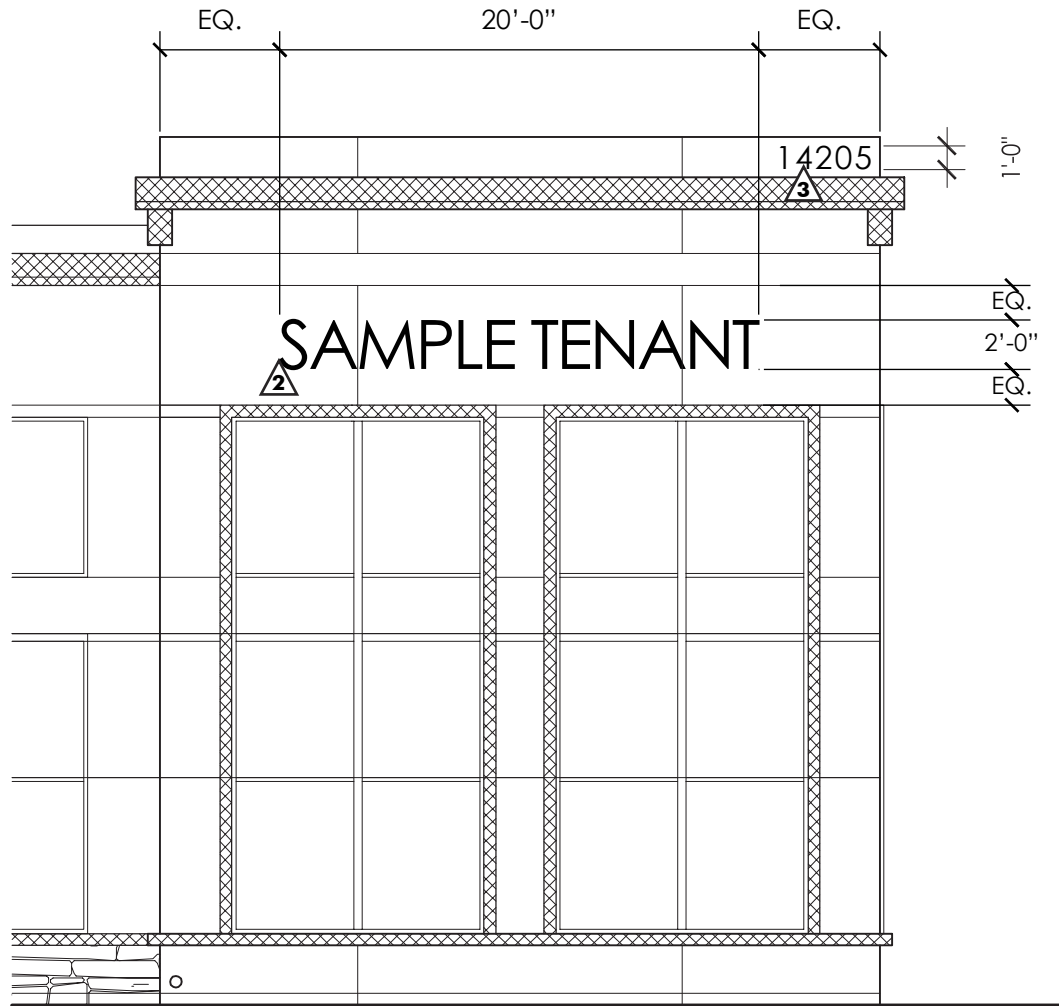
 Building Address

Typical Enlarged Elevation  
**Exhibit C**



Building 2 North Elevation





## **2** Tenant Signage

**Signage Area:**

20'-0" x 2'-0" / 40 s.f. max

**Material:**

Individual aluminum channel letters  
or other non-ferrous metals/materials.

**Lighting:**

Non-Illuminated

**Color:**

Letter / Graphic Form faces and returns  
to be painted: ICI - #A0629 Deep Ochre

**Font:**

Tenant's corporate logo and font/type style  
to be reviewed and approved by Landlord.

**Maximum Letter Height:**

2'-0"

**Minimum Letter Height:**

1'-4"

## **3** Building Address

**Numeral Height:**

1'-0"

**Material:**

1/2" thick flat cut out painted acrylic  
numerals pin mounted with 1/8"  
deep spacers.

**Color:**

Numeral faces and returns  
to be painted: ICI - #A0629 Deep Ochre

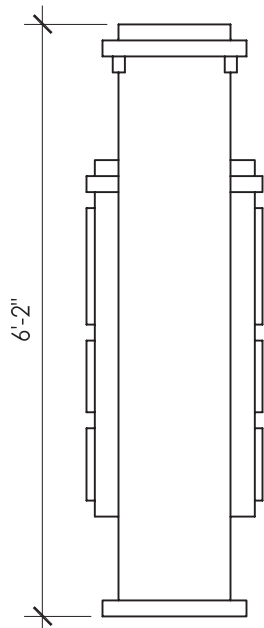
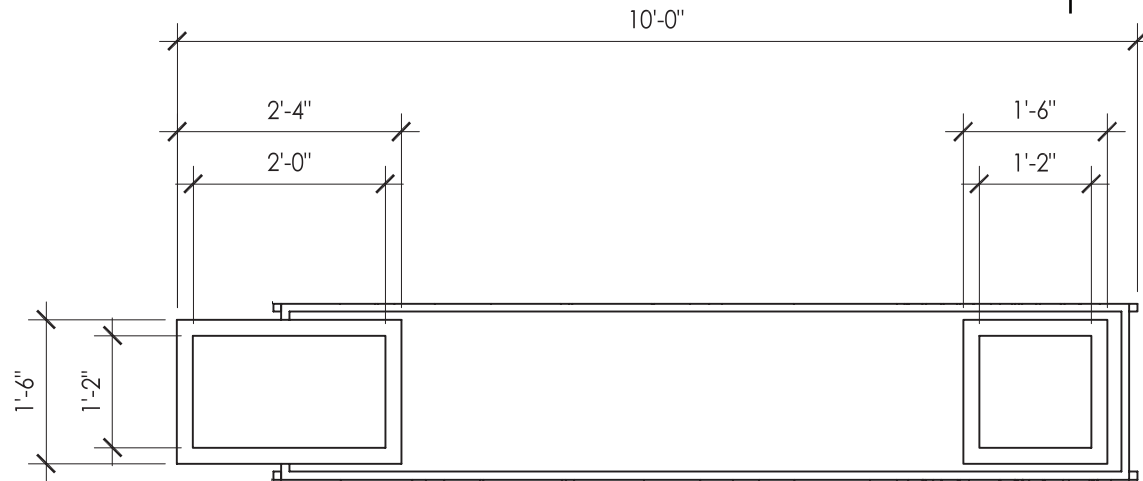
**Font:**

Century Gothic

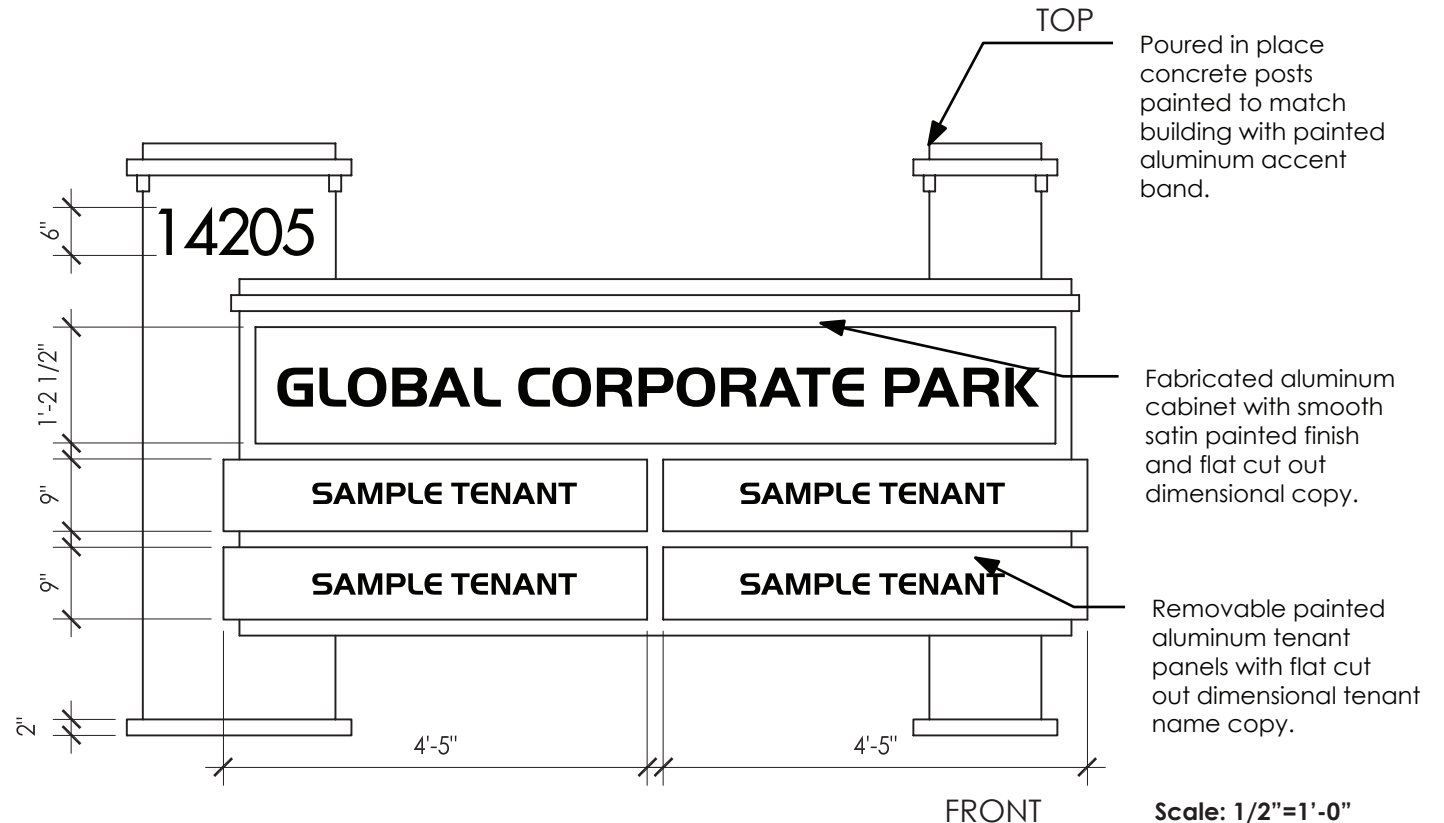
Global Corporate Park Monument  
Riverside, California **Exhibit D**

**Monument Sign**

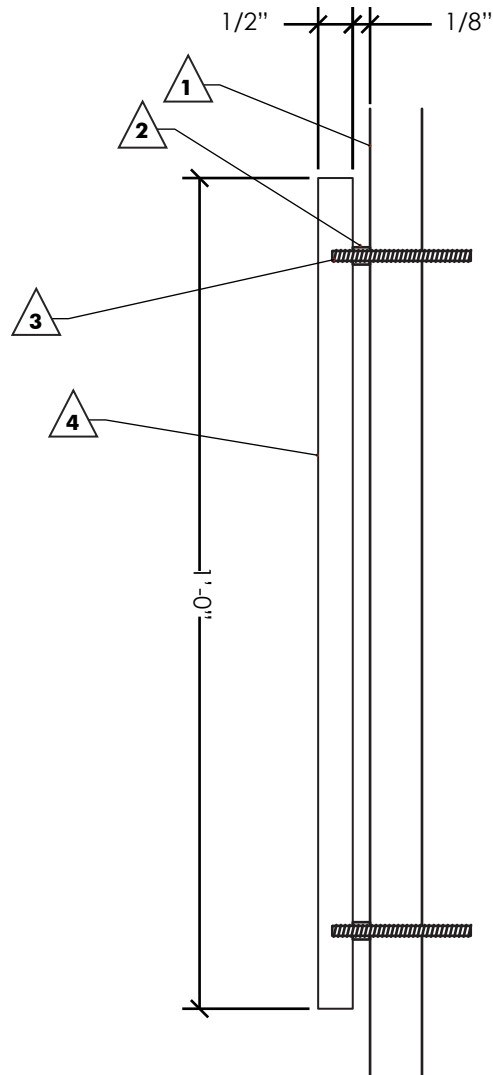
Double-sided monument sign with poured in place concrete support posts and fabricated aluminum cabinet painted to match building color scheme. Ground mounted illumination.



Updated 06/25/2019  
SIDE



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



#### Notes

- 1 Surface of wall.
- 2 Spacer, painted to match wall color.
- 3 Stainless steel threaded stud mechanically secured to numeral and set to wall with epoxy.
- 4 Flat cut out numeral with faces and returns painted to match.

1 2 3 4 5 6 7 8 9

Address Standard Font : Century Gothic

#### Building Address Attachment

Scale: NTS

## HORIZON BUSINESS PARK - SIGNAGE PROGRAM

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21800 - 21842 Cactus Avenue  
Riverside, CA

Amendment #3  
09.28.16

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Prepared By

**WARE MALCOMB**

Leading Design for Commercial Real Estate

*Updated 06/25/2019*

Revised By

Western Sign & Awning,  
Inc

**A. PURPOSE AND INTENT**

Signage is an important element that contributes to the identity and character of Horizon Business Park. The following sign specifications have been developed in order to provide Tenant identification, coordinate and improve the appearance of Horizon Business Park, and comply with the requirements of the March Joint Powers Authority Planning Department (March JPA). This document will serve as the signage program for Horizon Business Park and will be enforced by the Property Owners Association, and the March Joint Powers Authority. Any sign that is nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Tenant's expense.

For the purposes of this signage program, the term Tenant is defined as the occupant of any building or space within a building. The Tenant may own or lease the building or building space. If the building or building space Owner is not the occupant, the Owner is responsible for the Tenant's conformance to this Signage Program."

**B. GENERAL CRITERIA**

1. Each Tenant within Horizon Business Park acknowledges receipt of the Horizon Business Park Signage Program and agrees to the requirements contained therein.
2. Unless specified herein, all signs must conform to the March Joint Powers Authority Planning Department's March Business Center Design Guidelines section 8.0 Signage Requirements.
3. No sign shall be affixed to the premises without the prior written approval of the Property Owners Association or its authorized representative, approval of the March JPA staff, and issuance of a sign permit by March JPA.
4. Written approval by the Property Owners Association is required prior to submittal to the March JPA. All required approvals and permits shall be obtained prior to fabrication and installation of signs. No sign shall be affixed which does not comply with these specifications or in a manner that fails to comply with the requirement of the sign permit.
5. Tenant shall submit a site plan showing sign location(s) and building elevation(s) illustrating sign design, location, dimension, construction detailing and illumination drawn to scale. Tenant submittal package should also include colors, materials, fonts, size and spacing of lettering and copy areas.
6. Tenant shall be responsible for all plan preparations, permit processing costs and application fees.
7. Tenant shall be responsible for all costs of sign fabrication and installation, including shop drawings.

8. Tenant's sign contractor shall carry a valid state contractor's license, workers compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of the signs. Evidence of insurance coverage must be provided to the Property Owners Association prior to installation, naming the Property Owners Association as additional insured, and must be presented to the March JPA when applying for a sign permit.
9. The Tenant will be fully responsible for the operation of his/her sign contractor and will indemnify, defend and hold harmless the Property Owners Association and their agents from the damages or liabilities resulting from his contractors work.
10. The Property Owners Association reserves the right to periodically hire an independent contractor, at Owner's or Tenant's sole expense, to inspect the installation of all Tenant signs. Tenants will be required to have any discrepancies and/or code violations corrected at Owner's or Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within thirty (30) days of notice, may be corrected by the Property Owners Association at the Owner's or Tenant's expense.
11. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within thirty (30) days of written notice from the Property Owners Association.
12. Upon termination of a lease, all Tenant signage must be removed and the surfaces to which the signs were attached repaired and repainted to the Property Owners Association's satisfaction.
13. Upon removal of any sign by Tenant, any damage to the building fascia or sign area will be repaired by the Tenant, or by the Property Owners Association, at the Tenant's expense. Repair work to be completed within a thirty (30) day period.
14. No advertising shall be permitted on the signage.
15. No Tenant signage will be painted directly onto a wall or surface.

**C. PROHIBITED SIGNS**

1. Signs which incorporate any flashing, moving, rotating, intermittent lighting and/or animated signs.
2. Signs which by color, wording, design, location or illumination resemble, obstruct, or conflict with any traffic-control device or with safe and efficient flow of traffic.

3. Signs that create a safety hazard by obstructing the clear view of our passage of pedestrian or vehicular traffic.
4. Banners, flags and pennants except grand opening and/or special event banners or as authorized by the March JPA Signage Regulations and approved by the Property Owners Association.
5. Signs projecting into or located in the public right-of-way, except as authorized by the March JPA Signage Regulations and approved by the Property Owners Association.
6. Billboard, searchlight, inflatable signs and balloons.
7. Portable signs except as authorized by the March JPA Signage Regulations and approved by the Property Owners Association.
8. Mechanical movement.
9. Signs which project above a parapet or the highest point of the roof.
10. Signs on public property.
11. Electronic changeable copy signs, marquee signs.
12. Credit card decals.
13. Wall plaques/wall signs.
14. Signs or pictures painted, etched or attached to windows.
15. Illuminated, painted or hanging in the window display signs.
16. Projecting/blade or under-canopy signs, awning signs, roof signs.
17. Other signs not specifically permitted in this Signage Program.

**D. SIGN CONSTRUCTION CRITERIA**

1. All signs must be fabricated and installed in compliance with all applicable building and electrical codes. The erection and placement of all signs shall meet the requirements of all local ordinances and codes for the March JPA.
2. All signs shall be constructed and installed by a licensed sign contractor, in accordance with Underwriters Laboratories standards and shall be inspected and bear the UL label in a manner which is visible from the ground – but shall be free of manufacturer’s advertising.

3. Tenant shall be responsible for maintaining the condition, appearance and operation of its sign. Signs that collect dirt, bird or animal nests/droppings must be cleaned by the Tenant at the Tenant’s expense.
4. All sign repairs shall be at least equal in quality and design to the original signs. The standards for maintenance and repair all of signs shall be that which will assure the highest visual quality.
5. No open channel, exposed neon lighting filaments or gas tubes shall be visible.
6. All penetrations of the exterior wall/fascia are to be sealed watertight and painted to match existing wall/fascia color.

**E. SIGN DESIGN CRITERIA**

1. Horizon Business Park Signage Program is intended to compliment the architecture, as well as brand and unify buildings within the development.
2. For all signs, graphics and typography shall appear balanced and in scale with the context of the sign space and the building as a whole.
3. Tenant signage shall include only the business name, as registered on the sale or lease agreement, and or other March JPA approved documents, and may include a registered logo symbol provided that the logo does not exceed 25% of the total sign area.
4. Tenant wall mounted signs shall be placed per Exhibits B.1 – B.10. All signs to be centered within the signage area.
5. All freestanding signs shall provide information while complimenting the development through color, style, font and scale.

**F. FREESTANDING SIGN CRITERIA**

1. The Project Developer will install a project monument sign at the project entrance to provide Horizon Business Park identification from Cactus Avenue. These signs will be maintained by the Property Owners Association.
2. Freestanding sign to be located per site plan, Exhibit A. Location not to interfere with safety of vehicular or pedestrian traffic.
3. Freestanding signs must conform to the March JPA policies, ordinances and size requirements, as well as the March Business Center Design Guidelines.
4. Paint color scheme for all freestanding signs to match building color scheme.
5. Project monument sign to be single-faced and constructed with a fabricated aluminum sign cabinet and concrete base painted to match the building color

scheme. Project name to be individual aluminum reverse channel letters, halo illuminated and project address to be acrylic numerals/letters, halo illuminated. See typical monument elevation, Exhibit F.

- 6. Monument to be 7'-0" high x 9'-10" wide x 1'-4" deep.

**G. TENANT SIGNAGE CRITERIA**

- 1. Tenant building signs to be wall mounted, individual aluminum reverse channel letters/forms or other non-ferrous metal/material, no illumination. Channel letter/graphic form faces and returns to be painted: ICI #A0517 Spanish Chestnut.
- 2. Tenants may submit their corporate logo and font/type style to be reviewed and approved by the Property Owners Association.
- 3. Building 1  
Signage area: 1'-10" high x 14'-0" wide maximum  
(Single line of copy only)  
  
Single Tenant (Option 1)  
One (1) sign allowed on the West and East elevations. Reference Exhibit B.1.  
  
Multi-Tenant (Option 2)  
Two (2) signs allowed on the West and East elevations. Reference Exhibit B.1.  
Tenant is referred to their lease agreement to determine signage location allowed, if any.
- 4. Buildings 2 – 10  
Signage area: 1'-6" high x 12'-0" wide maximum  
(Single line of copy only)  
Tenant is referred to their lease agreement to determine signage location allowed, if any.

**H. OTHER BUILDING SIGNAGE CRITERIA**

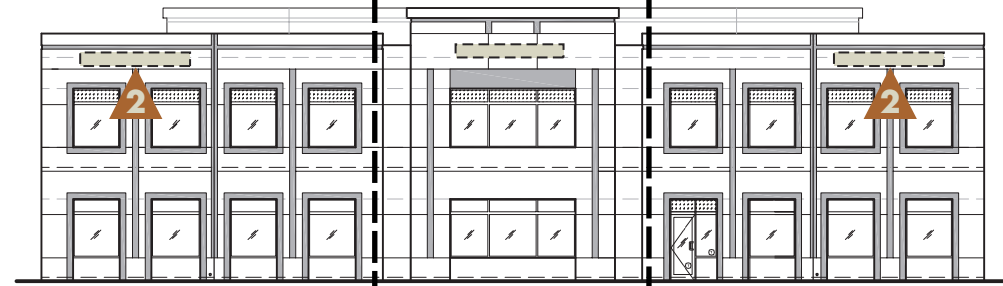
- 1. Building Address
  - a. Building address signs to be placed per Exhibit A. Reference Exhibits D and E for enlarged placement details.
  - b. Building address sign to be ½" thick flat-cut-out painted acrylic numerals pin mounted with 1/8" deep spacers.
  - c. Numeral height to be 12".
  - d. Font to be Century Gothic. See alphabetical/numeral list Exhibit E.





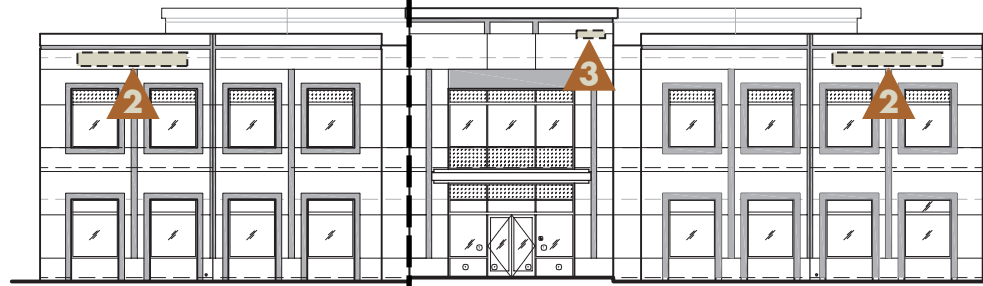


Reference Exhibit C  
for Enlarged Sign Location



Option with Multiple Tenant Signs - **Not to Scale**

West Elevation

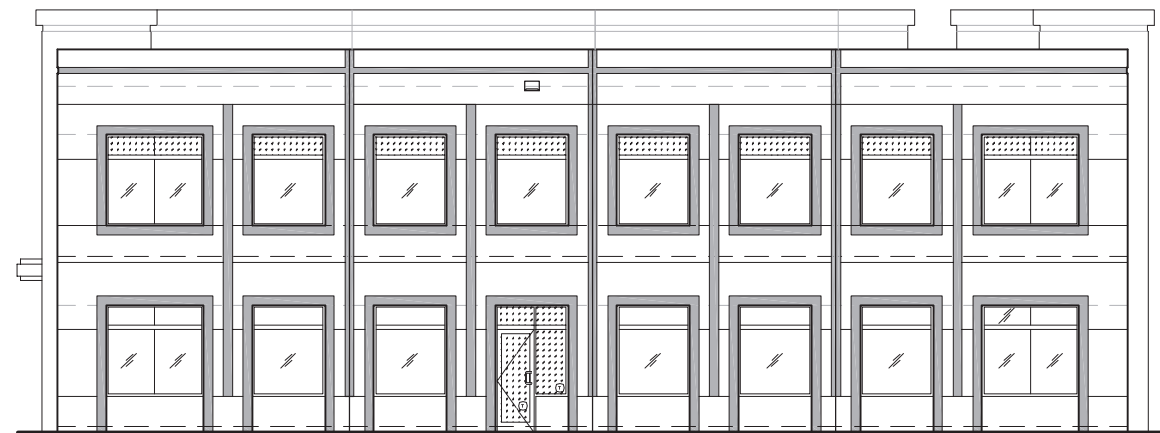


East Elevation

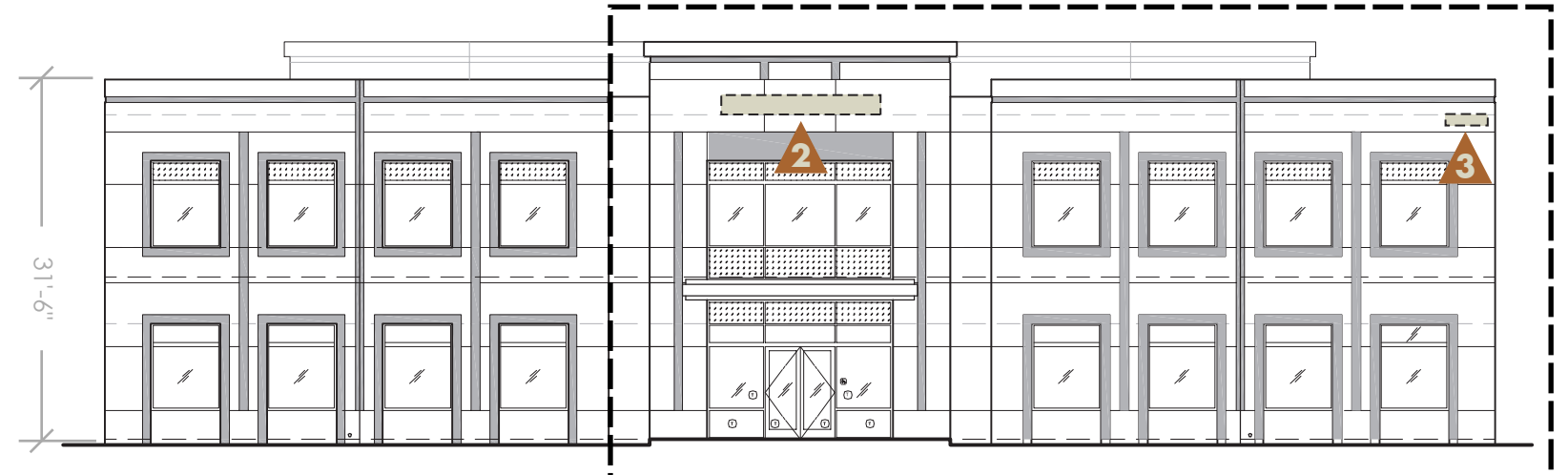
Enlarged Elevation  
Option Two  
Exhibit D

**2** Tenant Signage  
Exhibit C - D

**3** Building Address  
Exhibit C

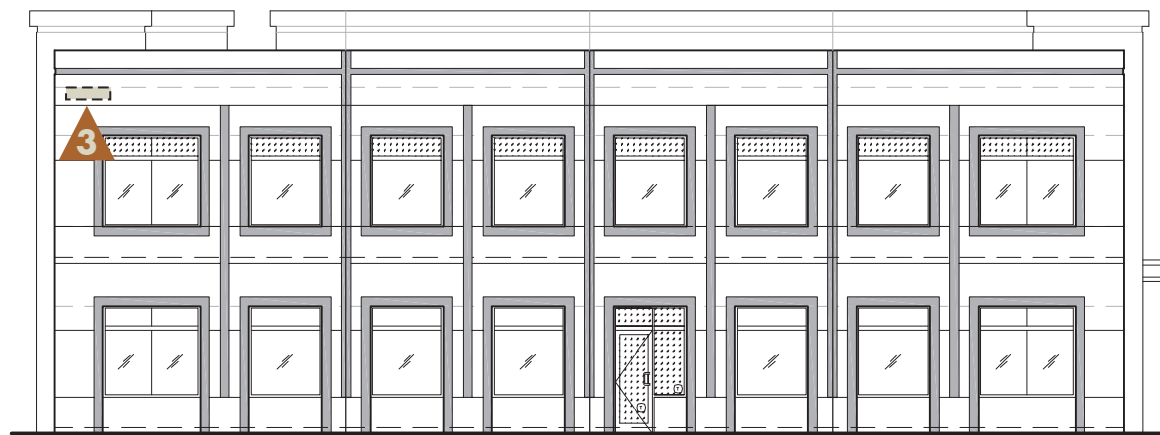


North Elevation



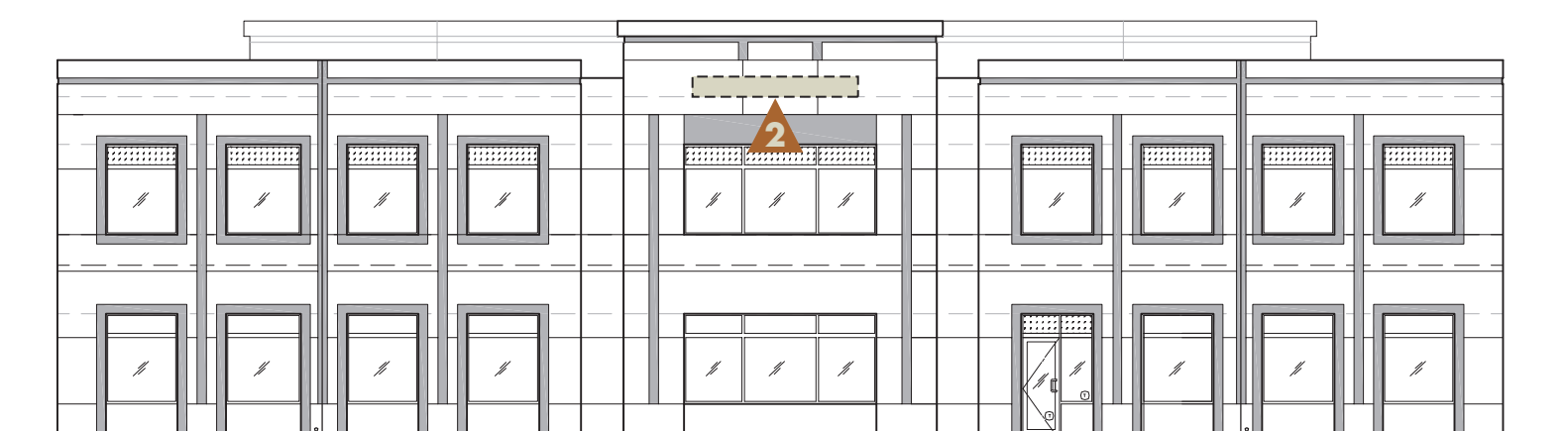
Enlarged Elevation  
Option One  
Exhibit C

East Elevation  
Option with One Tenant Sign



South Elevation

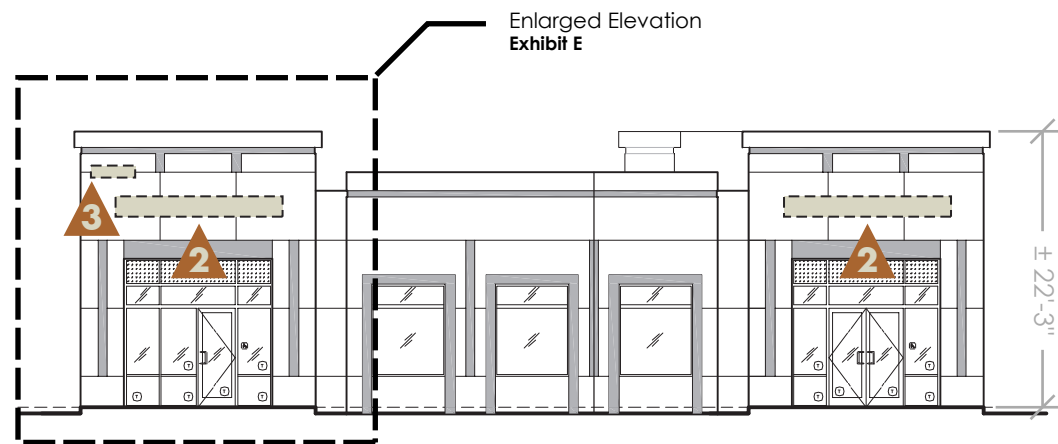
**SCALE: 1/16" = 1'**



West Elevation  
Option with One Tenant Sign

**2** Tenant Signage  
Exhibit E

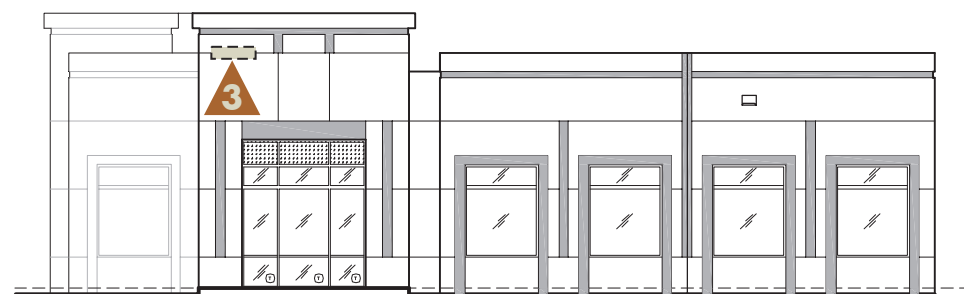
**3** Building Address  
Exhibit E



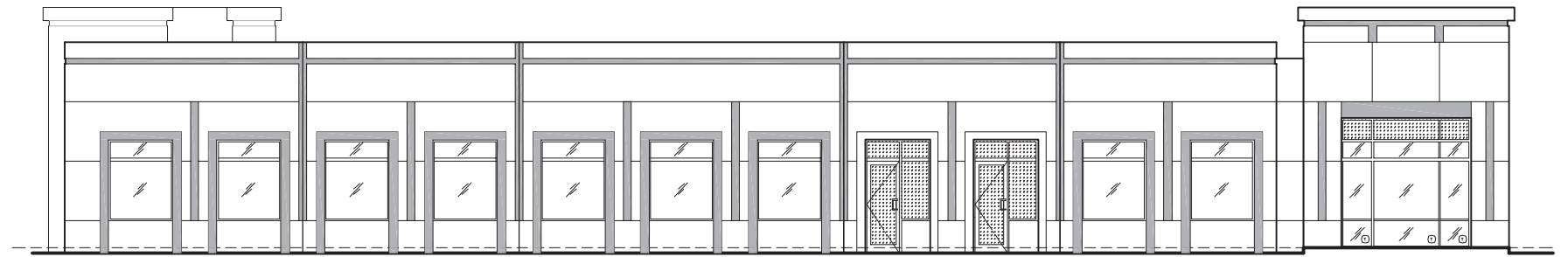
North Elevation



West Elevation



South Elevation



East Elevation

SCALE: 1/16" = 1'

**2** Tenant Signage  
Exhibit E

**3** Building Address  
Exhibit E

Enlarged Elevation  
Exhibit E

North Elevation

East Elevation

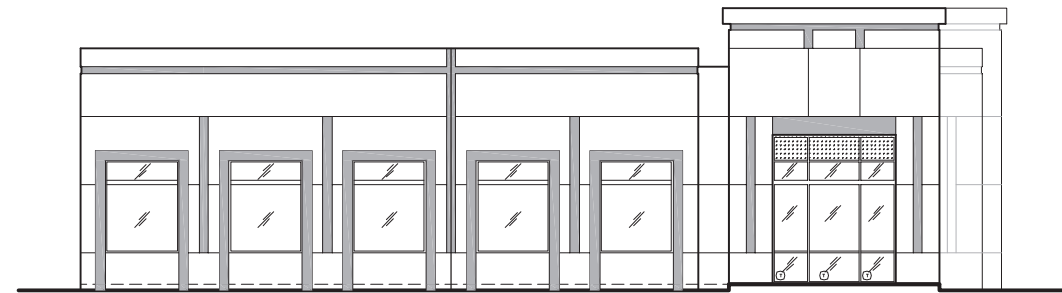
South Elevation

West Elevation

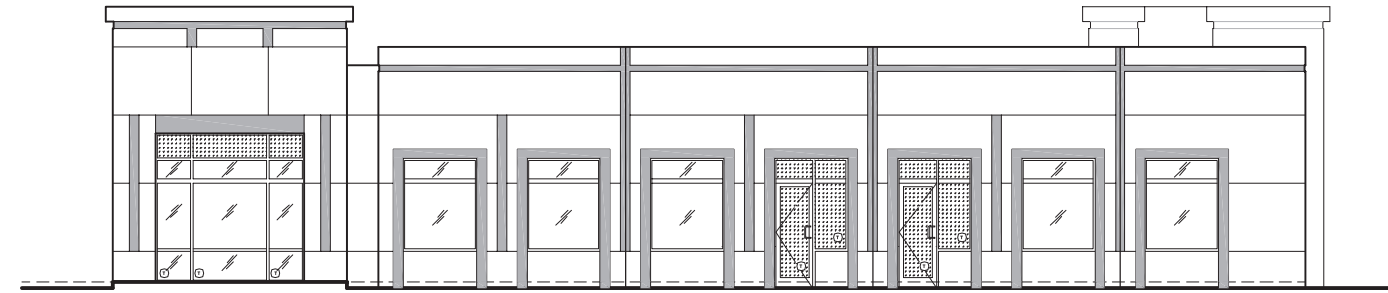
SCALE: 1/16" = 1'

**2** Tenant Signage  
**Exhibit E**

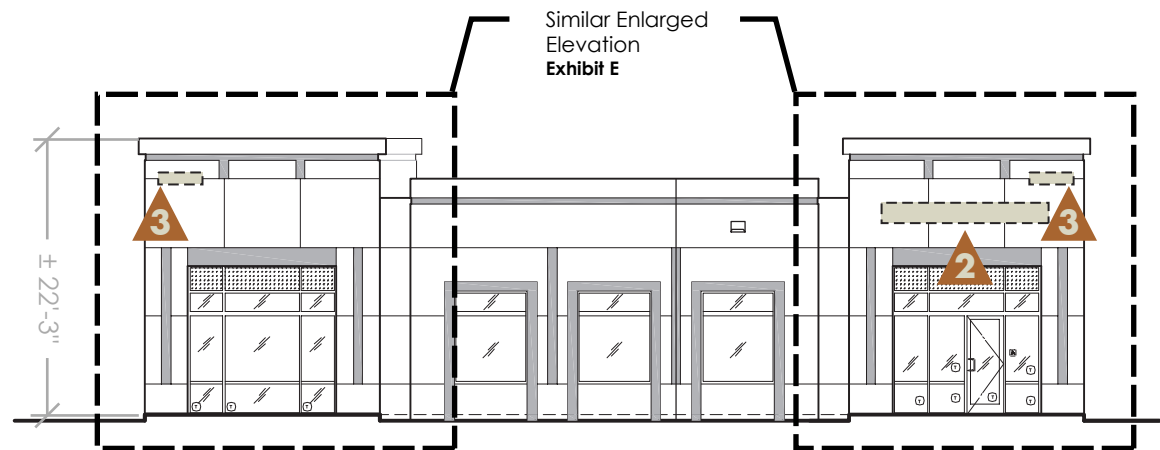
**3** Building Address  
**Exhibit E**



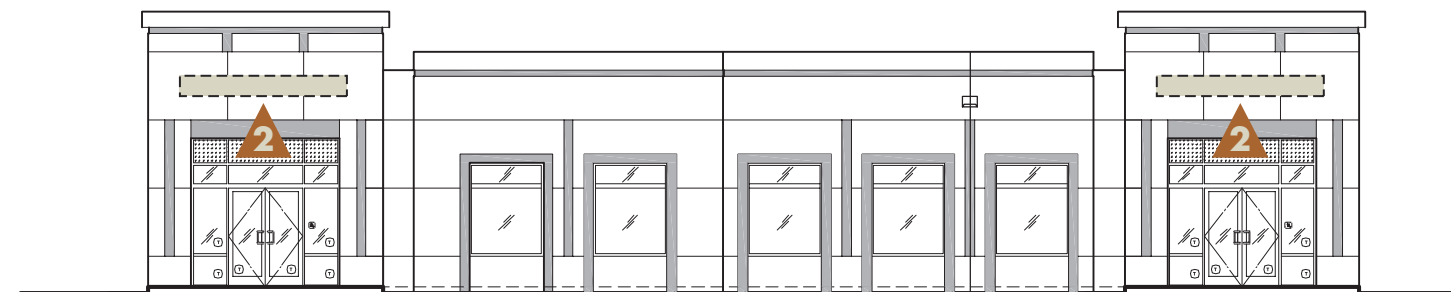
North Elevation



East Elevation



South Elevation



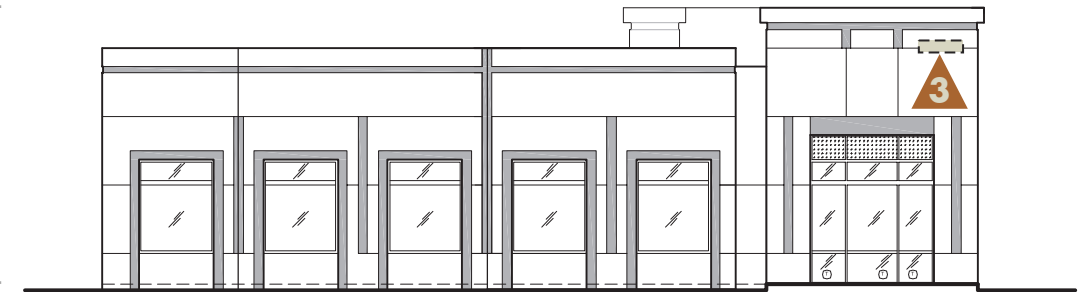
West Elevation

**SCALE: 1/16" = 1'**

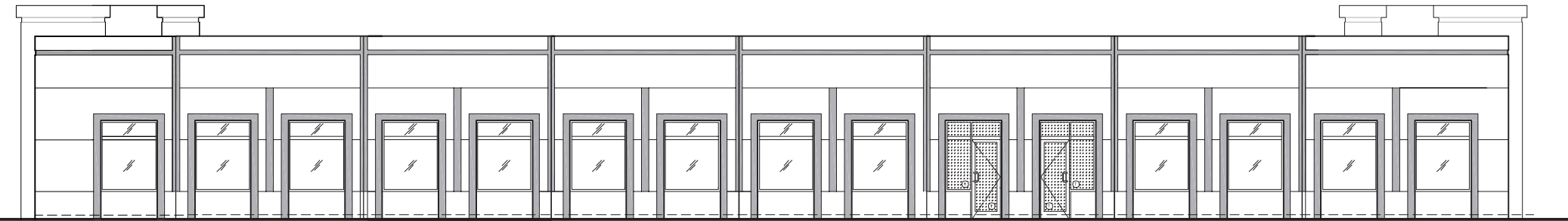
- 2** Tenant Signage  
Exhibit E
- 3** Building Address  
Exhibit E



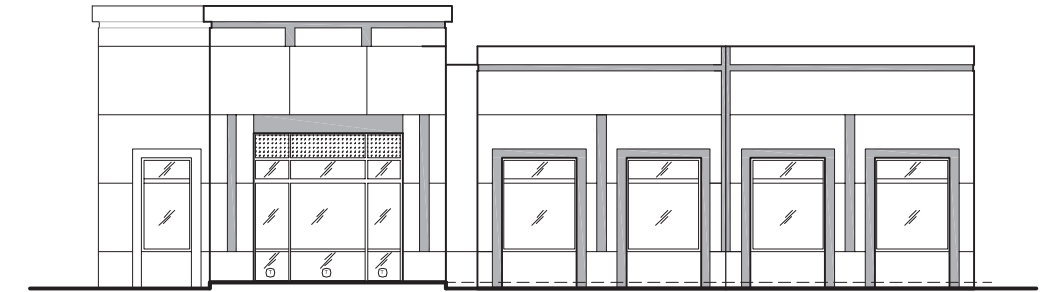
North Elevation



East Elevation



South Elevation



West Elevation

SCALE: 1/16" = 1'

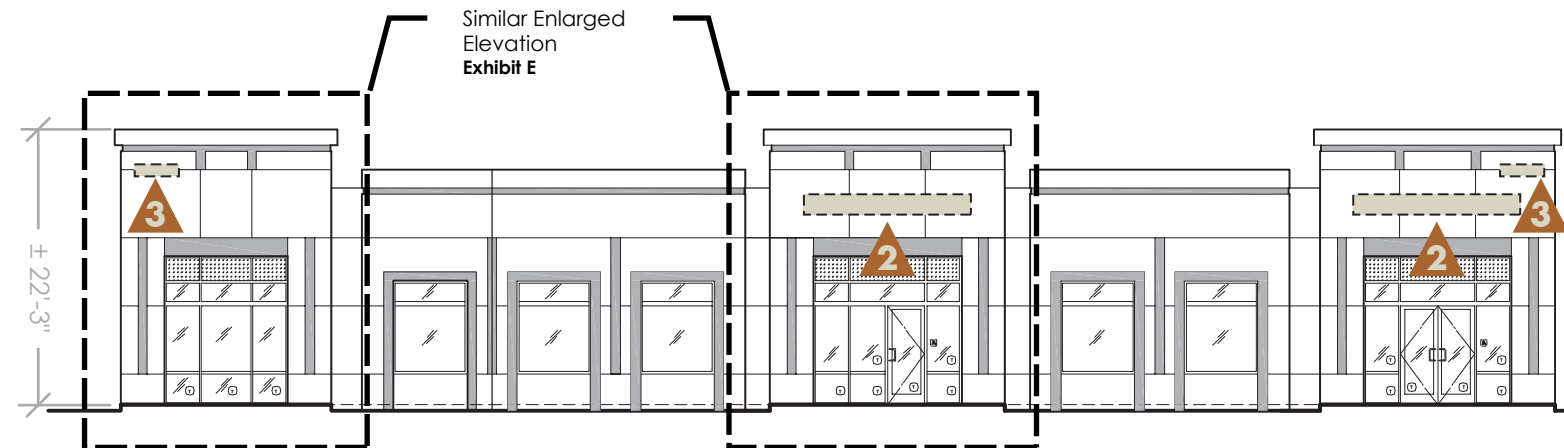


**2** Tenant Signage  
Exhibit E

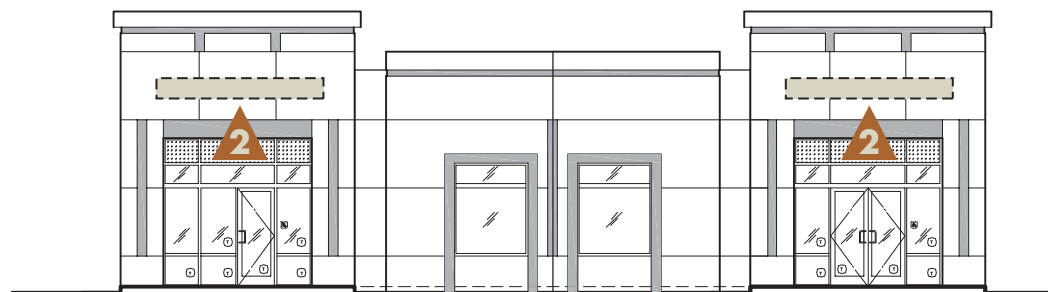
**3** Building Address  
Exhibit E



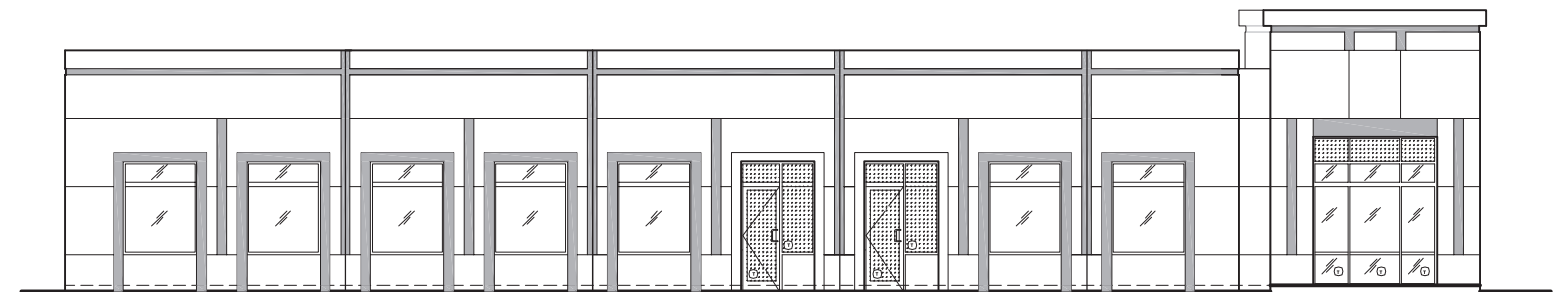
North Elevation



East Elevation



South Elevation

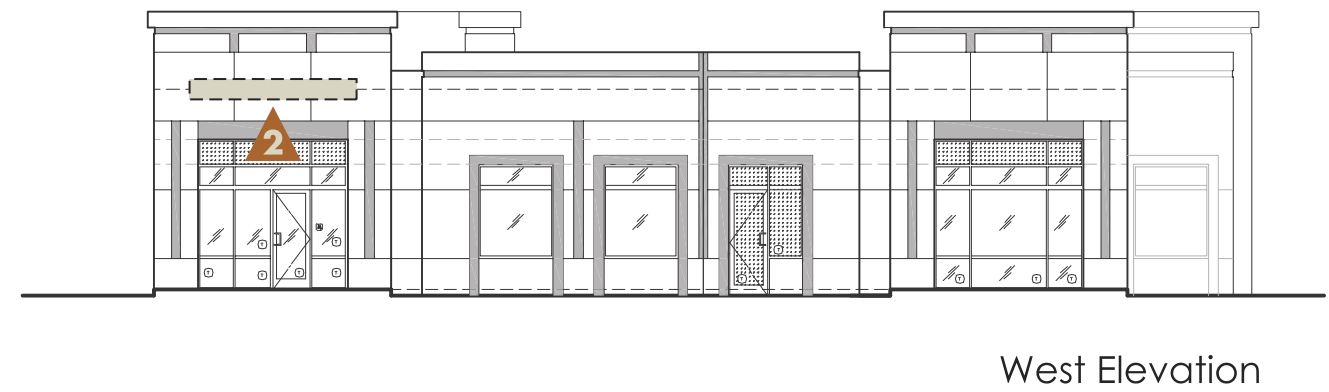
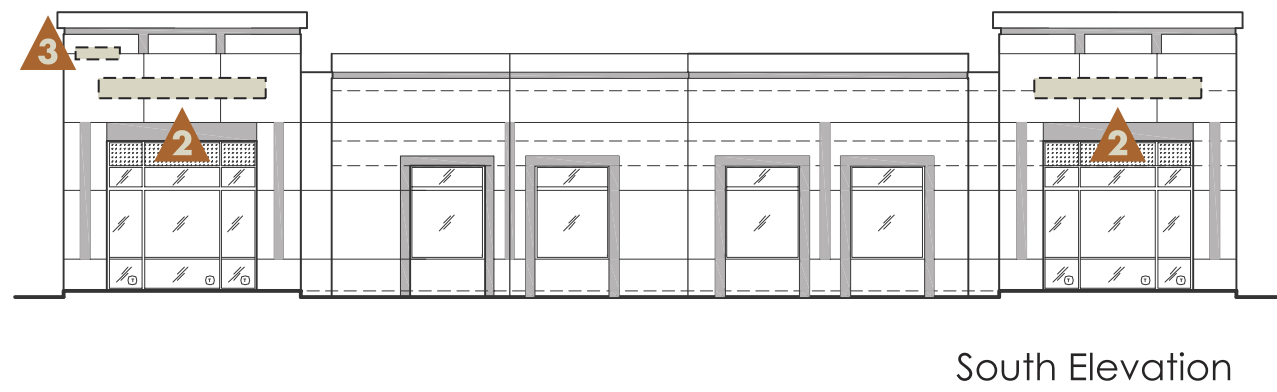
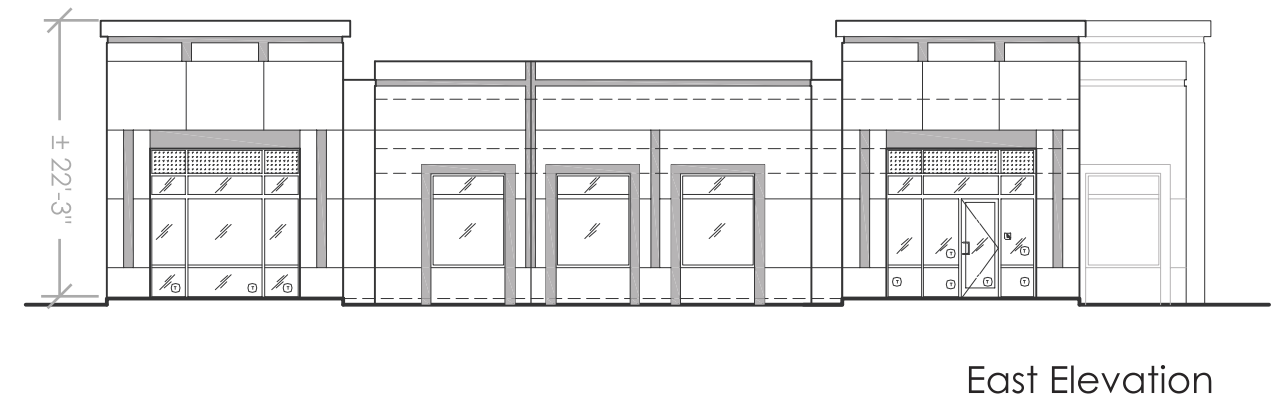
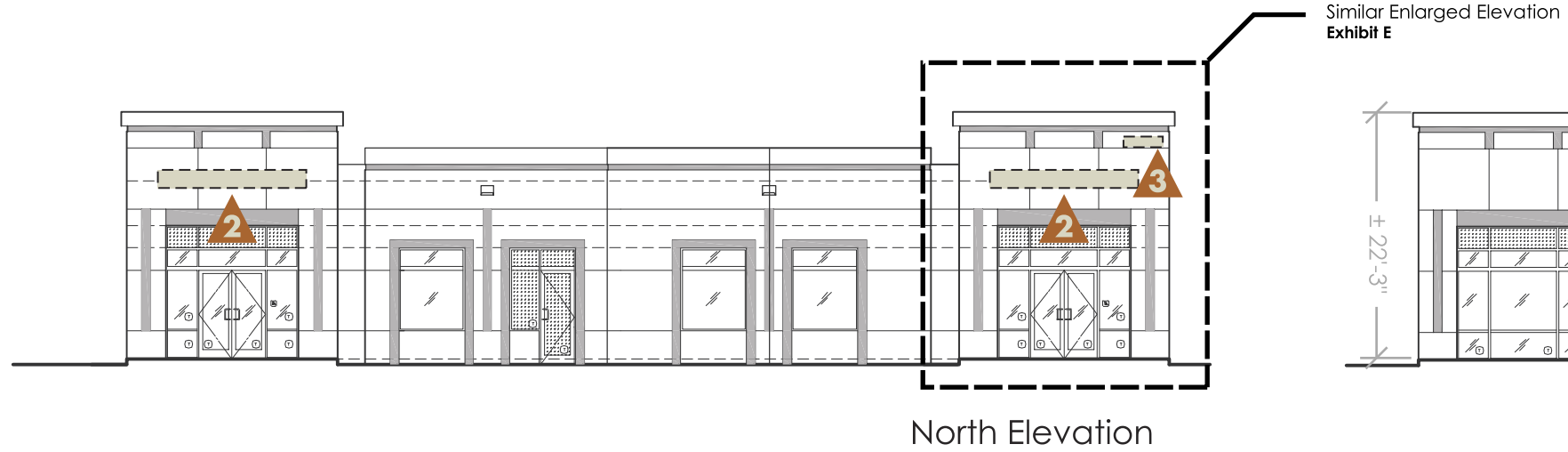


West Elevation

**SCALE: 1/16" = 1'**

**2** Tenant Signage  
**Exhibit E**

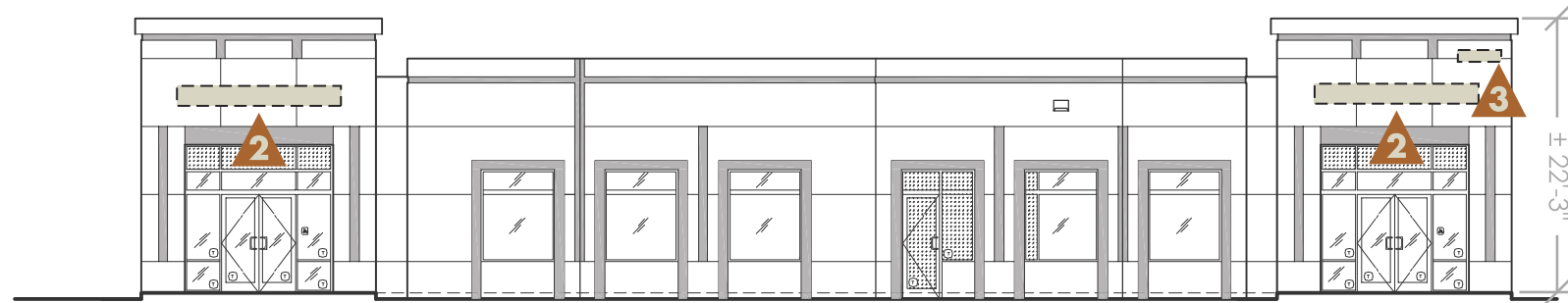
**3** Building Address  
**Exhibit E**



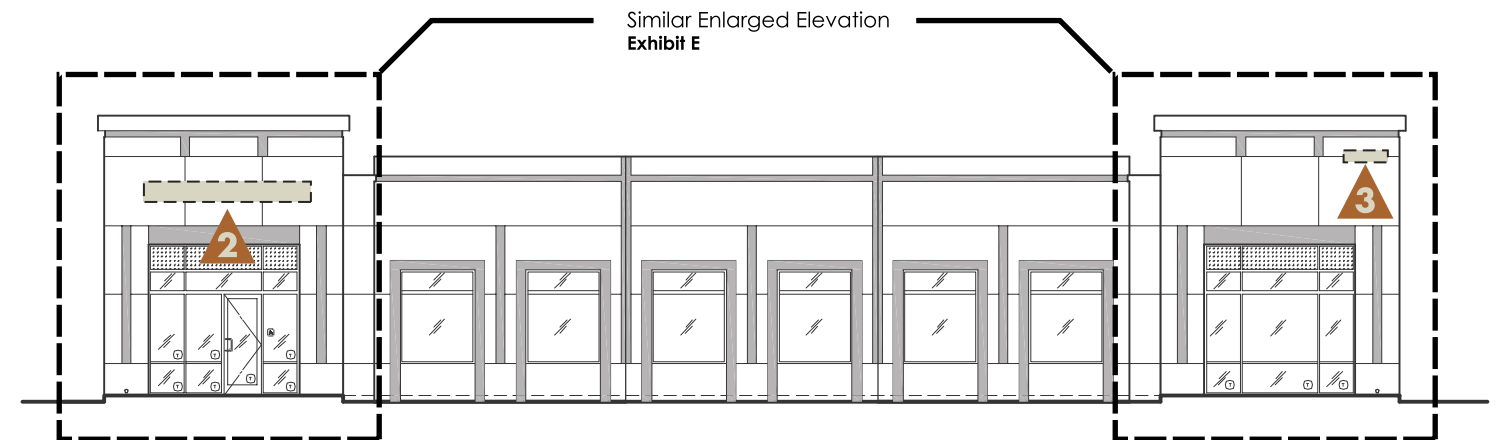
**SCALE: 1/16" = 1'**

**2** Tenant Signage  
**Exhibit E**

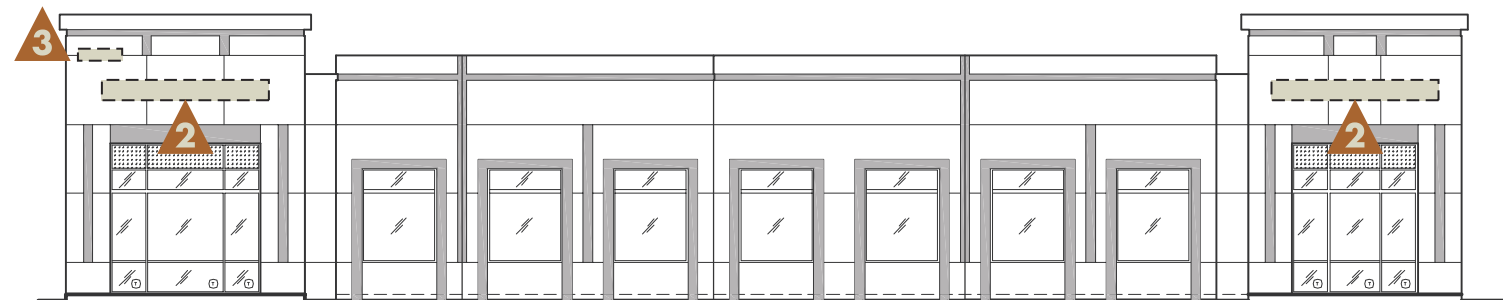
**3** Building Address  
**Exhibit E**



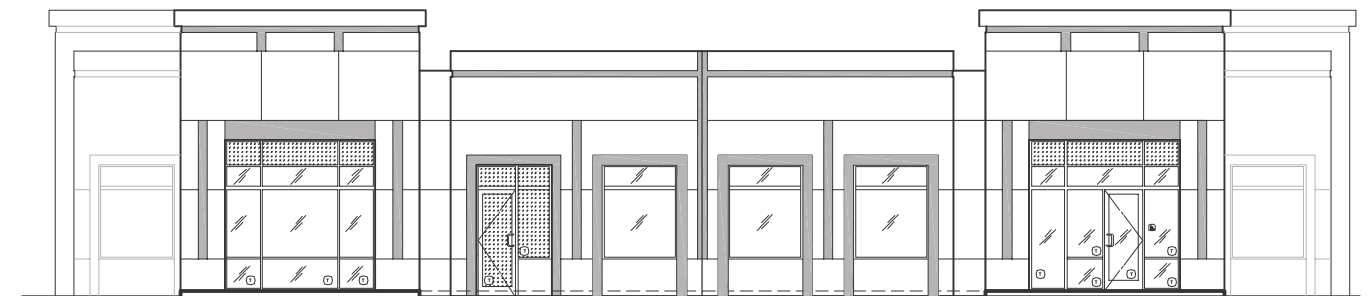
North Elevation



East Elevation



South Elevation



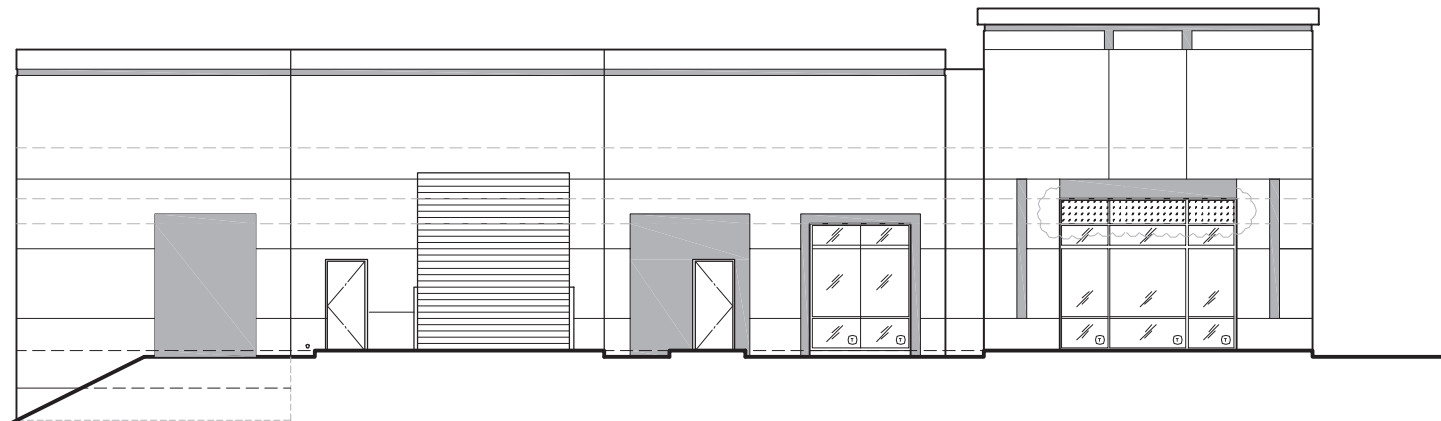
West Elevation

**SCALE: 1/16" = 1'**

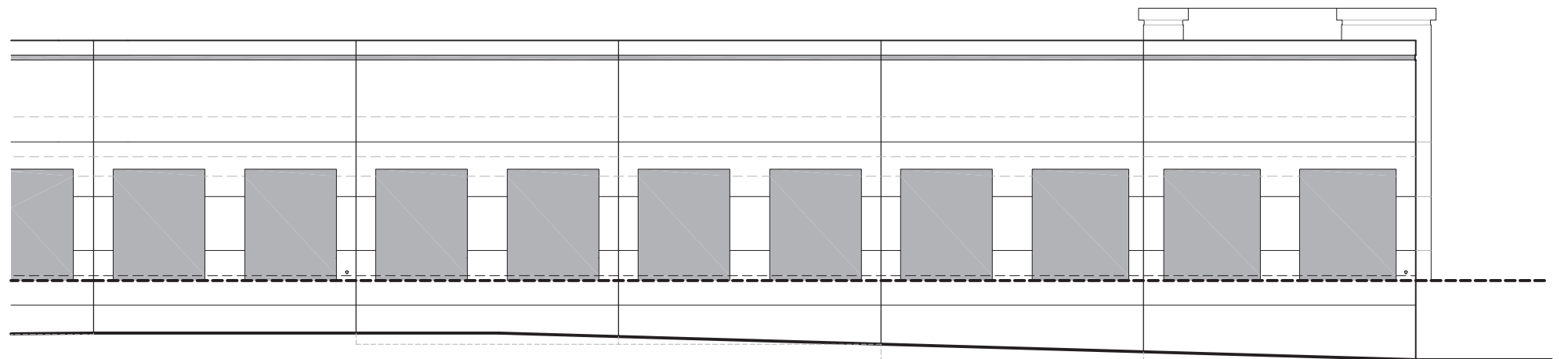


2 Tenant Signage

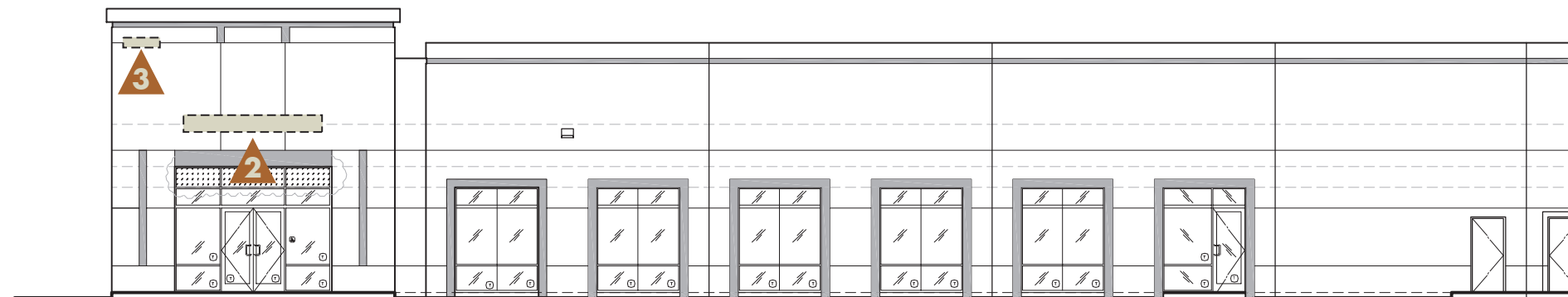
3 Building Address



North Elevation

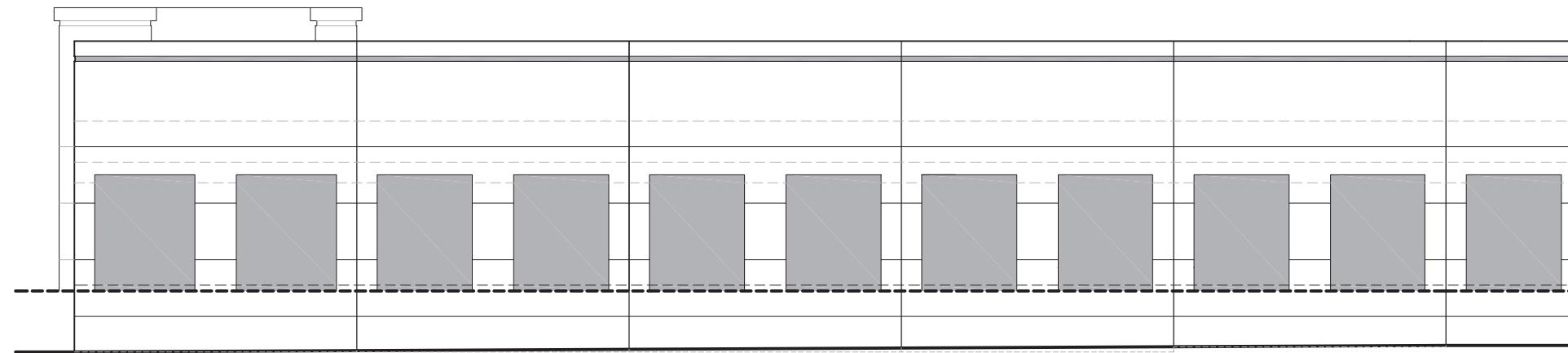


East Elevation



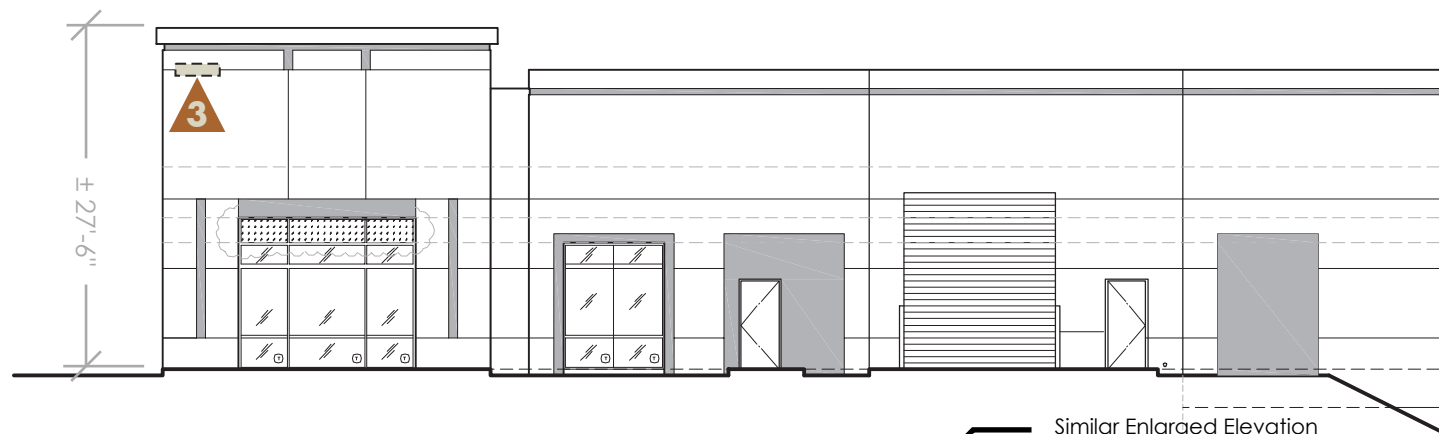
West Elevation

SCALE: 1/16" = 1'



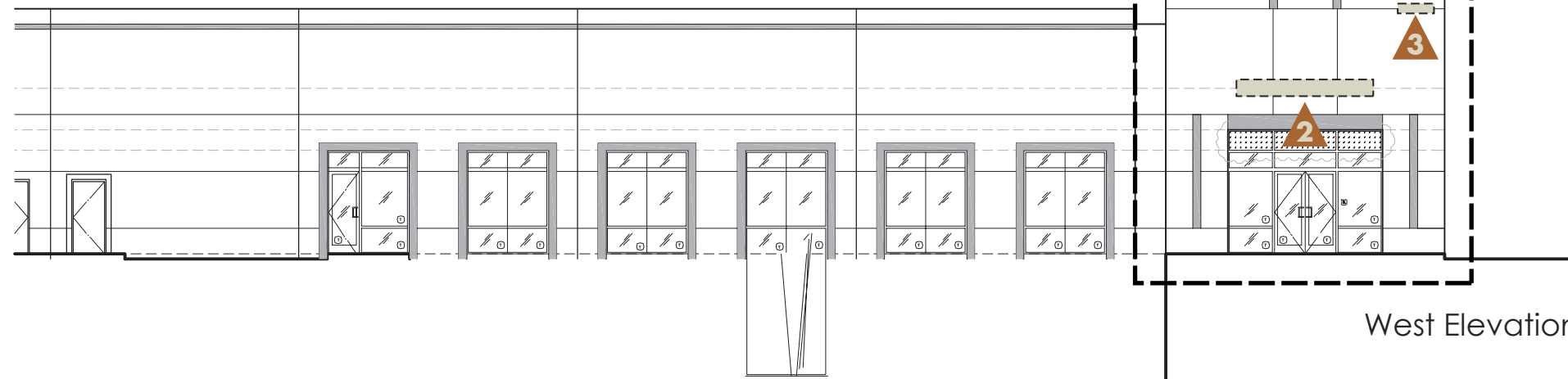
East Elevation

- 2** Tenant Signage  
Exhibit E
- 3** Building Address  
Exhibit E



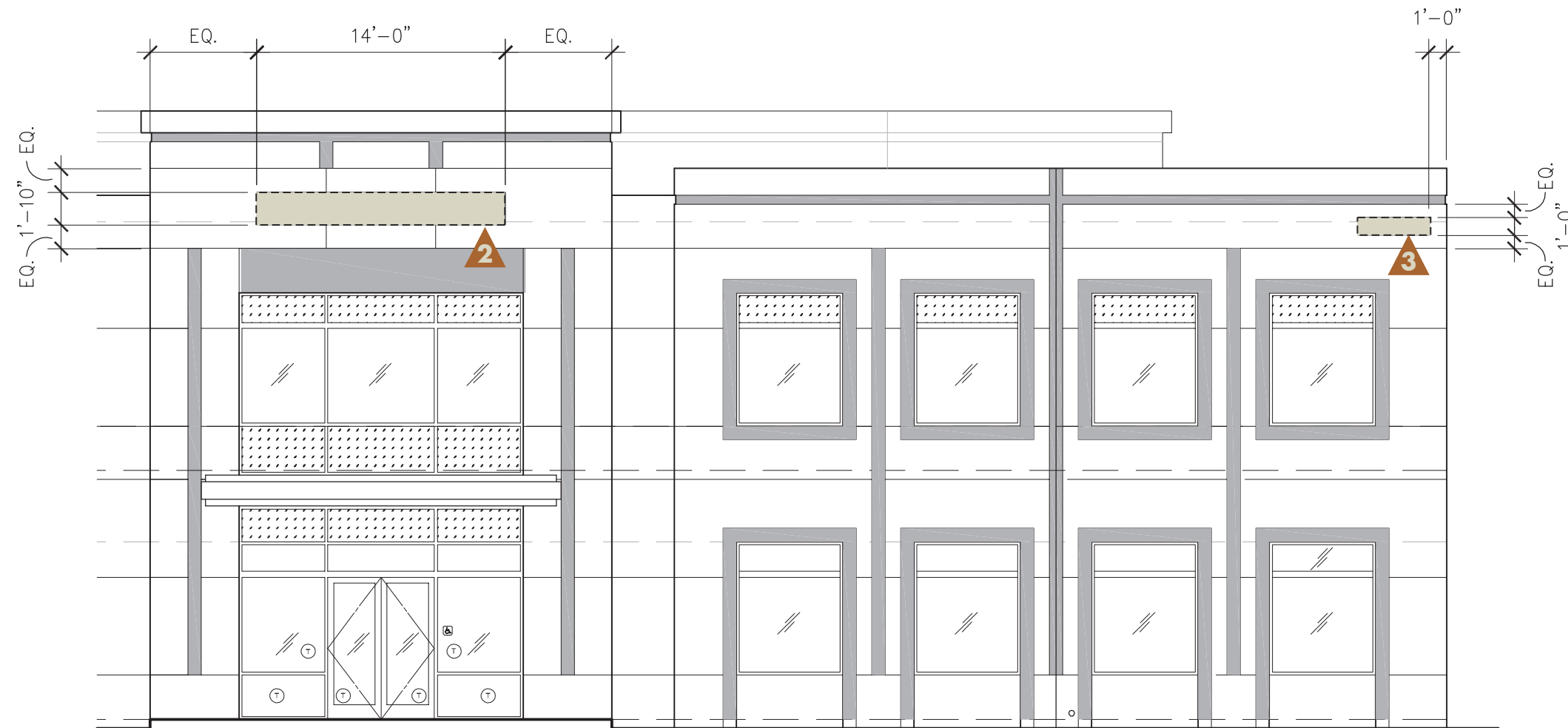
Similar Enlarged Elevation  
Exhibit E

South Elevation



West Elevation

SCALE: 1/16" = 1'



Building 1

SCALE: 1/8" = 1'

## 2 Tenant Signage

**Signage Area:**  
23'-0" x 2'-0" / 46 sq. ft. max

**Material:**  
Individual aluminum channel letters or other non-ferrous metals/materials.

**Lighting:**  
Non-illuminated

**Maximum Letter Height:**  
1'-10"

**Minimum Letter Height:**  
1'-2"

**Font:**  
Tenant's corporate logo and font/style to be reviewed and approved by landlord.

**Color:**  
ICI #A0517 Spanish Chestnut or black

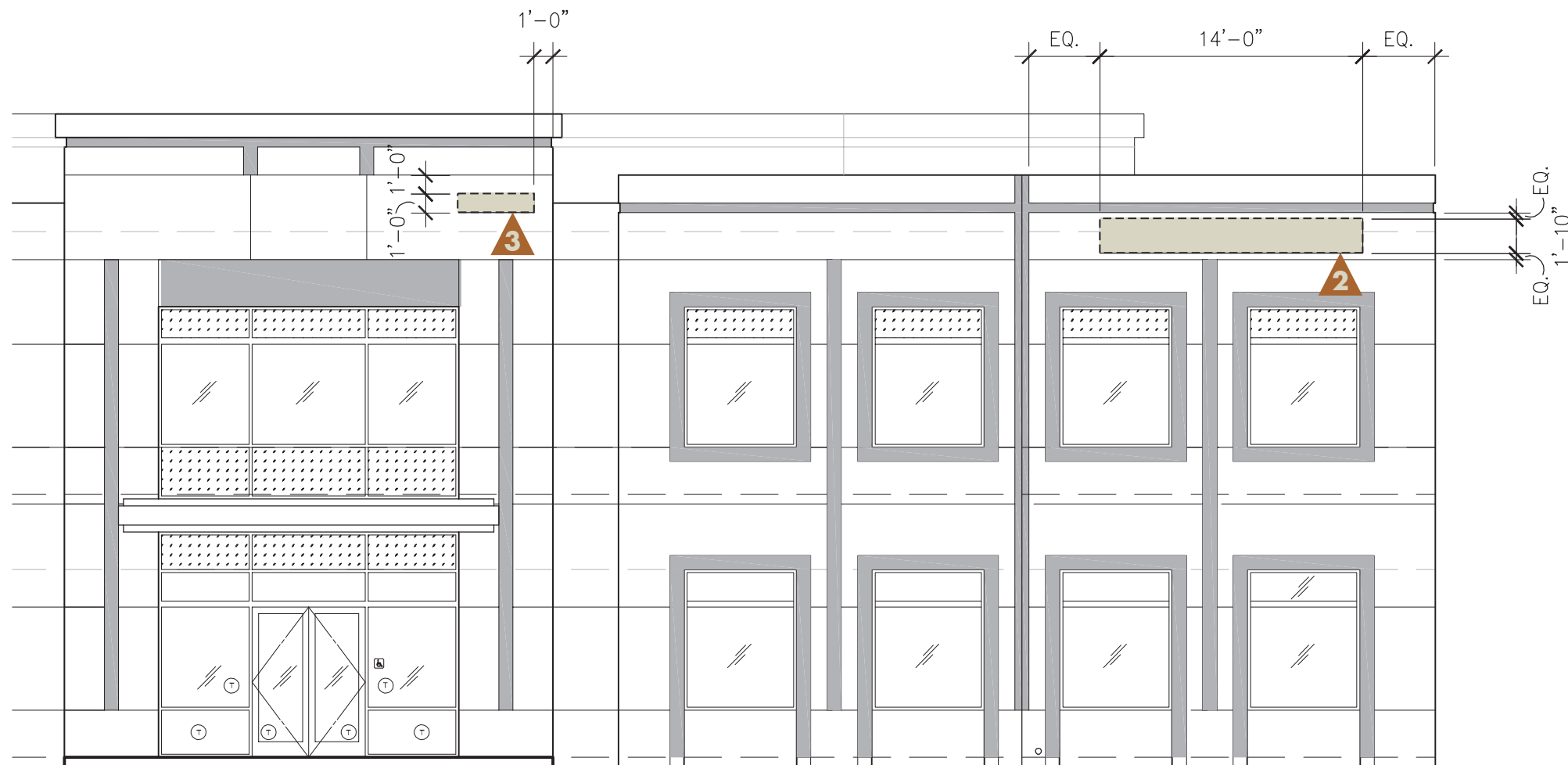
## 3 Building Address

**Numeral Height:**  
1'-0"

**Material:**  
1/2" thick flat cut out painted acrylic numerals pin-mounted with 1/8" deep spacers.

**Font:**  
Century Gothic

**Color:**  
ICI #A0517 Spanish Chestnut



Building 1

SCALE: 1/8" = 1'

## 2 Tenant Signage

**Signage Area:**  
14'-0" x 1'-10" / 26 sq. ft. max

**Material:**  
Individual aluminum channel letters or other non-ferrous metals/materials.

**Lighting:**  
Non-illuminated

**Maximum Letter Height:**  
1'-10"

**Minimum Letter Height:**  
1'-2"

**Font:**  
Tenant's corporate logo and font/style to be reviewed and approved by landlord.

**Color:**  
ICI #A0517 Spanish Chestnut

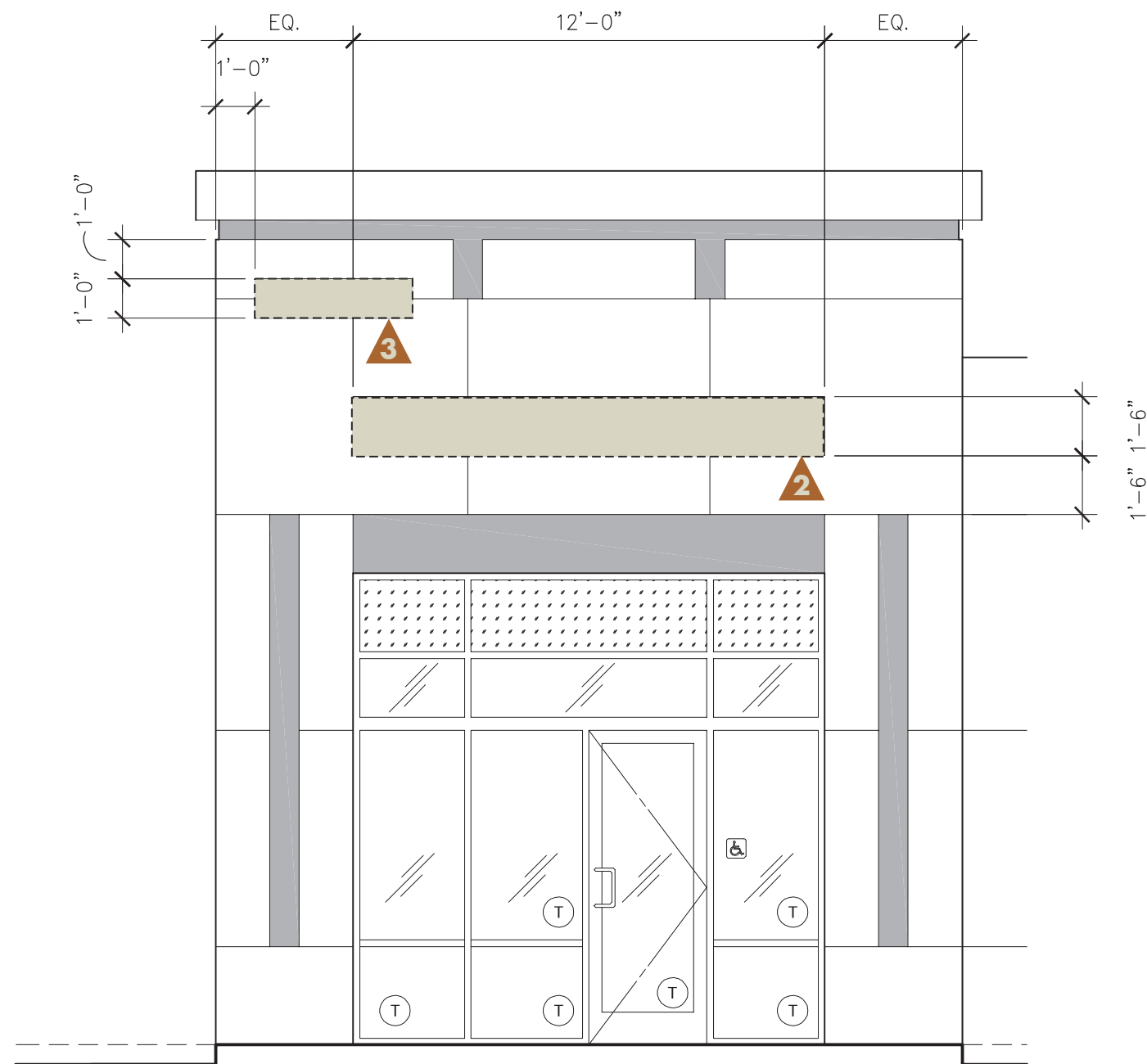
## 3 Building Address

**Numeral Height:**  
1'-0"

**Material:**  
1/2" thick flat cut out painted acrylic numerals pin-mounted with 1/8" deep spacers.

**Font:**  
Century Gothic

**Color:**  
ICI #A0517 Spanish Chestnut



SCALE: 1/4" = 1'

## 2 Tenant Signage

**Signage Area:**  
12'-0" x 1'-6" / 18 sq. ft. max

**Material:**  
Individual aluminum channel letters or other non-ferrous metals/materials.

**Lighting:**  
Non-illuminated

**Maximum Letter Height:**  
1'-6"

**Minimum Letter Height:**  
1'-2"

**Font:**  
Tenant's corporate logo and font/style to be reviewed and approved by landlord.

**Color:**  
ICI #A0517 Spanish Chestnut

## 3 Building Address

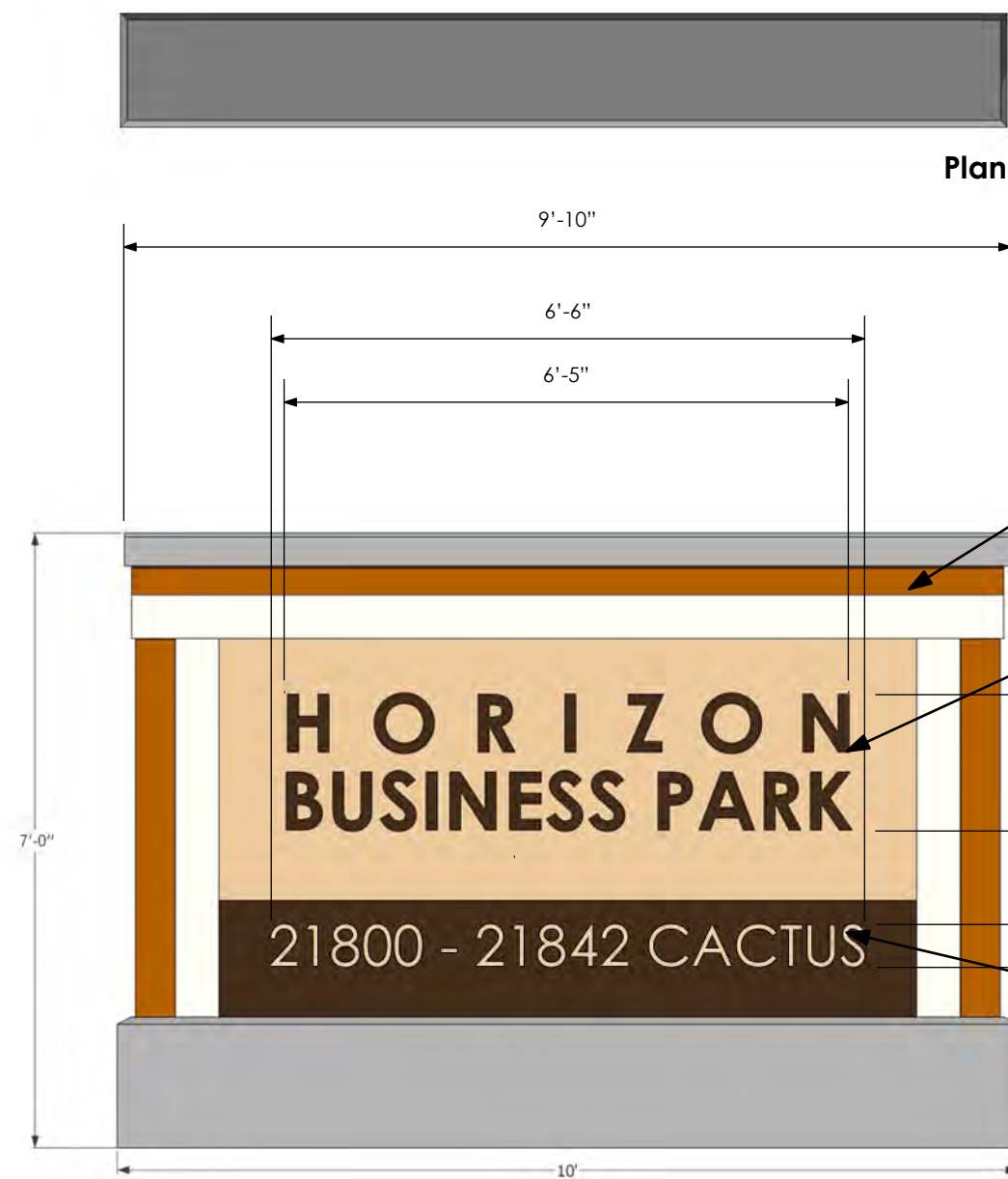
**Numeral Height:**  
1'-0"

**Material:**  
1/2" thick flat cut out painted acrylic numerals pin-mounted with 1/8" deep spacers.

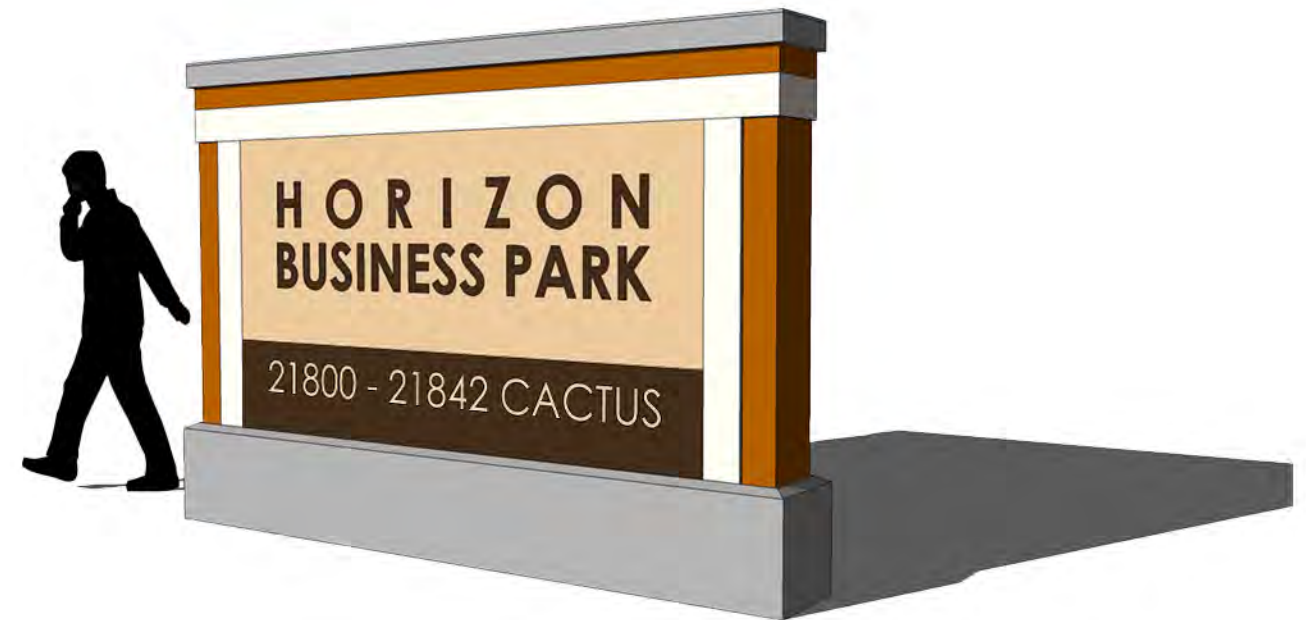
**Font:**  
Century Gothic

**Color:**  
ICI #A0517 Spanish Chestnut





**Front Elevation**  
**NOT TO SCALE**

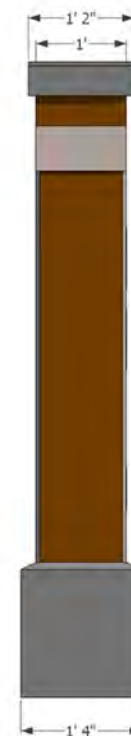


Fabricated aluminum cabinet with smooth satin paint finish and internal illumination.

Individual aluminum reverse channel letters, halo illuminated.

Halo illuminated project address.

Painted concrete base.



**Side Elevation**

## Monument Sign

Internally illuminated, single sided monument sign with fabricated aluminum cabinet and concrete base painted to match building color scheme.

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
123456789  
abcdefghijklmnopqrstuvwxyz  
mnopqrstuvwxyz  
wxyz

Century Gothic

**NOTE:** Building standard font id for building address and project identification at monument sign only.



MERIDIAN PARK, LLC



MERIDIAN  
S O U T H C A M P U S

LATEST UPDATE:  
April 27, 2020

# SIGN CRITERIA

Drawing #28063R12

Prepared by



**National Sign & Marketing Corporation**



**APN:**

**Legal Description:**

**Recorded Book/Page:**

**Subdivision Name:**

**Lot/Parcel:**

**Block:**

**Tract Number:**

**Surrounding Zones:**

**Thomas Guide Reference:**

**Applicant:** Patrick Faranal  
c/o National Sign and Marketing  
13580 5th St.  
Chino, CA 91710  
Tel 909.591.4742 Fax 909.591.9792  
Lic# 745030 - Exp. 01/31/20

**Exhibit Prepare:** Sean Duffy / Patrick Faranal  
C/O National Sign and Marketing  
13580 5th St.  
Chino, CA 91710  
Tel 909.591.4742 Fax 909.591.9792  
Lic# 745030 - Exp. 01/31/20

**Land Owner:** Meridian Park, LLC

PROJECT DIRECTORY

**Developer:** Lewis Retail Centers  
1156 N Mountain Ave  
Upland, CA 91785  
Attn: Bob Feller

**Signage Consultant:** National Sign & Marketing  
13580 Fifth Street  
Chino, CA 91710  
Contact:  
(909) 591-4742  
fax (909) 591-9792

**City Planning:** Riverside, CA  
March Joint Powers Authority (JPA)  
14205 Meridian Parkway, Suite 140  
Riverside, CA 92518  
Phone: (951) 656-700

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## Overview

1. These guidelines are designed to complement architectural elements or themes expressed by the architecture of the buildings within the development. The resulting signage will, by placement, dimensions, and materials, create a common and attractive sign presence within the Meridian South Campus plan area. The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified and attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants. Deviations from the criteria will not generally be approved.
2. To secure Landlord's approval, the Tenant agrees to conform to the following:
  - a. Provide two (2) copies of the detailed sign design. One (1) digital copy and one (1) hard copy in full color of the proposed sign(s), submitted to Landlord prior to submitting the designs to the March Joint Powers (JPA).
  - b. The detailed sign design shall be submitted on sheets no larger than 11" x 17".
  - c. Submit copies to:  
 Lewis Retail Centers  
 1156 N Mountain Ave  
 Upland, CA 91785  
 Attn. Bob Feller
3. Prior to sign fabrication, the Tenant shall submit drawings of the proposed sign or signs to the March Joint Powers (JPA), CA per the city requirements. Upon approval, tenant shall provide a copy of the permitted plans to Landlord.
4. The Tenant or the Tenant's sign contractor shall secure a sign permit from the March Joint Powers (JPA) by submitting three (3) copies of fully dimensioned scaled drawings as follows:
  - a. A site plan showing the location of the occupant space on the site.
  - b. A detailed elevation of the Tenant's lease space drawn to scale and showing sign or signs placement and Tenant's space width, showing all colors, materials, dimensions and copy.
  - c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
  - d. Any other drawings, details and information as required by the March Joint Powers (JPA).
5. All permits for signs and the installation thereof shall be obtained by the Tenant's sign contractor and paid for by the Tenant.
6. All signs and the installation thereof shall comply with all current local zoning, building, and electrical codes.
7. A copy of the signed off permit job card shall be provided to the landlord.



Submittals and Approval (Part 1)

There is a formal process for the creation, review, and approval of the Tenant's signs at Meridian South Campus. All of the Tenant's signage is subject to the Landlord's or their managing agent's written approval. Approval will be granted based on 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 adjacent signage conditions and conforms with the design standards for Meridian South Campus.

A. Submittal to Owner:

- 1. Tenant shall submit one (1) digital copy and one (1) hard copy of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Submit copies to: Landlord, Attn. Arnold Renteria. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of March Joint Powers (JPA).

Submittals shall include the following:

- 1. Scaled elevation of Tenant's storefront depicting the proposed sign design and all dimensions as they relate to the Tenant's storefront.
- 2. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all others details of construction. Section through letter and/or sign panel showing dimensioned projection of the face of the letter of the sign panel and the illumination.

If the shop drawings are denied, the Tenant must resubmit revised plans until Landlord's approval is obtained. Request to implement signs that vary from the provisions of this sign program shall be submitted to the Landlord's for approval, and then submitted to March Joint Powers (JPA) for approval only if approved in writing by the Landlord. The Landlord may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. Submittal to City:

- 1. The Tenant or their Sign Contractor must submit to March Joint Powers (JPA) Planning and Building Department, and will be responsible for all necessary applications, due diligence, and permit fees as required in order to attain permits.
- 2. The Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:
  - a. A copy of stamped or signed set of final drawings reflecting the Landlord's and March Joint Powers (JPA) approval shall be on file in the Landlord's office.
  - b. All sign contractors must be fully insured and approved by the Landlord prior to installation. Landlord must receive the sign contractor's certificate of insurance naming the Landlord as additionally insured prior to commencement of any work. Coverage to be a minimum of three million dollars (\$3,000,000) general aggregate of insurance.
  - c. The Landlord must be notified 48 hours in advance prior to the installation of the signs.

### Submittals and Approval (Part 2)

#### C. Installation:

1. The Tenant's sign contractor shall install permitted signage within 90 days after approval of shop drawings from the Landlord. If the sign(s) are not in place by that date, The Landlord may order sign fabrication and installation on the Tenant's behalf and at the Tenant's expense.

#### D. The Tenant's Responsibility:

1. The Landlord may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program
2. If the Tenant chooses to change their exterior sign at anytime during the term of their lease, the Tenant must comply with the requirements set forth herein for any future modifications, revisions, or changes which have been made to sign program for this center after the execution of their lease agreement.
3. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, include those of the Landlord, City, UL, and the Uniform Electrical Code.
4. Tenant shall be responsible for all expenses relating to any signage for their store, including but not limited to:
  - a. Design consultant fees (if applicable).
  - b. 100% of the permit processing cost and application fees.
  - c. 100% of the costs for sign fabrication and installation including review of shop drawings and patterns.
  - d. All costs relating to sign removal, including repair of any damage to the building.
  - e. Tenant shall be responsible for maintaining the condition, appearance and operation of its sign. Signs that collect dirt, bird or animal nests/droppings must be cleaned by the Tenant at the Tenant's expense.

#### E. Removals

- A. Signs that are not properly maintained or which are located on vacated space must be removed at the Owner's expense within thirty (30) days of written notice from the Property Owners Association.
- B. Upon termination of lease, all Tenant signage must be removed and the surfaces to which the signs were attached repaired and repainted to the Property Owner's Satisfaction.

## Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company in accordance with U.L. specifications and bear the U.L. label.
3. The sign contractor is to be fully licensed with March Joint Powers (JPA) and shall have full Workman's Compensation and General Liability insurance.
4. All penetrations of the building exterior surfaces are to be sealed and waterproofed in a color and finish to match existing exterior.
5. Internal illumination to be L.E.D. installed and labeled in accordance with the "National Electrical Code".
6. All painted surfaces are to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
7. All Logo and letter heights shall be specified and shall be determined by measuring the normal capital letter of a type font.
8. All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standards.
9. All lighting must match the exact specifications of the Landlord approved working drawings. No exposed conduit or raceways will be allowed.
10. All signs must be made of a durable rust-inhibiting material that is appropriate and complimentary to the building.
11. Color coating shall match the colors specified on the approved plans exactly.
12. Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable to the public eye. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning or warping. All sign finishes shall be free from dust, orange peeling, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.
17. All exposed raceways, conduits, or wireways that are installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be approved by the architect or Landlord.
18. Premises identification signs (address numerals) are subject to the approval of the City Engineering and Fire Department.
19. Construction hours shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, no construction may occur on Sundays or legal holidays, as per the Meridian South Campus Project/Code Requirements.



### All Companies Bidding to Manufacture

1. All companies bidding to manufacture and install any of the Tenant's signs are advised that no substitutes will be accepted by the Landlord whatsoever, unless so indicated in the specifications which are approved in writing by the Landlord. Signs that deviate from these criteria without such approval must be removed at the Tenant's expense.
2. The Tenant's sign fabrication and installation company shall carry Worker's Compensation and General Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of three million dollars (\$3,000,000) general aggregate of insurance.
3. The Tenant's sign contractor shall completely erect and connect (including all wiring) the Tenant's sign in accordance with these criteria and all local zoning, building and electrical codes.



## Sign Types

Creative and imaginative signage is strongly encouraged and will be subject for Landlords review and approval of all sign design submittals.

There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign, and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed in this document. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles may include:

1. 5" deep face and halo illuminated channel letters.
2. 3" deep halo illuminated letters.
3. 2½" deep channel letter open channel letters with exposed neon (at Landlord's discretion).
4. 4" deep face illuminated channel letters.
5. Mixed media 3 dimensional signs using images, icons, logos, etc.
6. Neon accents will be approved at the sole discretion of the Landlord and should be proposed only if it is a part of the overall Tenant design concept.
7. Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.
8. Signs mounted to hard canopies, eyebrows, or other projecting architectural elements.
9. Screens, grids, or mesh; Etched, polished, patina or abraded materials.

For Example:

- a. Prismatic face letter forms with full facet strokes.
- b. Rounded face letter forms with radius faces and eased edges.
- c. Layered letter forms with face and liner. Letter face must be at least one (1) inch thick and the liner must be a minimum of 1/2" inch thick.

Notes:

Mixed media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents).

Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet. Sculpted, contoured or rectangular cabinets are strongly encouraged. However, the cabinet sign should not exceed 50% of the total sign area.

With the Landlord's approval, complex shaped (i.e. polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as push-thru letters.

### Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers: Limited to no more than three (3) square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance.
2. Animated, flashing or audible signs will not be permitted
3. Lettering painted directly on the building surface, including windows will not be permitted.
4. Projections above or below designated sign area will not be permitted.
5. Temporary signs shall be subject to Landlord review and approval and comply with city code requirements.
6. Sign cabinets (except logo elements) are not allowed.
7. Any item not addressed in this sign criteria shall be governed by the municipal, state or federal laws, and must be approved in writing by the Landlord.
8. No advertising shall be permitted on the signage.
9. No open channel, exposed neon lighting or gas tubes shall be visible.
10. All penetrations of the exterior wall fascia are to be sealed watertight and painted to match existing wall fascia color.

## PAD A Tenant Wall Signs

1. Approval Required:
  - a. All signs shall be attached to the building only at a location approved by the Landlord and March Joint Powers (JPA).
2. Primary Wall Sign:
  - a. The main business identification sign shall be located on the building fascia at the location shown on elevation pages.
3. Suite Address Number Sign:
  - a. The suite number or address of the lease space shall be centered above the door per fire department requirement with white vinyl film.
4. Sign type:
  - a. Tenants signs shall be composed of channel letters and logos (Face illuminated, halo illuminated or a combination of both will be allowed).
5. Tenant Identification Signs:
  - a. The maximum sign area allowed for the Primary Wall Sign is one (1) square foot of signage for one square foot of lease space.
  - b. The maximum size for the Primary Wall Sign shall not exceed 200 square feet with a maximum height of five (5) feet for single-line and six (6) feet for double-line copy. The Primary Wall sign can consist of channel letters, logos or icons. Product and/or services sign(s) (Pharmacy, Garden center, etc.) shall not exceed 36" in height. Secondary signs shall not exceed one (1) square foot for each lineal foot of building space with a maximum height of 36".
  - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of four (4) signs. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage with a maximum height of 36".
  - d. Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
  - e. The area of each menu board shall not exceed forty (40) square feet per sign and the height of the sign including the pole or base shall not exceed six (6) feet from grade to the top of the sign. Directional signs shall not exceed eight (8) square feet per sign and the height including the pole or base shall not exceed three (3) from grade to the top of the sign.
  - f. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs must be approved by the Landlord and March Joint Powers (JPA).
  - g. Maximum length shall not exceed 80 percent of any street or parking lot frontage.
6. Materials:
  - a. Face material shall be acrylic. Landlord must approve colors prior to sign permit submittal.
  - b. Letter returns shall be aluminum, painted to match building colors or Landlord approved colors.
  - c. Letter return depth shall not exceed 7" from the face of the building.
  - d. Trim cap size: 1" for letters and logo elements.
7. Lighting:
  - a. All signs shall be internal LED illuminated with no exposed lighting.
  - b. All signs shall be U.L. listed.



## Shops 1 Tenant Wall Signs

1. Approval Required:
  - a. All signs shall be attached to the building only at a location approved by the Landlord and March Joint Powers (JPA).
2. Primary Wall Sign:
  - a. The main business identification sign shall be located on the building fascia at a location approved by the Landlord and March Joint Powers (JPA).
3. Window Sign:
  - a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign:
  - a. The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. Sign type:
  - a. Tenants signs shall be composed of channel letters and logos. (Face illuminated, halo illuminated or a combination of both will be allowed).
6. Primary Wall Sign:
  - a. The maximum sign area allowed for the main identification sign is One (1) square foot for each lineal foot of lease frontage.
  - b. The maximum size for the main identification sign shall not exceed 200 square feet with a maximum height of four (4) feet. The main ID sign can consist of channel letters, logos or icons. Secondary signs shall not exceed three (3) feet.
  - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of four (4) signs. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage.
  - d. Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
  - e. The area of each menu board shall not exceed forty (40) square feet per sign and the height of the sign including the pole or base shall not exceed six (6) feet from grade to the top of the sign. Directional signs shall not exceed eight (8) square feet per sign and the height including the pole or base shall not exceed three (3) from grade to the top of the sign.
  - f. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs must be approved by the Landlord and March Joint Powers (JPA).
  - g. Maximum length shall not exceed 80 percent of any street or parking lot frontage.
7. Materials:
  - a. Sign Face shall be Acrylic. Landlord must approve colors prior to sign permit submittal.
  - b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
  - c. Letter return depth shall not exceed 7" from the face of the building.
  - d. Trim cap size shall be 1" for letters and logo elements.
8. Lighting:
  - a. All signs shall be internal LED illuminated with no exposed lighting.
  - b. All signs shall be U.L. listed.

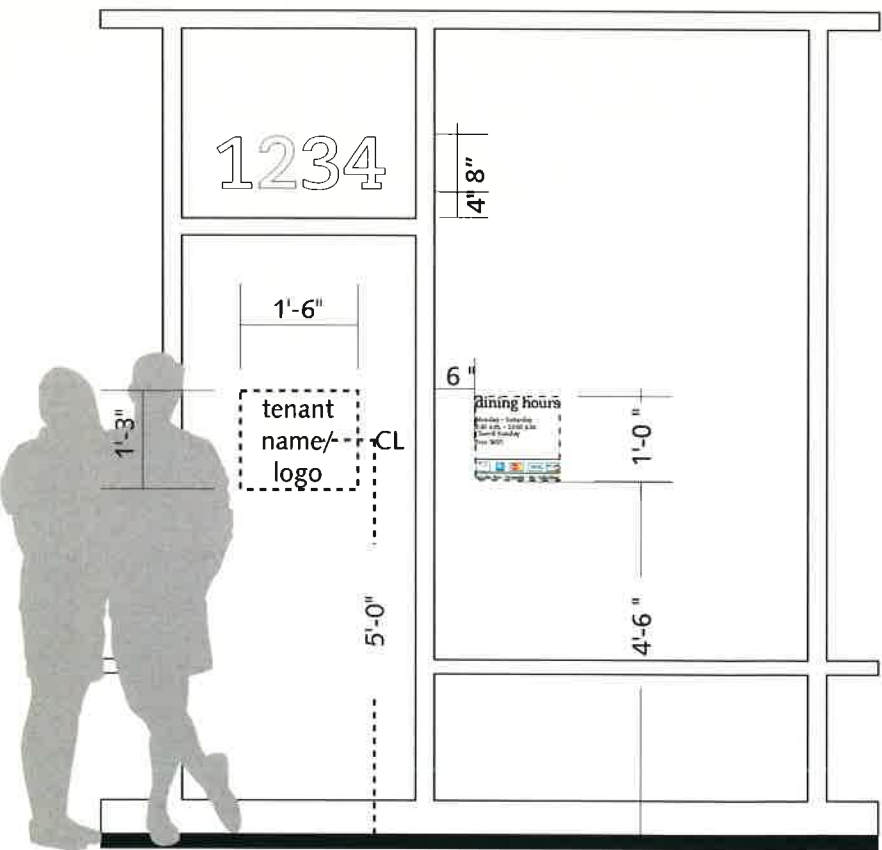
### Food Mart / Gas Sales Tenant Wall Signs

1. Approval Required:
  - a. All signs shall be attached to the building only at a location approved by the Landlord and March Joint Powers Authority (JPA).
2. Primary Wall Sign:
  - a. The main business identification sign shall be located on the building fascia at a location approved by the Landlord and March Joint Powers Authority (JPA).
3. Window Sign:
  - a. The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign:
  - a. The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. Sign type:
  - a. Tenants signs shall be composed of channel letters and logos. (Face illuminated, halo illuminated or a combination of both will be allowed).
6. Primary Wall Sign:
  - a. The maximum sign area allowed for the main identification sign is One (1) square foot for each lineal foot of lease frontage.
  - b. The maximum size for the main identification sign shall not exceed 200 square feet with a maximum height of four (4) feet. The main ID sign can consist of channel letters, logos or icons. Secondary signs shall not exceed three (3) feet.
  - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage.
  - d. Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
  - e. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs must be approved by the Landlord and March Joint Powers Authority (JPA).
  - f. Maximum length shall not exceed 80 percent of any street or parking lot frontage.
7. Materials:
  - a. Sign Face shall be Acrylic. Landlord must approve colors prior to sign permit submittal.
  - b. Letter return material shall be aluminum, painted to match building colors or Landlord approved colors.
  - c. Letter return depth shall not exceed 7" from the face of the building.
  - d. Trim cap size shall be 1" for letters and logo elements.
8. Lighting:
  - a. All signs shall be internal LED illuminated with no exposed lighting.
  - b. All signs shall be U.L. listed.

Permanent window and door signage is limited to the following:

**Tenant Entry Information**

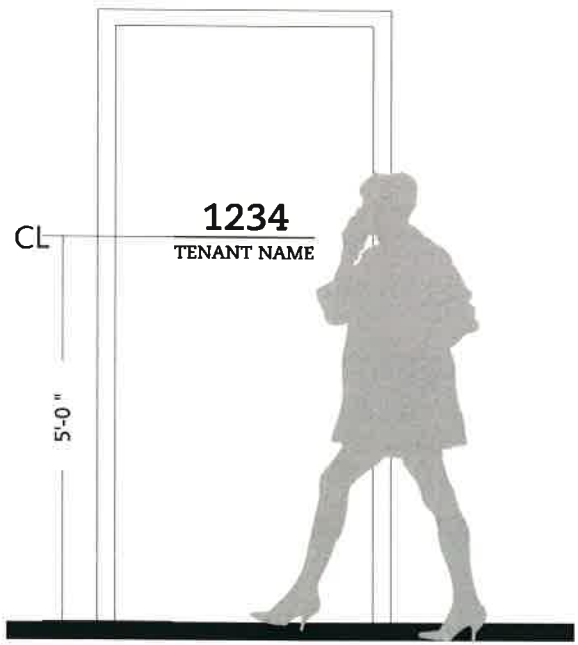
- Materials: Raised aluminum white address numbers.
- Copy: 8" overall height of suite letter or address numerals  
Tenant entry / Hours of operation information 12" x 12"  
Credit card and social media information
- Sign Area: 3.0 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface
- Location: Address or suite number centered over the main entry door(s).  
Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.



Typical Elevation

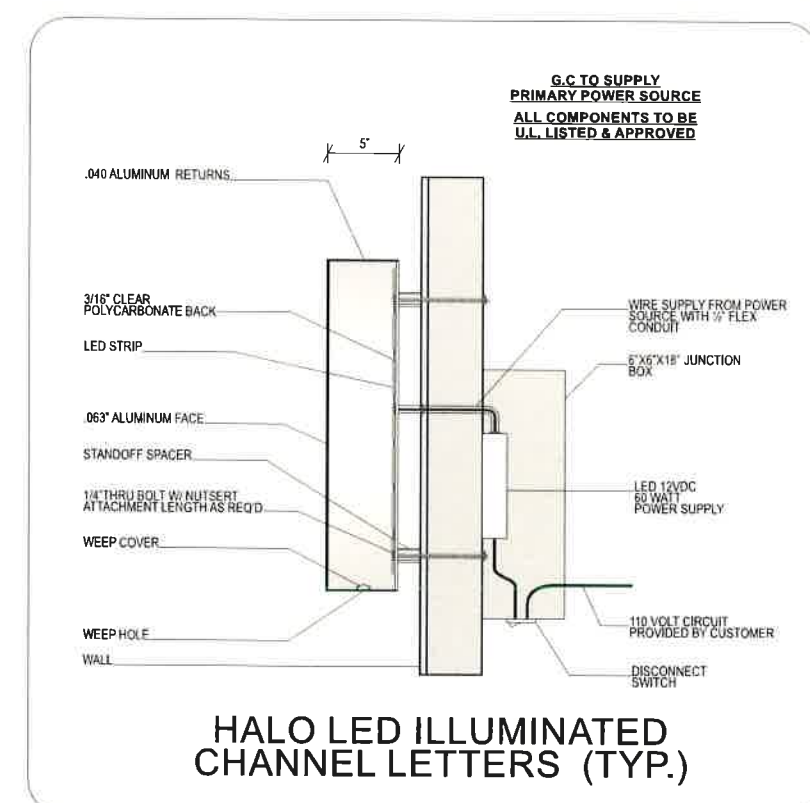
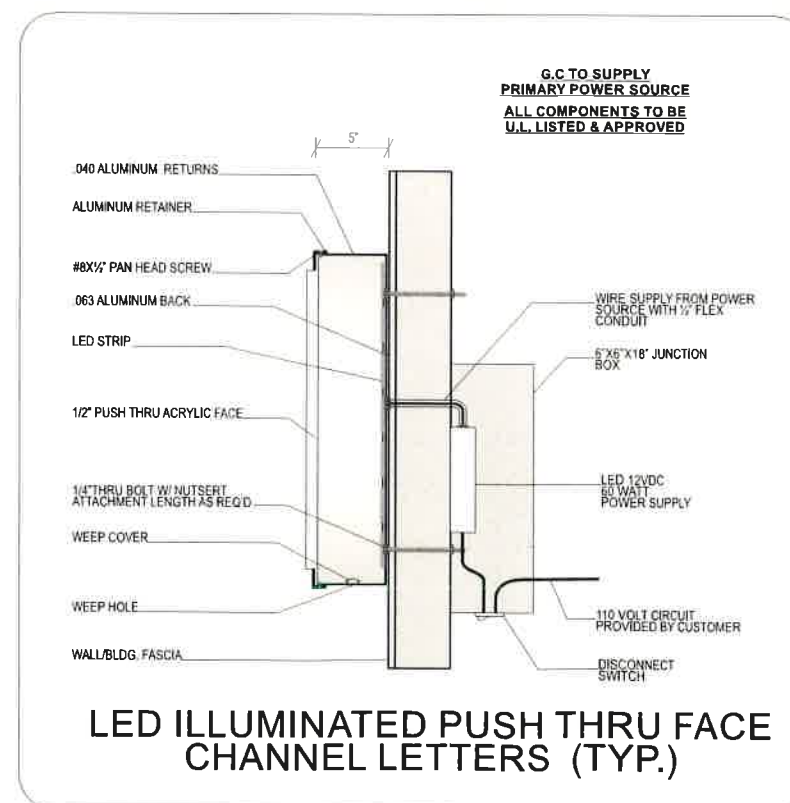
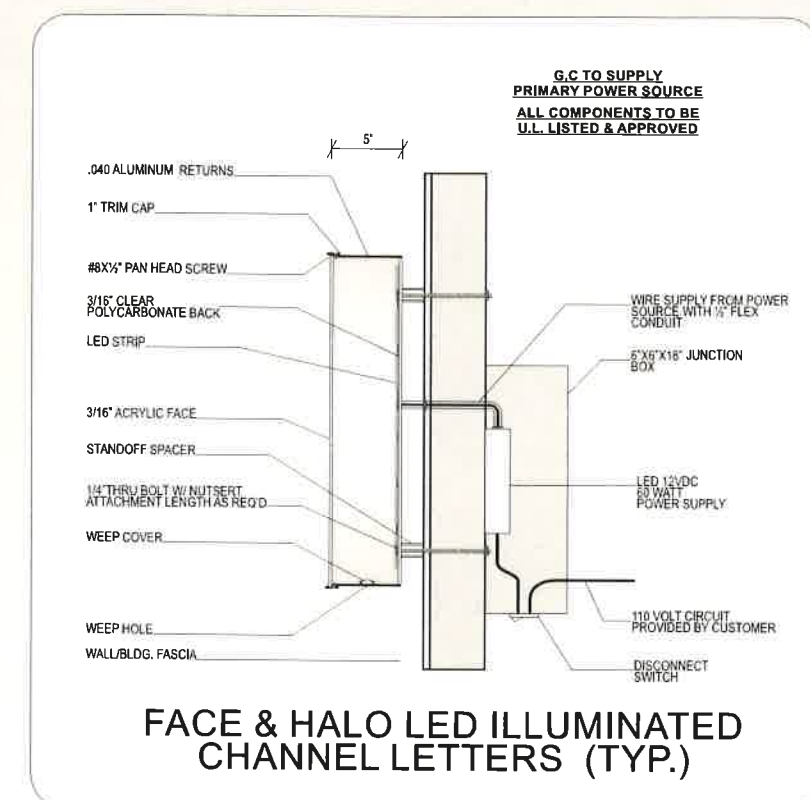
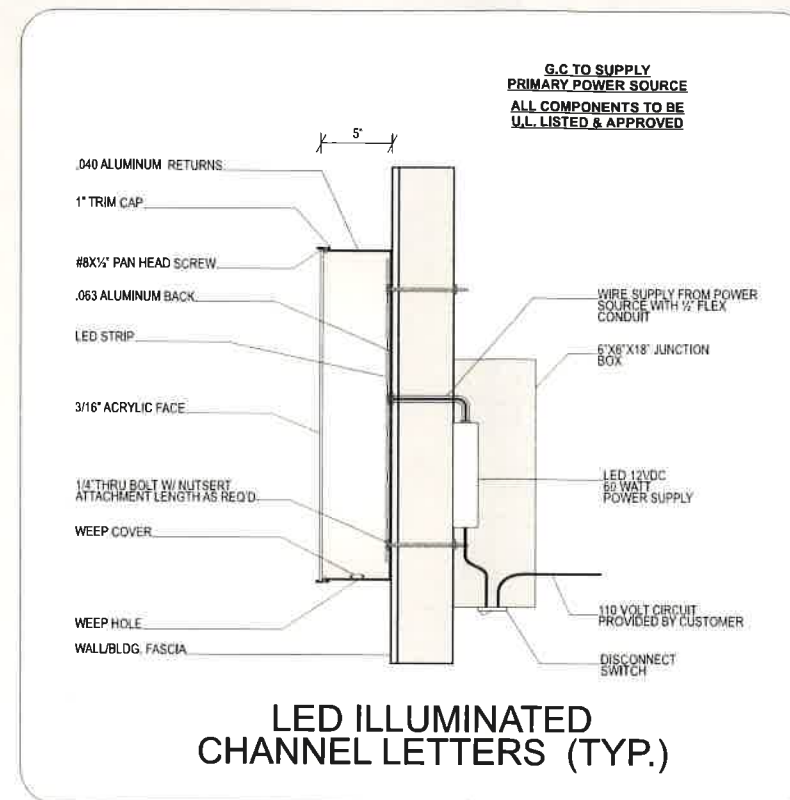
**Rear Entry I.D.**

- Materials: Vinyl letters on door in contrasting color.
- Copy: 4" overall height of suite letter or address numerals  
2" high Tenant Name
- Sign Area: 2.5 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface



Typical Elevation





Examples are provided for illustration purposes only.  
Other manufacturing methods may be allowed.  
All signage manufacturers shall provide project specific  
drawings with section views for approval by both  
landlord and March Joint Powers (JPA).

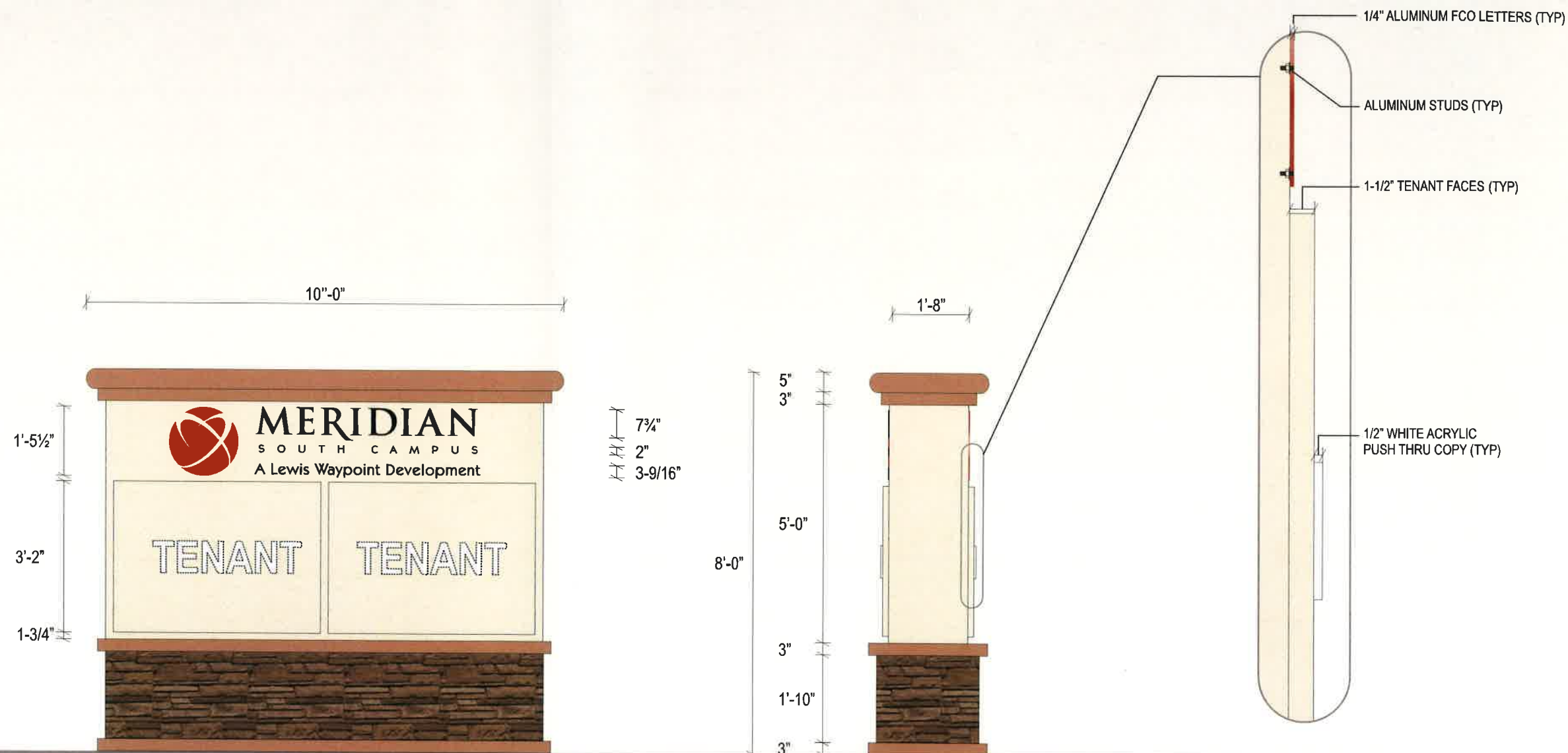


- [illegible]

**28063**  
R12  
PERMITS



SWC of Van Buren & Orange, Riverside, CA



**Specifications:**

**BODY:** NEW .080 ALUMINUM FABRICATED CABINET TO HAVE MEDIUM TEXTURE AND PAINTED TO MATCH HAYSEED.  
**ID SIGN:** 1/4" ALUMINUM FCO LETTERS PAINTED CLIENT APPROVED COLORS. STUD MOUNTED TO CABINET FACE  
**TENANTS:** .080 ROUTED OUT ALUMINUM, 1-1/2" DEEP REVERSE PAN FACES WITH 1/2" WHITE ACRYLIC PUSH-THRU COPY  
**BASE & CAP:** MEDIUM TEXTURE PAINTED TO MATCH JAMOCHA  
**ILLUMINATION:** WHITE LED.

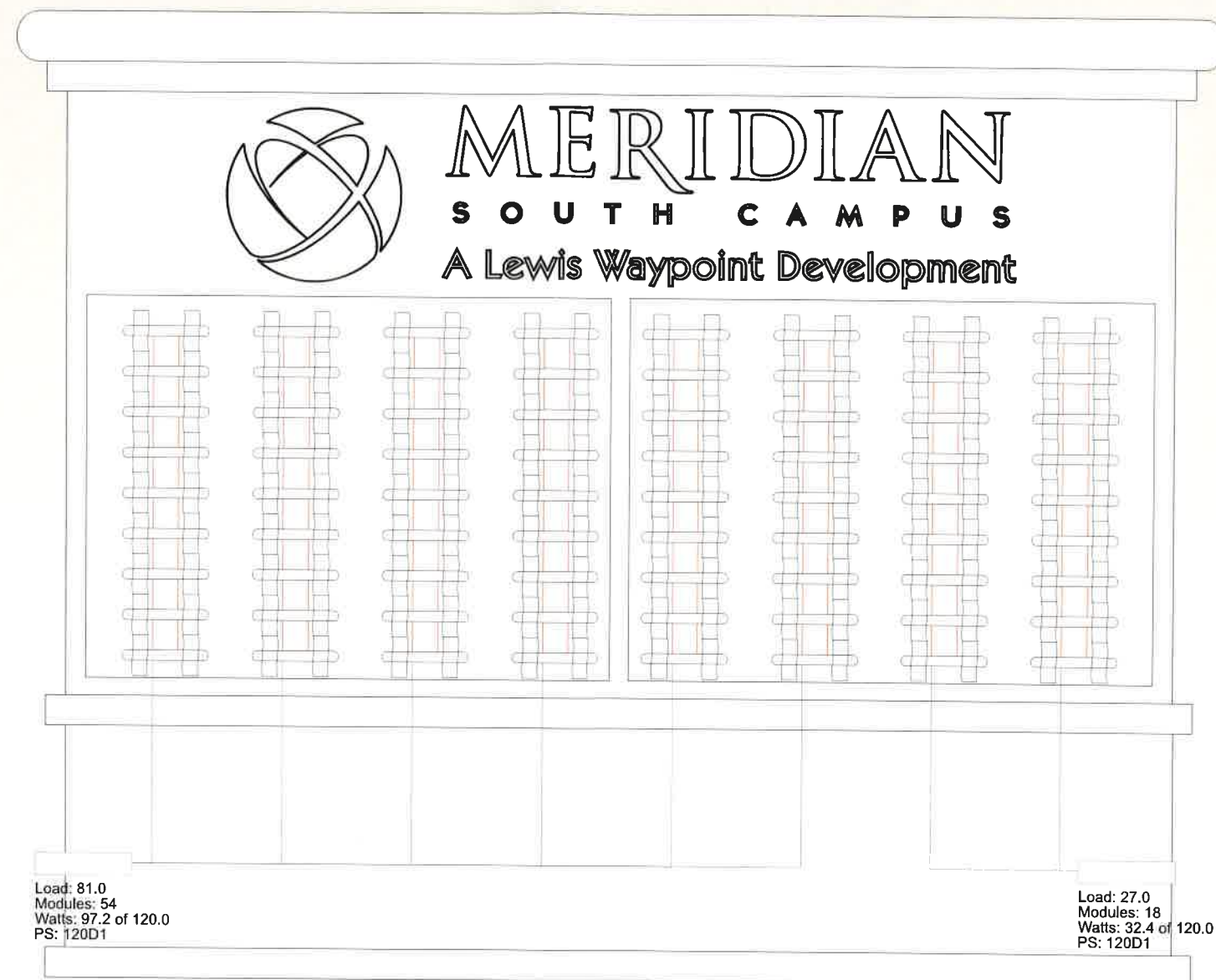
	FRAZEE HAYSEED 8220W MP6790
	FRAZEE JAMOCHA 8255D MP6874
	PMS BURGUNDY 484C
	BLACK
	IDAHO DRYSTACK CARMEL MOUNTAIN

**A** NEW D/F ILLUMINATED MULTI-TENANT PYLON SIGN

27.44 SQ. FT.

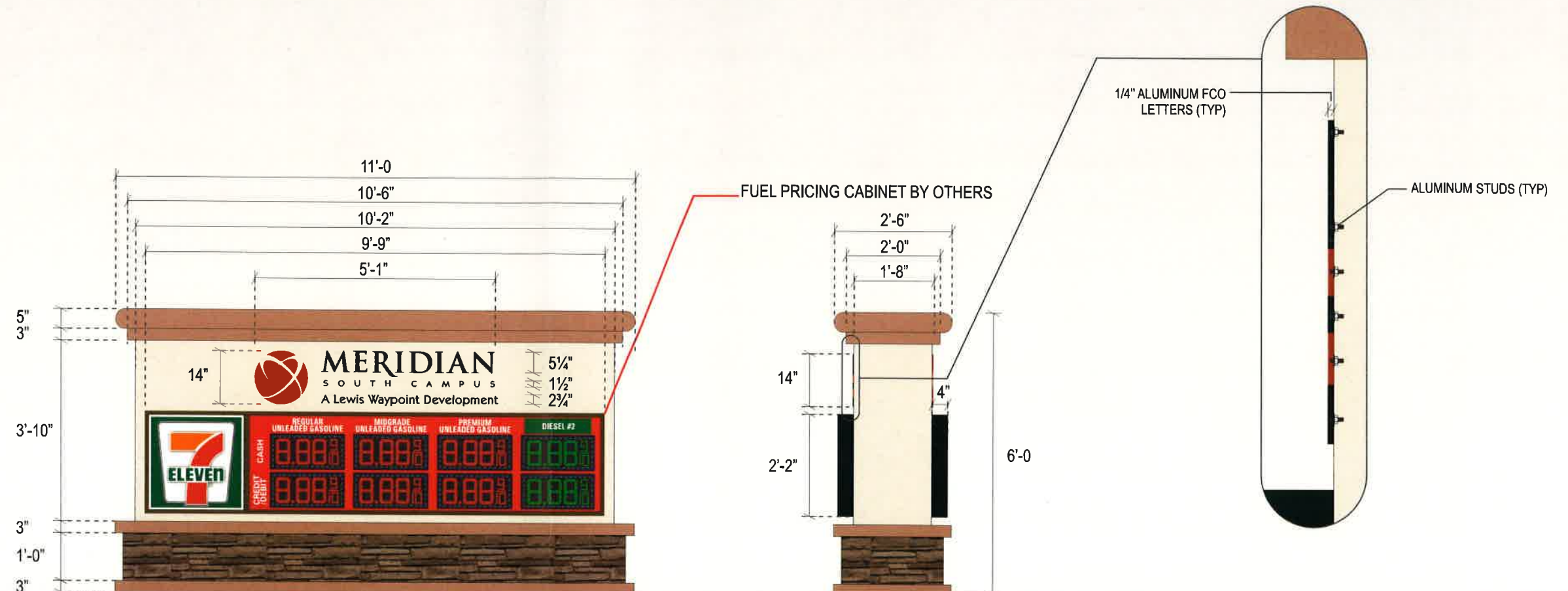
SCALE : 3/8" = 1'-0"

72 Modules: SloanLED - SignBOX II DS 6500K  
 129.6 Watts  
 2 Power Supplies: SloanLED - 120D1  
 3.4 AMPS  
 1 - 20 amp circuit 120v



The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.





**B** NEW D/F ILLUMINATED FUEL CENTER PRICING SIGN 22 SQ. FT.

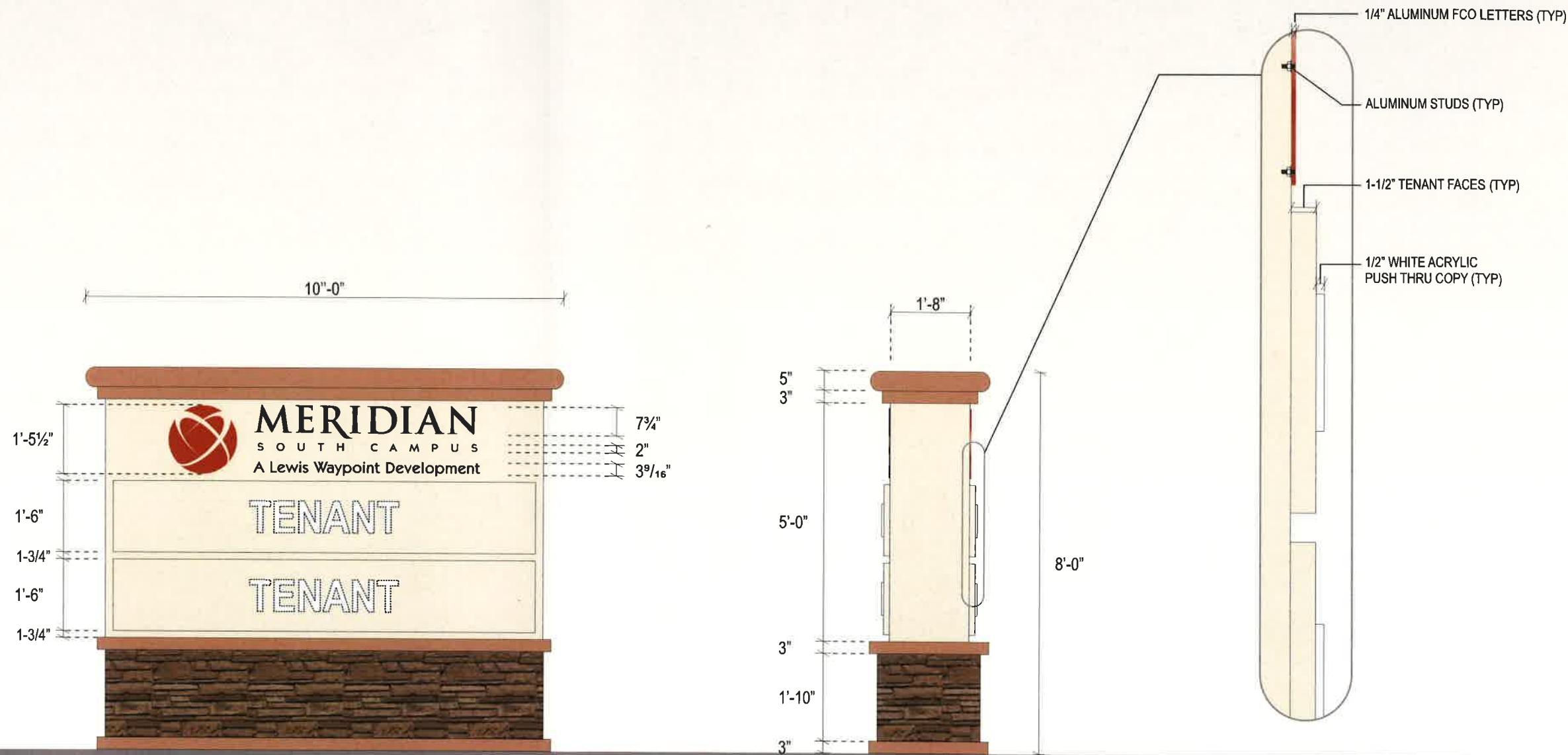
## Specifications:

BODY: NEW .080 ALUMINUM FABRICATED CABINET TO HAVE MEDIUM TEXTURE AND PAINTED TO MATCH HAYSEED.  
ID SIGN: 1/4" ALUMINUM FCO LETTERS PAINTED CLIENT APPROVED COLORS. STUD MOUNTED TO CABINET FACE  
BASE & CAP: MEDIUM TEXTURE PAINTED TO MATCH JAMOCHA  
ILLUMINATION: NON-ILLUMINATED  
FUEL PRICING CABINET: BY OTHERS

	FRAZEE HAYSEED 8220W MP6790
	FRAZEE JAMOCHA 8255D MP6874
	PMS BURGUNDY 484C
	BLACK
	IDAHO DRYSTACK CARMEL MOUNTAIN

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

D/F Illuminated Multi Tenant Pylon Sign



Specifications:

BODY: NEW .080 ALUMINUM FABRICATED CABINET TO HAVE MEDIUM TEXTURE AND PAINTED TO MATCH HAYSEED.

ID SIGN: 1/4" ALUMINUM FCO LETTERS PAINTED CLIENT APPROVED COLORS. STUD MOUNTED TO CABINET FACE

TENANTS: .080 ROUTED OUT ALUMINUM, 1-1/2" DEEP REVERSE PAN FACES, WITH 1/2" WHITE ACRYLIC PUSH-THRU COPY

BASE & CAP: MEDIUM TEXTURE PAINTED TO MATCH JAMOCHA

ILLUMINATION: WHITE LED.

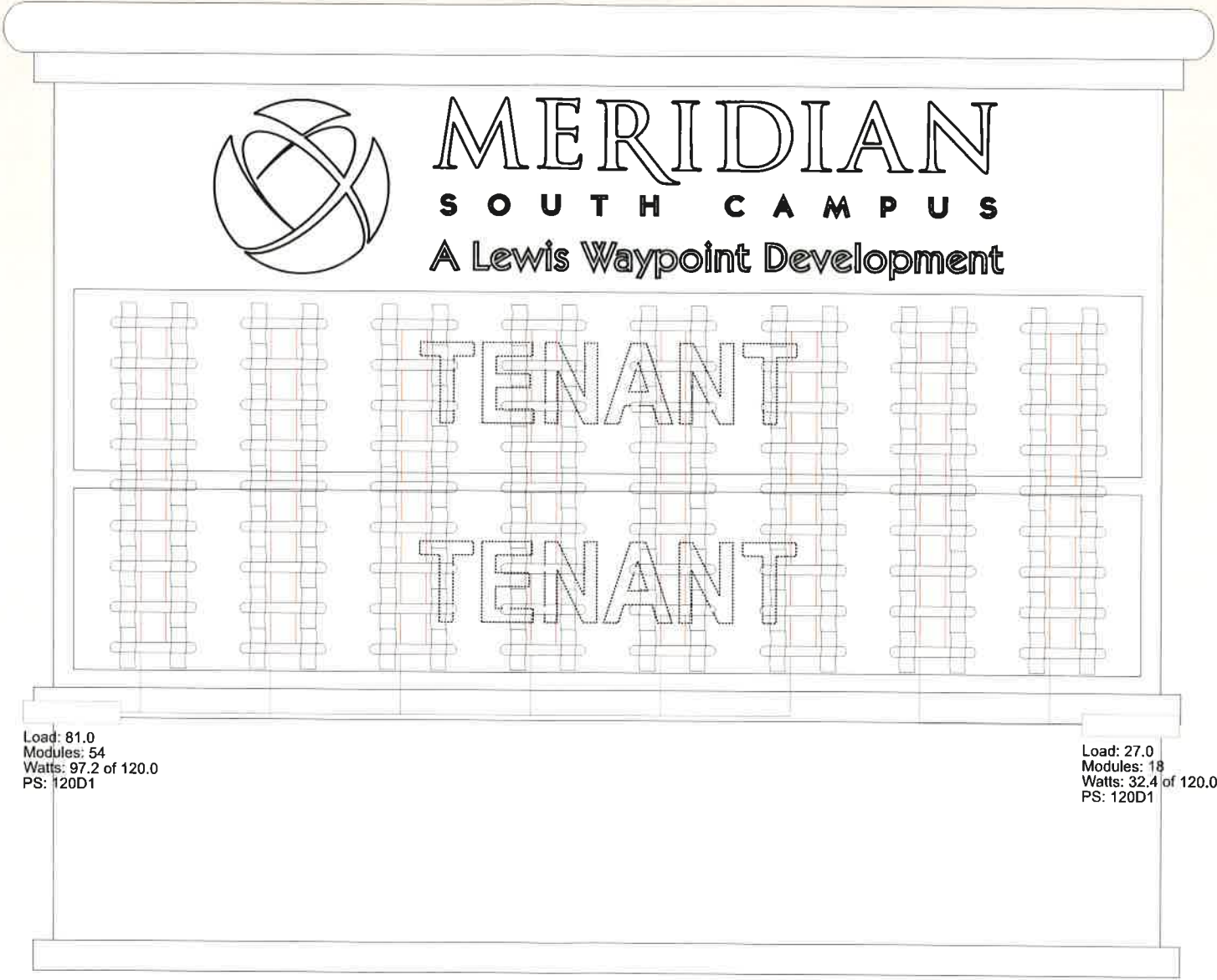
	FRAZEE HAYSEED 8220W MP6790
	FRAZEE JAMOCHA 8255D MP6874
	PMS BURGUNDY 484C
	BLACK
	IDAHO DRYSTACK CARMEL MOUNTAIN

26.5 SQ. FT.

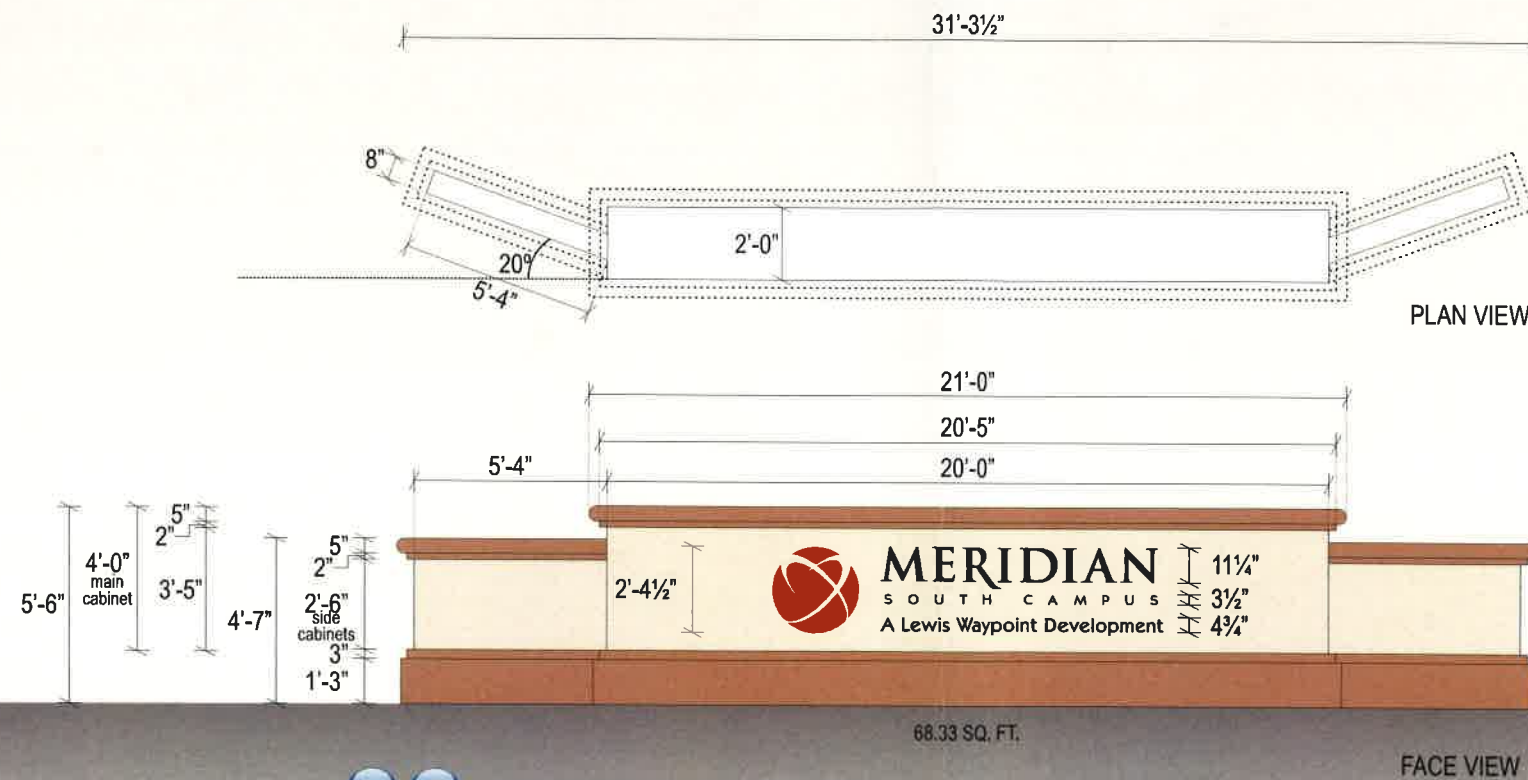
NEW D/F ILLUMINATED MULTI-TENANT PYLON SIGN

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





The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.



**D E** NEW CENTER I.D. MONUMENT SIGN

## Specifications:

BODY:	NEW ALUMINUM FABRICATED CABINET TO HAVE MEDIUM TEXTURE AND PAINTED TO MATCH HAYSEED.
ID SIGN:	1 1/2" DEEP REVERSE PAN CHANNEL LETTERS PAINTED CLIENT APPROVED COLORS.
BASE & CAP:	MEDIUM TEXTURE PAINTED TO MATCH JAMOCHA
ILLUMINATION:	NON-ILLUMINATED.

<span style="display:inline-block; width:15px; height:10px; background-color:#f0e68c; border:1px solid black;"></span>	FRAZEE HAYSEED 8220W MP6790
<span style="display:inline-block; width:15px; height:10px; background-color:#c08060; border:1px solid black;"></span>	FRAZEE JAMOCHA 8255D MP6874
<span style="display:inline-block; width:15px; height:10px; background-color:#800000; border:1px solid black;"></span>	PMS BURGUNDY 484C
<span style="display:inline-block; width:15px; height:10px; background-color:#000000; border:1px solid black;"></span>	BLACK

SCALE : 3/16" = 1'-0"





FOODMART/GAS SALES- SOUTH ELEVATION



FOODMART/GAS SALES- EAST ELEVATION



FOODMART/GAS SALES- WEST ELEVATION



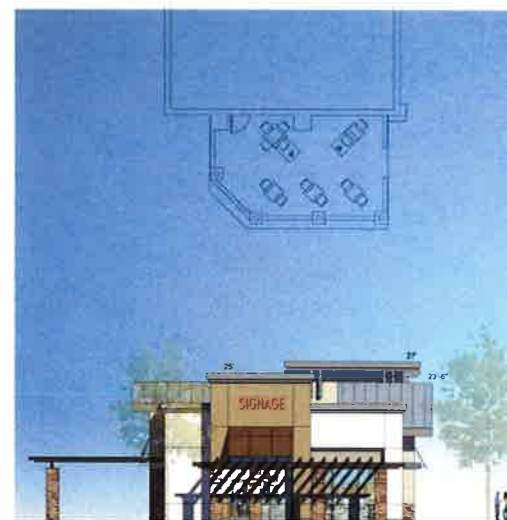
FOODMART/GAS SALES- NORTH ELEVATION



FUEL PUMP - TYPICAL SIDE ELEVATION



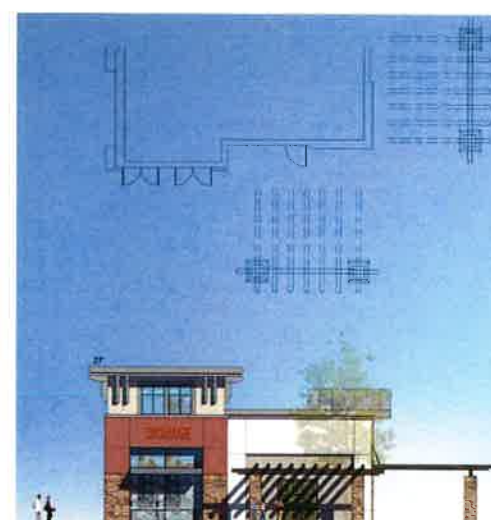
FUEL PUMP - TYPICAL FRONT & REAR ELEVATION



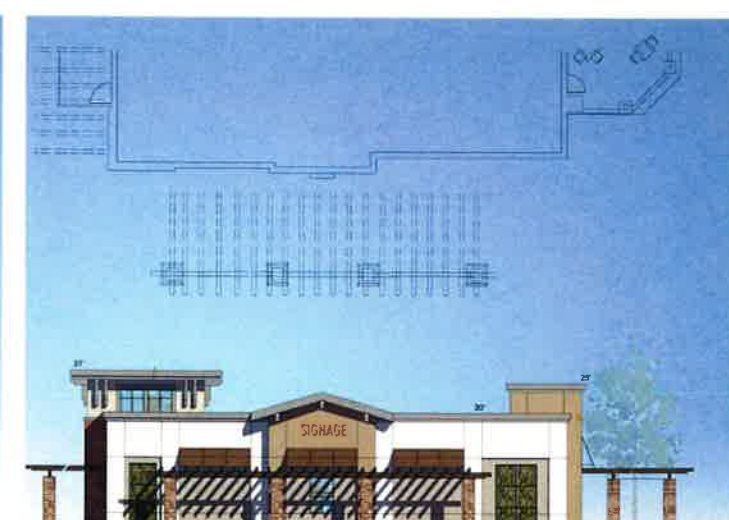
PAD A - SOUTH ELEVATION



PAD A - EAST ELEVATION



PAD A - NORTH ELEVATION



PAD A - WEST ELEVATION





SHOPS 1 - EAST ELEVATION



SHOPS 1 - SOUTH ELEVATION



SHOPS 1 - WEST ELEVATION



SHOPS 1 - NORTH ELEVATION





1



2



3



4



5



6



7



8



9



10



11



A.1



B



C



D



E

## COLOR & MATERIALS

### PAINT

1. SHERWIN WILLIAMS SW 7570 - EGRET WHITE
2. SHERWIN WILLIAMS SW 7702- SPICED CIDER
3. SHERWIN WILLIAMS SW 6106- KILIM BEIGE
4. SHERWIN WILLIAMS SW 7037- BALANCED BEIGE
5. SHERWIN WILLIAMS SW 7538- TAMARIND
6. SHERWIN WILLIAMS SW 7024- FUNCTIONAL GRAY
7. SHERWIN WILLIAMS SW 6083- SABLE
8. SHERWIN WILLIAMS SW 7701- CAVERN CLAY
10. SHERWIN WILLIAMS SW 0045- ANTIQUARIAN BROWN
11. SHERWIN WILLIAMS SW 7670- GRAY SHINGLE

### STONE VENEER

- A.1 CORONADO STONE - IDAHO DRYSTACK-  
CARMEL MOUNTAIN

### ROOF TILES

- B. METAL SALES- MATALLIC SILVER

### FABRIC AWNING

- C. GLEN RAVEN FIRESIST - BLACK

### D. LIGHT FIXTURE

- LUMINIS - ECLIPSE W632

### ALUMINUM STOREFRONT

- E. CLEAR ANODIZE

**MS ALESSANDRO**  
**BUSINESS PARK**

# **MASTER SIGN PROGRAM**

**MARCH JOINT POWERS AUTHORITY**  
**RIVERSIDE, CALIFORNIA**  
**Approved June 10, 2019**

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# SUBMITTALS & APPROVALS

## A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the March Joint Powers Association.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required March Joint Powers Association permits.

All signage color & design layout must have a direct connection to the branding and corporate identity to the lessee. The signage colors and design must be reviewed & have final approval from The Association & March JPA.

Whether Leasing or Owning all Tenants occupying a building in the business park must abide by the sign program. Each tenant sign design must be reviewed & have final approval from The Association & March JPA

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits from the March JPA
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
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. Upon termination of a lease, all Tenant signage shall be removed & the surfaces to which the sign were attached shall be repaired by the tenant, or by the POA, at the tenants expense. Repair work to be completed within 30 days.
8. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within 30 days of written notice from the POA.

# GENERAL CONSTRUCTION REQUIREMENTS

## C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be UL approved LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.
10. Signs must be made of durable rust –inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted



# PROHIBITED SIGNS

## D. 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 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 that are prescribed by the laws of the State of California are prohibited.

3. Painted letters directly on the building will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the fascia, or roof line.

5. There shall be no signs that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached building exhibits.

### 7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.( i.e. Delivery trucks with tenant signage is OK )

### 8. 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 Landlord when the display is an integral part of the design character of the activity to which it relates.

### 9. Banners, Pennants & Balloons Used For Advertising Purposes:

Pending POA approval; All Advertising signage such as temporary flags, banners, pennants, or a combination of same, must be submitted to the MJPB Planning Dept. for review & approval & must comply with Section 9.12 Sign Regulations of the March JPA Development Code.

10.Except within Tenant's designated sign locations, no tenant, tenant employee, representative, vendor, or otherwise shall place or hold a sign or banner within 1/2 mile of the premises, without Landlords prior approval which may be withheld in Landlord's sole and absolute discretion. This language does not prohibit Tenant from professionally advertising on any billboard, bus bench, or the like.

11.Billboard Signs are not permitted.

12. The use of permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more that 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

13. No cabinet construction or any signs specifically identified in Section 9.12 Sign Regulations of the March JPA Development Code & Section 8.0 Signage Regulation of the MBC Design Guidelines

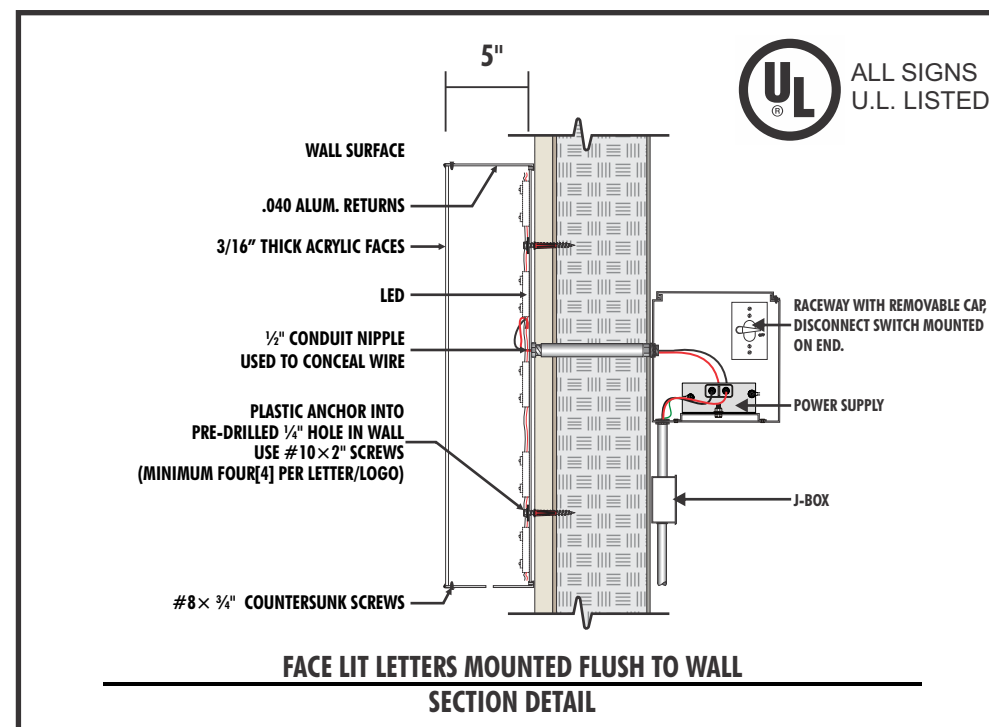
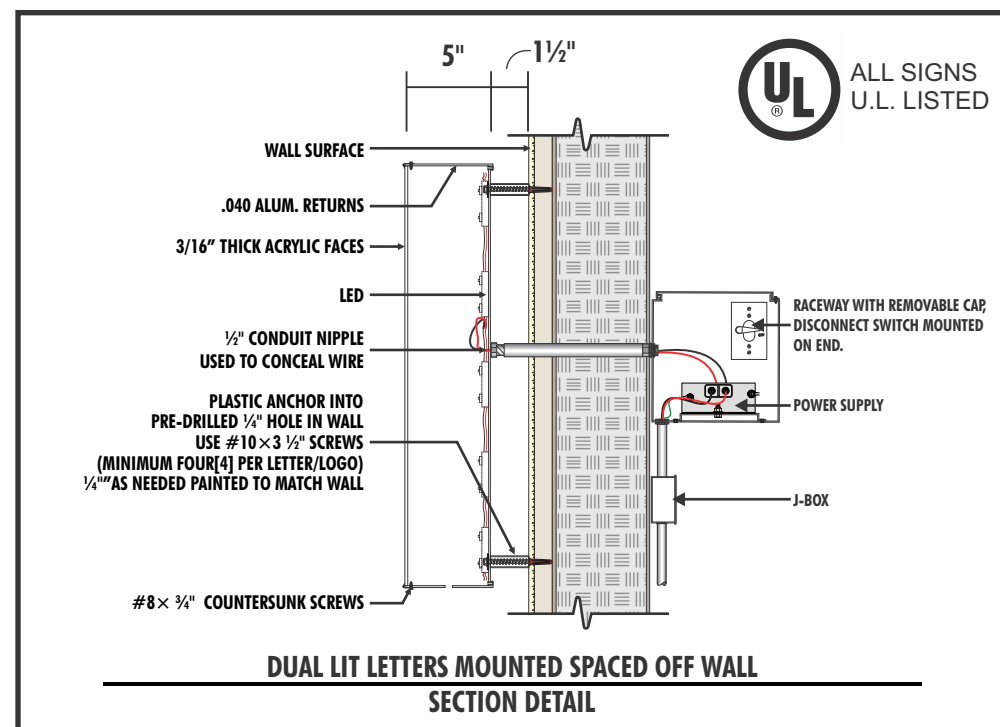
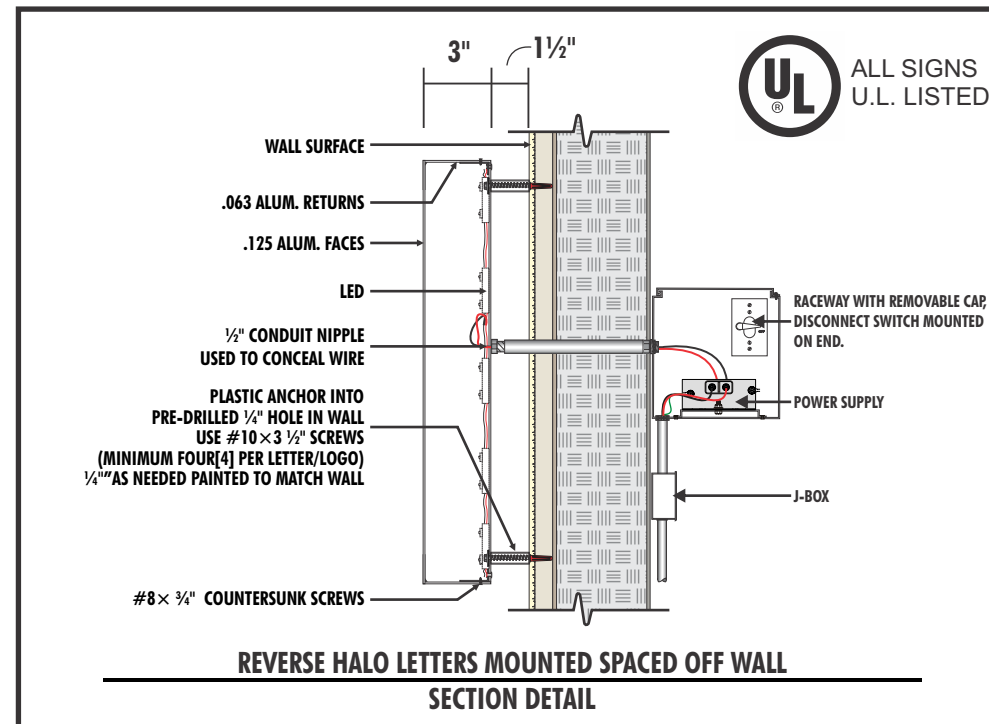
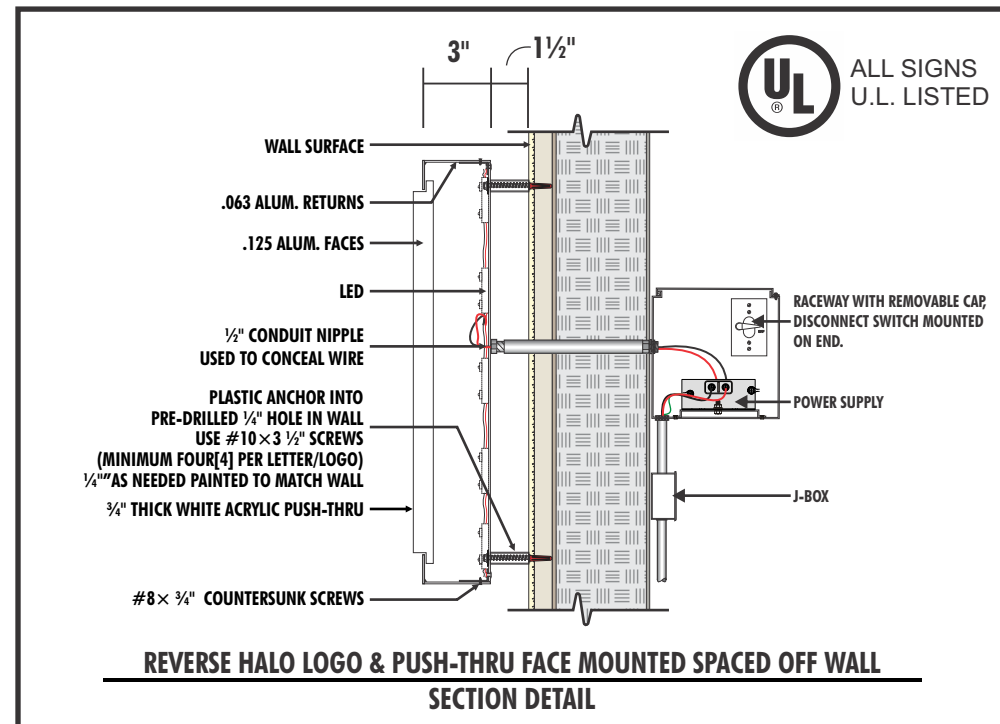
## F. ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## G. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

# ALLOWED SIGNS - CROSS SECTIONS



**NOTE**  
DISCONNECT SHALL BE WITHIN SIGHT OF SIGN OR BE CAPABLE OF BEING LOCKED IN AN OPEN POSITION

**All wall penetrations to be sealed with UL Listed silicone sealant.**  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**120v/20a DEDICATED PRIMARY MUST BE PROVIDED BY OTHERS (TENANT / GC/ C-10 CERTIFIED ELECTRICIAN) WITHIN 10' FROM SIGN LOCATION AS PER CODE / SIGN COMPANY TO MAKE FINAL CONNECTION TO A DEDICATED PRIMARY AS PER CODE.**

**In accordance with NEC / CEC - Title 24, Part 3, Article 600 / Section 600.5 Electrical Signs & Outline Lighting & UL guidelines, it is required that primary circuits to each sign must have:**

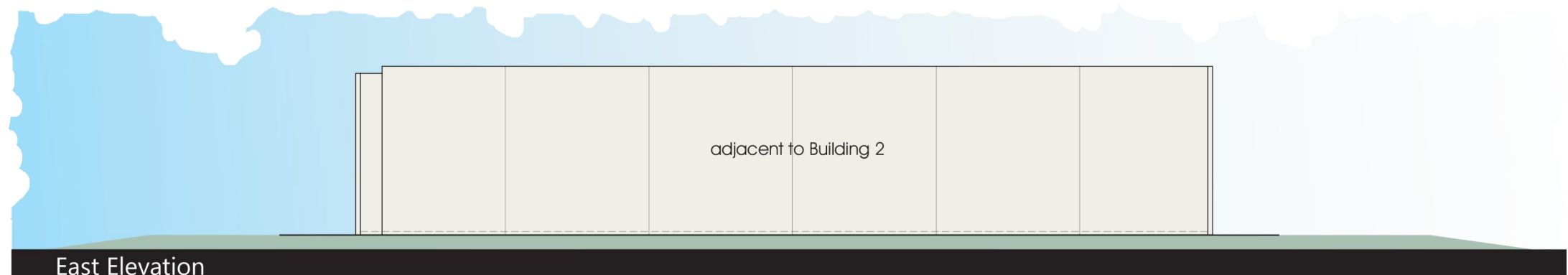
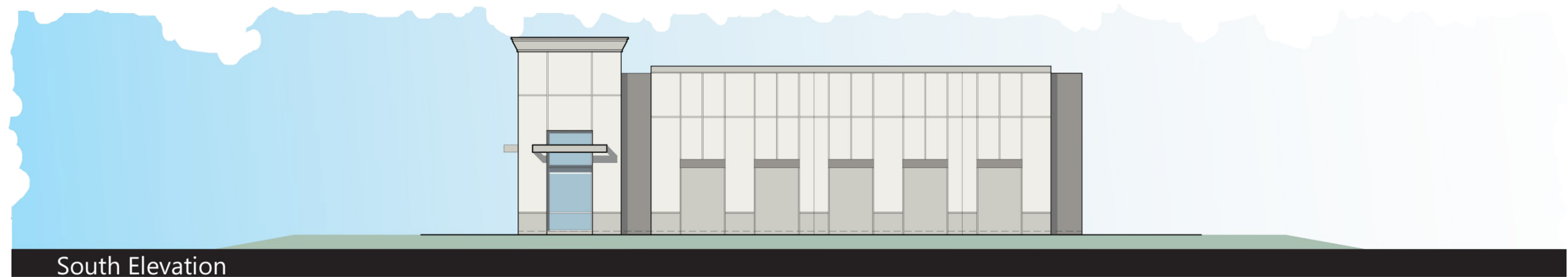
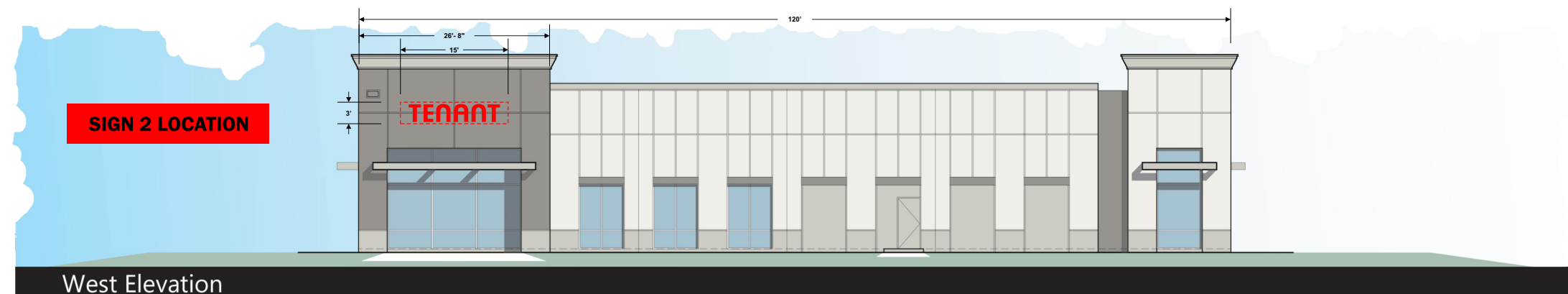
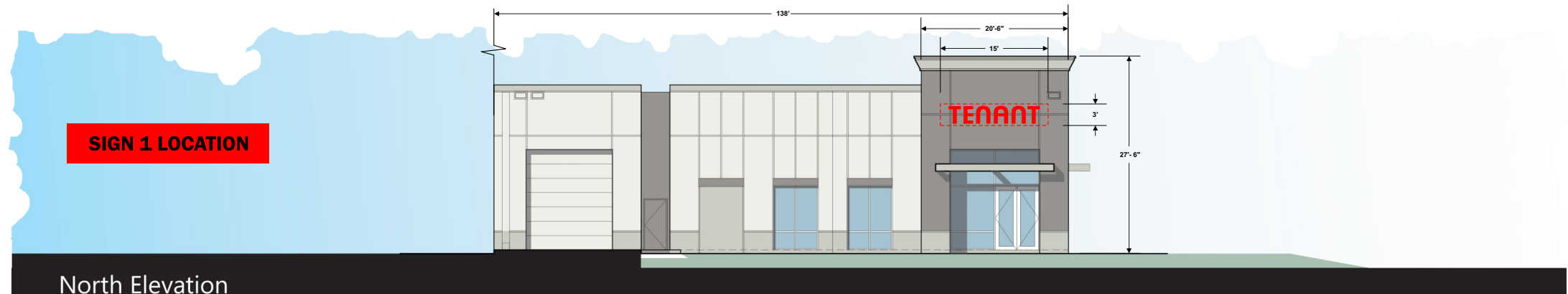
**(A) Required Branch Circuit.** Each commercial building and each commercial occupancy accessible to pedestrians shall be provided with at least one outlet in an accessible location at each entrance to each tenant space for sign or outline lighting system use. The outlet(s) shall be supplied by a branch circuit rated at least 20 amperes that supplies no other load.

**(B) Rating.** Branch circuits that supply signs shall be rated in accordance with 600.5 (B)(1) or (B)(2) and shall be considered continuous loads for the purposes of calculations.

**(1) Neon Signs.** Branch circuits that supply neon tubing shall be not be rated in excess of 30 amperes.

**(2) All Other Signs.** Branch circuits that supply all other signs and outline lighting systems shall be rated not to exceed 20 amperes.

# TYPICAL TENANT SIGNAGE - BLDG 1

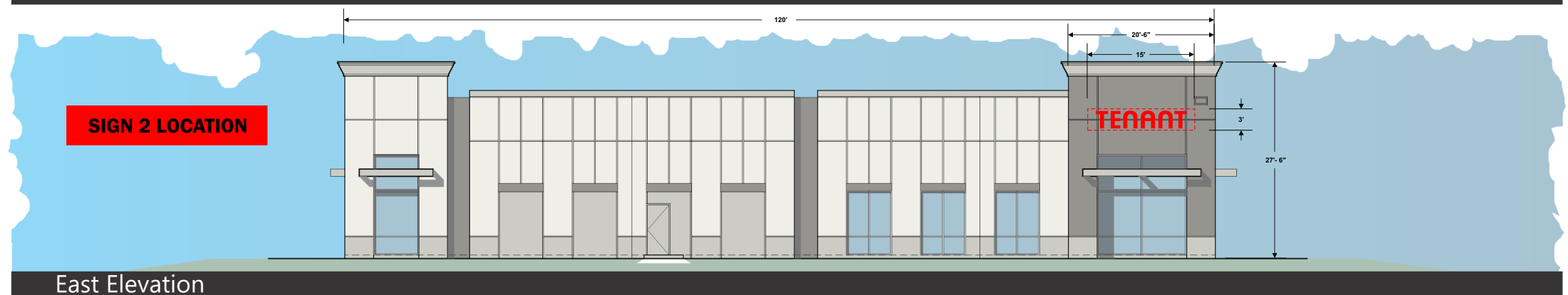
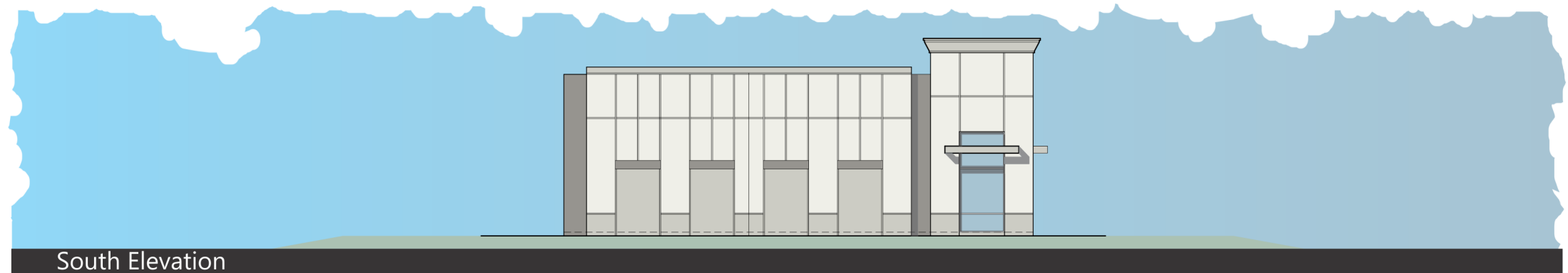
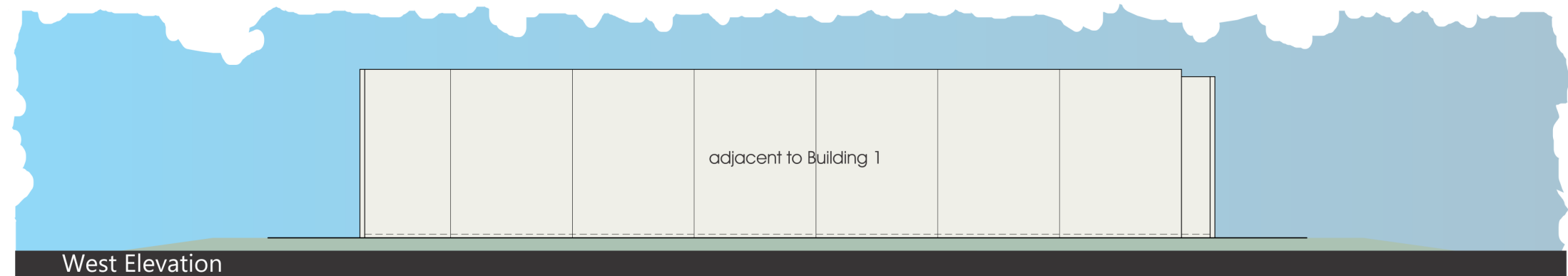
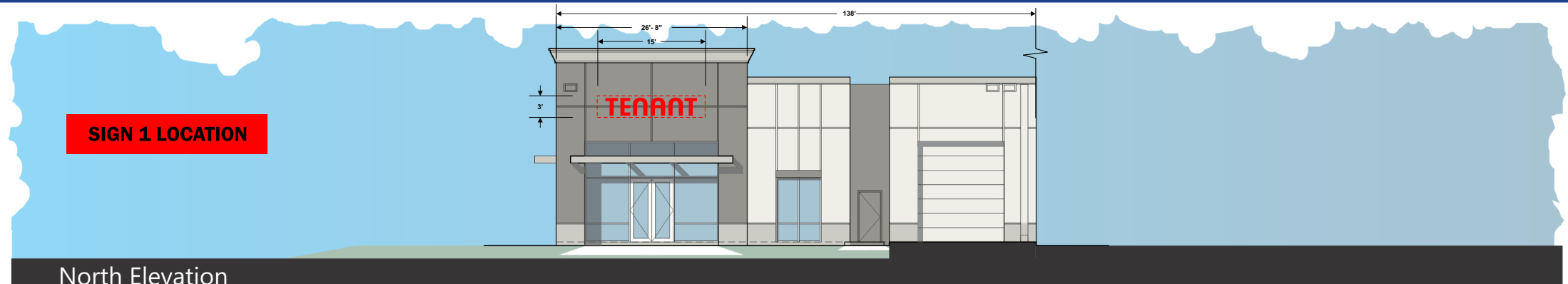


**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

THEY MUST THEN BE SUBMITTED TO THE MS ALESSANDRO ASSOCIATION TO BE REVIEWED. ALL SIGNS MUST FOLLOW THE BUILDING DESIGN SET FORTH BY THE ASSOCIATION & BE AESTHETICALLY & VISUALLY PLEASING & IN ACCORDANCE WITH THE MARCH JPA SIGN GUIDELINES. THE MS ALESSANDRO ASSOCIATION MUST RECEIVE A FULL COPY OF THE MARCH JPA APPROVED PERMIT PLANS BEFORE ANY INSTALLATION OF SIGN MAY BEGIN. FAILURE TO PROVIDE THE REQUIRED PERMITTED PLANS MAY RESULT IN REMOVAL OF THE SIGN & WALL RESTORATION AT THE SOLE COST OF THE TENANT OR OWNER.

# TYPICAL TENANT SIGNAGE - BLDG 2

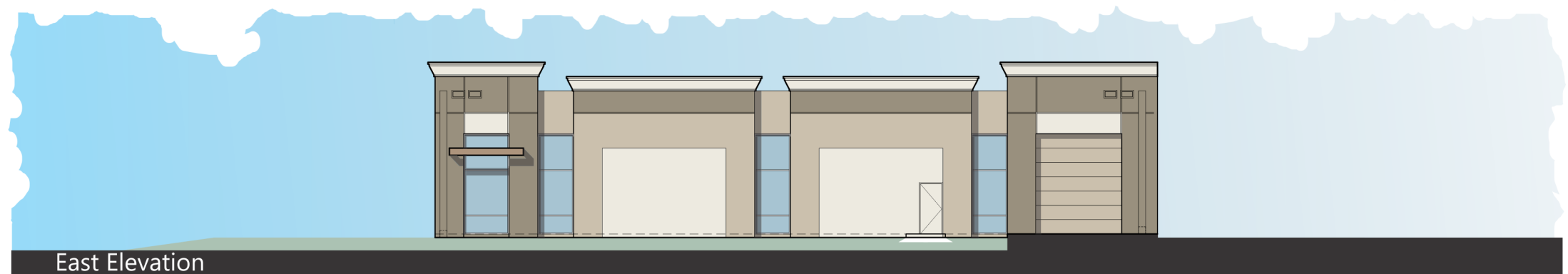
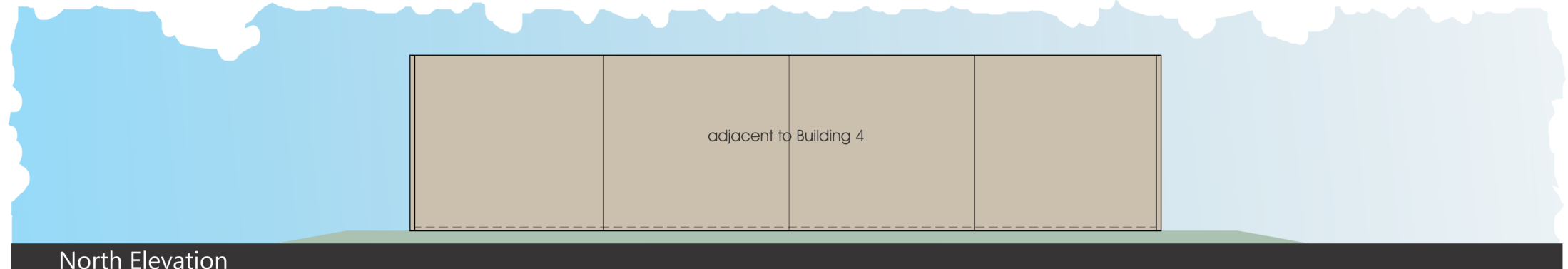


**PLEASE NOTE:**  
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# TYPICAL TENANT SIGNAGE - BLDG 3



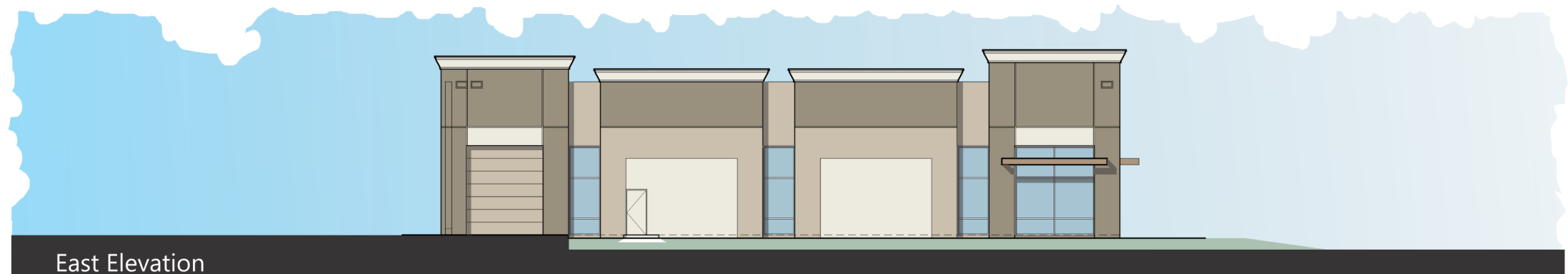
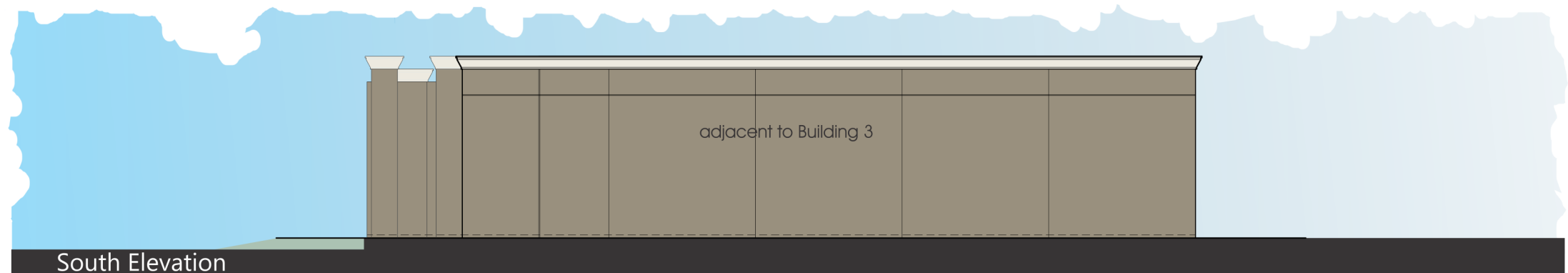
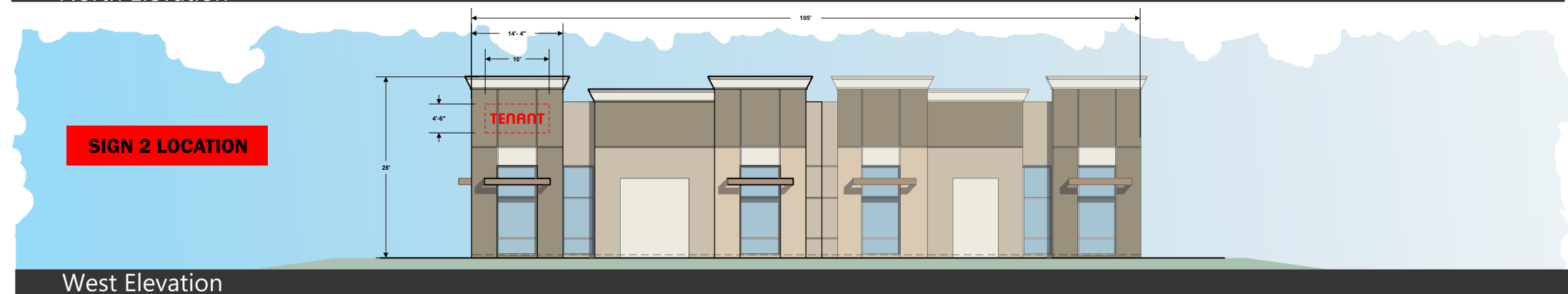
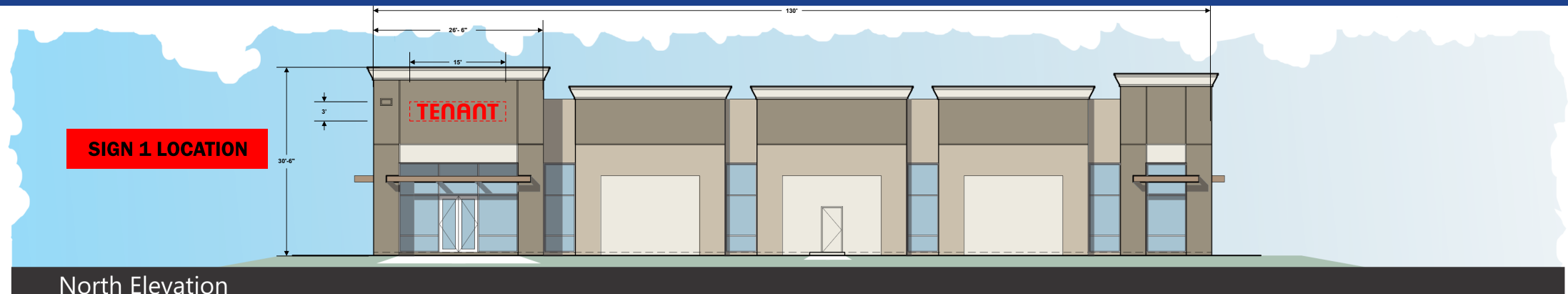
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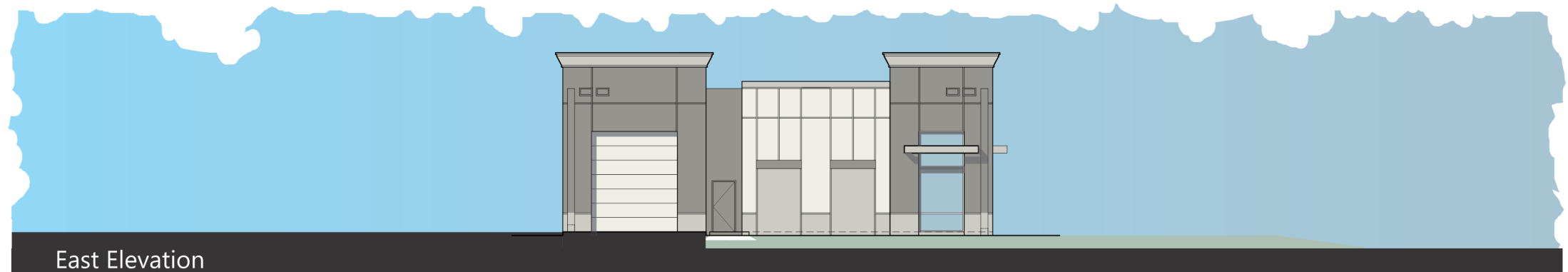
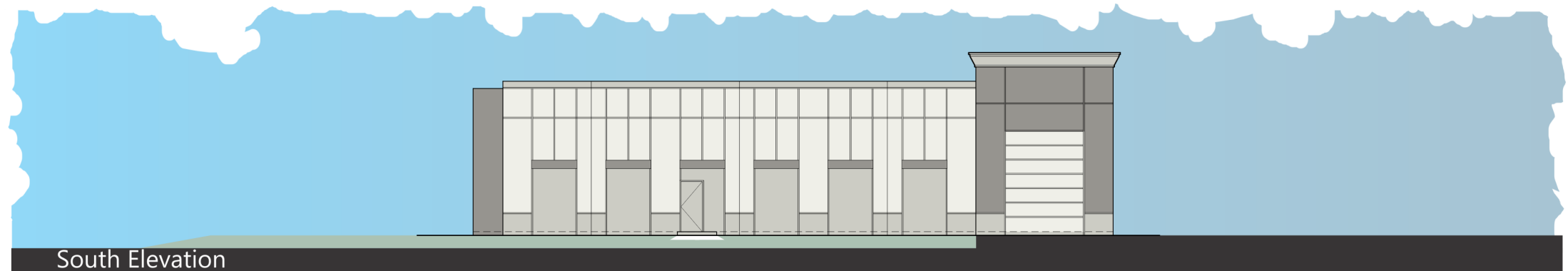
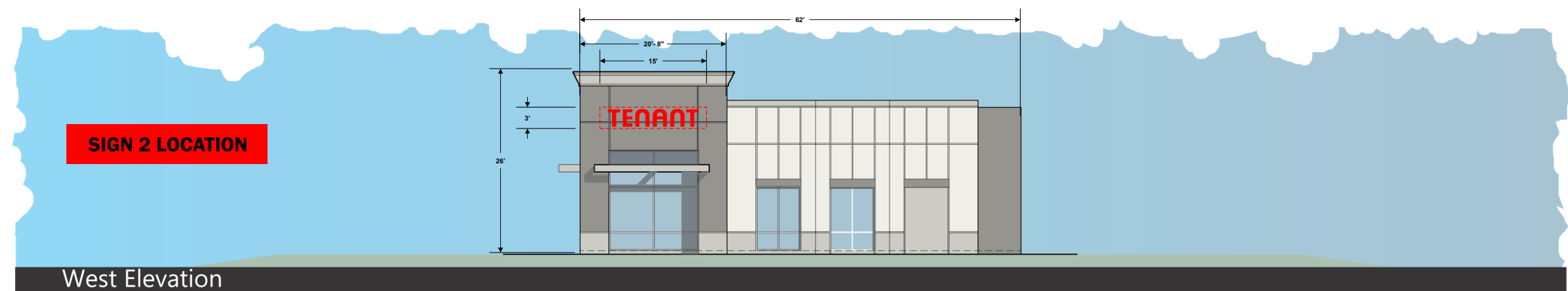
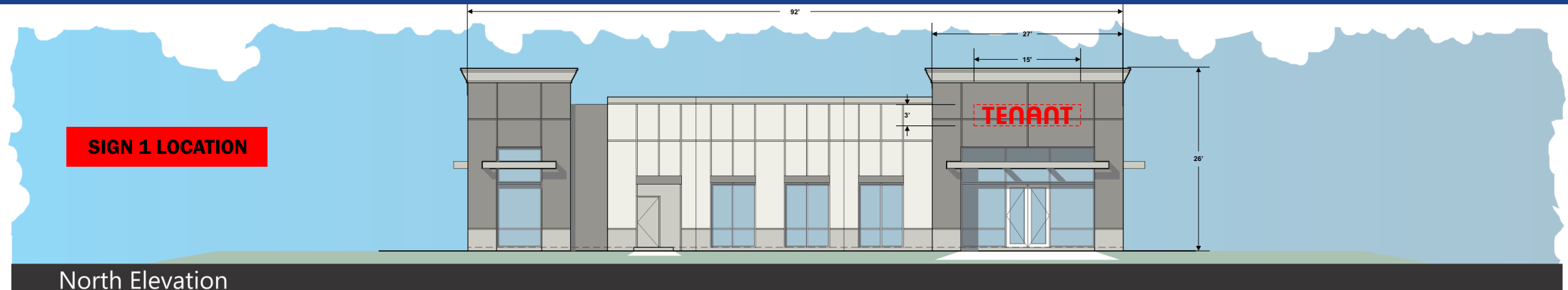


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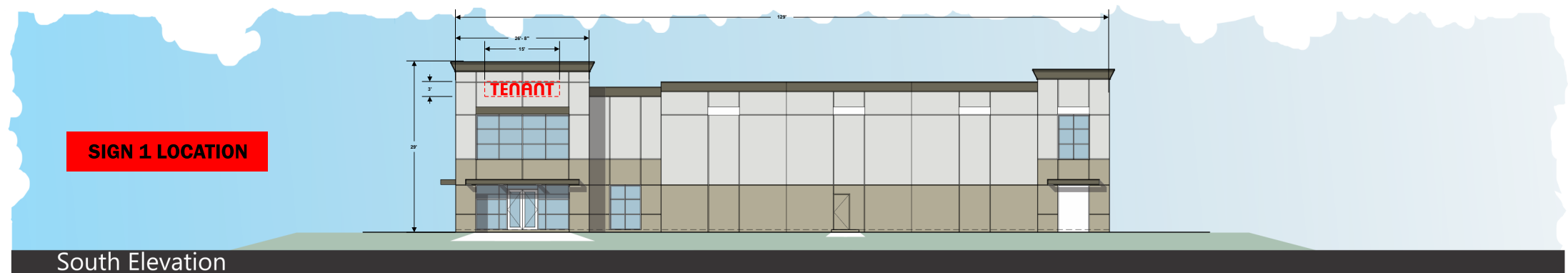
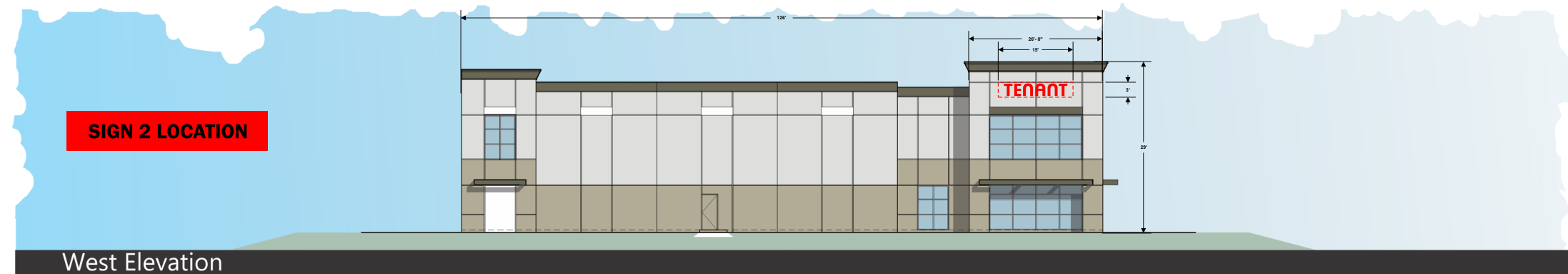
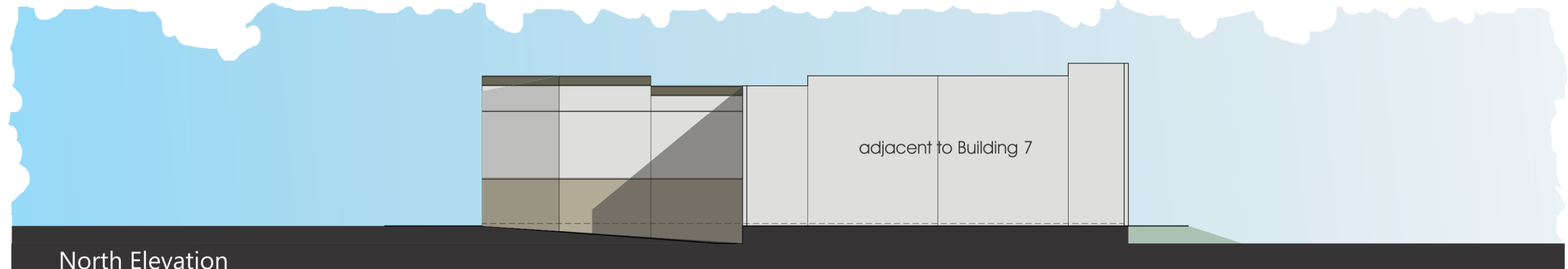


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# TYPICAL TENANT SIGNAGE - BLDG 6



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# TYPICAL TENANT SIGNAGE - BLDG 7

**SIGN 1 LOCATION**

North Elevation

**SIGN 2 LOCATION**

West Elevation

adjacent to Building 6

South Elevation

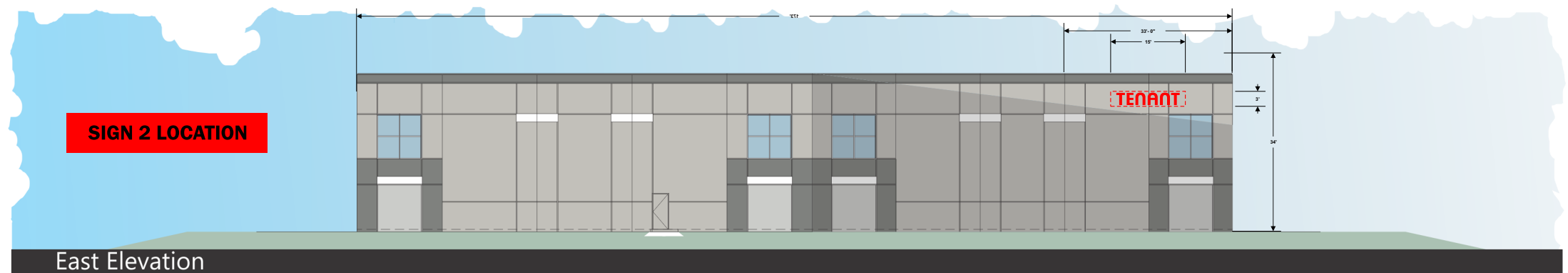
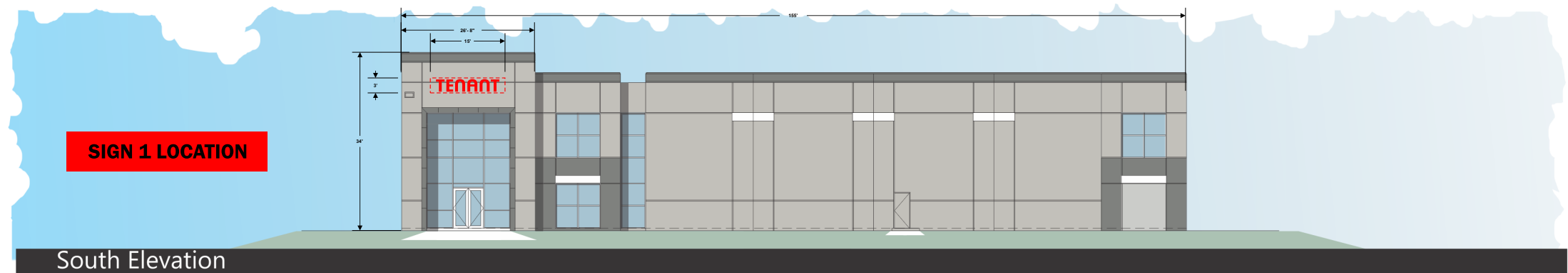
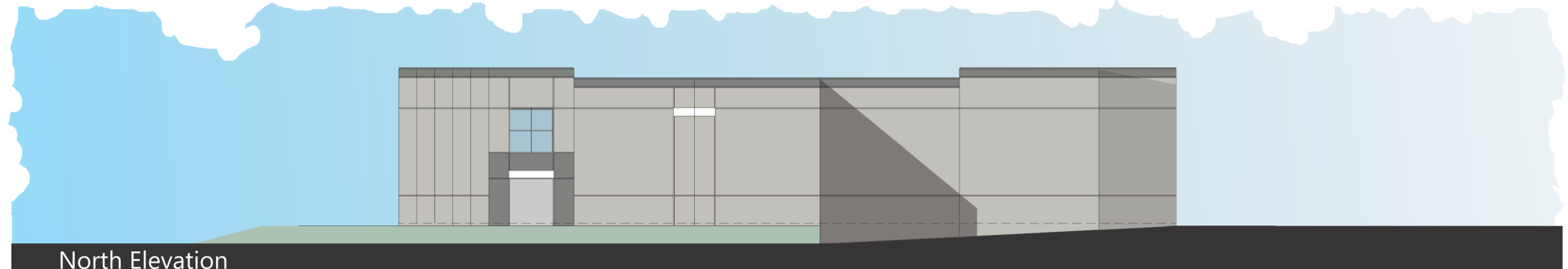
East Elevation

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# TYPICAL TENANT SIGNAGE - BLDG 8



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# TYPICAL TENANT SIGNAGE - BLDG 9

**SIGN 1 LOCATION**

North Elevation

**SIGN 2 LOCATION**

West Elevation

South Elevation

East Elevation

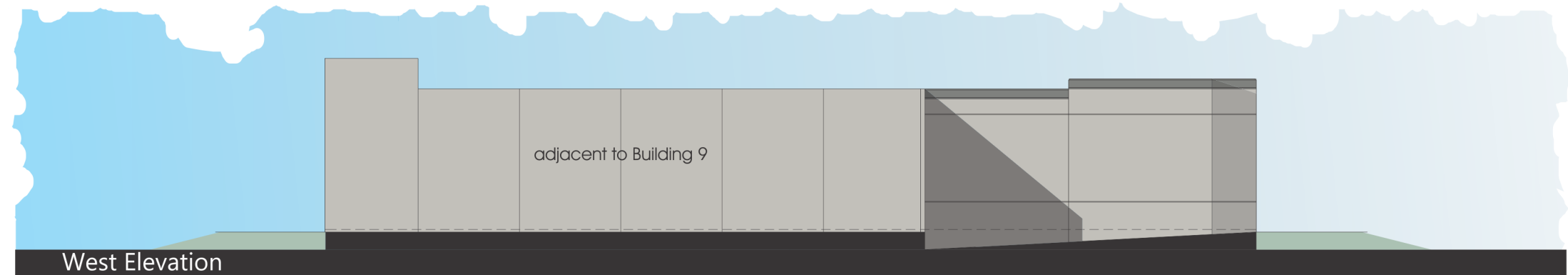
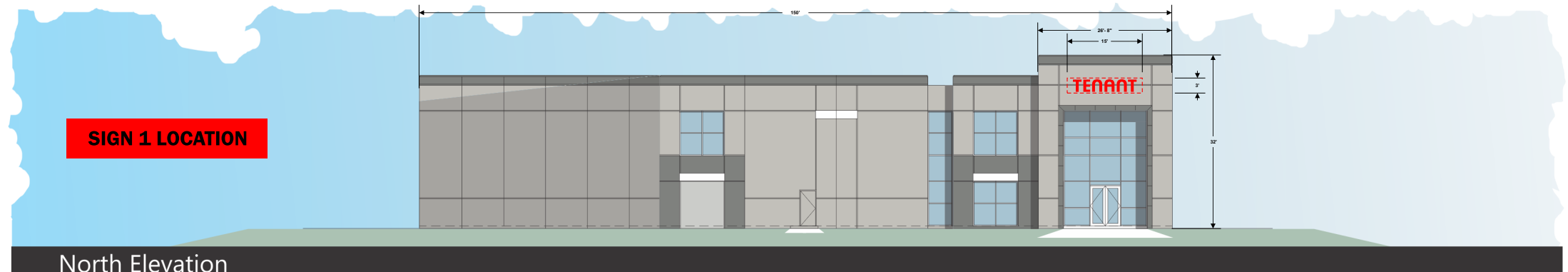
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# TYPICAL TENANT SIGNAGE - BLDG 10

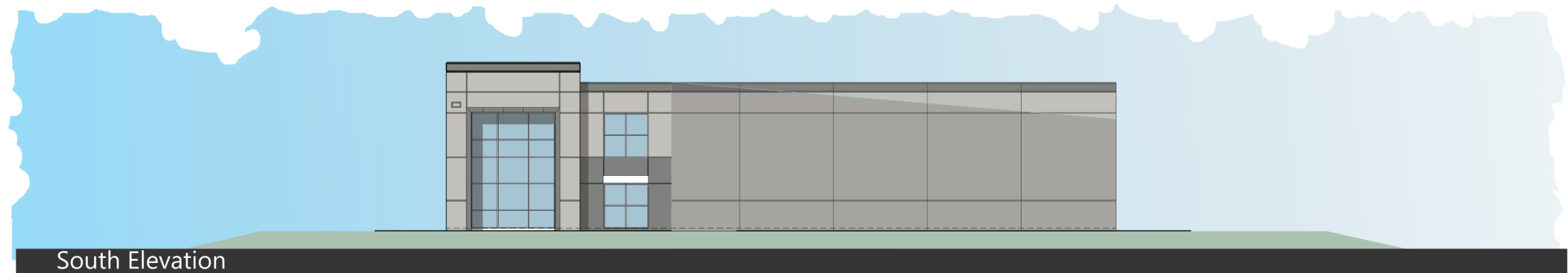
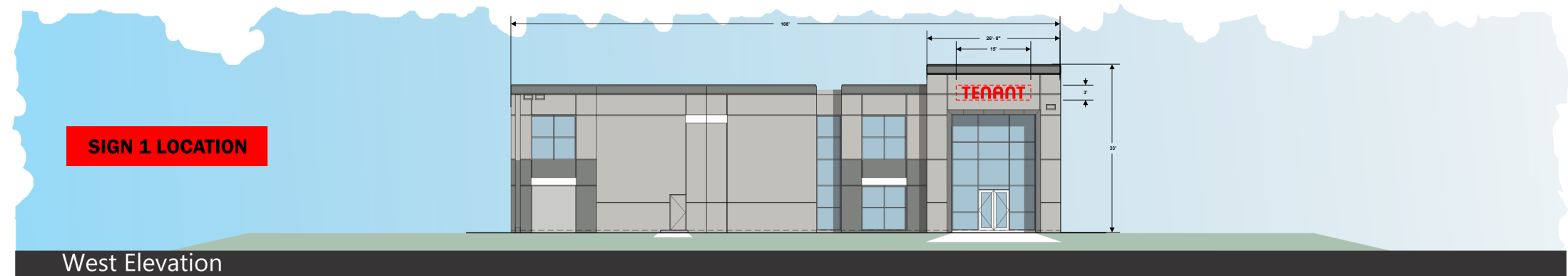
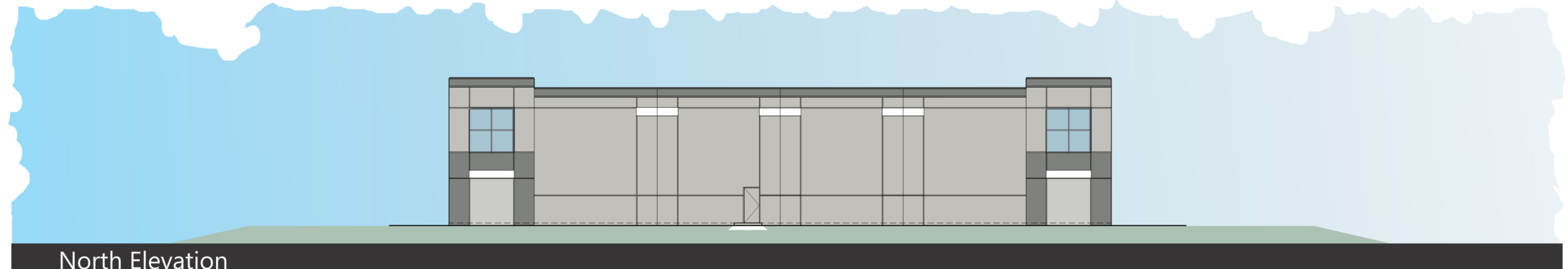


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# TYPICAL TENANT SIGNAGE - BLDG 11



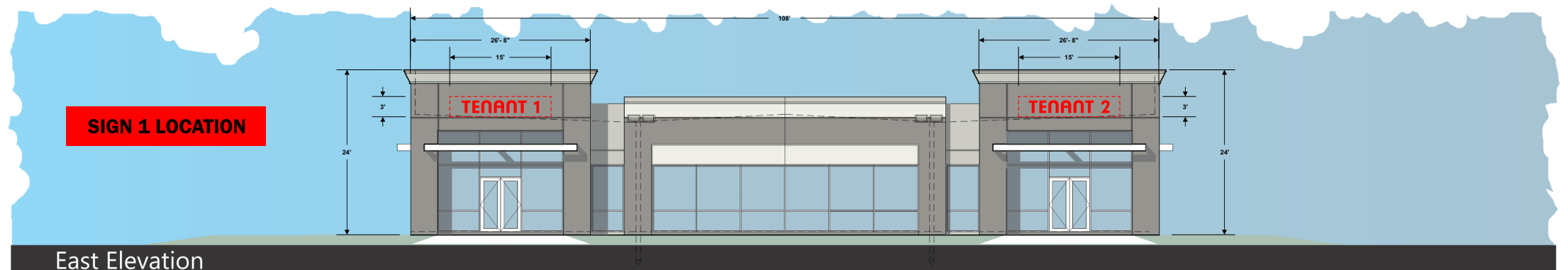
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# TYPICAL TENANT SIGNAGE - BLDG 12

**PLEASE NOTE:**  
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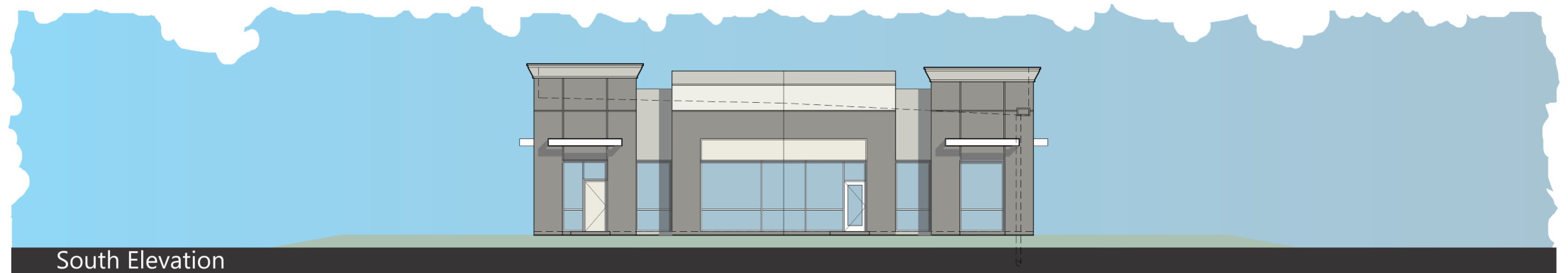
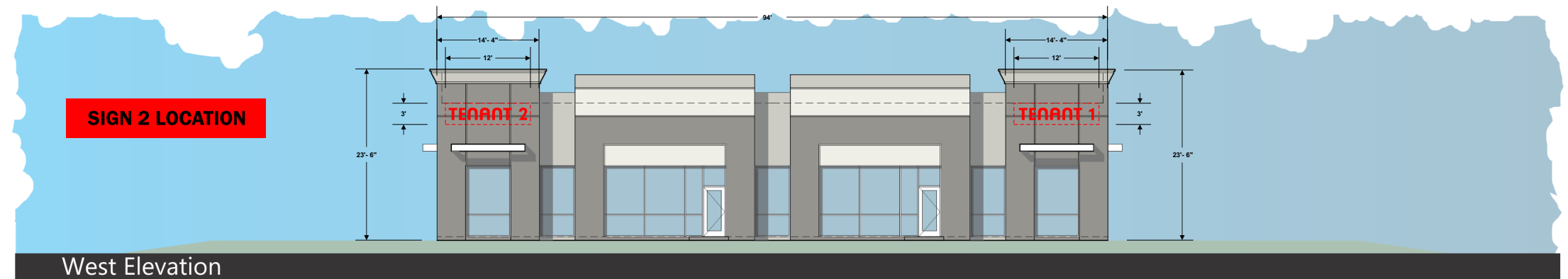
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# TYPICAL TENANT SIGNAGE - BLDG 13

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# SITE PLAN & PROJECT DIRECTORY



BULD. #	SF
1	9,420
2	7,862
3	9,621
4	13,311
5	5,458
6	14,631
7	14,807
8	21,138
9	11,787
10	21,907
11	13,291
12	7,641
13	6,639

## Permit Acquisition

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the JPA for a permit for signage that is consistent with this Sign Program.

Sign dimensions, materials, colors, copy layout, location or placement on storefront elevation, construction details and lighting techniques including power consumption must be included on the plans.

Prior to installation, a licensed sign contractor must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.



Please Contact: SIGN PERMIT OFFICE

**MARCH JOINT POWERS AUTHORITY**  
14205 MERIDIAN PKWY., #140  
RIVERSIDE, CA 92518  
951.656.7000 - OFFICE // 951.653.5558 - FAX  
INFO@MARCHJPA.COM // WWW.MARCHJPA.COM

Please Contact: MS ALESSANDRO ASSOCIATION

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**R. MARIO CALVILLO**  
DRE#: 01911573  
951.276.3657  
MCALVILLO@LEERIVERSIDE.COM

WWW.SILAGISOCAL.COM

**GARRY JENKINS**  
DRE#: 02008115  
951.276.3621  
GJENKINS@LEERIVERSIDE.COM

# MS VAN BUREN I BUSINESS PARK

SIGN PROGRAM BY: 3X SIGNS  
(951) 394-7003 or INFO@3XSIGNS.COM

## MASTER SIGN PROGRAM

**MARCH JOINT POWERS AUTHORITY  
RIVERSIDE, CALIFORNIA  
Approved August 14, 2019**



Design



Permits



Manufacturing



Electrical



Installation



Service



Maintenance

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# SUBMITTALS & APPROVALS

## A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the March Joint Powers Authority

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required March Joint Powers Authority permits.

All signage color & design layout must have a direct connection to the branding and corporate identity to the lessee. The signage colors and design must be reviewed & have final approval from The Association & March JPA.

Whether Leasing or Owning all Tenants occupying a building in the business park must abide by the sign program. Each tenant sign design must be reviewed & have final approval from The Association & March JPA

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits from the March JPA
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
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. Upon termination of a lease, all Tenant signage shall be removed & the surfaces to which the sign were attached shall be repaired by the tenant, or by the POA, at the tenants expense. Repair work to be completed within 30 days.
8. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within 30 days of written notice from the POA.



# GENERAL CONSTRUCTION REQUIREMENTS

## C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be UL approved LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.
10. Signs must be made of durable rust –inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted



# PROHIBITED SIGNS

## D. 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 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 that are prescribed by the laws of the State of California are prohibited.

### 3. Painted letters directly on the building will not be permitted.

### 4. Wall signs may not project above the top of a parapet, the roof line at the fascia, or roof line.

### 5. There shall be no signs that are flashing, moving or audible.

### 6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached building exhibits.

### 7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.( i.e. Delivery trucks with tenant signage is OK )

### 8. 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 Landlord when the display is an integral part of the design character of the activity to which it relates.

### 9. Banners, Pennants & Balloons Used For Advertising Purposes:

Pending POA approval; All Advertising signage such as temporary flags, banners, pennants, or a combination of same, must be submitted to the MIPA Planning Dept. for review & approval & must comply with Section 9.12 Sign Regulations of the March JPA Development Code.

10.Except within Tenant's designated sign locations, no tenant, tenant employee, representative, vendor, or otherwise shall place or hold a sign or banner within 1/2 mile of the premises, without Landlords prior approval which may be withheld in Landlord's sole and absolute discretion. This language does not prohibit Tenant from professionally advertising on any billboard, bus bench, or the like.

### 11.Billboard Signs are not permitted.

12. The use of permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

13. No cabinet construction or any signs specifically identified in Section 9.12 Sign Regulations of the March JPA Development Code & Section 8.0 Signage Regulation of the MBC Design Guidelines

14. Any prohibited signs identified in Section 9.12.050 of the March JPA Development Code.

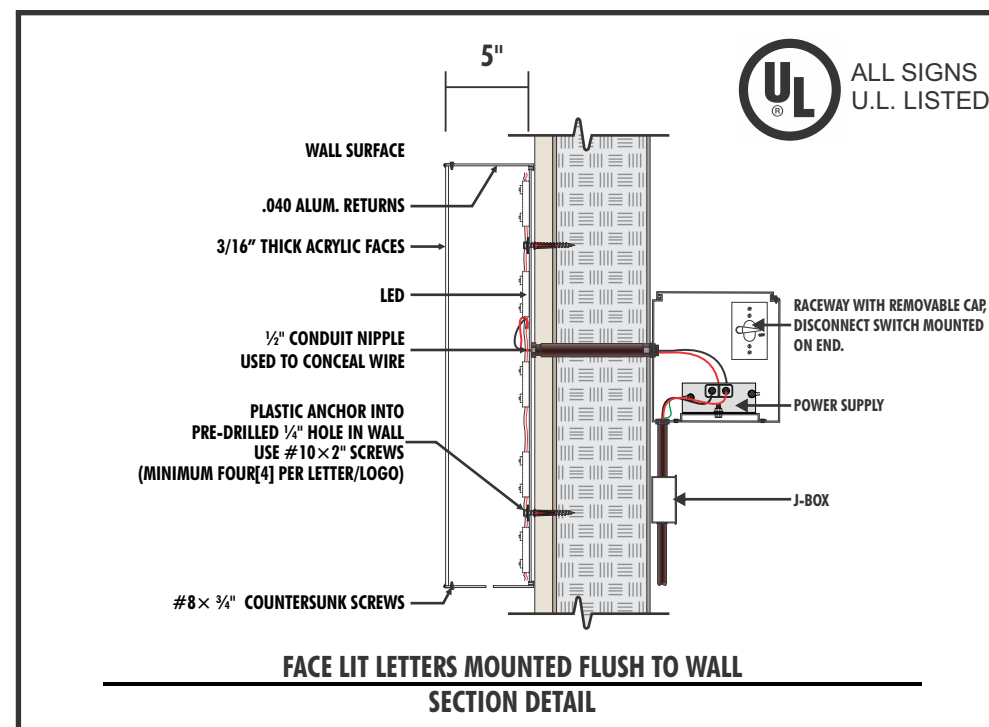
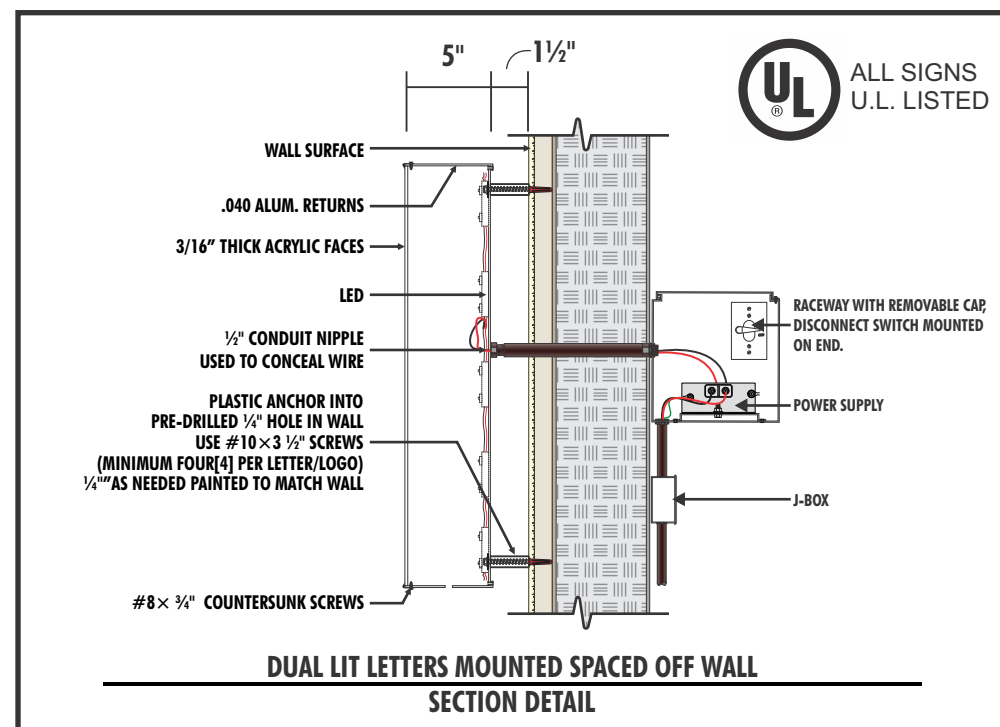
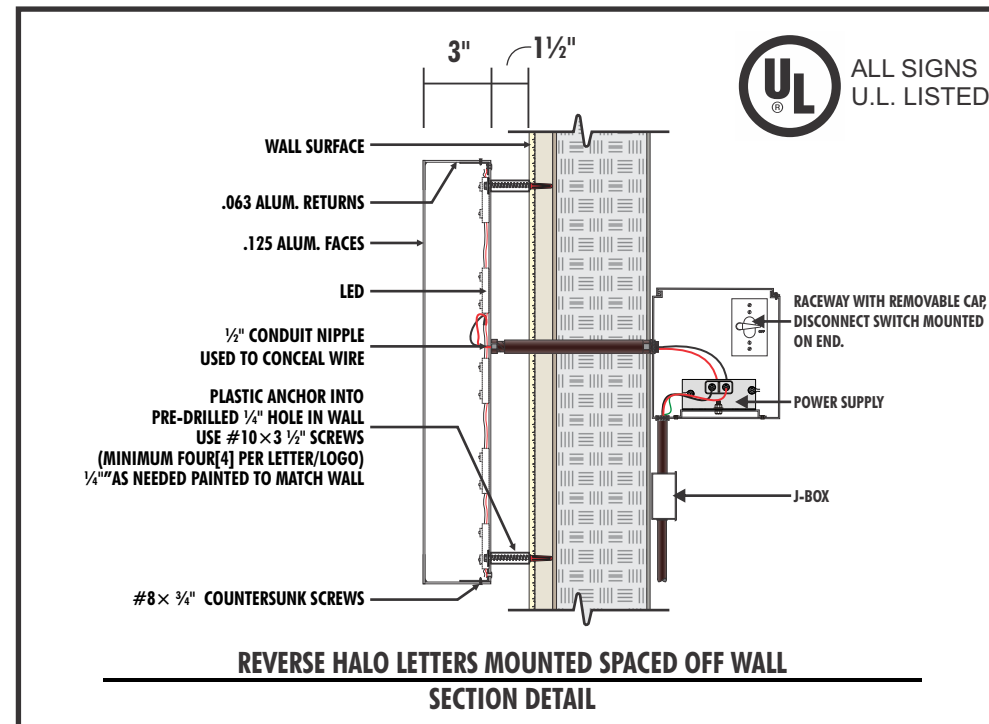
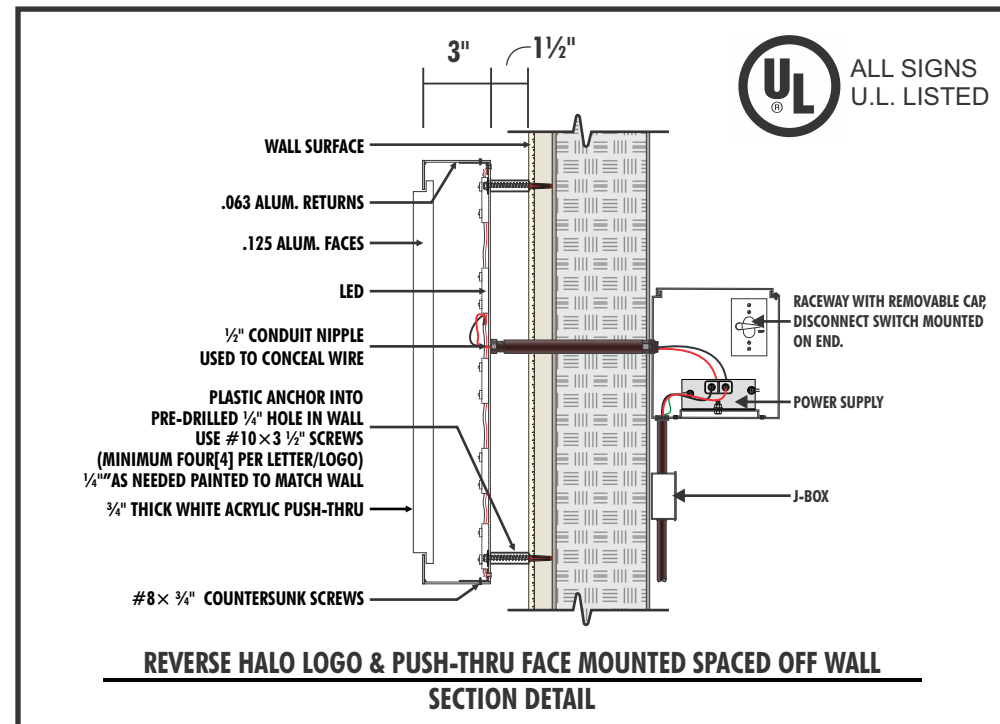
## F. ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## G. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

# ALLOWED SIGNS - CROSS SECTIONS



**NOTE**  
DISCONNECT SHALL BE WITHIN SIGHT OF SIGN OR BE CAPABLE OF BEING LOCKED IN AN OPEN POSITION

**All wall penetrations to be sealed with UL Listed silicone sealant.**  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**120v/20a DEDICATED PRIMARY MUST BE PROVIDED BY OTHERS (TENANT / GC/ C-10 CERTIFIED ELECTRICIAN) WITHIN 10' FROM SIGN LOCATION AS PER CODE / SIGN COMPANY TO MAKE FINAL CONNECTION TO A DEDICATED PRIMARY AS PER CODE.**

**In accordance with NEC / CEC - Title 24, Part 3, Article 600 / Section 600.5 Electrical Signs & Outline Lighting & UL guidelines, it is required that primary circuits to each sign must have:**

**(A) Required Branch Circuit.** Each commercial building and each commercial occupancy accessible to pedestrians shall be provided with at least one outlet in an accessible location at each entrance to each tenant space for sign or outline lighting system use. The outlet(s) shall be supplied by a branch circuit rated at least 20 amperes that supplies no other load.

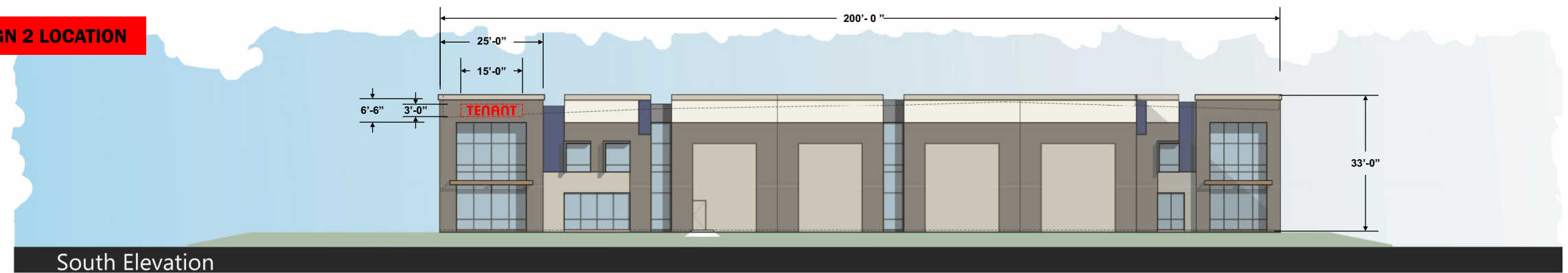
**(B) Rating.** Branch circuits that supply signs shall be rated in accordance with 600.5 (B)(1) or (B)(2) and shall be considered continuous loads for the purposes of calculations.

**All Other Signs.** Branch circuits that supply all other signs and outline lighting systems shall be rated not to exceed 20 amperes.

# TYPICAL TENANT SIGNAGE - BLDG 1



## SIGN 2 LOCATION

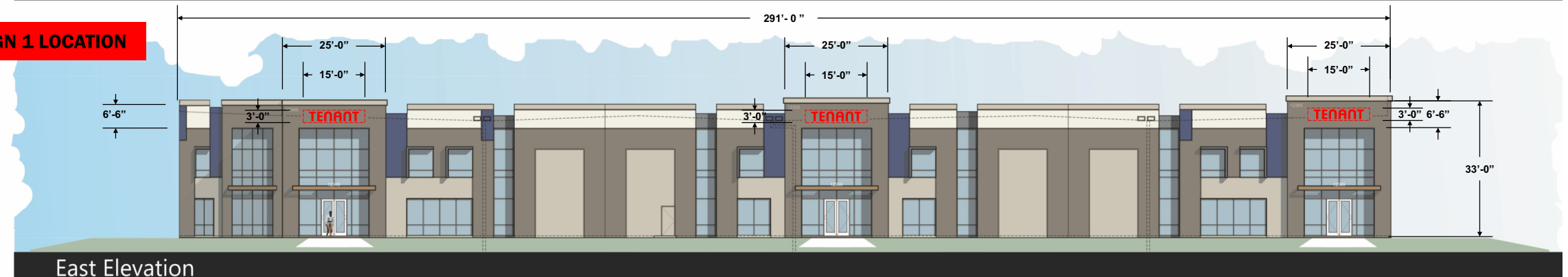


**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

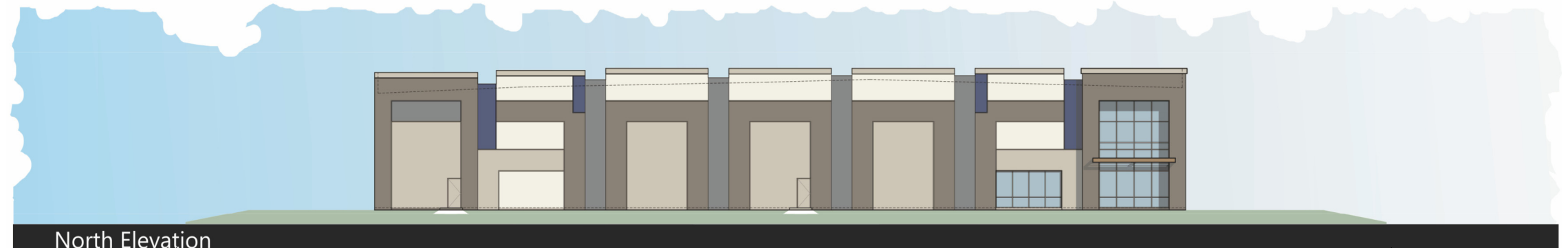
ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

THEY MUST THEN BE SUBMITTED TO THE MS VAN BUREN I ASSOCIATION TO BE REVIEWED. ALL SIGNS MUST FOLLOW THE BUILDING DESIGN SET FORTH BY THE ASSOCIATION & BE AESTHETICALLY & VISUALLY PLEASING & IN ACCORDANCE WITH THE MARCH JPA SIGN GUIDELINES. THE MS VAN BUREN I ASSOCIATION MUST RECEIVE A FULL COPY OF THE MARCH JPA APPROVED PERMIT PLANS BEFORE ANY INSTALLATION OF SIGN MAY BEGIN. FAILURE TO PROVIDE THE REQUIRED PERMITTED PLANS MAY RESULT IN REMOVAL OF THE SIGN & WALL RESTORATION AT THE SOUL COST OF THE TENANT OR OWNER.

## SIGN 1 LOCATION



# TYPICAL TENANT SIGNAGE - BLDG 2



## SIGN 1 LOCATION



## SIGN 2 LOCATION



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

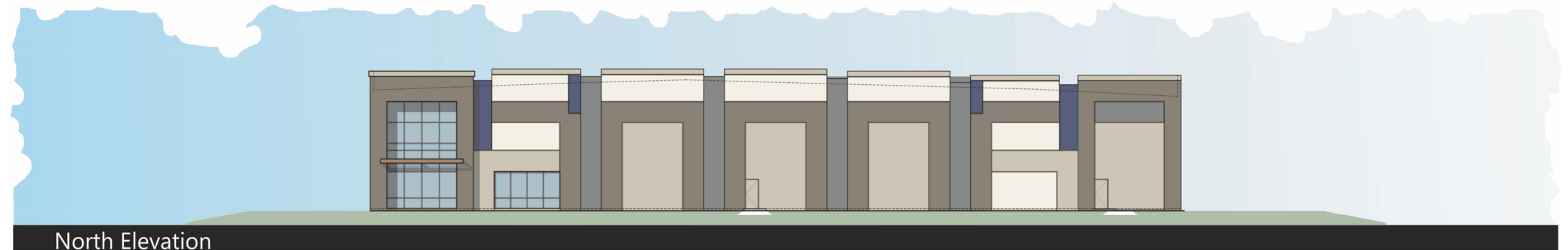
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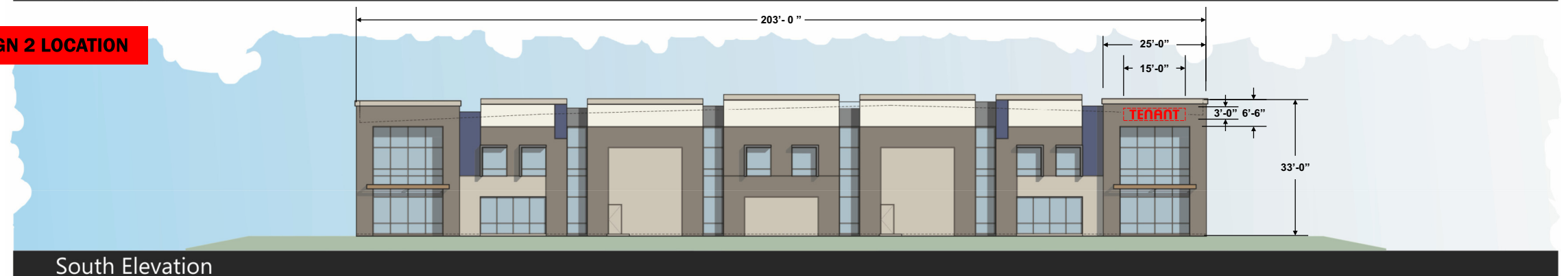




# TYPICAL TENANT SIGNAGE - BLDG 3



## SIGN 2 LOCATION



## SIGN 1 LOCATION



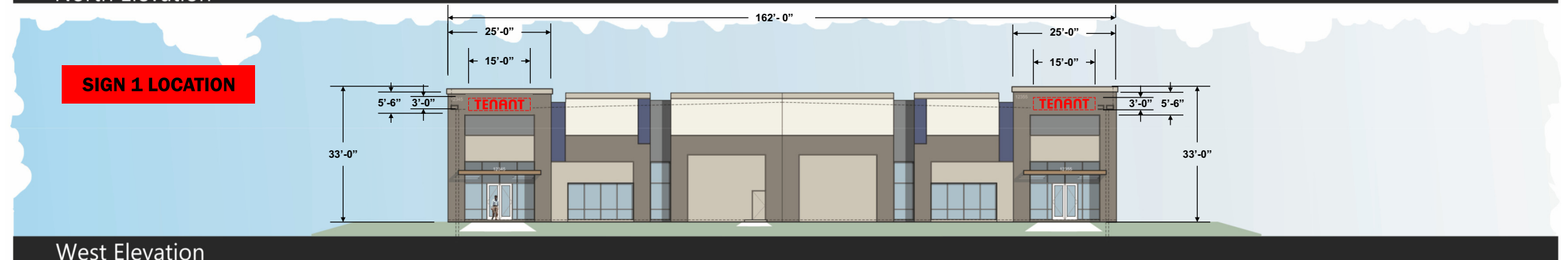
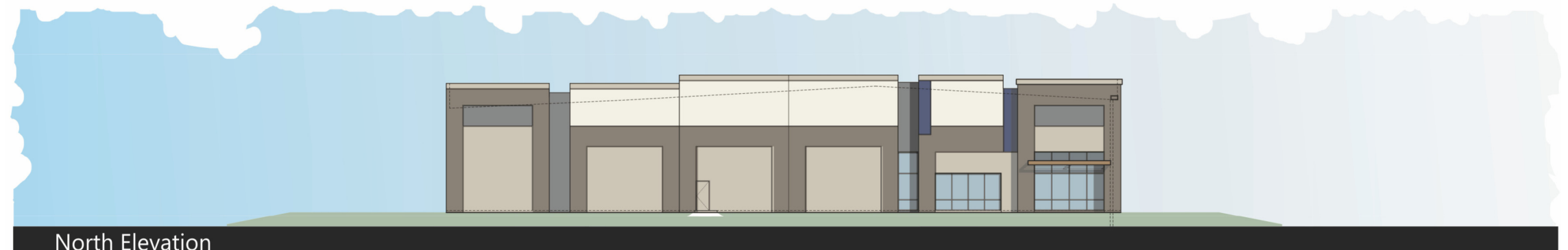
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# TYPICAL TENANT SIGNAGE - BLDG 4

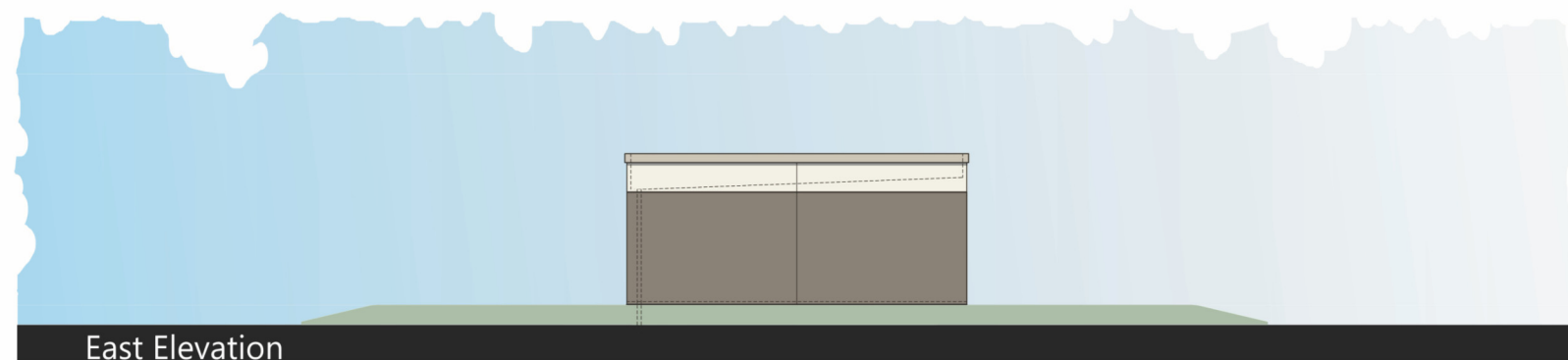
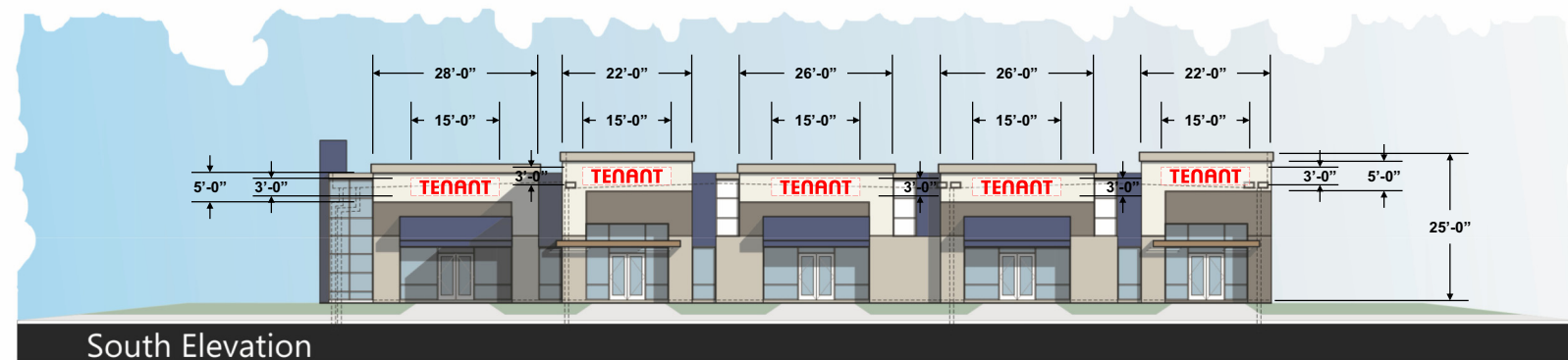


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# TYPICAL TENANT SIGNAGE - BLDG 5



**PLEASE NOTE:**  
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# SITE PLAN & PROJECT DIRECTORY



## Permit Acquisition

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the JPA for a permit for signage that is consistent with this Sign Program.

Sign dimensions, materials, colors, copy layout, location or placement on storefront elevation, construction details and lighting techniques including power consumption must be included on the plans.

Prior to installation, a licensed sign contractor must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.

BULD. #	SF
1	47,612
2	50,000
3	50,000
4	20,711
5	8,097

Please Contact: MS VAN BUREN I ASSOCIATION



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MCALVILLO@LEERIVERSIDE.COM

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**MARCH JOINT POWERS AUTHORITY**  
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RIVERSIDE, CA 92518  
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Please Contact: SIGN CONSULTANT

**3X SIGNS**  
455 W. LA CADENA DRIVE, #8  
RIVERSIDE, CA 92501  
951.394.7003 - OFFICE // 909.658.7195 - FAX  
INFO@3XSIGNS.COM // WWW.3XSIGNS.COM



# Opportunity Business Park

## Sign Program Riverside, California

This criterion has been established for the purpose of creating aesthetic uniform graphic standards essential in maintaining a visually coordinated, balanced and appealing signage environment.

For the mutual benefit of all tenants, conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

The owner/tenant shall approve all copy prior to the fabrication of the sign.

### A. Required Submittals

1. After receiving approval of the concept design by the landlord, Tenant's sign contractor shall prepare and submit to landlord the following:
  - A) A set of complete and fully dimensional shop drawings for Tenant's sign ("Shop Drawings"), based on the approved concept design, including material and color references.
  - B) A colored elevation drawing of the proposed signage.

The above drawings can be sent by mail or electronically.

2. Landlord or landlords designated company shall review and provide Tenant with approval or Disapproval.
3. If Landlord disapproves or conditionally approves the Shop Drawings submitted, Landlord shall note on a set of the Shop Drawings or separately the reasons for such disapproval or conditional approval, and thereafter Landlord, Tenant and Tenant's Sign Contractor shall consult as necessary to achieve approvable Shop Drawings consistent with the approved concept design and this Criteria.
4. All appropriate permits shall be obtained by the Sign Contractor.

## B. Design Guidelines

1. Business names shall consist of internally illuminated channel Letters. Letters shall be industry standard acrylic or acrylic with translucent vinyl overlays.
2. Logos shall consist of internally illuminated channel sections With translucent vinyl graphics.
3. Exterior of letters to be coated in a color submitted to and approved by landlord, interior of letters to be coated white.
4. Sign copy shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name.
5. The north elevation of building 1 and the south elevation of building 2 may have 1 sign not to exceed 2' in height and not more than 60% of the leasehold space up to a maximum of 15' in length. (see Exhibits 1a) Corner units of each building that have east and west elevations may have either single or double lines of text and a logo may have a maximum height of four (4) feet not to exceed a maximum length of 60% of the leasehold space. (see Exhibits 1b)
6. Sign colors to be submitted and reviewed by Landlord.
7. Typestyles. A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.

## C. General Provisions and Construction Requirements

1. Notwithstanding the maximum square footage specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated spaces, leaving sufficient margins and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.



2. All sign fabrication work shall be of excellent quality. All logo Images and typestyles shall be accurately reproduced. Landlord reserves the right to reject any work deemed to be below standard.
3. Signs must be made of durable rust-inhibiting materials that are Appropriate and complimentary to the building.
4. Channel letters and logo sections to have a depth return of 5”
5. Electrical components must match the exact specifications of The approved design.
6. LED (Low Voltage Systems) are required for illumination.
7. All letters to be flush mounted.
8. No exposed conduit or cross overs will be allowed.
9. Underwriter’s Laboratory approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
10. Penetrations into building walls, where required, shall be made waterproof.

### **General Criteria**

1. Tenant shall submit a site plan showing sign location(s) and building elevation(s) illustrating sign design, location, dimension, construction detailing and illumination drawn to scale. Tenant submittal package should also include colors, materials, fonts, size and spacing of lettering and copy areas.
2. Tenant shall be responsible for all plan preparations, permit processing and application fees.

3. Tenant shall be responsible for all costs of sign fabrication and installation, including shop drawings.
4. Tenant's sign contractor shall carry a valid state contractor's license, workers compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs. Evidence of insurance coverage must be provided to the landlord prior to installation, naming the landlord as additional insured, and must be present to the March JPA when applying for a sign permit.
5. The Tenant will be fully responsible for the operation of his/her sign contractor and will indemnify, defend and hold harmless the landlord and their agents from the damages or liabilities resulting from his contractor's work. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within thirty (30) days of written notice from the landlord.
6. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within thirty (30) days of written notice from the landlord.
7. Upon termination of a lease, all Tenant signage must be removed and the surfaces to which the signs were attached, repaired and repainted to the landlord's satisfaction.
8. Upon removal of any sign by Tenant, any damage to the building fascia or sign area will be repaired by the Tenant. or by the landlord. at the Tenant-s expense. Repair work to be completed within a thirty (30) day period.
9. No tenant signage will be painted directly onto a wall or surface.

### **Sign Construction Criteria**

1. Tenant shall be responsible for maintaining the condition, appearance and operation of its sign. Signs that collect dirt, bird or

animal nests/droppings must be cleaned by the Tenant at the Tenant's expense.

2. All sign repairs shall be at least equal in quality and design to the original signs. The standards for maintenance and repair all of signs shall be that which assure the highest visual quality.
3. All penetrations of the exterior wall/fascia are to be sealed watertight and painted to match existing wall/fascia color.

### **Design Guidelines: Wall Signs**

1. "Wall signs to be located per the "Allowable Sign Placement" site plan identified as (Exhibit 1) of the attached Sign Program.

### **Design Guidelines: Monument Sign**

1. The Project Developer will install a project monument sign at the project entrance to provide Opportunity Business Park identification from Opportunity Way. These signs shall be maintained by the landlord.
2. 1 Single face non-illuminated monument sign, ten (10) long by eight (8) feet tall by two (2) feet deep. Monument sign should be placed perpendicular to the adjacent roadway. The monument sign shall be of prefinished, flat faced metal panels with applied letters and graphics, which are a minimum of one (1) inch deep and a maximum of fourteen (14) inches high, not including logos. Internal illumination is discouraged, in favor of ground lighting or reverse lit copy. In addition, each monument sign shall have the numerical street address incorporated on the sign, with a minimum of six (6) inch high copy. When internal illumination is provided on monument signs, it shall be illumination of the sign copy and logo only, with no illumination of the sign background.
3. Please incorporate the following in the Design Guidelines section of the Sign Program,"Monument Sign to be located per site plan, (Exhibit 2). Location not to interfere with safety of vehicular or pedestrian traffic."

4. Monument Sign must conform to the March JPA sign regulations, ordinances, as well as the March Business Center Design Guidelines.
5. Paint color scheme for all monument signs to match building color scheme.

### **PROHIBITED SIGNS**

1. Animated signs
2. Awning (containing signage)
3. Automatic Changing Sign
4. Special Event Sign – not to exceed 30 days per year, permitted on building face occupied by the tenant, in the form of a temporary banner with maximum area of 80 square feet.
5. Changeable Copy Sign
6. Flags – (Exception: Up to 3 flags/flagpoles may be provided, not to exceed 20' in height. These flags may contain the American flag, California flag and corporate logo, but may not contain marketing information for tenant.)
7. Flashing Sign
8. Marquee Sign
9. Outdoor Advertizing Sign
10. Portable Sign
11. Pennant
12. Rotating Sign
13. Billboards, searchlights and inflatable signs
14. Other signs not specifically permitted in this section

### **SUBMITTAL REQUIREMENTS**

Plans for signage must be submitted to Landlord for approval.

**Michael Fine**  
Marketing & Sales Coordinator  
Lee & Associates | Ontario

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O 909.989.7771  
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Corporate ID 00976995 | License ID 01735854  
3535 Inland Empire Blvd.  
Ontario, California 91764

## **Permit Acquisition**

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the JPA for a permit for signage that is consistent with this Sign Program.

Sign dimensions, materials, colors, copy layout, location or placement on storefront elevation, construction details and lighting techniques including power consumption must be included on the plans.

Prior to installation, a licensed sign contractor must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.



**Katie Dunlap**

*Administrative Assistant/Plans Expeditor*

14205 Meridian Pkwy, Ste. 140

Riverside, CA 92518

951-656-7000

*Office Hours: Monday – Friday 7:30am - 4:30pm*

[www.marchjpa.com](http://www.marchjpa.com)



# ALLOWABLE SIGN PLACEMENTS (Exhibit 1)



**BUILDING 1 - NORTH ELEVATION**



**BUILDING 1 - WEST ELEVATION**

**BUILDING 1 - EAST ELEVATION**







**BUILDING 2 - SOUTH ELEVATION**



**BUILDING 2 - WEST ELEVATION**

**BUILDING 2 - EAST ELEVATION**

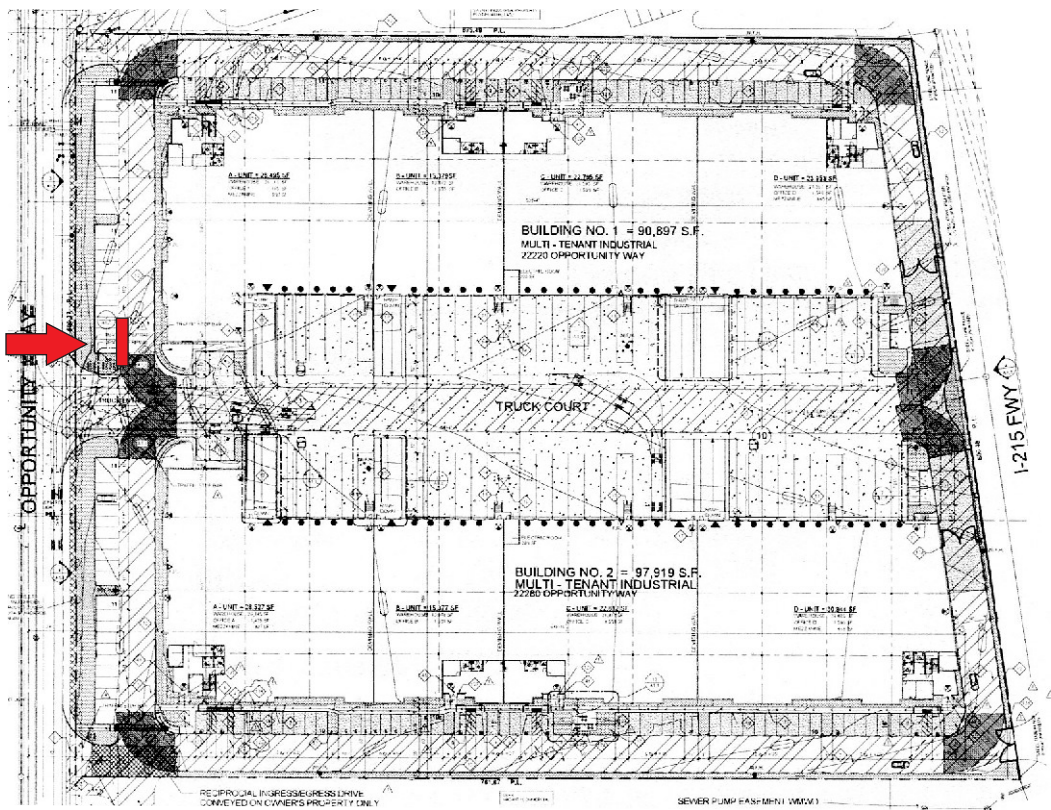




# MONUMENT SIZING AND PLACEMENT (exhibit 2)



1 - SINGLE FACE NON-ILLUMINATED MONUMENT SIGN STRUCTURE CENTERED IN PLANTER AREA ON THE NORTH SIDE OF THE MAIN ENTRANCE. SET BACK AS PER CODE.





# VETERANS PLAZA

Van Buren Boulevard & 215 Freeway  
Riverside, CA

## SIGN CRITERIA

June 25th, 2019

7th Draft

This is an original unpublished Criteria created by Architectural Design & Signs Inc. It is submitted for your personal use in conjunction with a project being planned for you by Architectural Design & Signs Inc. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without written permission.

### PREPARED FOR

Green's Group  
9289 Research Drive  
Irvine, CA 92618  
949-829-4907

GREENS

### PREPARED BY

AD/S  
1160 Railroad Street  
Corona, CA 92882  
951-278-0680



# VETERANS PLAZA

LANDLORD

**Green's Group**

**GREENS**

9289 Research Drive  
Irvine, CA 92618  
Tel. 949.829.4907

SIGN CONSULTANT



1160 Railroad Street  
Corona, CA 92882  
Tel. 951.278.0680 Fax. 951.270.2005 Attn: Robin Bell

## T A B L E O F C O N T E N T S

Written Criteria	1 - 5
Site Plan	6
Building A: "Hotel" Elevations	7
Building D: Elevations	8
Building E: "C-Store" & Fuel Canopy Elevations	9a-9b
Building F: Elevations	10
Building G: Elevations	11
Building L: Elevations	12
Pylon Sign (60'-0")	13
Monument Signs (8'-0")	14
Monument Signs (5'-0")	15
Building Address Numbers	16
Traffic/Safety Signs	17





# Veterans Plaza

## Sign Program

### OBJECTIVE

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at Veteran's Plaza in Riverside, CA. Adherence to this sign program shall be enforced and any non-conforming signs shall be removed by the Tenant at their expense, upon demand by the Landlord or the March Joint Powers Authority (MJP) of Riverside County, CA. Exceptions to these standards shall be reviewed by the Landlord, and the MJP to determine their validity.

### General Requirements

Prior to applying for a sign permit, the Tenant shall EMAIL to the Landlord for approval 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 storefront.

Prior to manufacturing, the Tenant shall submit to the MJP at least TWO (2) copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.

The Tenant shall be responsible for all costs for Tenant building signage and Tenant site signage panels, including fabrication of signs, installation (including final connection), permit labor and permit fees.

The Tenant shall be responsible for fulfillment of all the requirements of this sign criteria.

Sign contractor will repair any damage caused by his work, and Tenant shall be fully responsible for the operations of their sign contractor(s).

### General Requirements (Cont'd)

The Landlord shall furnish an electrical outlet for each Tenant. The Landlord shall have control over the hours of illumination of all building signs (except Major Tenants).

Upon termination of the lease, the Tenant shall be responsible for removing the sign, patching any holes in 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 the sign panel(s) with a blank panel(s) to match the color and texture of the sign panel(s).

Promotions or special event signs, banners and flags shall be in conformance with the MIPA Code and must be approved by the Landlord prior to submission to the MIPA.

No other types of signs except those specifically mentioned within this sign program will be allowed.

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 MIPA Development Director for consistency of design with the shopping center prior to fabrication.

Freestanding signs shall be maintained by the Landlord or Tenant.

Any sign on which stains or rust appear, or which become damaged in any way, or which in any manner whatsoever is not properly maintained, shall be promptly repaired by the Tenant at Tenant's expense. The Landlord may remove and store, at Tenant's expense, any signs not maintained properly or not in accordance with this sign program.

## Sign Design Guidelines For All Signs

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 withing the facade.

Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the Landlord and the MJPA.

Wall signs shall not have any visible attachments unless the attachments make an intentional statement.

All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.

All wall signs shall consist of individual, interior-illuminated, acrylic faced metal channel letters. Reverse channel letters are allowed. Channel letters with indirect and direct lighting are also permitted. Can signs as logos may be allowed on a case by case basis by the Landlord and MJPA, providing it is a registered trademark or symbol commonly used by the applicant.

Wall sign placement must be centered both vertically and horizontally within the sign fascia area. Area of sign not to exceed seventy-five (75%) percent of fascia/building element, horizontally and vertically, with exceptions as indicated on Pages 10b (Fuel Canopy) and 12 (Hotel) in instances for accommodating specific brand standard sign heights.

All buildings to have 12" high minimum address numbers.

#### Other Signage:

#### FREE STANDING SIGNS:

A total of eight (8) 8'-0" high monument signs, four (4) 5'-0" high monument signs, and one (1) 60'-0" high Freeway Pylon will be allowed for this property, including the future development of Phase 2.

#### DRIVE-THRU SIGNS:

Drive-thru directional signs are allowed, and shall not exceed six (6) square feet in area and four (4) feet in overall height.

Drive-thru Preview Boards and Menu boards are allowed, and shall not exceed sixty (60) square feet in area and eight (8) feet in overall height.

Bang Bars (clearance bars) are allowed, and shall be at a height appropriate for safe travel of vehicles in trafficked areas where overhead obstructions may be, and these shall require Landlord approval prior to installation.

#### Prohibited Signs:

- Rectangular sign cabinets (except logo elements).
- Signs painted directly on the wall.
- Window painted signs.
- Roof or ground inflated balloons/figures.
- A-Frame signs (to be approved by Landlord).
- 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.
- Flashing Signs.
- Audible Signs (except drive-thru and any safety/security signs per Landlord approval).



### Construction Requirements For All Signs:

Sign contractors must be U.L. Approved, fully licensed with the city and state, with full Workman's Compensation and general liability insurance. Sign contractor shall request a copy of the Landlord's insurance certificate requirements and comply with same.

Signs must be constructed of durable, rust-inhibited materials that complement the design intent of the Tenants identity and are complimentary to the architecture.

No exposed conduit, transformers or wiring will be permitted on the fascia. Exposed raceways are not allowed unless they are incorporated into the overall design of the sign. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. Color and finish to match existing structure.

No sign manufacturer labels shall be permitted on the surfaces of the letters that are visible from the ground.

All signs shall bear the Underwritten Laboratories label and shall comply with local building and electrical ground.

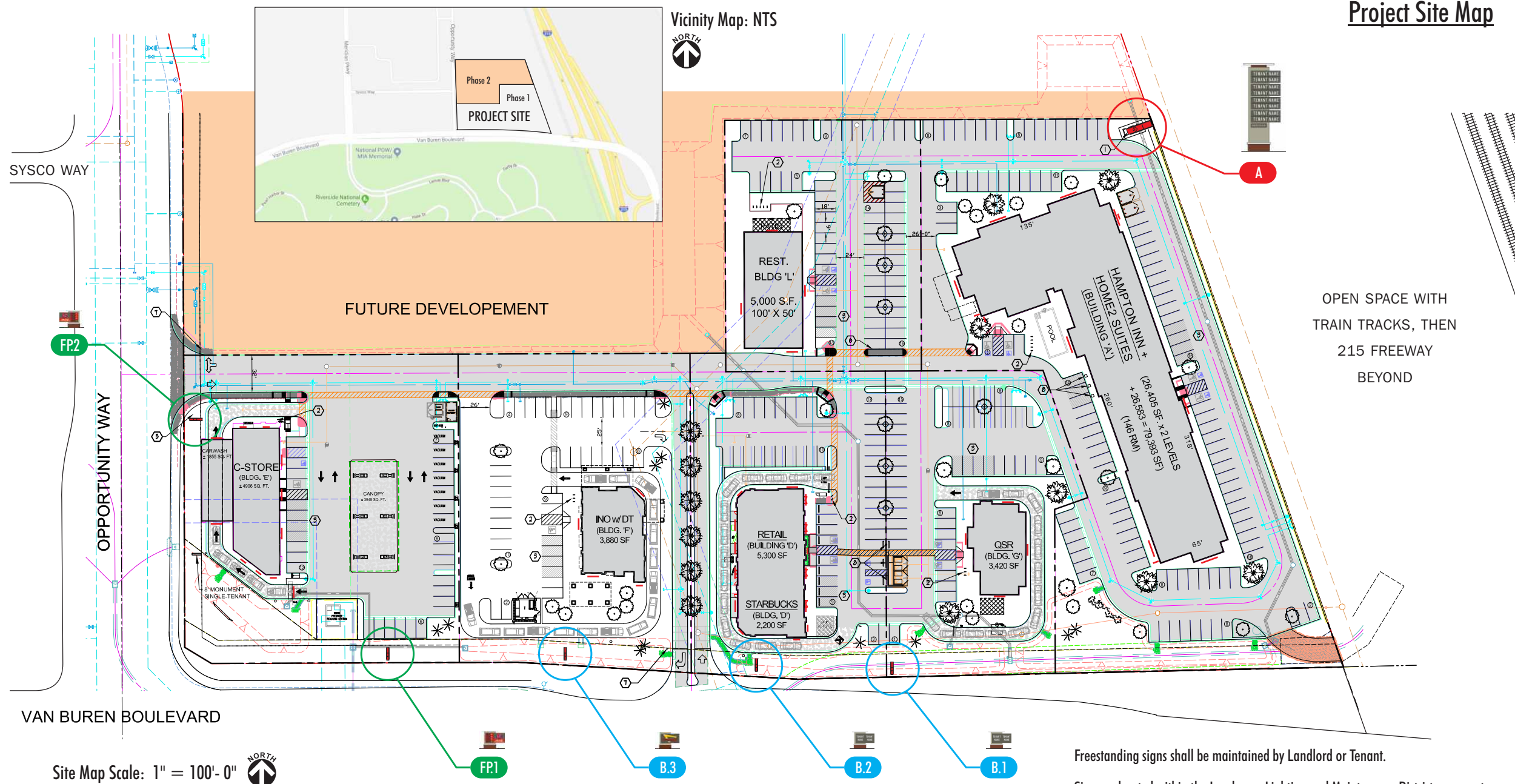
It is the responsibility of the Tenant's sign company to obtain a sign permit from the MIPA and verify the location of each sign and the type of wiring method required. A copy of the signed off permit card shall be provided to Landlord.

All sign fabrication and lighting must match the specifications of the approved working drawings. Internal illumination to be 30 milliamp neon or LED modules. Sloan or Gelcore or of equal quality are the approved LED systems to be used. Landlord's approval required for Tenants using LED as illumination that have 10,000 square feet or less of building space.

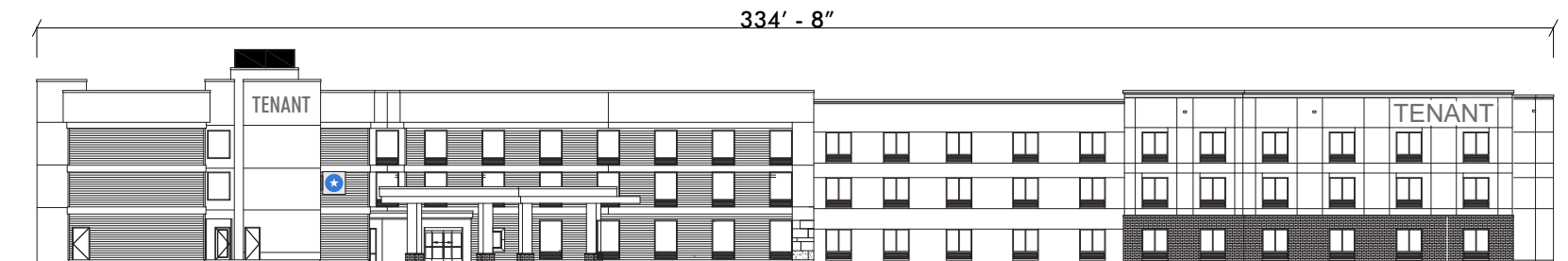
LED or Neon accent lighting may be approved on a case by case basis by Landlord and MIPA.

The Tenant's sign contractor(s) will be responsible for clean-up of the area(s) in which work is being done (i.e. leftover trash, wires, dirt, electrical pieces, etc.)

# Project Site Map



## Building A: "Hotel" Elevations



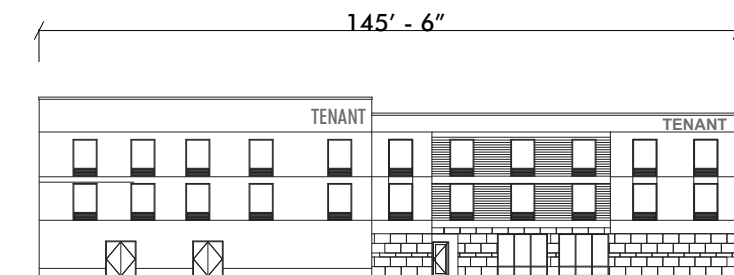
Hotel Bldg. Wes/Front Entrance (faces Opportunity Way)

Max. ht. is 1'-0" less than  
Fascia/Bldg. Element

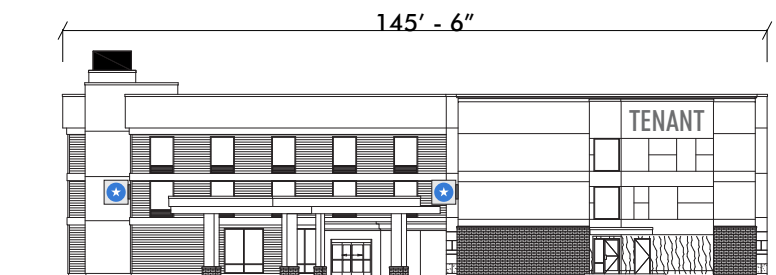
Maximum 75% of Fascia/Bldg. Element

 **Tenant Sign**

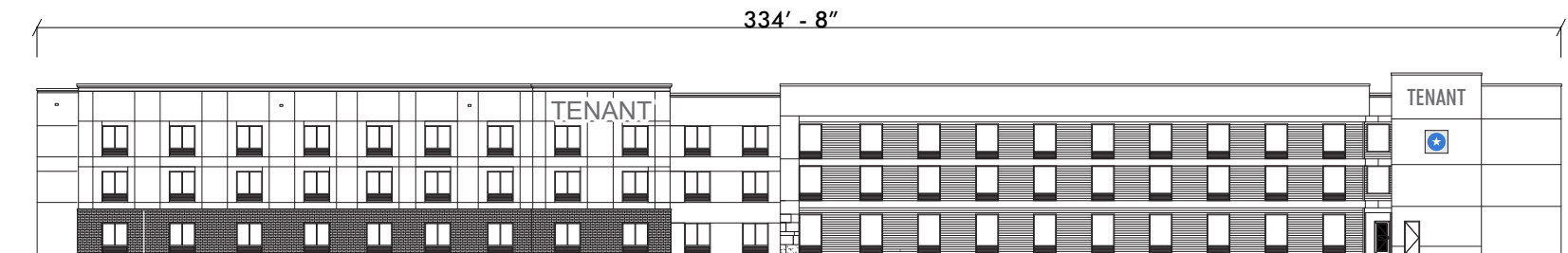
This example is considered  
One (1) Sign



Hotel Bldg. North (faces Phase 2 of Project)



Hotel Bldg. South (faces Van Buren Blvd.)



Hotel Bldg. East (faces 215 Freeway)

Elevations Scale: 1" = 40'- 0"

Building "D" Elevations

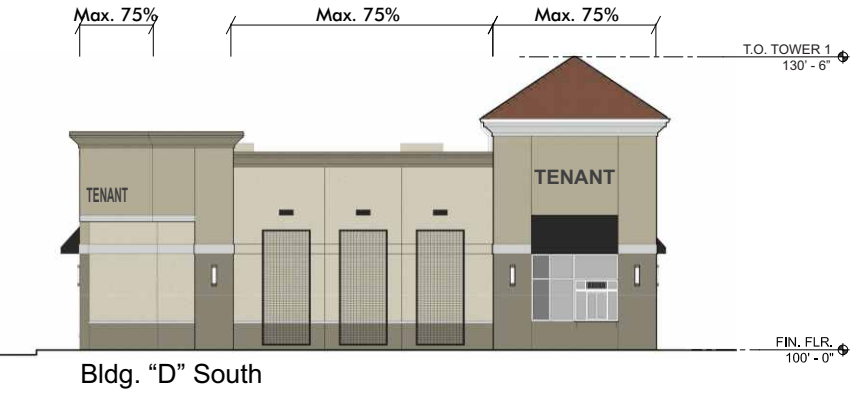


Maximum 75% of Fascia/Bldg. Element

Max. 75% of Fascia/Bldg. Element

**Tenant Sign**

This example is considered One (1) Sign

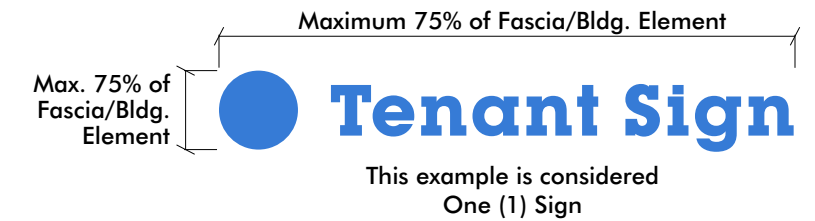




## Building E: "C-Store" Elevations



Bldg. "C-Store" East/Front



Bldg. "C-Store" South (faces Van Buren Blvd.)



Bldg. "C-Store" North



Bldg. "C-Store" West/Rear (faces Opportunity Way)

Elevations Scale: 1" = 25'-0"

Building E-FC: "Fuel Canopy" Elevations



Fuel Canopy East



Fuel Canopy South (faces Van Buren Blvd.)

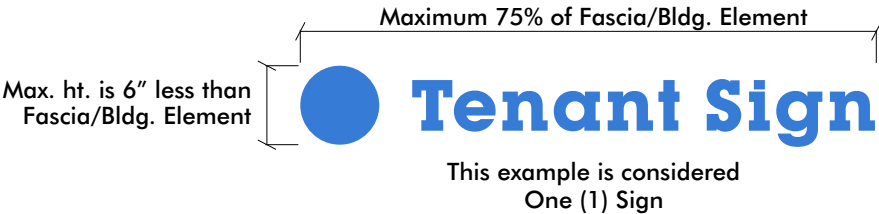


Fuel Canopy North

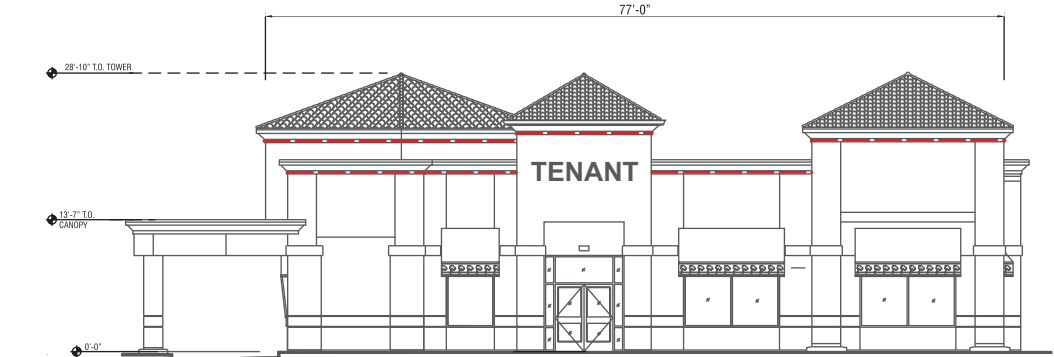


Fuel Canopy West (faces Opportunity Way)

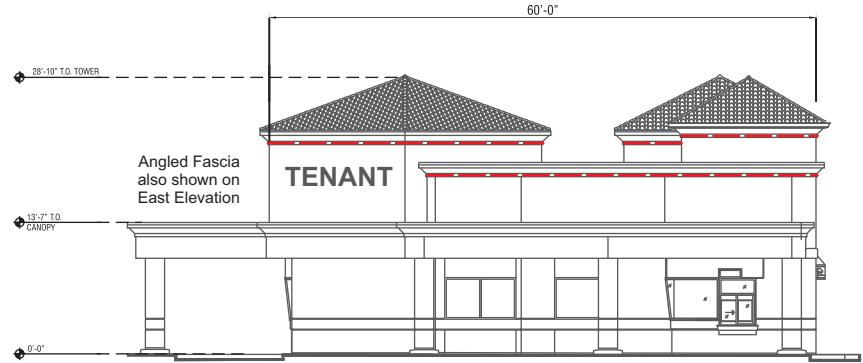
Elevations Scale: 1" = 25'- 0"



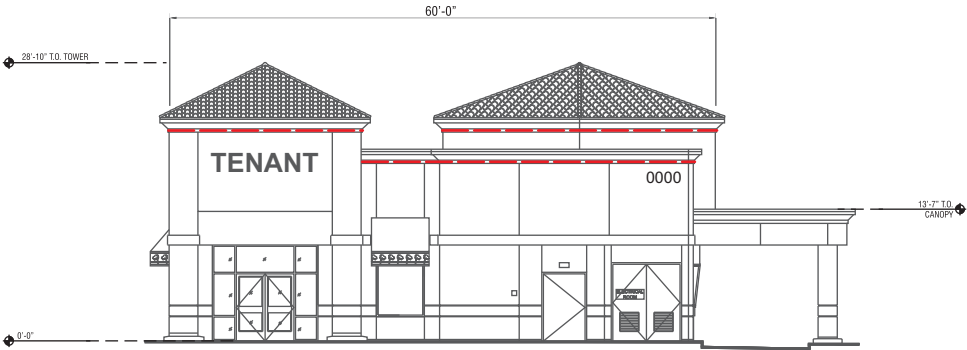
Building F: "In-N-Out" Elevations



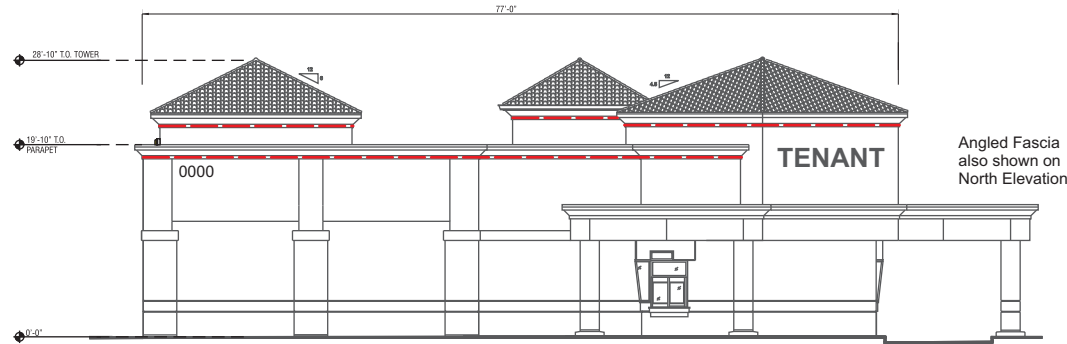
Bldg. West



Bldg. North



Bldg. South



Bldg. East

Elevations Scale: 1" = 20'- 0"

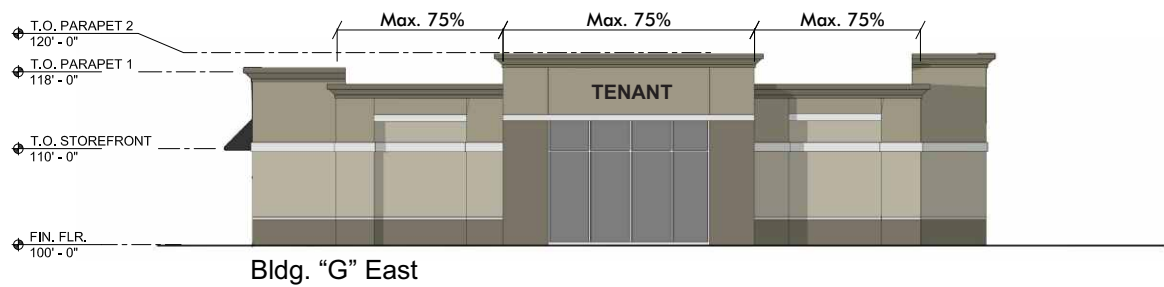
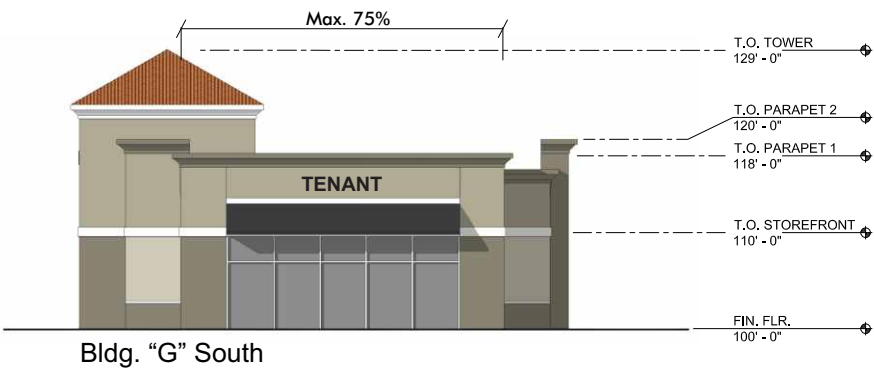
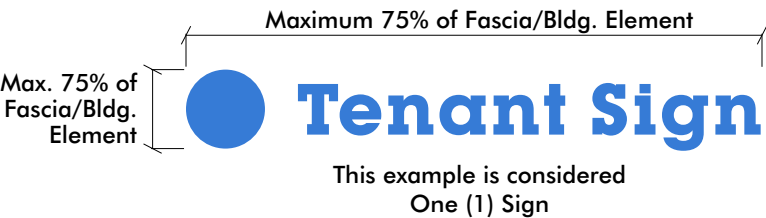
Maximum 75% of Fascia/Bldg. Element

Max. 75% of Fascia/Bldg. Element

**Tenant Sign**

This example is considered One (1) Sign

Building "G" Elevations

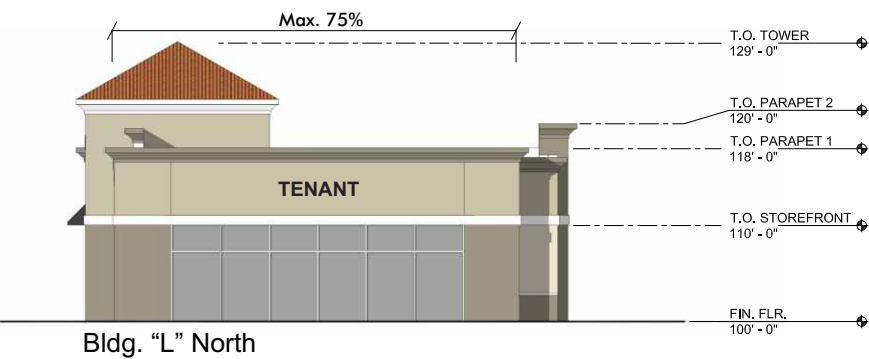
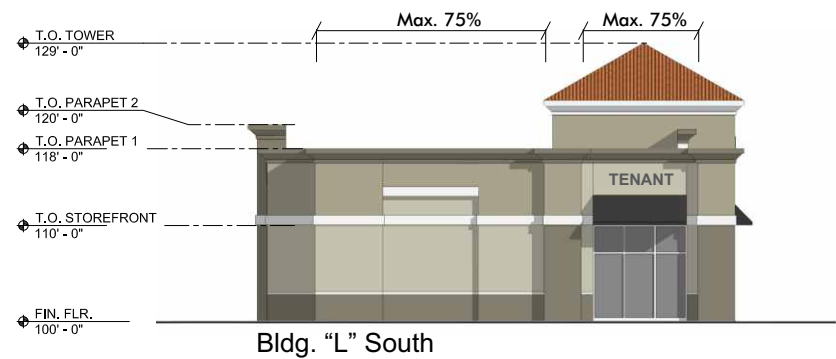
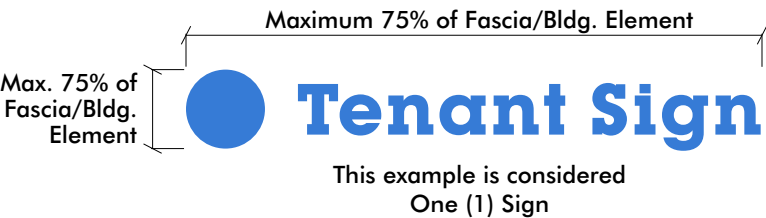


Elevations Scale: 1" = 20'- 0"

Landlord reserves the right to update Building G's status from Single Tenant to Multi-Tenant and this will be done by virtue of an Amendment to this Sign Criteria



Building "L" Elevations



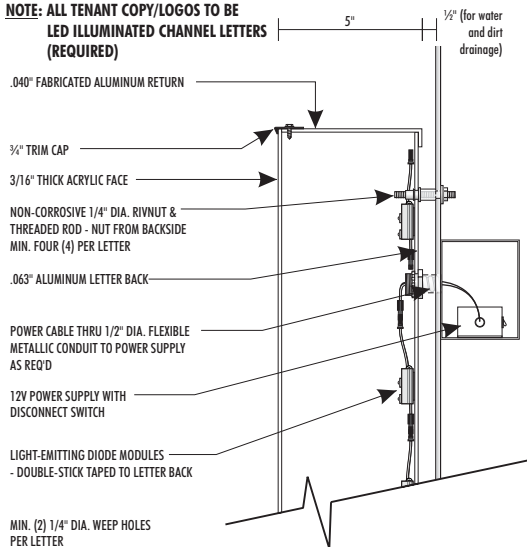
Elevations Scale: 1" = 20'- 0"

Landlord reserves the right to update Building L's status from Single Tenant to Multi-Tenant and this will be done by virtue of an Amendment to this Sign Criteria

# Sign A: Freeway Oriented Pylon

A

**NOTE: ALL TENANT COPY/LOGOS TO BE LED ILLUMINATED CHANNEL LETTERS (REQUIRED)**



## L.E.D. CHANNEL LETTER SECTION

### REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

**NOTE:** THIS PREPARES TO THE SIGN'S INTERNAL WIRING ONLY. NOT THE PRIMARY WIRING. ALL TRANSFORMERS/POWER SUPPLIES SHALL BE (GFI) GROUND FAULT INTERRUPTER.

ALL CABLES HAVE - DEDICATED BRANCH CIRCUIT

THREE WIRES - LINE, NEUTRAL, & GROUND

WIRE SIZE - MINIMUM OF 12 AWG THIN COPPER WIRE

ALSO NOTE: GAGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

GROUNDING WIRE MUST BE CONTINUOUS AND RUN FROM THE SIGN TO THE PANEL/BOARD/GROUND BUS.

VOLTAGING SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.

CONDUIT CAN NOT BE USED AS GROUND PATH.

POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

8 Dedicated 20 Amp Circuit at 120/208 Volts 3-phase

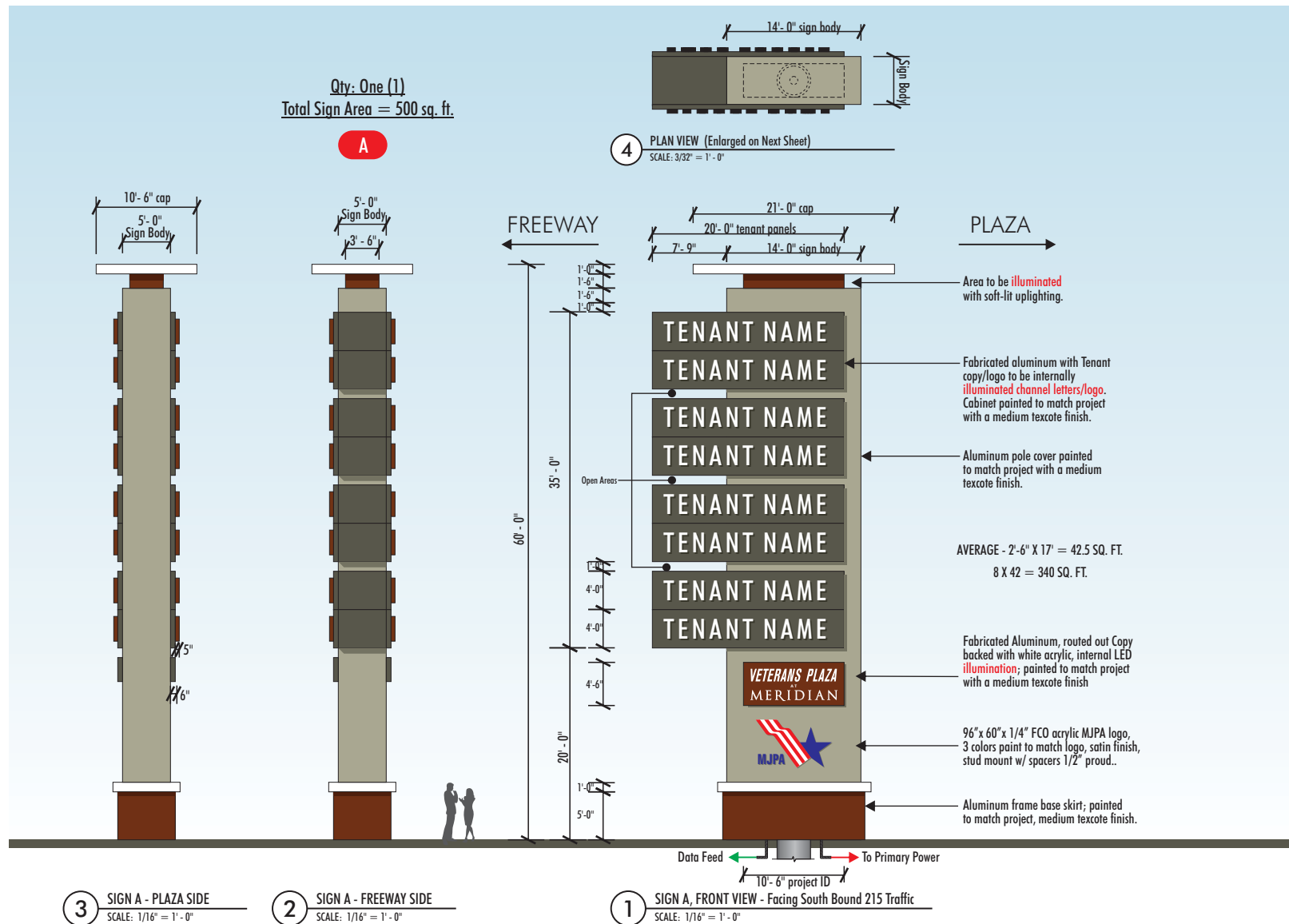
**E-Note #1:** All requirements *not* in sign company's scope of work must be in place prior to installation.

**E-Note #2:** Electrical to be brought to base of sign (by others) and *not* in sign company's scope of work.

**E-Note #3:** Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

**E-Note #4:** Data line via fiber optic cable shall run in its own conduit for potential future sign upgrades.

ALL COMPONENTS TO BE **UL** APPROVED  
ALL SIGNS TO BE **UL** LISTED



Signs B, FP: Monuments



Locations for Signs B.4, B.5, B.6 shall be determined upon planning of Phase 2 of this project and shall be approved by the MJPA and Landlord.

Qty: Five (5) Monument Signs (for Phase 1)  
Total Sign Area = 50.00 sq. ft.

Fabricated aluminum signs on steel posts per engineering (pending).  
Internal LED illumination, cool white 6,500k.  
Paint and finishes to match project.  
Tenant Panel configurations subject to change provided that the square footage of the sign area is not increased.

FP.1 FP.2

Fuel Pricing Monument Sign shall have display signage per government fuel pricing regulations including changeable pricing LED panels and graphics per national branding standards.

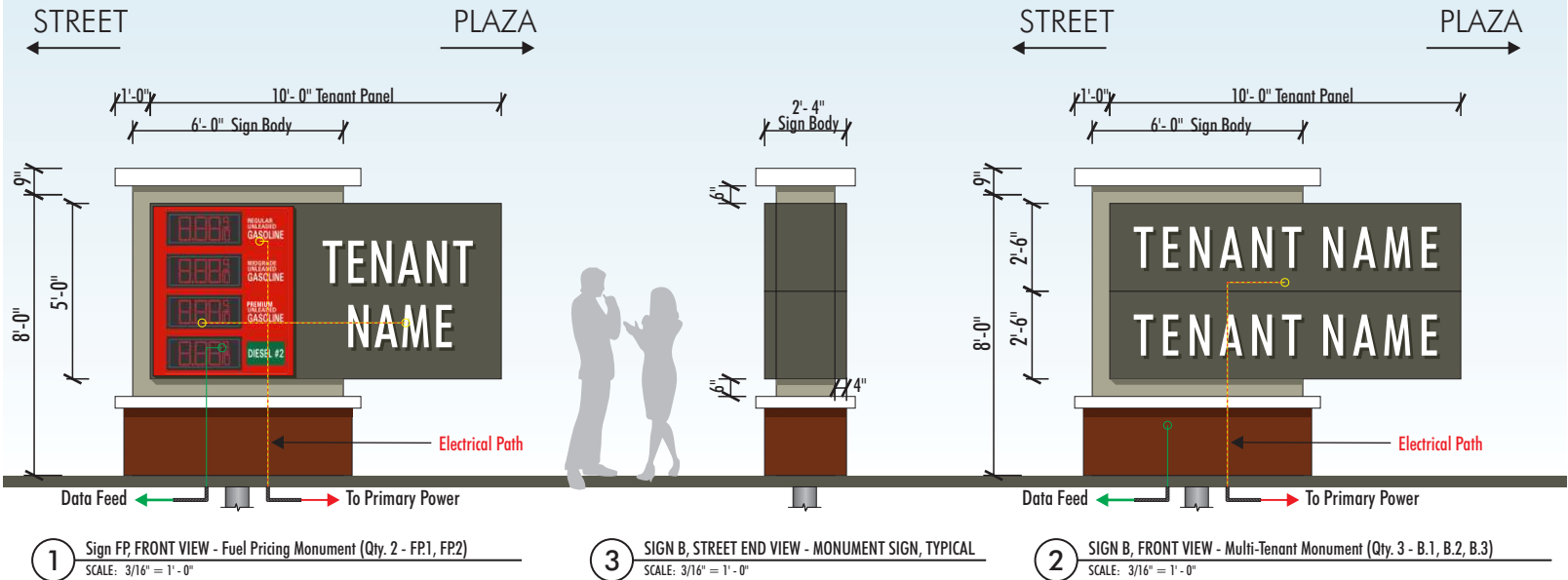
TENANT

Alternate Tenant Panel Layouts



B.1 B.2 B.3 B.4 B.5 B.6 ← Phase 2

Tenant Monuments shall have routed out aluminum faces with push-thru acrylic 1/4" past alum. face with acrylic face colors per national brand standards.



**REQUIREMENTS FOR ELECTRICAL ILLUMINATION:**

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

**NOTE:** THIS PERTAINS TO THE SIGN'S INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING. ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (GFI) GROUND FAULT-INTERUPTED.

ALL SIGNS HAVE:

- DEDICATED BRANCH CIRCUIT
- THREE WIRES - LINE, NEUTRAL, & GROUND
- WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.

- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.

- CONDUIT CAN NOT BE USED AS GROUND PATH.

- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

**This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.**

**1 Dedicated 20 Amp Circuit at 120/208 Volts 3-phase**

**E-Note #1:** All requirements not in sign company's scope of work must be in place prior to installation.

**E-Note #2:** Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

**E-Note #3:** Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

**E-Note #4:** Data Line via fiber optic cable shall run in its own conduit for remote updating of prices.

**ALL COMPONENTS TO BE UL APPROVED**

**ALL SIGNS TO BE UL LISTED**

Signs C, Monuments

Phase 2

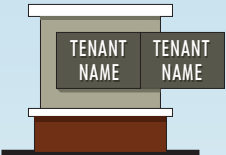


Locations for Signs C.1, C.2, C.3, C.4 shall be determined upon planning of Phase 2 of this project and shall be approved by the MJPA and Landlord.

Qty: Four (4) Monument Signs  
Total Sign Area = 16.33 sq. ft.

Internal LED illumination, cool white 6,500k.  
Paint and finishes to match project.  
Tenant Panel configurations subject to change provided that the square footage of the sign area is not increased.

Alternate Tenant Panel Layouts



Phase 2

Tenant Monuments shall have routed out aluminum faces with push-thru acrylic 1/4" past alum. face with acrylic face colors per national brand standards.

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

NOTE: THIS PERTAINS TO THE SIGN'S INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING. ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (UL) GROUND FAULT-INTERERRUPTED.

ALL SIGNS HAVE:

- DEDICATED BRANCH CIRCUIT

- THREE WIRES - LINE, NEUTRAL, & GROUND

- WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.

- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.

- CONDUIT CAN NOT BE USED AS GROUND PATH.

- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

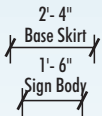
1 Dedicated 20 Amp Circuit at 120/208 Volts  
3-phase

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

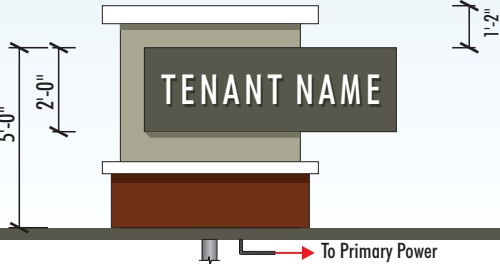
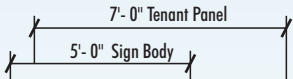
E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE (UL) APPROVED  
ALL SIGNS TO BE (UL) LISTED



2 SIGN C, RIGHT END VIEW - MONUMENT SIGN, TYPICAL  
SCALE: 3/16" = 1' - 0"



1 SIGN C, FRONT VIEW - Multi-Tenant Monument (Qty. 4 - C.1, C.2, C.3, C.4)  
SCALE: 3/16" = 1' - 0"



Specifications:

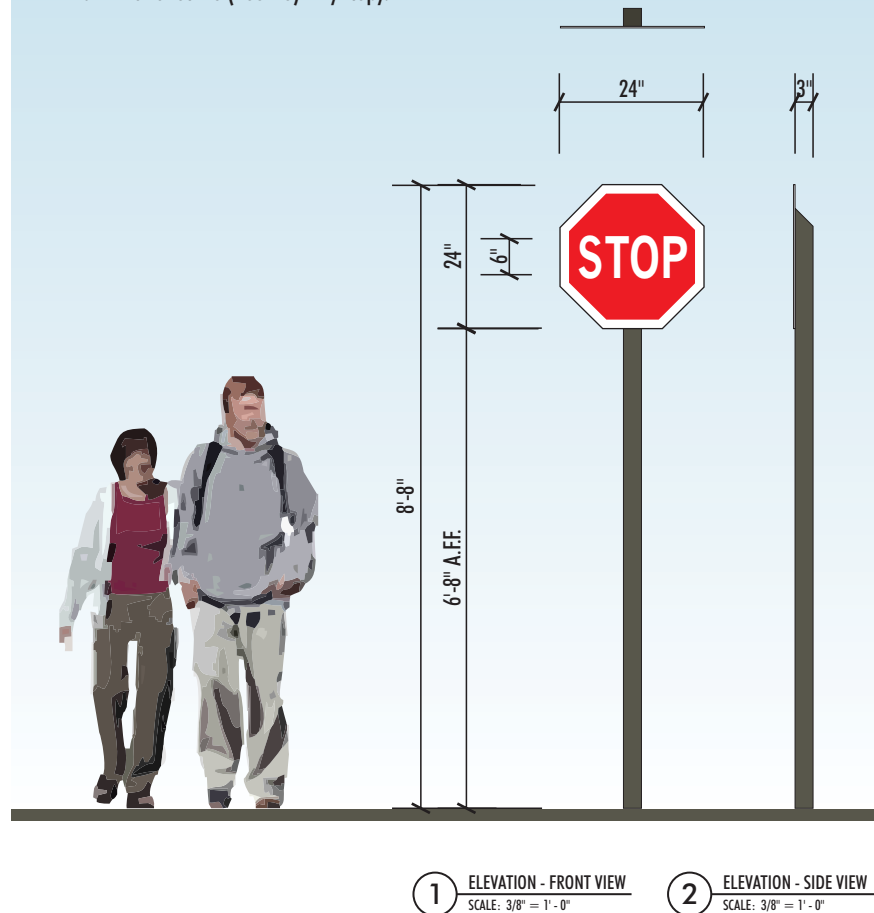
- 1½" thick flat cut out high density foam.
- paint color to match project (contrasting to building fascia color).
- numbers to be stud mounted to building fascia.
- font to be helvetica medium, unless a brand standard exists.



① FRONT VIEW, TYPICAL  
SCALE: 1" = 1' - 0"

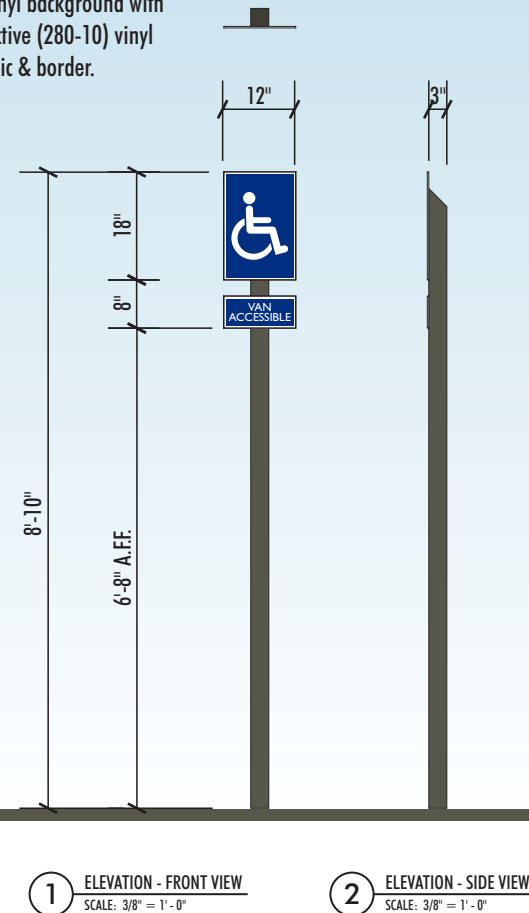
## Specifications (stop sign):

- 3" sq. Post paint color to be determined.
- face to be 1/4" aluminum painted white  
With red reflective (280-72) vinyl overlay  
And white reflective (280-10) vinyl copy.



## Specifications (accessibility):

- 3" sq. Post paint color to be determined.
- face to be 1/4" aluminum painted  
White with light blue reflective (280-76) vinyl background with  
White reflective (280-10) vinyl  
Copy/graphic & border.



# **VETERANS PLAZA**

Van Buren Boulevard & 215 Freeway  
Riverside, CA

## **Sign Criteria Amendment #1**

**June 25th, 2019**

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**PREPARED FOR**

Green's Group  
9289 Research Drive  
Irvine, CA 92618  
949-829-4907

**GREEN'S**

**PREPARED BY**

AD/S  
1160 Railroad Street  
Corona, CA 92882  
951-278-0680



# VETERANS PLAZA

LANDLORD

**Green's Group**

GREENS

9289 Research Drive  
Irvine, CA 92618  
Tel. 949.829.4907

SIGN CONSULTANT



1160 Railroad Street  
Corona, CA 92882  
Tel. 951.278.0680 Fax. 951.270.2005 Attn: Robin Bell

## T A B L E O F C O N T E N T S

Starbucks' Sign Plan

Sb1-Sb15

In-N-Out's Sign Plan

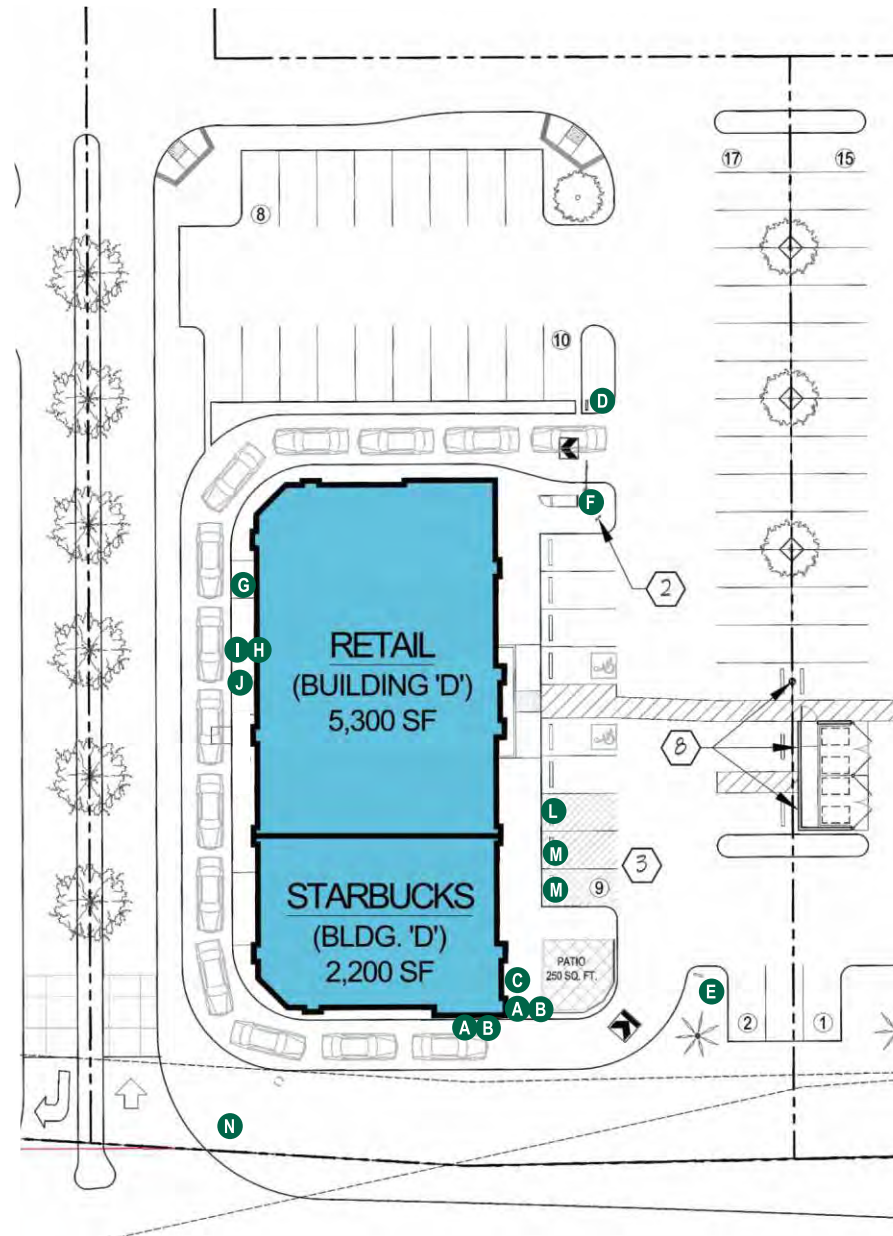
ln1-ln11





**KEY LEGEND**

- A** 54" LOGO DISK
- B** 48" DRIVE THRU WALL
- C** 12" CHANNEL LETTERS
- D** D/T DIRECTIONAL
- E** EXIT DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE-MENU SIGN
- H** CANOPY
- I** ORDER SCREEN
- J** 5 PANEL MENU BOARD
- K** EXISTING PYLON REFACE
- L** MOP ~ 10 MIN
- M** MOP ~ STARBUCKS ONLY
- N** EXISTING MONUMENT REFACE



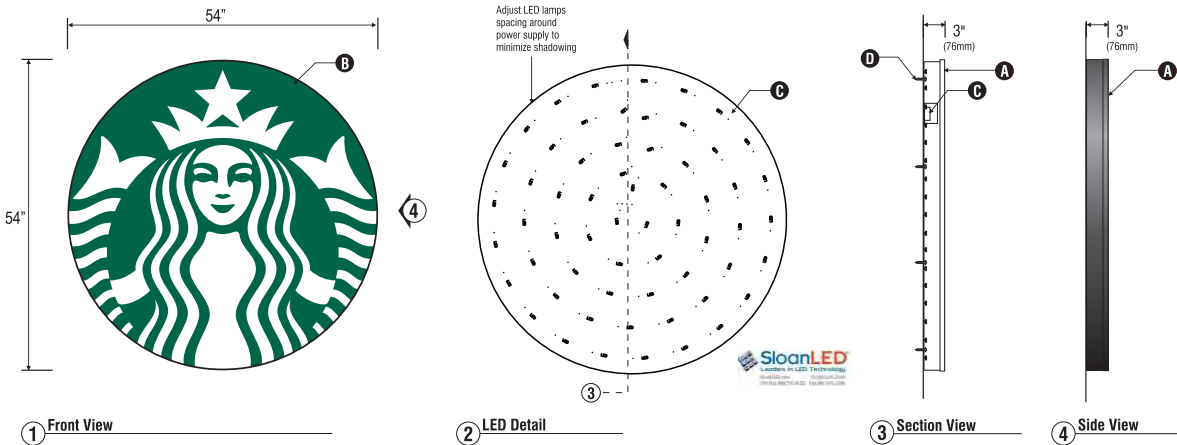


Building Elevations



Building "D" Elevations





A 54" Illuminated Logo Disc - Wall Mounted ~ Qty (2)

NTS

SPECIFICATIONS:

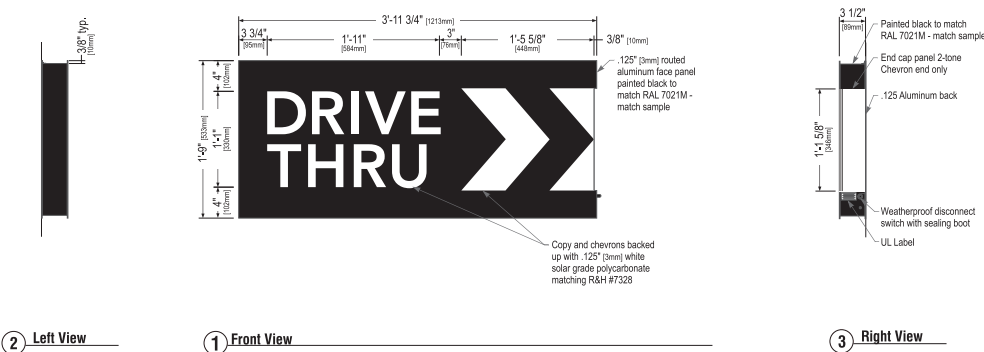
- A 54"(1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) Acrylite 015-2GP. 1"(25mm) black trimcap with square head screws retainer edging.
  - B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
  - C Internally illuminated logo disc with Sloan Prism Enlighten white 6500k, laid out at 1.5 modules per foot, 6" on center installed to back of disk with self-contained power supply with U.L. approved enclosure.
  - D Flushed mounted to wood fascia with #14 Screws.
- Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer).



Electrical Requirement:  
☒ 120 Volts ☐ 277 Volts

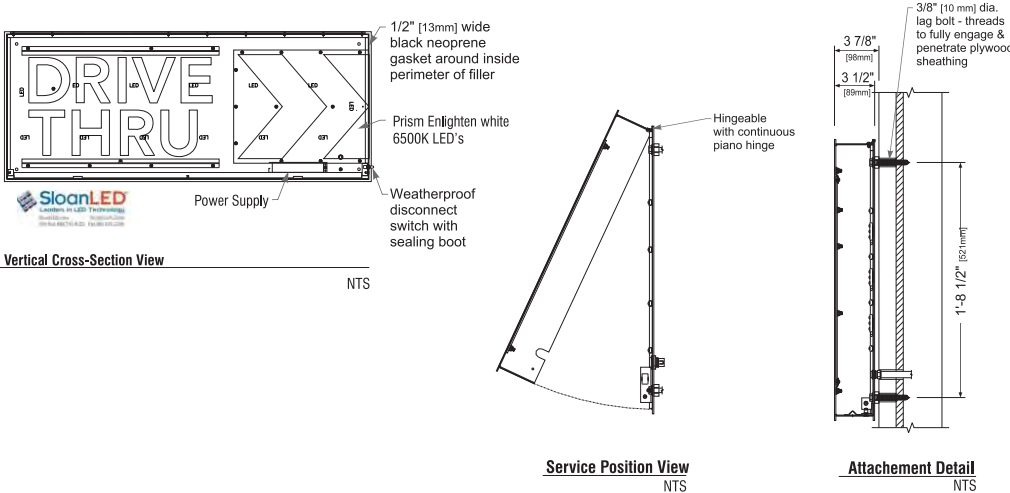
Construct & Install using only U.L. listed components & in accordance with national electrical code  
**U.L. LABELS REQUIRED**

Disk 54in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
54" (1372mm)	15.90	1.48	120



B 48" Illuminated Drive-Thru w/ Right Arrow - Wall Mounted ~ Qty (2)

NTS



Sign Specifications:

- Cabinet:
- Fabricated .125" (3mm) aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
  - Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
  - Back to be .125" (3mm) aluminum.
  - Directional copy and chevrons backed up with .125" (3mm) white solar grade polycarbonate matching R&H #7328. All polycarbonate face elements to be mechanically retained.
  - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
  - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
  - Internal structure of cabinet shall be per approved shop drawings.
  - Internally illuminated logo disc with Sloan Prism Enlighten white 6500K, laid out at 1.5 modules per foot, 7" on center installed to back of disk with self-contained power supply with U.L. approved enclosure.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation, which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation.

This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft.	Sq. Ft.	Volts	Amps
21" (533mm)	4.52	6.96	120	0.85

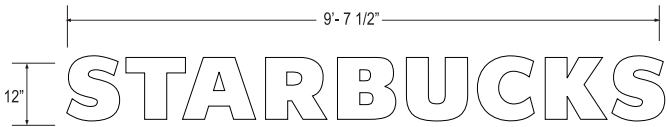
1: Figured as illuminated center part  
2: Figured as complete signage

Electrical Requirement:

☒ 120 Volts ☐ 277 Volts

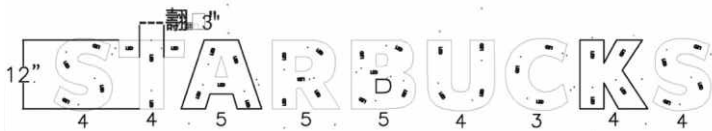
Construct & Install using only U.L. listed components & in accordance with national electrical code  
**U.L. LABELS REQUIRED**

DESIGN# 11391



C 12" CHANNEL LETTERS ~ QTY (1)

NTS



2 LED Detail

NTS

SPECIFICATIONS: Quantity- ( )

- A Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.
- B Faces to be 3/16"(5mm) White acrylic with 1"(25mm) Black Trimcap retainer edging.
- C Internally illuminated letters with Sloan Prism Enlighten white 6500k, laid out at 1.5 modules per foot, 6" on center installed to back of letter with power supply with U.L. approved enclosure.
- D Fasten letters flush to wall with required fasteners.

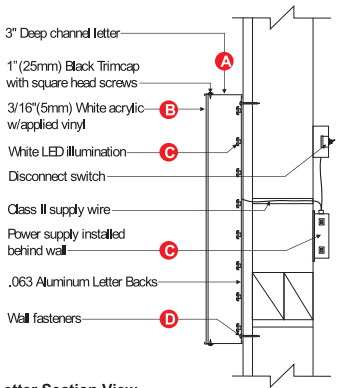
Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.  
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4  
Primary electrical source (1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



Electrical Requirement:

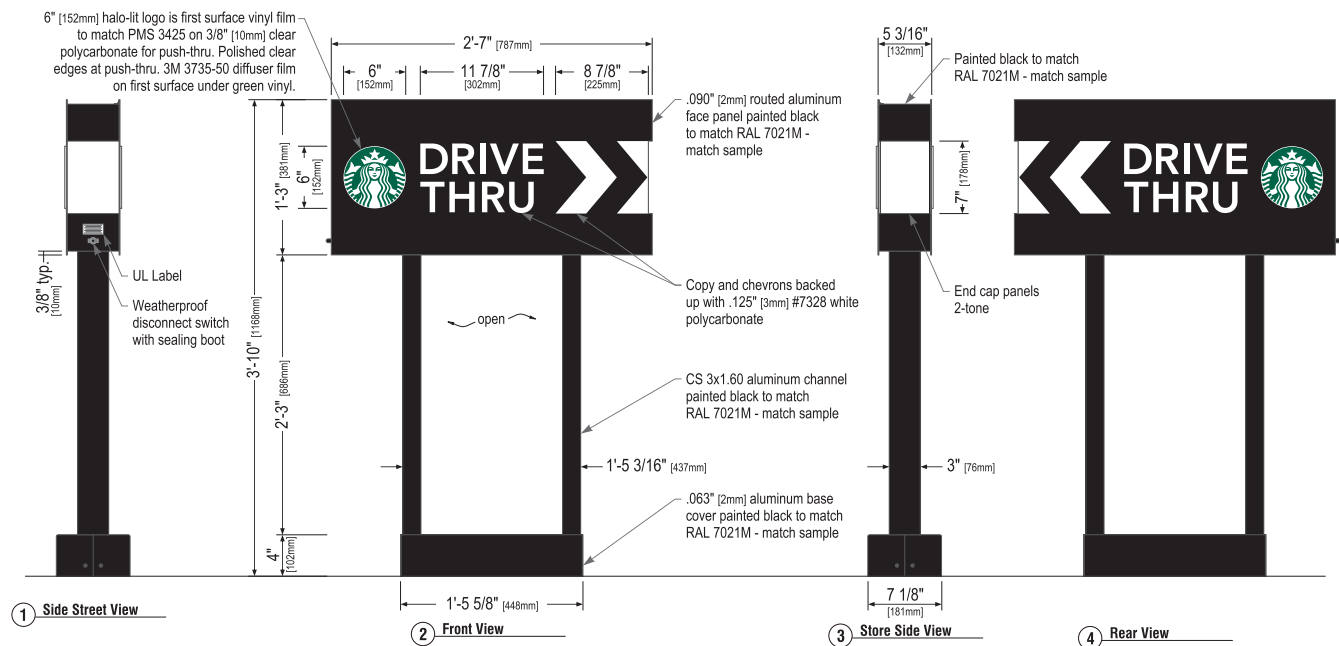
120 Volts 277 Volts

Construct & Install using only U.L. listed components & in accordance with national electrical code  
U.L. LABELS REQUIRED



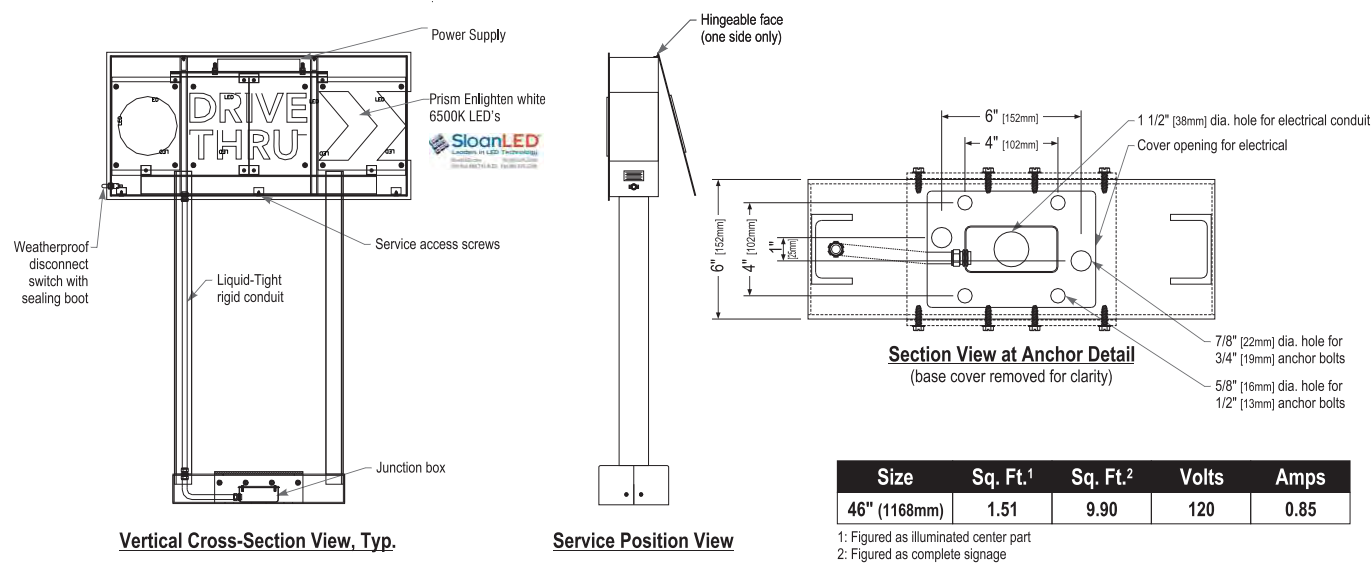
Letter Section View  
NTS

Design ID#14104



D D/F DRIVE THRU DIRECTIONAL SIGNS~ Qty (1)

NTS



Sign Specifications:

- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with white end caps as shown.
  - Directional copy and chevrons backed up with .125" [3mm] #7328 white polycarbonate. Siren logo is 6" [152mm] diameter, 3/8" [10mm] clear polycarbonate routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425 and 3735-50 diffuser film underneath green vinyl. Edges of push thru logo are to be clear polished. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
  - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
  - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
  - Internal structure of cabinet shall be per approved shop drawings.
  - Internally illuminated logo disc with Sloan Prism Enlighten white 6500K, laid out at 1.5 modules per foot, 7" on center with self-contained power supply with U.L. approved enclosure.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



Electrical Requirement:  
120 Volts 277 Volts

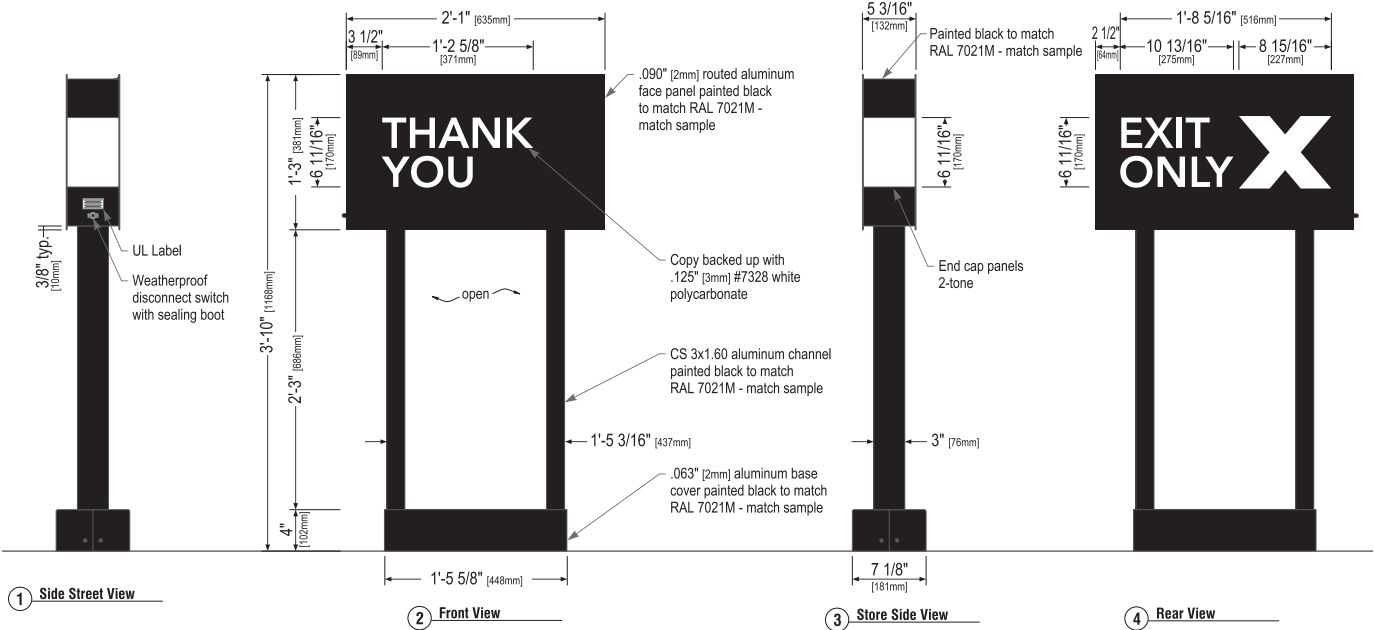
Construct & Install using only U.L. listed components & in accordance with national electrical code  
U.L. LABELS REQUIRED

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  - Primary power by electrical contractor per NEC.



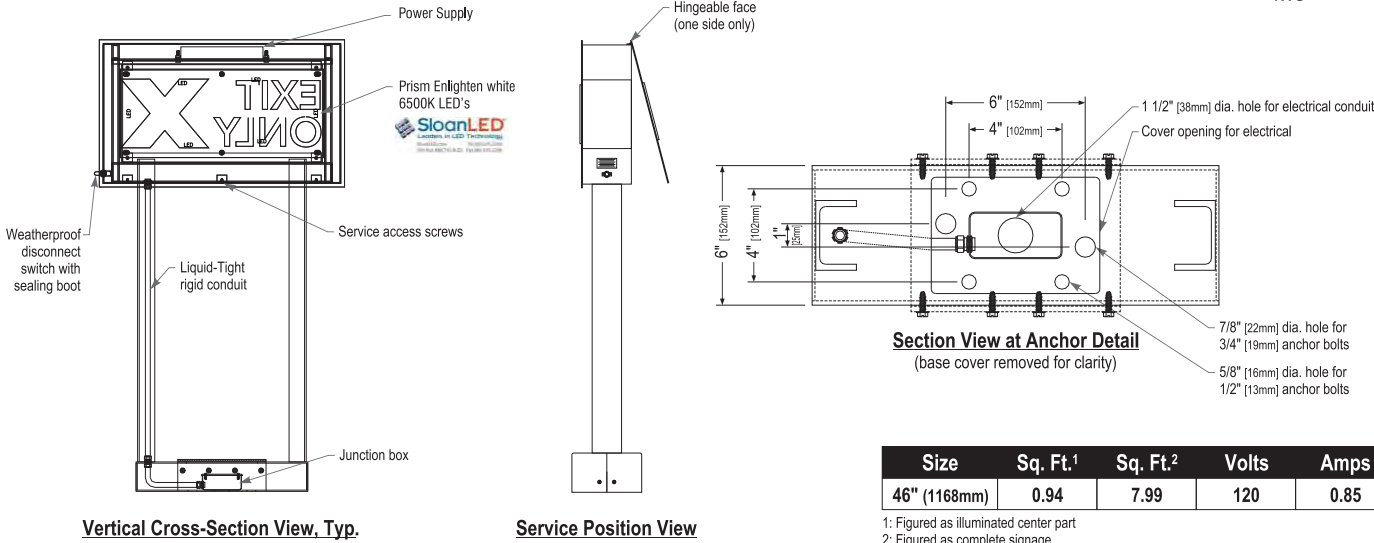
Electrical Requirement:  
☒ 120 Volts ☐ 277 Volts

Construct & Install using only U.L. listed components & in accordance with national electrical code  
**U.L. LABELS REQUIRED**

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E D/F EXIT DIRECTIONAL SIGNS~ Qty (1)



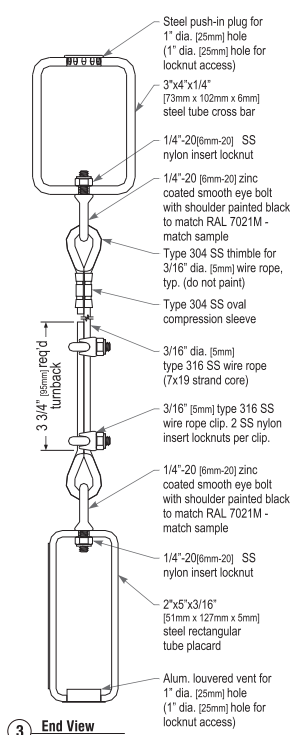
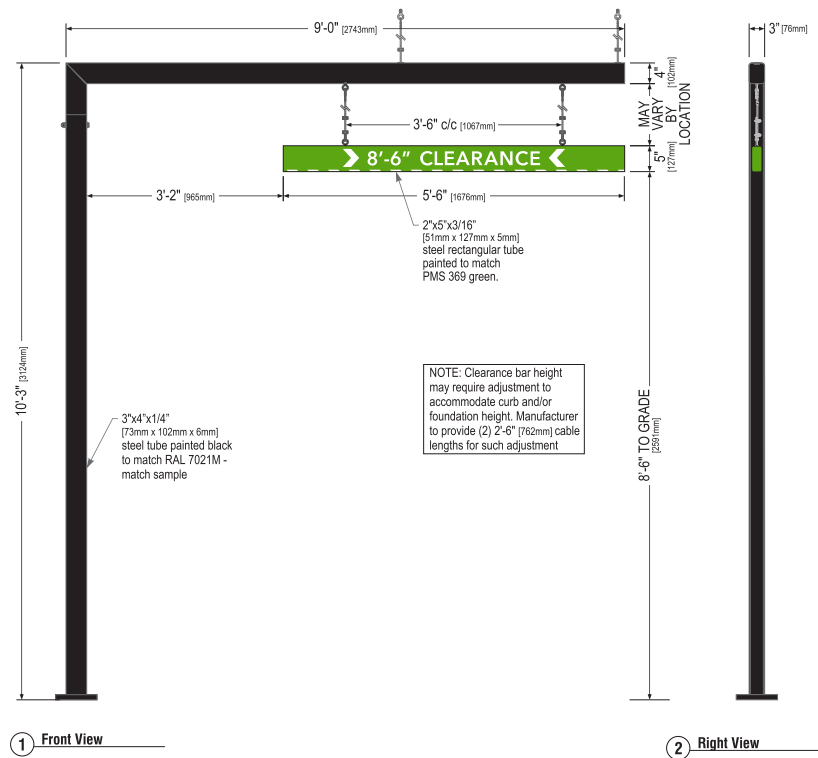
Size	Sq. Ft. <sup>1</sup>	Sq. Ft. <sup>2</sup>	Volts	Amps
46" (1168mm)	0.94	7.99	120	0.85

1: Figured as illuminated center part  
2: Figured as complete signage





Design ID#14106



SPECIFICATIONS:

- Scraper Bar:
- 2"x5" [51mm x 127mm] steel tube painted to match PMS 369 green.
  - Flush steel end caps painted to match PMS 369 green.
  - Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
  - Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
  - Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

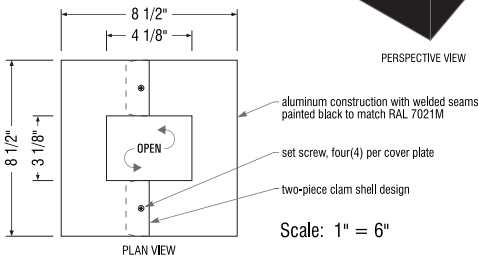
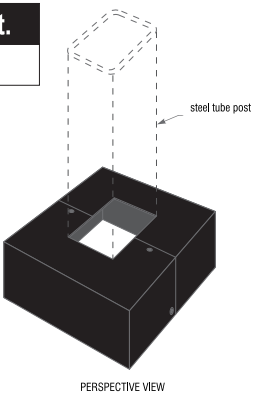
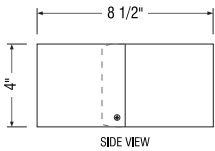
Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

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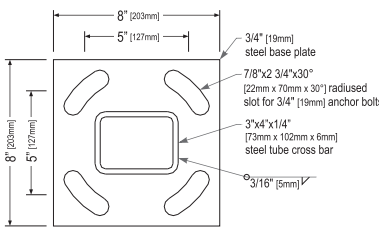
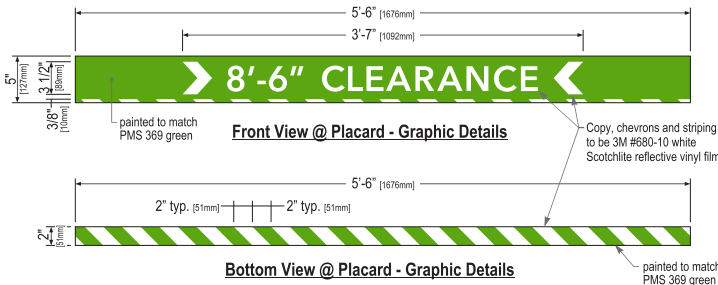
Size	Sq. Ft.
10'-3" (3124mm)	2.29



Base Plate Cover Detail

F FREESTANDING -DT CLEARNANCE BAR ARROW SERIES~ Qty (1)

NTS



Scale: 1" = 6"

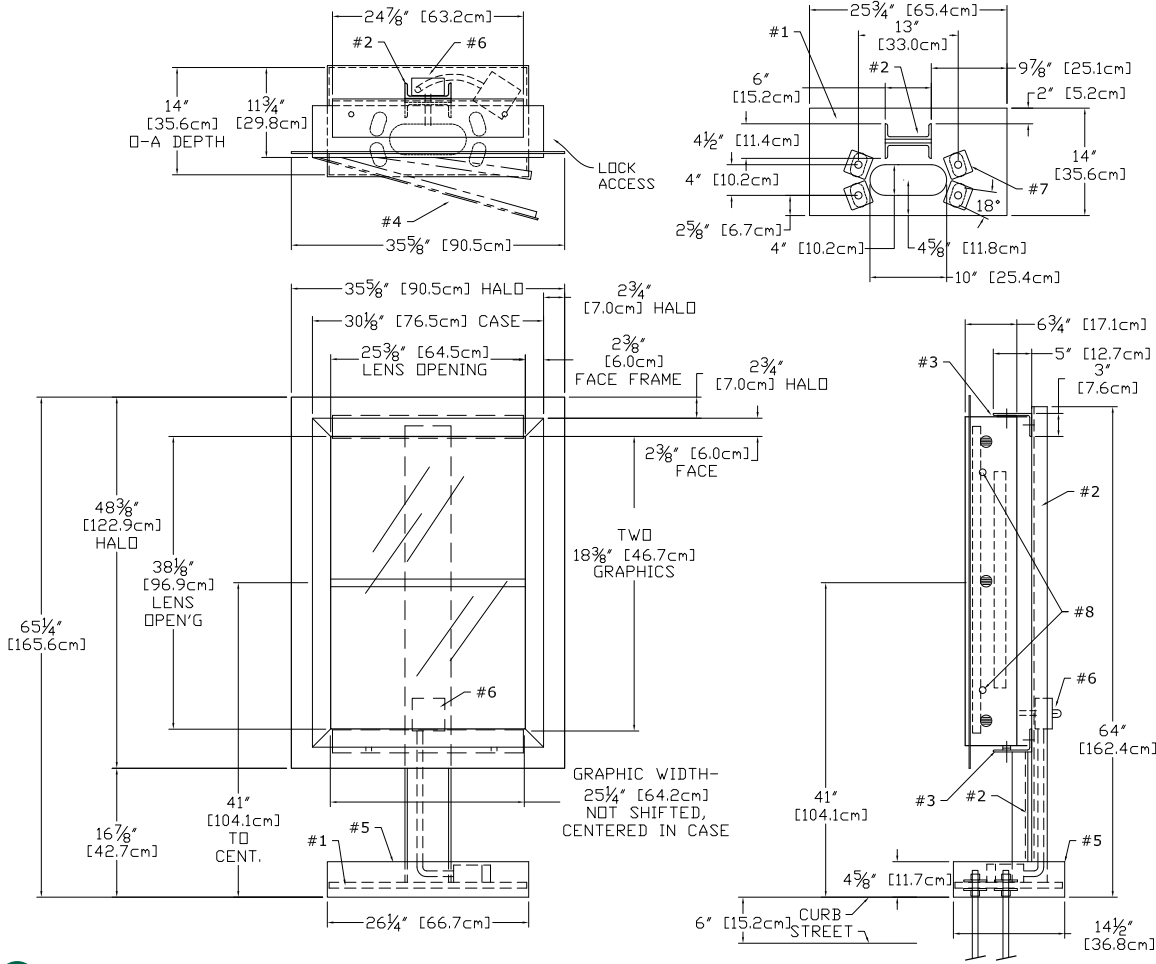
Base Plate Detail



Design ID#14120



PRE-MENU SIGN



Electrical Requirement:  
☒ 120 Volts ☐ 277 Volts

Construct & Install using only  
U.L. listed components &  
in accordance with national  
electrical code  
**U.L. LABELS REQUIRED**

**G DRIVE THRU PRE-MENU SIGN~ Qty (1)**  
**INSTALLATION ONLY**

NTS

**Sign Specifications:**

- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES  
PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - C6X10.5 (6"x2"x3/16") STEEL POST (1x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x)  
(WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x)  
ONE SPLIT PANEL LIGHTBOX  
TWO 25 1/4"x18 3/8" GRAPHICS  
GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED  
STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCHES & SENSOR,  
RIGID CONDUIT RUN TO SECOND EXT BOX  
BELOW BASE COVER, 120 WATT, 0.30Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING  
KEY #E3-26-819-15

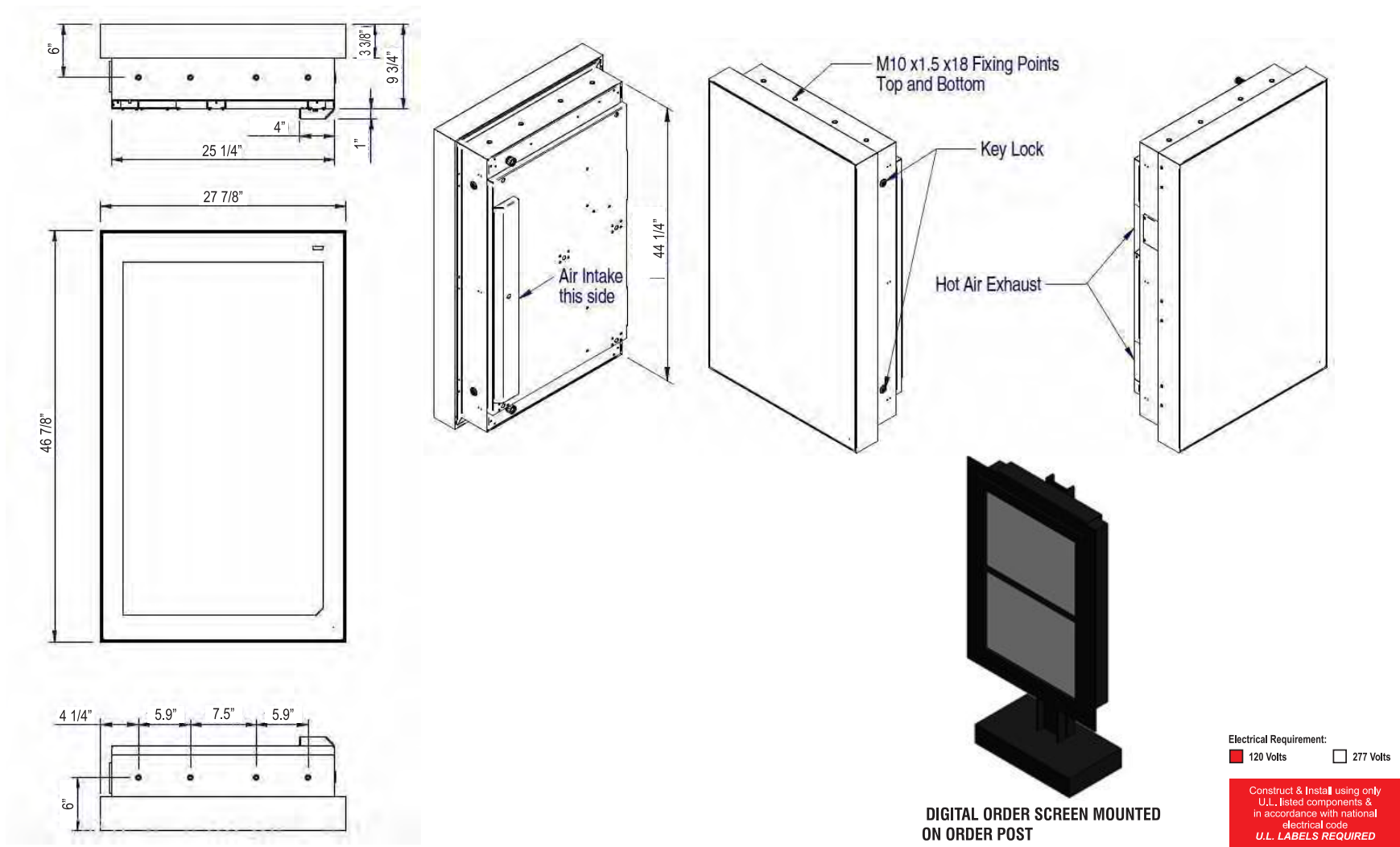
RAL7021 BLACK GREY, 10% SHEEN, EXT

DT PRE ORDER FREESTANDING		11036584	
ALL DESIGN, OPERATIVE AND PROCESS DATA PERTAINING TO THE ARTICLE SHOWN ON THIS SHEET IS THE PROPERTY OF DSA PHOTOTECH. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE COPIED, REPRODUCED, REVEALED TO, OR APPROPRIATED BY OTHERS, IN PART OR IN WHOLE, WITHOUT THE EXPRESS CONSENT OF DSA PHOTOTECH. THIS PRINT IS LOANED AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF DSA PHOTOTECH.		DSA/PHOTOTECH 16961 Central Avenue, Carson, CA 90746 (310) 537-5000 (310) 537-7060 Fax phubbell@dsaphototech.com	
DRIVE THRU PRE ORDER w/ STAND		SCALE 1:16 S	
PAH	DATE 02/13/14	CQSBDTPRELED	

APPROVED  
02/04/14



Design ID#14116

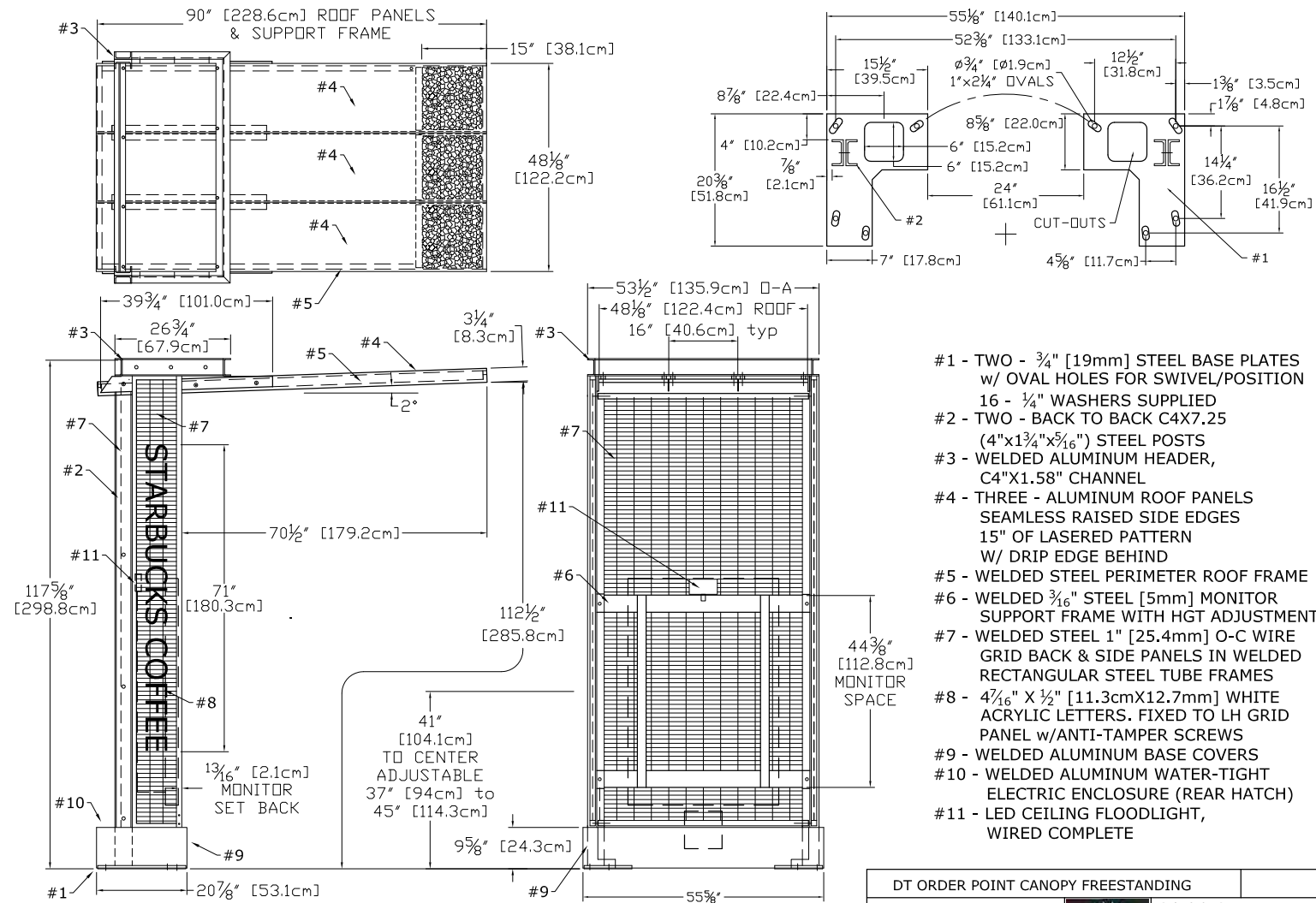


**H1** DRIVE THRU DIGITAL ORDER SCREEN~ Qty (1)  
INSTALLATION ONLY ON **H2**

NTS



DT Order Canopy




**I ORDER CANOPY**

RAL7021 BLACK GREY, 10% SHEEN, EXT

DESIGNED TO HOLD STARBUCKS MONITOR or 14239 ORDER LIGHTBOX (not included)

NTS

APPROVED 02/04/14

DT ORDER POINT CANOPY FREESTANDING			
<small>ALL DESIGN, OPERATIVE AND PROCESS DATA PERTAINING TO THE ARTICLE SHOWN ON THIS SHEET IS THE PROPERTY OF DSA PHOTOTECH. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE COPIED, REPRODUCED, REVEALED TO, OR APPROPRIATED BY OTHERS, IN PART OR IN WHOLE, WITHOUT THE EXPRESS CONSENT OF DSA PHOTOTECH. THIS PRINT IS LOANED AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF DSA PHOTOTECH.</small>		<div>DSA/PHOTOTECH 16961 Central Avenue, Carson, CA 90746 (310) 537-5000 (310) 537-7060 Fax phubbell@dsaphototech.com</div>	
		OPC, NO MONITOR OR ORDER BOARD	
PAH	DATE 02/13/14	CQSBEOPCMON	SCALE 1 : 30 SHT 1 / 1

Electrical Requirement:

☒ 120 Volts ☐ 277 Volts

Construct & Install using only U.L. listed components & in accordance with national electrical code  
**U.L. LABELS REQUIRED**



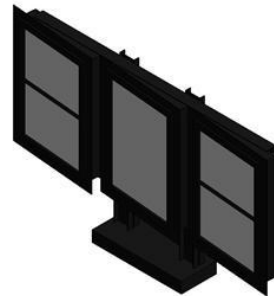


Design ID#14119

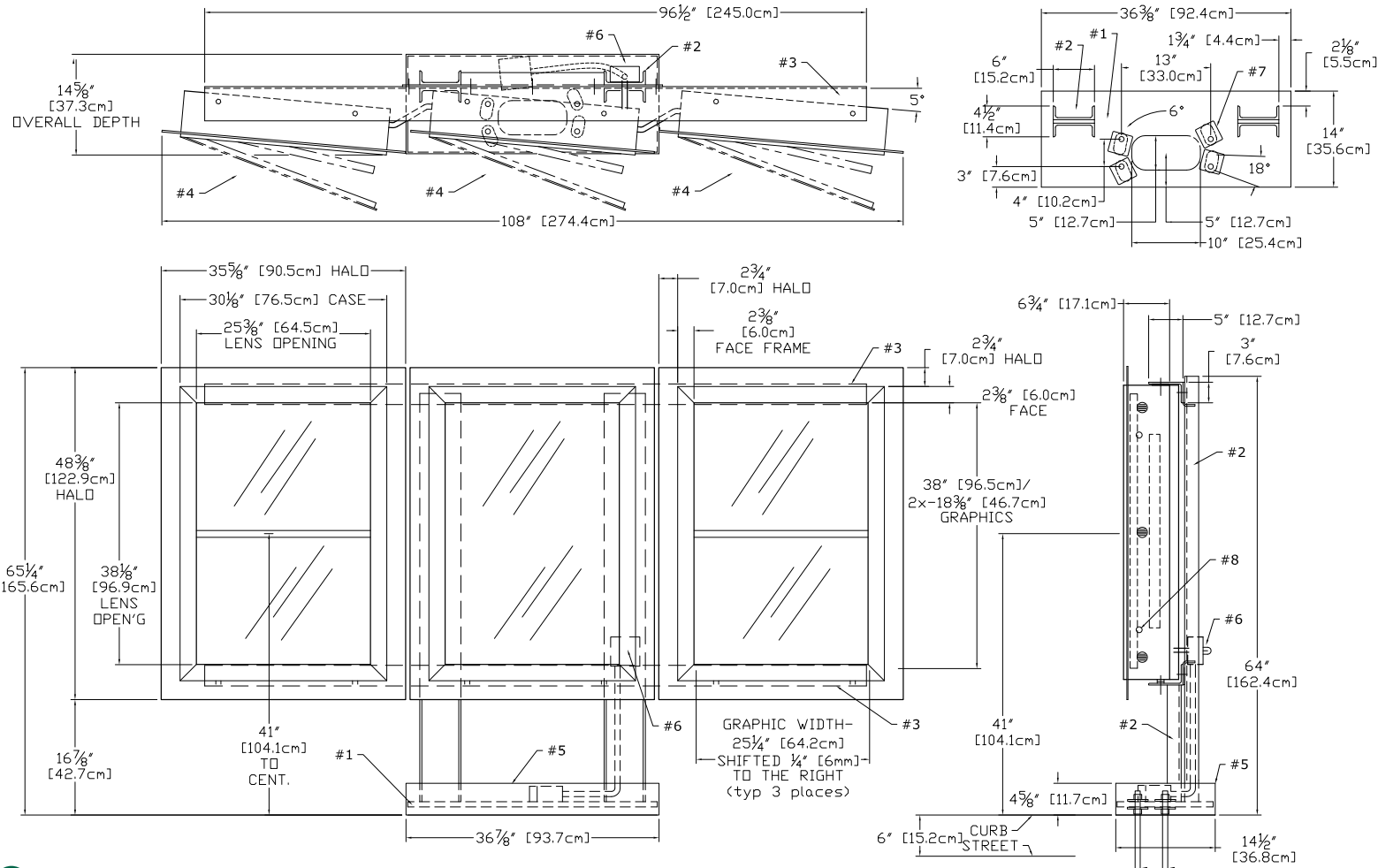


# Starbucks' Sign Type J

J



5- PANEL MENU SIGN



## J DRIVE THRU 5-PANEL MENU SIGN~ Qty (1) INSTALLATION ONLY

### Sign Specifications:

- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN ROTATED FOR 15deg THRU 3deg POSITION
- #2 - C6X10.5 (6"x2"x5 1/16") STEEL POST (2x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (BOLTED TO WELDED 1/4" STEEL CROSSBARS)
- #4 - EXTRUDED ALUMINUM MENU BOARDS (3x) ONE FULL AND TWO SPLIT PANEL LIGHTBOXES ONE - 25 1/4"x38" AND FOUR 25 1/4"x18 3/8" GRAPHICS ALL GRAPHIC ASSEMBLIES SHIFTED 1/4" TO RIGHT STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCH & SENSOR, RIDGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.90Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS per MENUBOARD RETAIN EXISTING KEY #E3-26-819-15

APPROVED  
02/06/14

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT 5 PANEL FREESTANDING		14119	11036585
<small>ALL DESIGN, OPERATIVE AND PROCESS DATA PERTAINING TO THE ARTICLE SHOWN ON THIS SHEET IS THE PROPERTY OF DSA PHOTOTECH. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE COPIED, REPRODUCED, REVEALED TO, OR APPROPRIATED BY OTHERS, IN PART OR IN WHOLE, WITHOUT THE EXPRESS CONSENT OF DSA PHOTOTECH. THIS PRINT IS LOANED AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF DSA PHOTOTECH.</small>			
		DSA/PHOTOTECH 16961 Central Avenue, Carson, CA 90746 (310) 537-5000 (310) 537-7060 Fax phubbell@dsaphototech.com	
DRIVE THRU 5 PANEL w/ STAND		SCALE 1 : 20	SHT 1 OF 1

Electrical Requirement:

☒ 120 Volts ☐ 277 Volts

Construct & Install using only  
U.L. listed components &  
in accordance with national  
electrical code  
**U.L. LABELS REQUIRED**

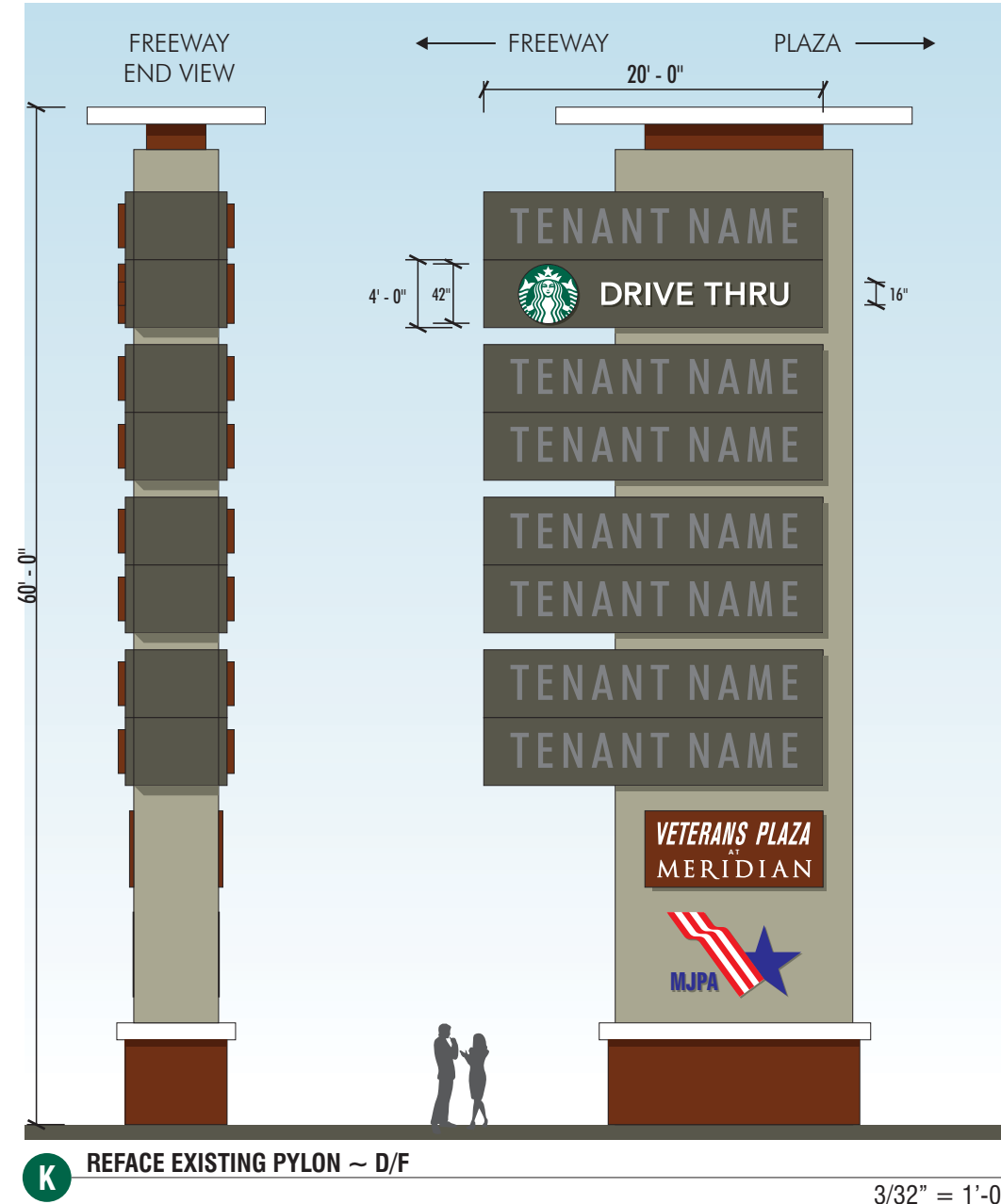
# Project Pylon



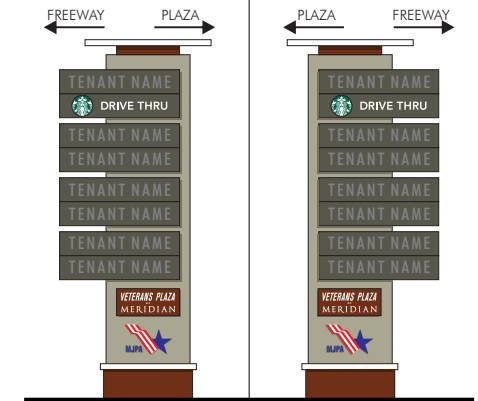
## SPECIFICATIONS:

**LOGO:** 42" FABRICATED ALUMINUM CHANNEL LOGO PER STARBUCKS' BRAND STANDARD SPECIFICATIONS

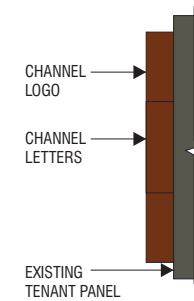
**COPY:** 16" "DRIVE THRU" CHANNEL LETTERS PER STARBUCKS' BRAND STANDARD SPECIFICATIONS



## Starbucks' Sign Type K



Project Pylon 1/32" = 1'-0"



End View Detail



**L** MOP ~ (1)

NTS



**M** SP0~ (3)

NTS

**SPECIFICATIONS:**

**PANELS:** TO BE .080 ALUMINUM PANELS WITH 1" RADIUS CORNERS AND PAINTED WHITE SEMI-GLOSS FINISH

**COPY:** "MOBILE ORDER & PAY 10 MINUTE PARKING"  
COPY TO BE APPLIED BLACK OPAQUE VINYL

**GRAPHIC:** STARBUCKS LOGO/ BORDER TO BE APPLIED 3M # 3630-76 HOLLY GREEN VINYL

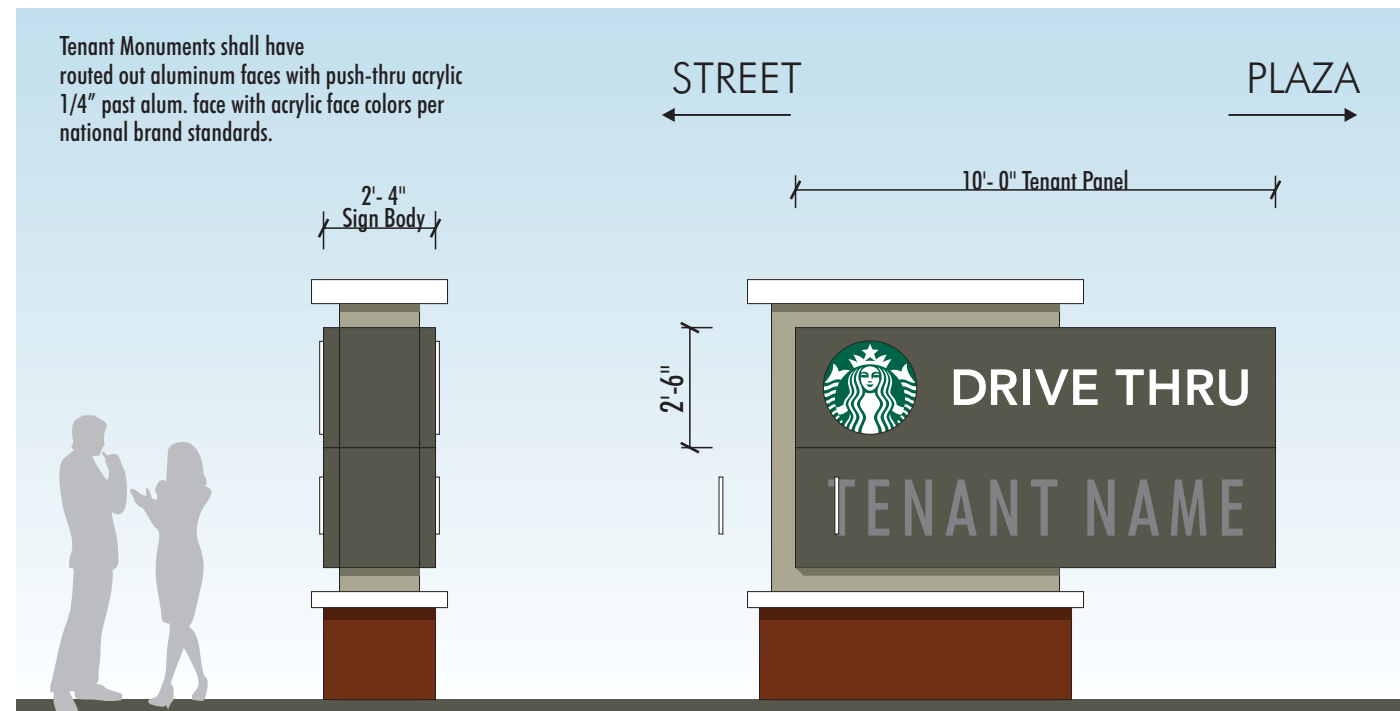
**NOTES:** **STARBUCKS GENERAL CONTRACTOR (GC) WILL PROVIDE AND INSTALL PARKING POLE PER NOTED SITE PLAN**



## SPECIFICATIONS:

**LOGO:** FABRICATED ALUMINUM LOGO PER STARBUCKS' BRAND STANDARD SPECIFICATIONS

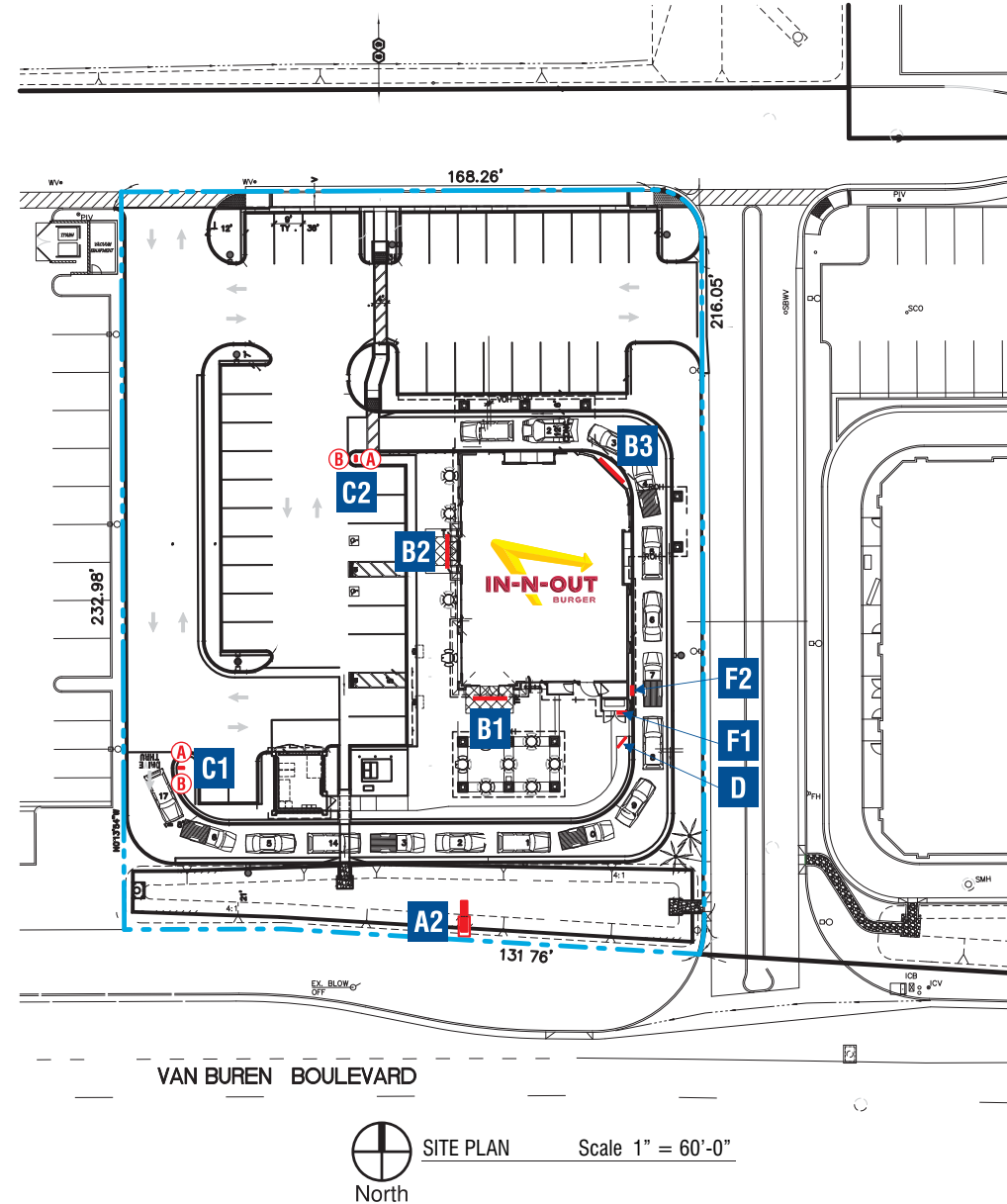
**COPY:** "DRIVE THRU" LETTERS PER STARBUCKS' BRAND STANDARD SPECIFICATIONS



**N** REFACE EXISTING MONUMENT ~ D/F

1/4" = 1'-0"

## SITE PLAN



## In-N-Out's Signage Plan



### SIGN LEGEND

SIGN #	DESCRIPTION	SIGN TYPE	SF	QTY
A2	MONUMENT SIGN	INO-MON-CUSTOM-VARIES	84.7	2
B1	WALL SIGN	INO-WS-75X126	51.1	1
B2	WALL SIGN	INO-WS-75X126	51.1	1
B3	WALL SIGN	INO-WS-75X126	51.1	1
C1	DIRECTIONAL SIGN (DT)	INO-DIR-18x24x36	N/A	1
C2	DIRECTIONAL SIGN (TY/DNE)	INO-DIR-18x24x36	N/A	1
D	MENU BOARD	INO-MB-54x51x79	N/A	1
E	LED TUBE WALL ACCENT	INO-LED BORDER TUBE	N/A	1
F1	ADDRESS NUMERALS	INO-CL-PL-12-ADDRESS-XXX	N/A	1
F2	ADDRESS NUMERALS	INO-CL-PL-12-ADDRESS-XXX	N/A	1
G	INTERIOR NEON WALL SIGN	INO-QYCT-NEON-18x57	N/A	1

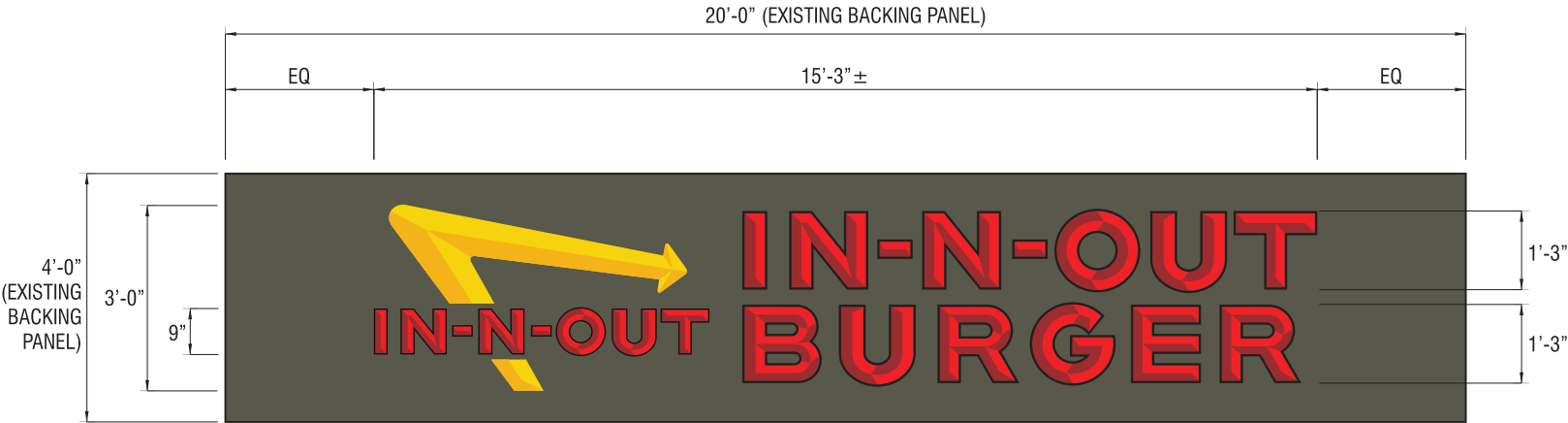


In-N-Out's Sign Type A1

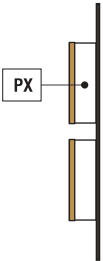
A1 SIGNTYPE INO-WS-36X240



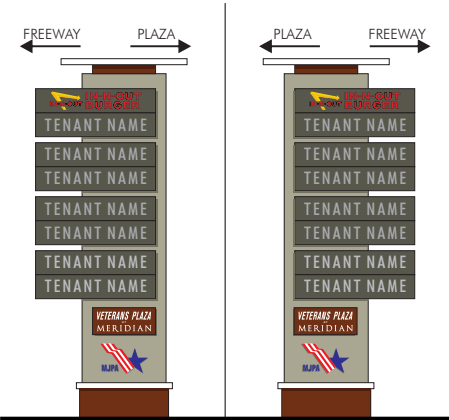
A1



Front View: Scale NTS



Side View



Project Pylon 1/32" = 1'-0"

MANUFACTURE & INSTALL TWO (2) SETS OF INTERNALLY ILLUMINATED CHANNEL LETTERS

ARROW:

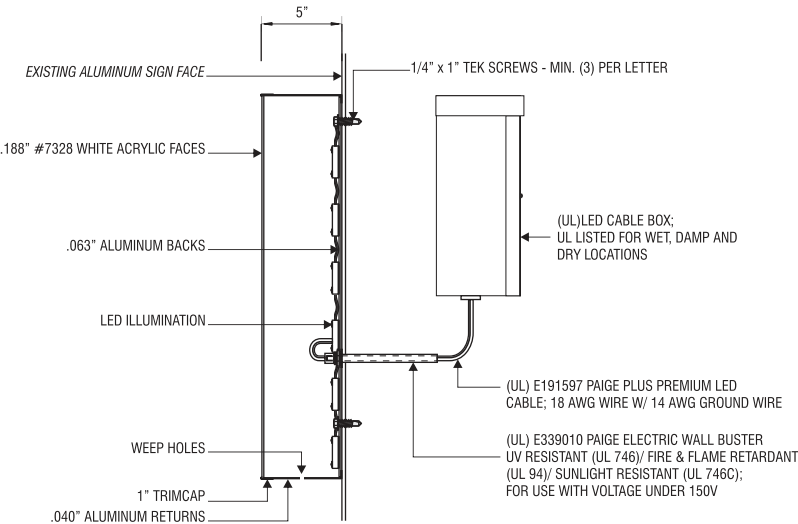
FACES: WHITE ACRYLIC WITH FIRST SURFACE APPLIED GRAPHICS  
TRIMCAP: 1" YELLOW  
RETURNS: .040" x 5" DEEP ALUMINUM - **COLOR TO BE DETERMINED**  
ILLUMINATION: GE TETRA® LED SYSTEMS - LED MODULES

COPY:

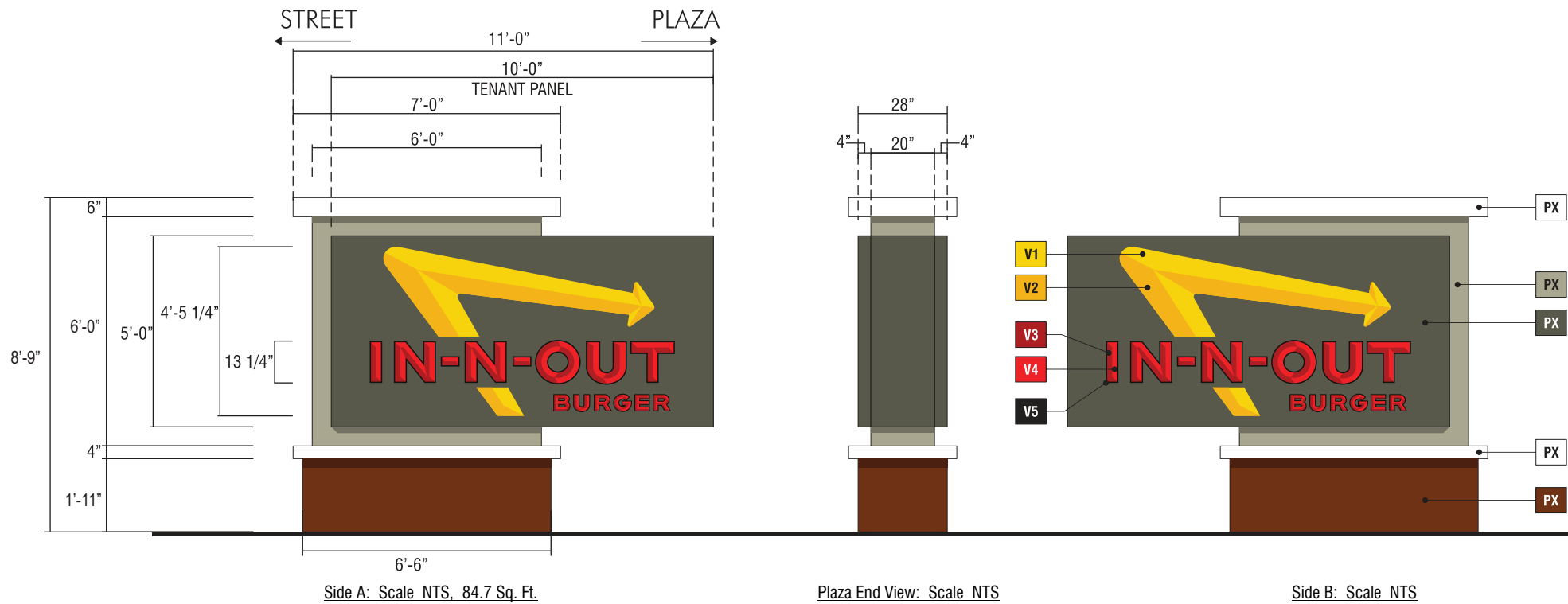
FACES: WHITE ACRYLIC WITH FIRST SURFACE APPLIED GRAPHICS  
TRIMCAP: 1" GOLD  
RETURNS: .040" x 5" DEEP ALUMINUM - **COLOR TO BE DETERMINED**  
ILLUMINATION: SLOAN WHITE LED MODULES

SIGNS TO BE INSTALLED ON EXISTING PYLON SIGN

- |       |   |
|-------|---|
| VINYL |   |
| V1    | 3M 3630-015 'YELLOW' TRANSLUCENT                  |
| V2    | 3M 3630-235 'AUTUMN YELLOW' TRANSLUCENT           |
| V3    | 3M 3630-73 'DARK RED' TRANSLUCENT                 |
| V4    | 3M 3630-33 'RED' TRANSLUCENT                      |
| V5    | 3M 7725-12 'BLACK' OPAQUE                         |
| PAINT |   |
| PX    | LANDLORD CONTROLLED - <b>COLOR TO BE VERIFIED</b> |



SECTION DETAIL (NTS)

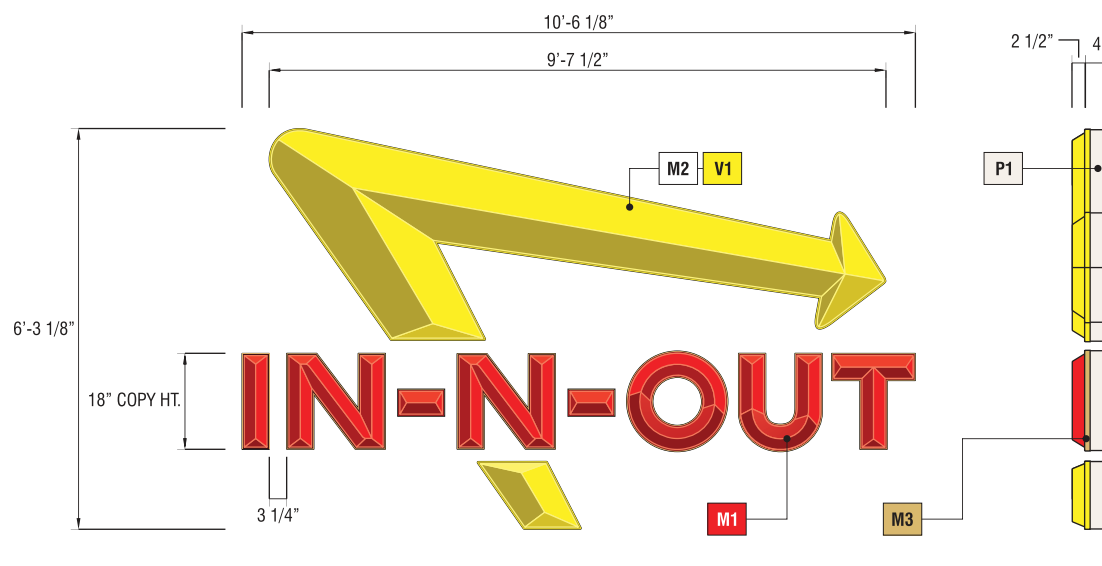


**MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN**  
**CAPS & TRIM:** ALUMINUM FABRICATION, WITH ALUMINUM SQUARE TUBE FRAMES  
**SIGN CABINET:** ALUMINUM FABRICATION WITH WHITE LED ILLUMINATION  
**COPY:** ROUTED FROM ALUMINUM & BACKED WITH TRANSLUCENT WHITE ACRYLIC WITH FIRST SURFACE APPLIED VINYL GRAPHICS  
**POLE COVER / BASE:** FABRICATED ALUMINUM, PAINTED PER MSP STANDARDS

# In-N-Out's Sign Type B



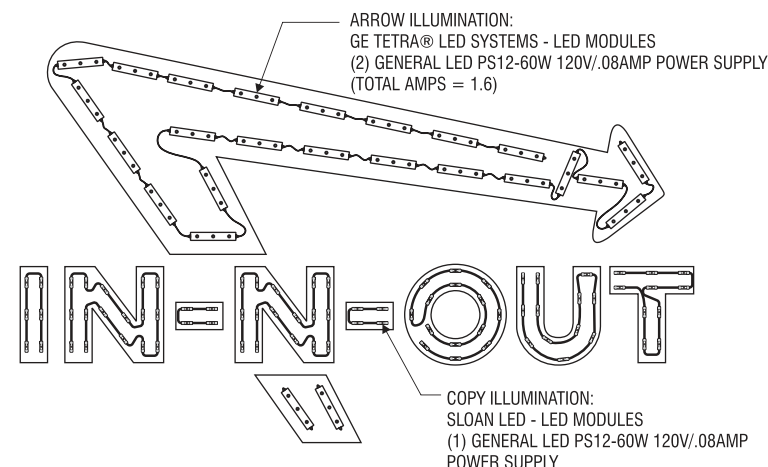
**B1 B2 B3** SIGNTYPE INO-WS-75x126



Front View: Scale NTS, 51.1 Sq. Ft.

Side View: Scale NTS

**NOTES:**  
ALL LIGHTING COMPONENTS TO BE U.L. LISTED WITH DISCONNECT SWITCH @ POWER SUPPLY LOCATION (REMOTE). SIGNS PROVIDED WITH 3-WIRE 14 GAUGE JACK CABLE.



Lighting Component Detail: Scale NTS

**B1 B2 B3** SIGNTYPE INO-WS-75x126

## MANUFACTURE AND INSTALL THREE (3) SINGLE-FACED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS

**ARROW:** FABRICATED CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE. LED ILLUMINATION.

**COPY:** FABRICATED CHANNEL WITH FORMED RED ACRYLIC FACE. LED ILLUMINATION.

### MATERIALS

- M1** RED ACRYLIC #211-1
- M2** CLEAR MODIFIED ACRYLIC
- M3** INO STANDARD GOLD TRIMCAP

### PAINT

- P1** TO MATCH 'BONE CHINA' BY DUNN EDWARDS W/ SATIN FINISH

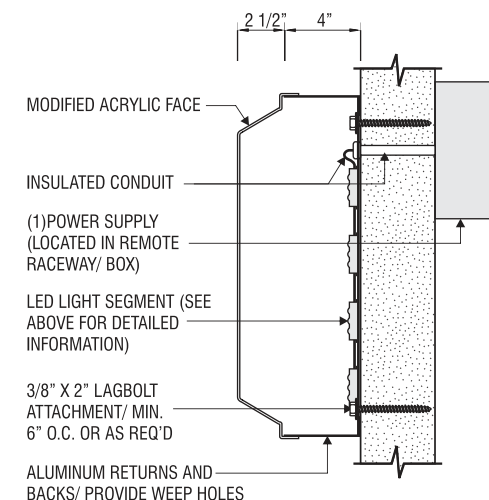
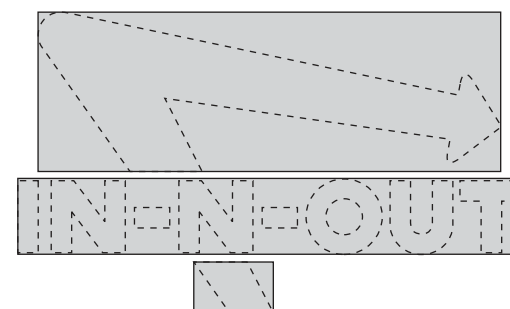
### VINYL

- V1** 3M VINYL #3630-235 'AUTUMN YELLOW'

### SQUARE FOOTAGE CALCULATIONS:

UPPER ARROW:	33.3 S.F.
COPY:	15.8 S.F.
LOWER ARROW:	2.0 S.F.
<b>TOTAL SIGN AREA:</b>	<b>51.1 S.F.</b>

**NOTE: GRAY INDICATES CALCULATED AREA**

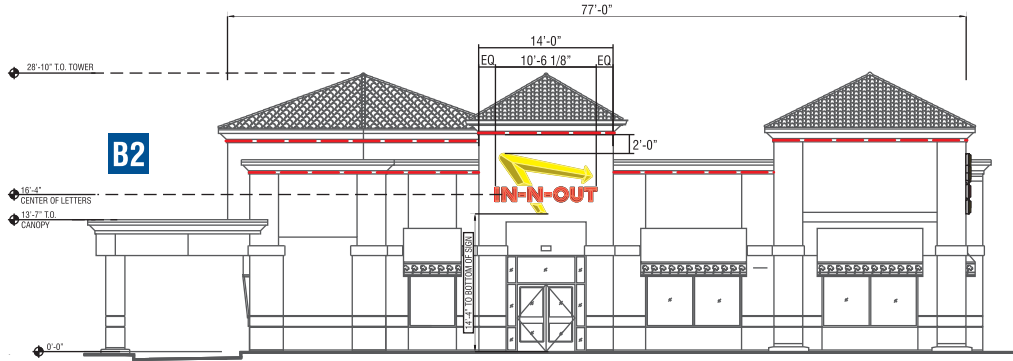


SECTION DETAIL (NOT TO SCALE)

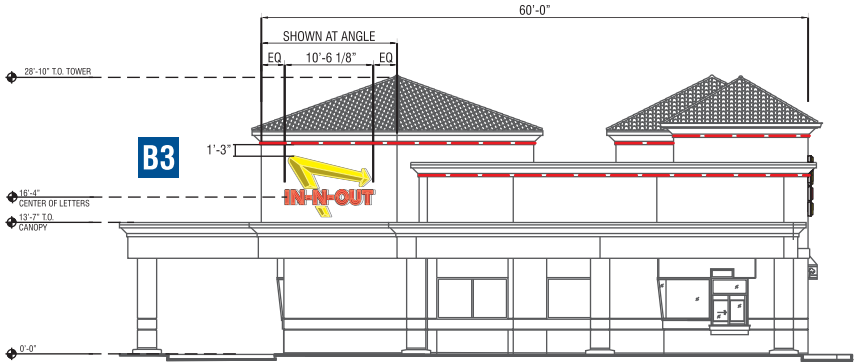
Building F: "In-N-Out" Elevations



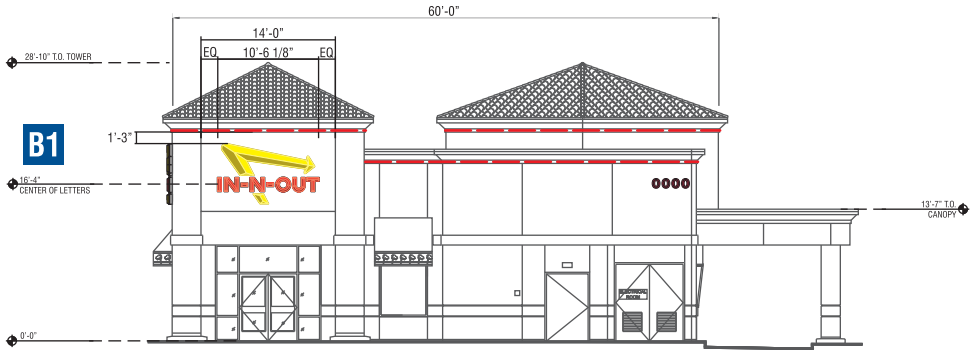
B1 B2 B3 SIGNTYPE INO-WS-75x126



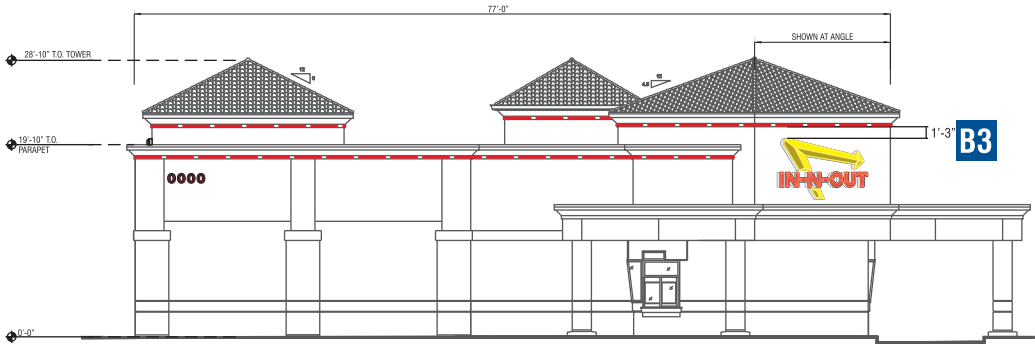
Bldg. "In-N-Out" West



Bldg. "In-N-Out" North

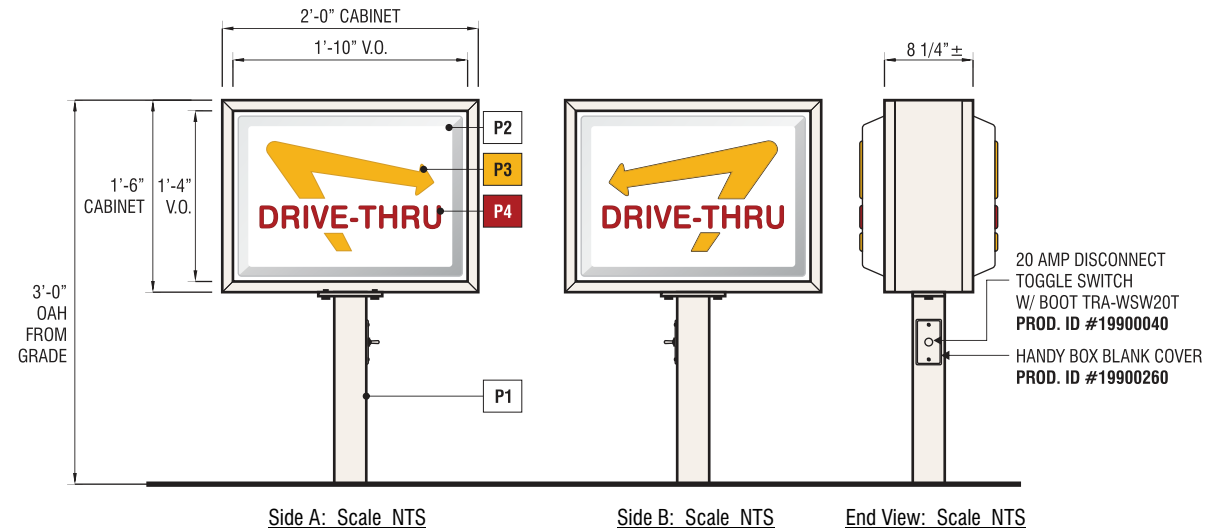


Bldg. "In-N-Out" South



Bldg. "In-N-Out" East

Elevations Scale: 1" = 20'- 0"



### MANUFACTURE AND INSTALL ONE (1) DOUBLE-FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

**FACES:** PAN FORMED .093" CLEAR SG LEXAN WITH FORMED COPY & ARROW

**CABINET:** EXTRUDED ALUMINUM

**POLE:** 3" SQUARE TUBE, t=0.188" MIN.

**ILLUMINATION:** (3) DOUBLE SIDED SYLVANIA BOXLED PLUS 5000k MODULES (OR EQUIVALENT LUMENS AND COLOR TEMPERATURE) WITH MEANWELL LPV-35-24 POWER SUPPLY

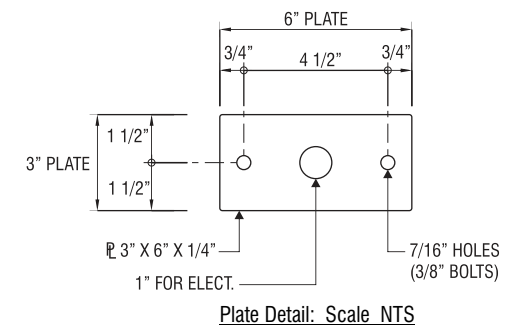
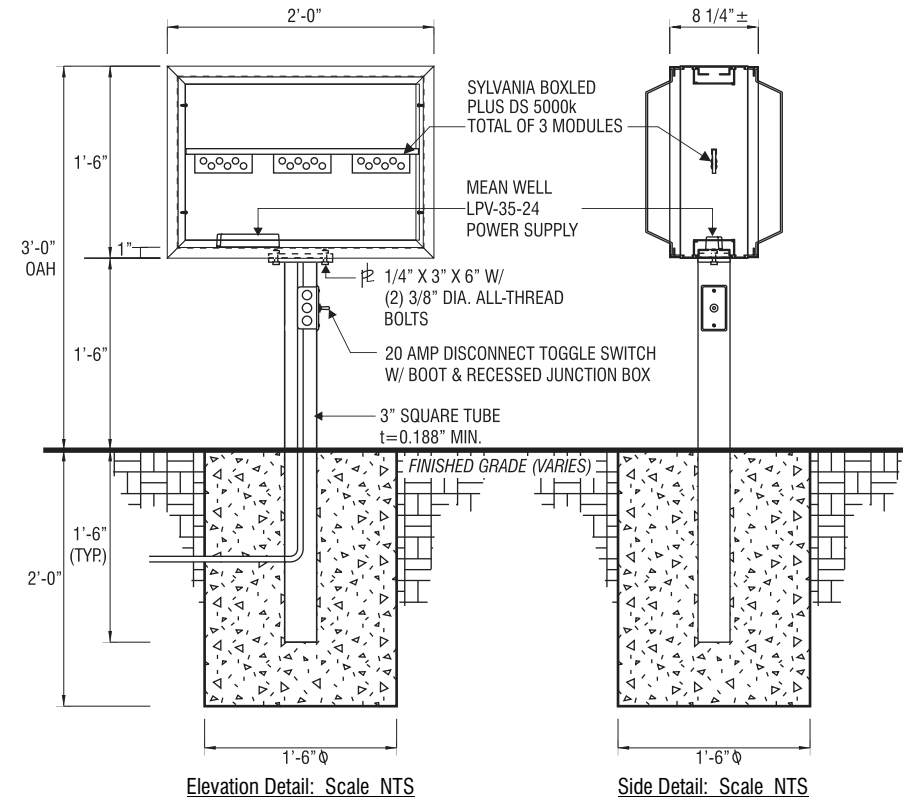
### PAINT

**P1** TO MATCH 'BONE CHINA' BY DUNN EDWARDS W/ SATIN FINISH

**P2** INO WHITE

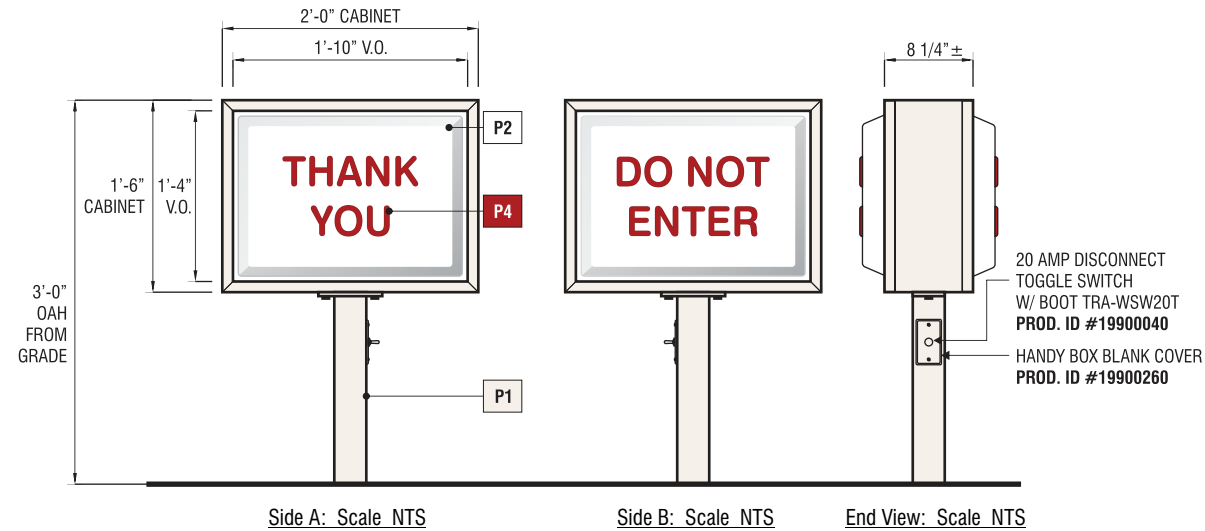
**P3** TO MATCH 3M VINYL #3630-235 'AUTUMN YELLOW'

**P4** INO 443 RED / 25% CLEAR





**C2** SIGNTYPE **INO-DIR-18x24x36**



### MANUFACTURE AND INSTALL ONE (1) DOUBLE-FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGN

**FACES:** PAN FORMED .093" CLEAR SG LEXAN WITH FORMED COPY

**CABINET:** EXTRUDED ALUMINUM

**POLE:** 3" SQUARE TUBE, t=0.188" MIN.

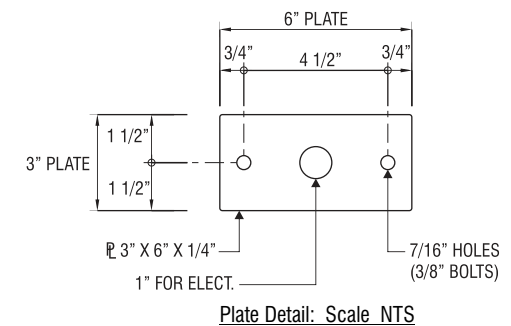
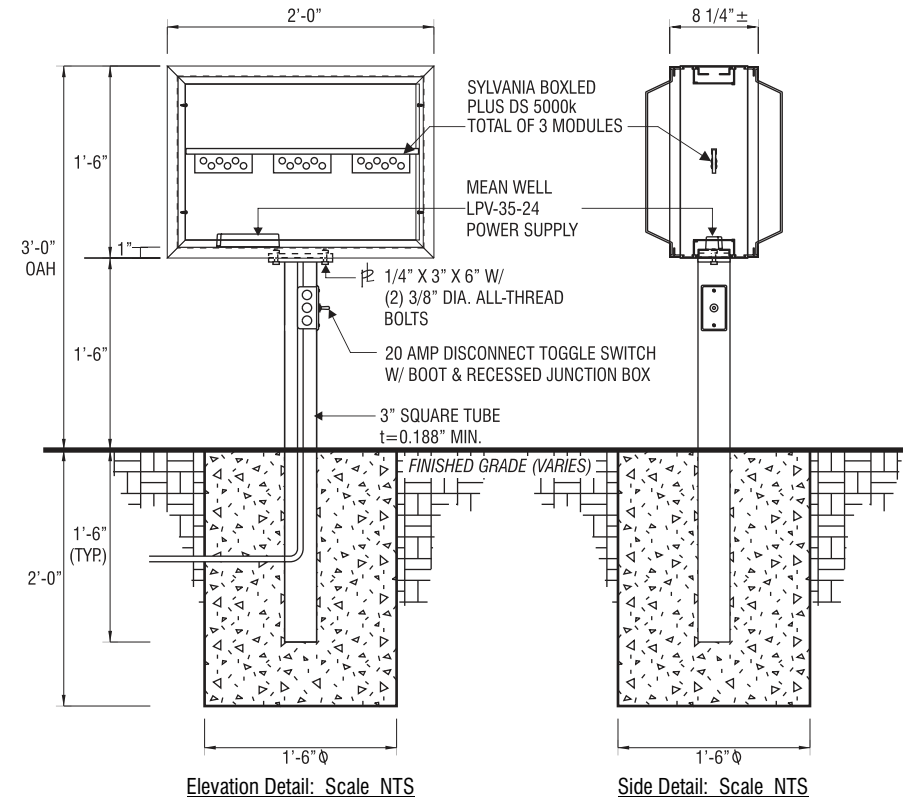
**ILLUMINATION:** (3) DOUBLE SIDED SYLVANIA BOXLED PLUS 5000k MODULES (OR EQUIVALENT LUMENS AND COLOR TEMPERATURE) WITH MEANWELL LPV-35-24 POWER SUPPLY

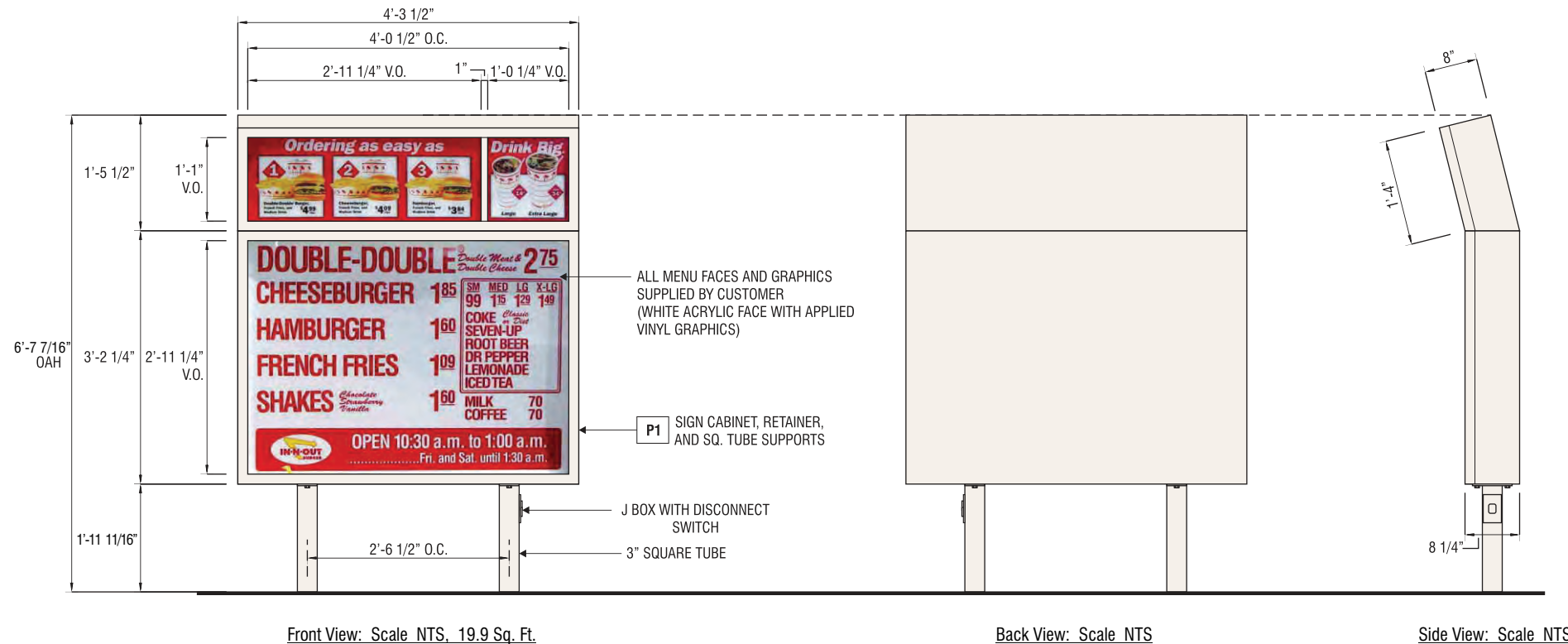
### PAINT

**P1** TO MATCH 'BONE CHINA' BY DUNN EDWARDS W/ SATIN FINISH

**P2** INO WHITE

**P4** INO 443 RED / 25% CLEAR





**MANUFACTURE AND INSTALL ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED MENU BOARD**

**CABINET:** EXTRUDED ALUMINUM W

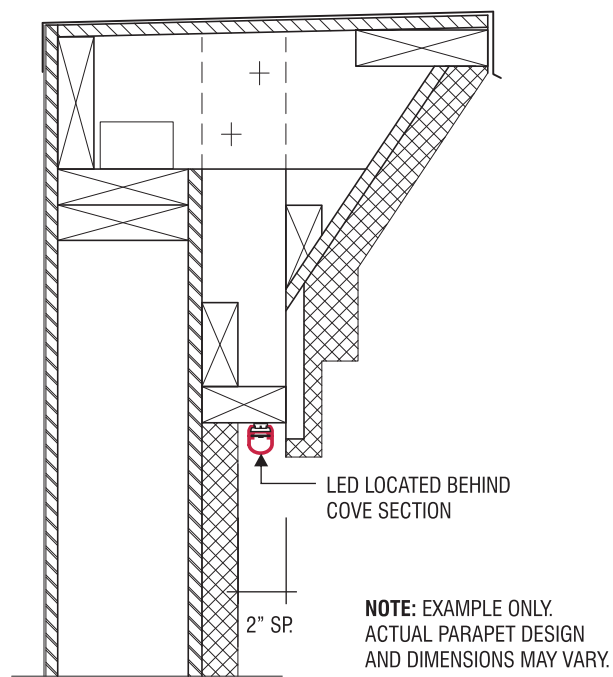
**FACES:** WHITE ACRYLIC WITH FIRST SURFACE APPLIED GRAPHICS (BY OTHERS)

**POLES:** 3" SQUARE TUBE

**ILLUMINATION:** SLOAN SIGN BOX II SINGLE SIDED 5000K LEDs

**PAINT**

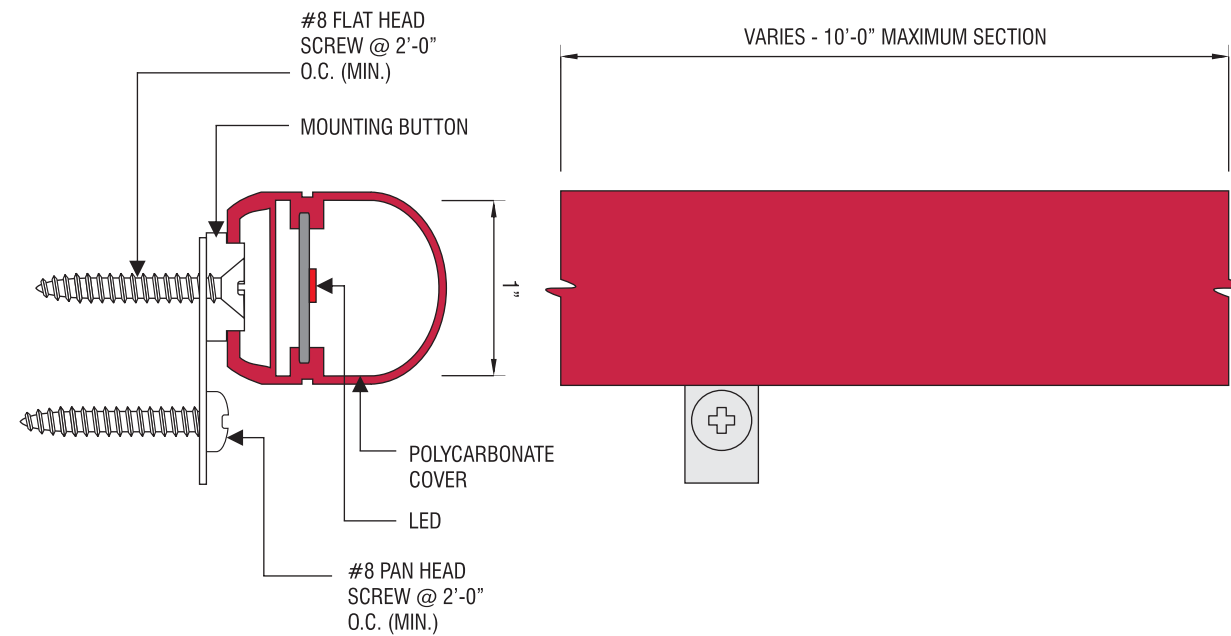
P1 TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH



### PARAPET SECTION DETAIL

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

**MANUFACTURE AND INSTALL LED COVE LIGHTING**  
'SLOAN' LED RED LIGHTING SYSTEM. ALL ELECTRICAL COMPONENTS TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.



### STANDARD SPECIFICATIONS

'SLOAN' LED RED LIGHTING SYSTEM. ALL ELECTRICAL COMPONENTS TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.

### LED BORDER DETAIL

FULL SIZE



F1 F2 SIGNTYPE INO-CL-PL-12-ADDRESS-XXXX

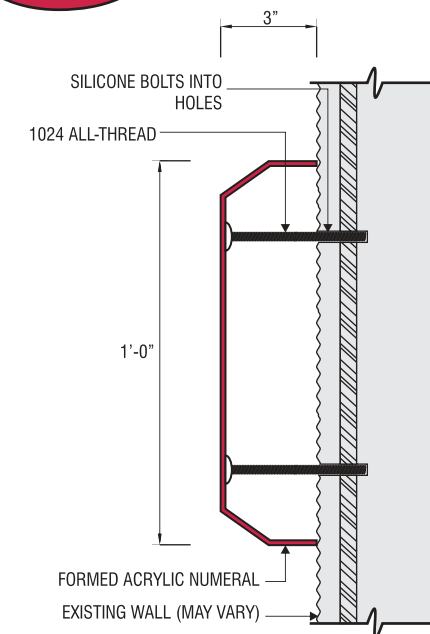


Front View: Scale 2" = 1'-0"

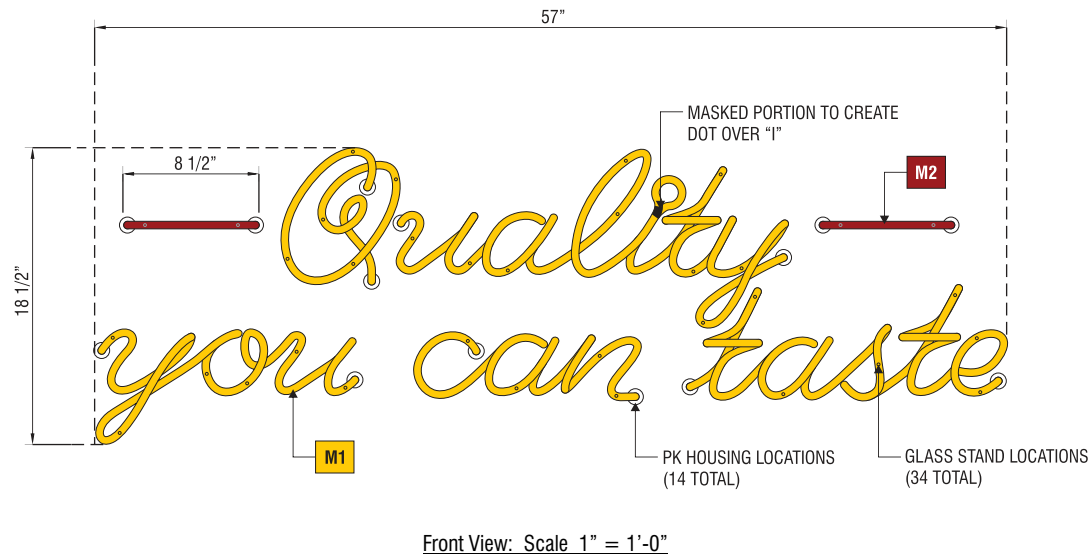
MANUFACTURE AND INSTALL TWO (2) SETS OF NON-ILLUMINATED ADDRESS NUMERALS

MATERIAL

M1 RED ACRYLIC #211-1



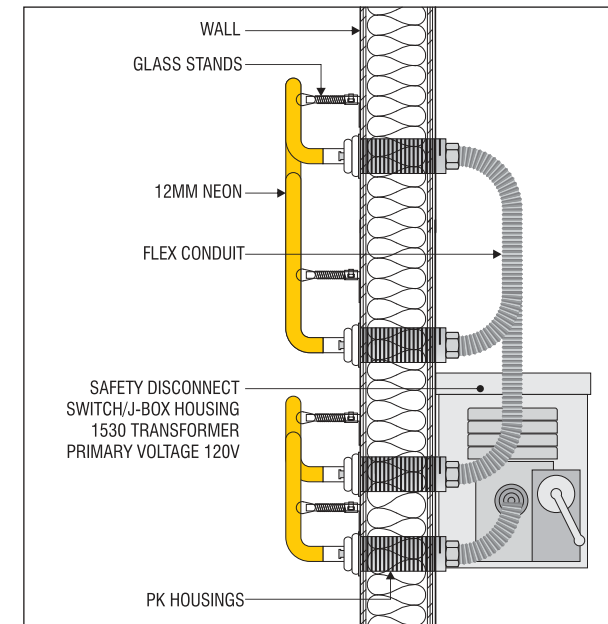
Installation Section: Scale 2" = 1'-0"



MANUFACTURE AND INSTALL ONE (1) INTERIOR EXPOSED NEON WALL SIGN

MATERIALS

- M1 EGL DOUBLE COATED 'NOVIOL GOLD' P73  
EXPOSED NEON ILLUMINATION (12MM)
- M2 EGL DOUBLE COATED 'RUBY RED'  
EXPOSED NEON ILLUMINATION (12MM)





# MS VAN BUREN II BUSINESS PARK

SIGN PROGRAM BY: 3X SIGNS  
(951) 394-7003 or INFO@3XSIGNS.COM

## MASTER SIGN PROGRAM

**MARCH JOINT POWERS AUTHORITY  
RIVERSIDE, CALIFORNIA  
May 28, 2020**



March Joint Powers Authority  
Planning Department  
APPROVAL

*L. Sotelo* 07/15/2020  
Signature



Design

• Permits •

Manufacturing

• Electrical •

Installation

• Service •

Maintenance

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 March Joint Powers Authority  
Planning Department  
APPROVAL  
*L. Sotelo*  
Signature

# SUBMITTALS & APPROVALS

## A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the March Joint Powers Authority

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required March Joint Powers Authority permits.

All signage color & design layout must have a direct connection to the branding and corporate identity to the lessee. The signage colors and design must be reviewed & have final approval from The Association & March JPA.

Whether Leasing or Owning all Tenants occupying a building in the business park must abide by the sign program. Each tenant sign design must be reviewed & have final approval from The Association & March JPA

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits from the March JPA
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
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. Upon termination of a lease, all Tenant signage shall be removed & the surfaces to which the sign were attached shall be repaired by the tenant, or by the POA, at the tenants expense. Repair work to be completed within 30 days.
8. Signs that are not properly maintained or which are located on a vacated space must be removed at the Owner's or Tenant's expense within 30 days of written notice from the POA.

 March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature

# GENERAL CONSTRUCTION REQUIREMENTS

## C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be UL approved LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.

10. Signs must be made of durable rust –inhibited materials that are appropriate and complimentary to the building.

11. Color coatings shall exactly match the colors specified on the approved plans.

12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.

13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

15. Exposed raceways are not permitted

 March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature



# PROHIBITED SIGNS

## D. 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 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 that are prescribed by the laws of the State of California are prohibited.

### 3. Painted letters directly on the building will not be permitted.

### 4. Wall signs may not project above the top of a parapet, the roof line at the fascia, or roof line.

### 5. There shall be no signs that are flashing, moving or audible.

### 6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached building exhibits.

### 7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identify, or provide direction to a use or activity not related to its lawful activity are prohibited. ( i.e. Delivery trucks with tenant signage is OK )

### 8. 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 Landlord when the display is an integral part of the design character of the activity to which it relates.

### 9. Banners, Pennants & Balloons Used For Advertising Purposes:

Pending POA approval; All Advertising signage such as temporary flags, banners, pennants, or a combination of same, must be submitted to the MJP Planning Dept. for review & approval & must comply with Section 9.12 Sign Regulations of the March JPA Development Code.

10. Except within Tenant's designated sign locations, no tenant, tenant employee, representative, vendor, or otherwise shall place or hold a sign or banner within 1/2 mile of the premises, without Landlord's prior approval which may be withheld in Landlord's sole and absolute discretion. This language does not prohibit Tenant from professionally advertising on any billboard, bus bench, or the like.

### 11. Billboard Signs are not permitted.

12. The use of permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

13. No cabinet construction or any signs specifically identified in Section 9.12 Sign Regulations of the March JPA Development Code & Section 8.0 Signage Regulation of the MBC Design Guidelines

14. Any prohibited signs identified in Section 9.12.050 of the March JPA Development Code.

## F. ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## G. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

Planning Department  
APPROVAL  
*L. Sotelo*  
Signature



# SITE PLAN & PROJECT DIRECTORY



BLDG. #	SF
1	25,930
2	9,420
3	14,140
4	8,980
5	7,180
6	9,600
7	12,000
8	12,000
9	19,661
10	9,400
11	10,708
12	12,520
13	9,054

**Permit Acquisition**

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the JPA for a permit for signage that is consistent with this Sign Program.

Sign dimensions, materials, colors, copy layout, location or placement on storefront elevation, construction details and lighting techniques including power consumption must be included on the plans.

Prior to installation, a licensed sign contractor must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.

March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature



Please Contact: **MS VAN BUREN II ASSOCIATION**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**R. MARIO CALVILLO**  
DRE#: 01911573  
951.276.3657  
MCALVILLO@LEERIVERSIDE.COM

[WWW.SILAGISOCAL.COM](http://WWW.SILAGISOCAL.COM)

**GARRY JENKINS**  
DRE#: 02008115  
951.276.3621  
GJENKINS@LEERIVERSIDE.COM

Please Contact: **SIGN PERMIT OFFICE**

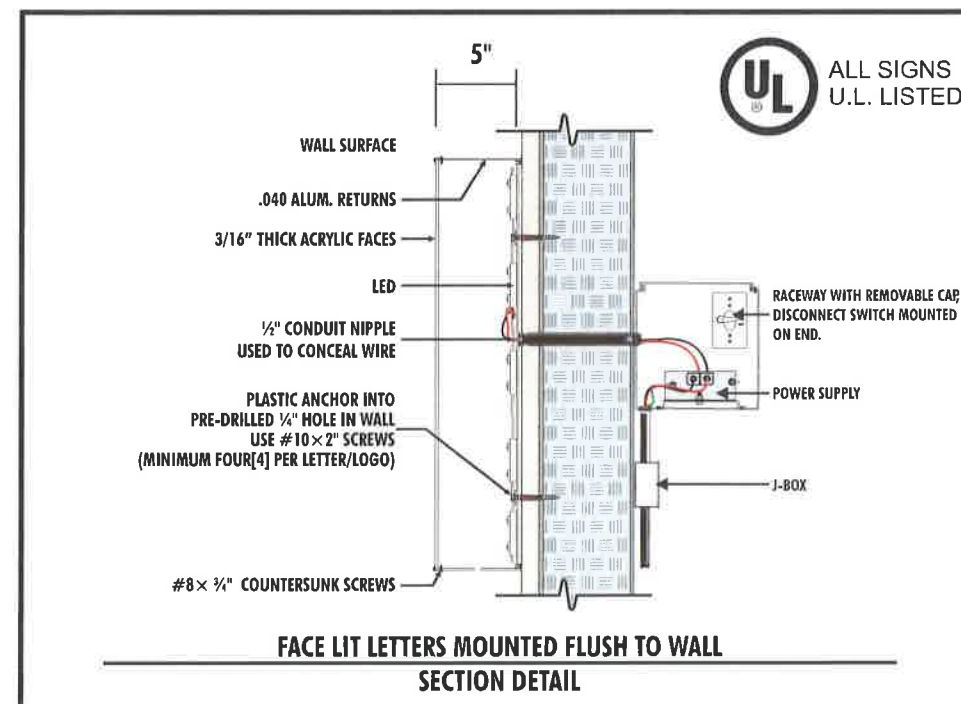
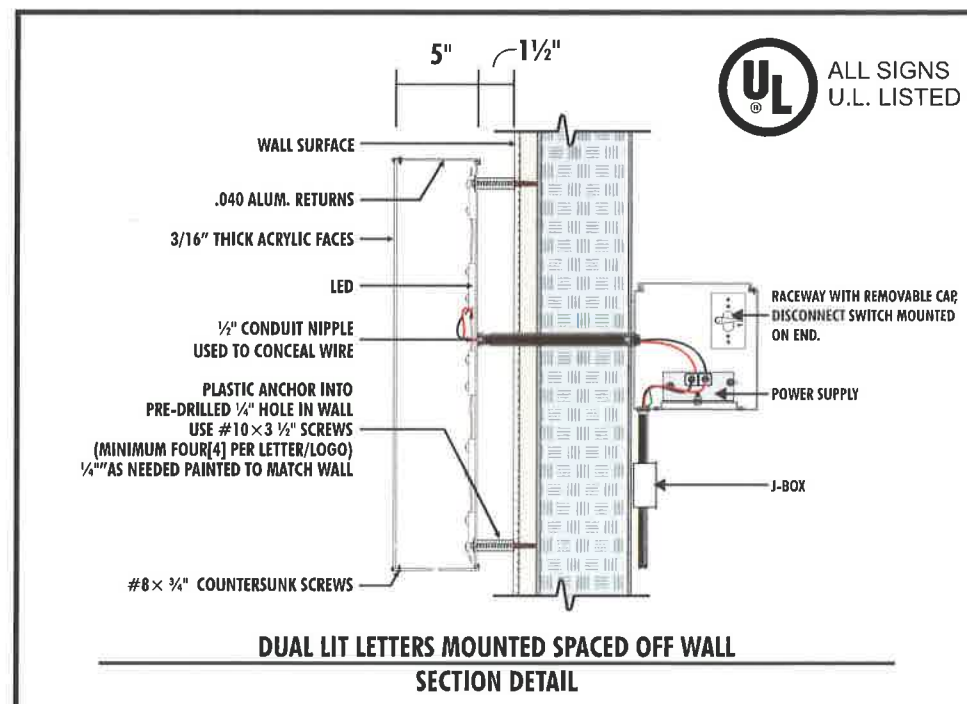
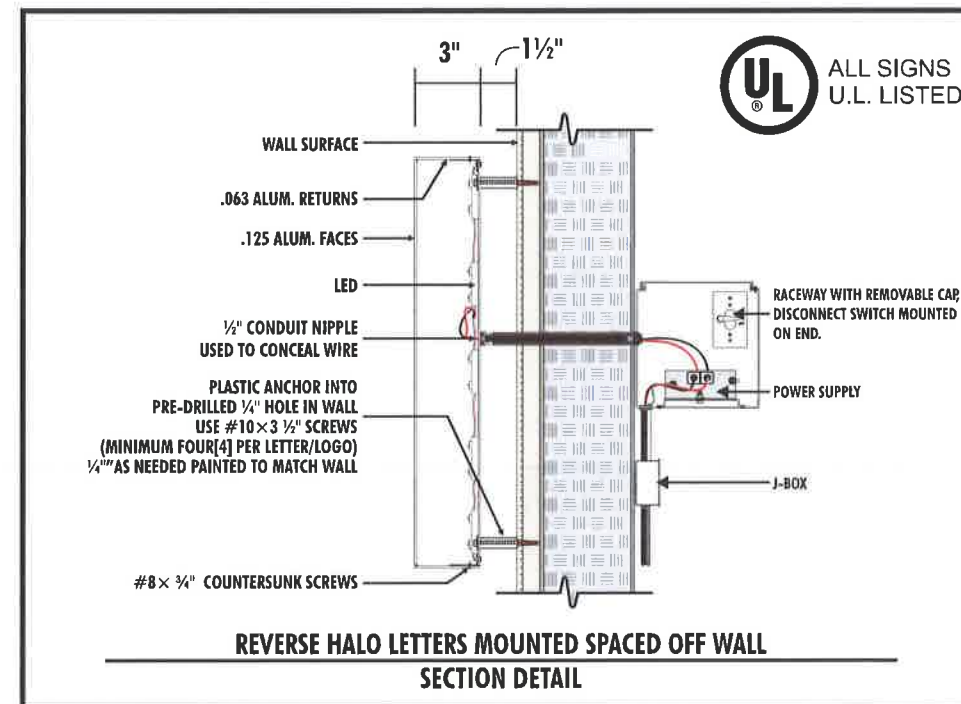
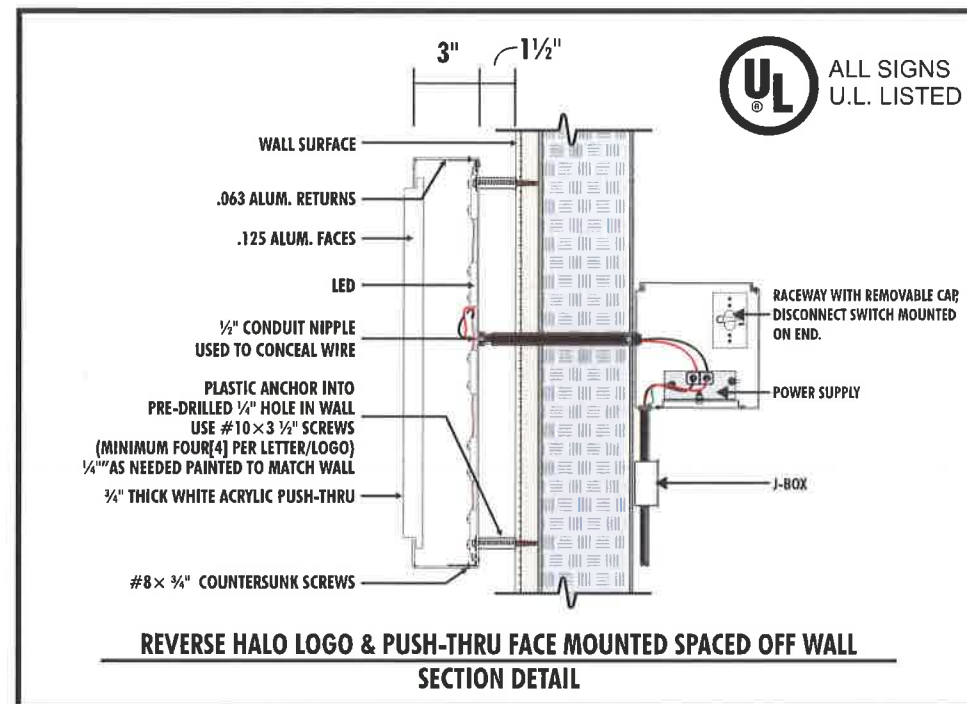
**MARCH JOINT POWERS AUTHORITY**  
14205 MERIDIAN PKWY., #140  
RIVERSIDE, CA 92518  
951.656.7000 - OFFICE // 951.653.5558 - FAX  
INFO@MARCHJPA.COM // WWW.MARCHJPA.COM

Please Contact: **SIGN CONSULTANT**

**3X SIGNS**  
455 W. LA CADENA DRIVE, #8  
RIVERSIDE, CA 92501  
951.394.7003 - OFFICE // 909.658.7195 - FAX  
INFO@3XSIGNS.COM // WWW.3XSIGNS.COM



# ALLOWED SIGNS - CROSS SECTIONS



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*L. Sotelo*  
Signature

**NOTE**  
DISCONNECT SHALL BE WITHIN SIGHT OF SIGN OR BE CAPABLE OF BEING LOCKED IN AN OPEN POSITION

**All wall penetrations to be sealed with UL Listed silicone sealant.**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

120V/20A DEDICATED PRIMARY MUST BE PROVIDED BY OTHERS (TENANT / GC / C-10 CERTIFIED ELECTRICIAN) WITHIN 10' FROM SIGN LOCATION AS PER CODE. (OWN COMPANY TO MAKE FINAL CONNECTION TO A DEDICATED PRIMARY AS PER CODE)

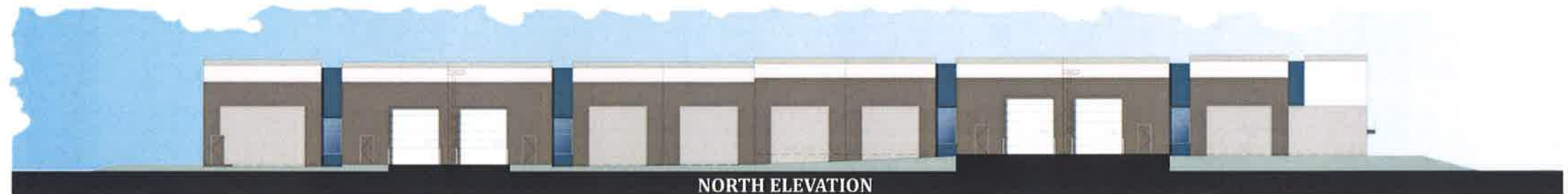
In accordance with NEC / CEC - Title 24, Part 3, Article 600 / Section 600.5 Electrical Signs & Outline Lighting & UL guidelines, it is required that primary circuits to each sign must have:

(A) **Required Branch Circuit.** Each commercial building and each commercial occupancy accessible to pedestrians shall be provided with at least one outlet in an accessible location at each entrance to each tenant space for sign or outline lighting system use. The outlet(s) shall be supplied by a branch circuit rated at least 20 amperes that supplies no other load.

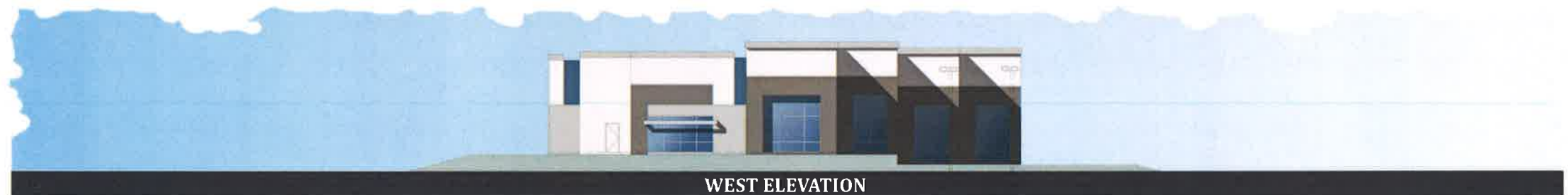
(B) **Rating.** Branch circuits that supply signs shall be rated in accordance with 600.5 (B)(1) or (B)(2) and shall be considered continuous loads for the purposes of calculations.

**All Other Signs.** Branch circuits that supply all other signs and outline lighting systems shall be rated not to exceed 20 amperes.

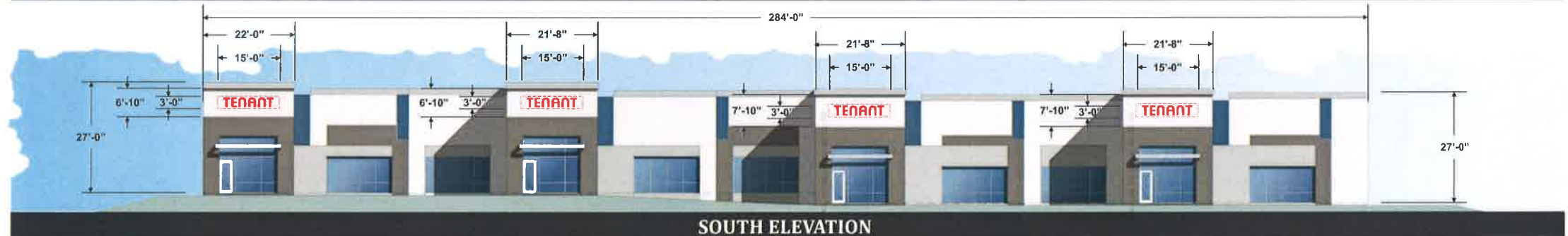
# TYPICAL TENANT SIGNAGE - BLDG 1



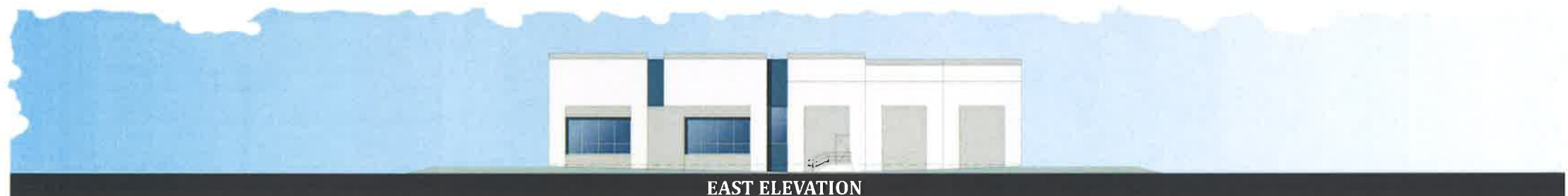
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

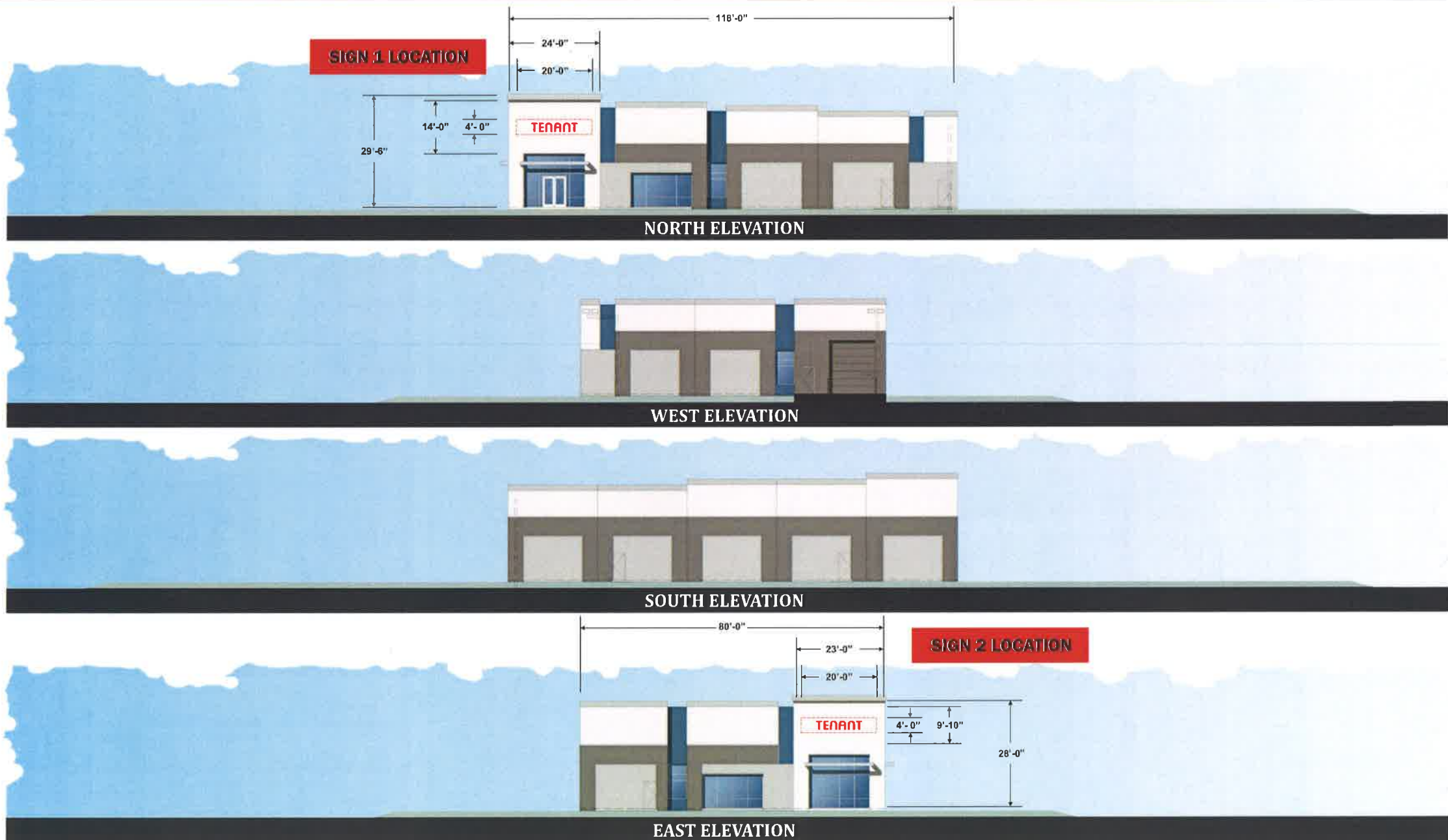
ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

THEY MUST THEN BE SUBMITTED TO THE MS VAN BUREN II ASSOCIATION TO BE REVIEWED. ALL SIGNS MUST FOLLOW THE BUILDING DESIGN SET FORTH BY THE ASSOCIATION & BE AESTHETICALLY & VISUALLY PLEASING & IN ACCORDANCE WITH THE MARCH JPA SIGN GUIDELINES. THE MS VAN BUREN II ASSOCIATION MUST RECEIVE A FULL COPY OF THE MARCH JPA APPROVED PERMIT PLANS BEFORE ANY INSTALLATION OF SIGN MAY BEGIN. FAILURE TO PROVIDE THE REQUIRED PERMITTED PLANS MAY RESULT IN REMOVAL OF THE SIGN & WALL RESTORATION AT THE SOUL COST OF THE TENANT OR OWNER.

March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature



# TYPICAL TENANT SIGNAGE - BLDG 2



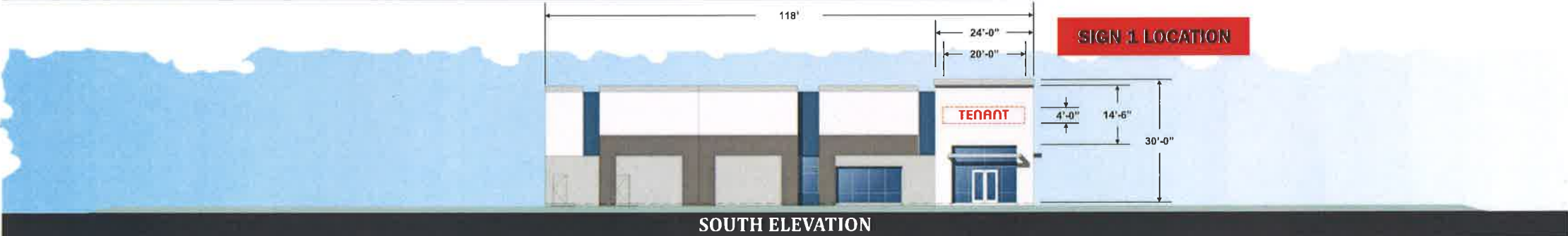
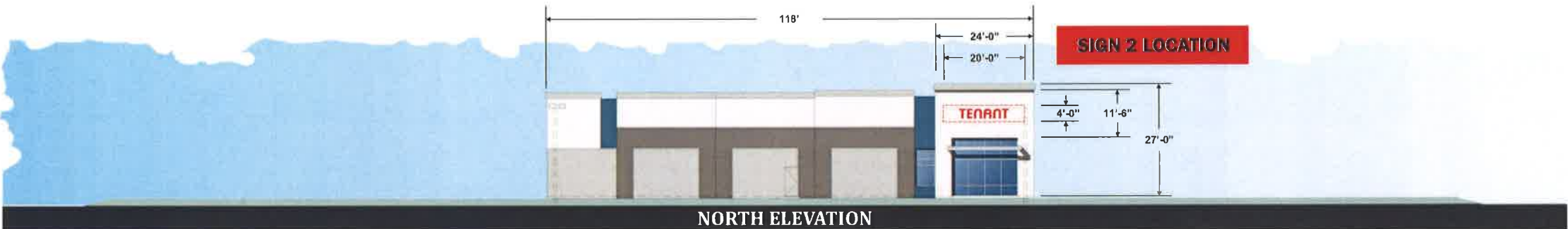
PLEASE NOTE:  
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**APPROVAL**  
*L. Sotelo*  
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# TYPICAL TENANT SIGNAGE - BLDG 3



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

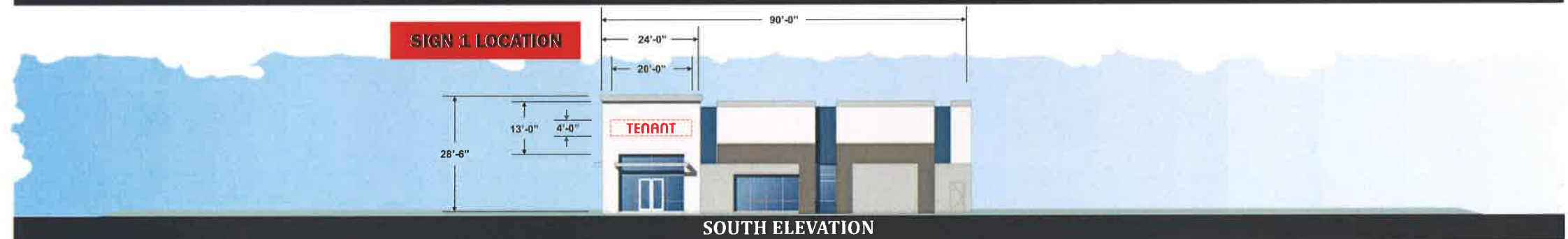
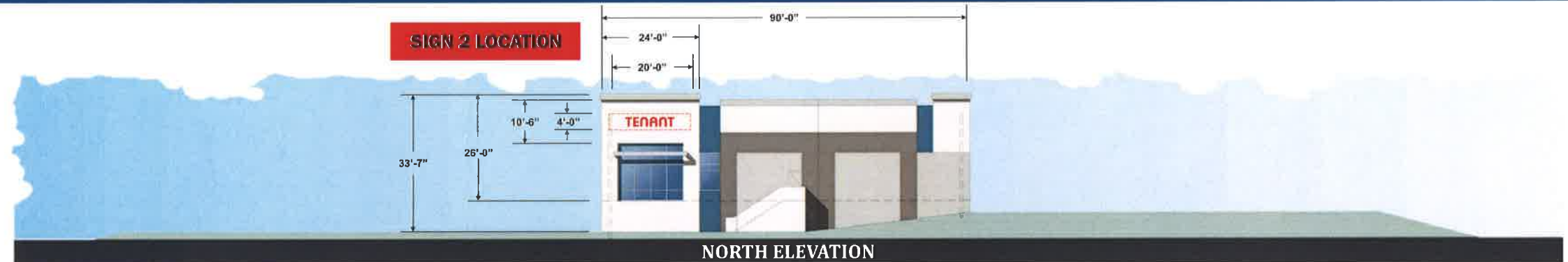
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March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature



# TYPICAL TENANT SIGNAGE - BLDG 4



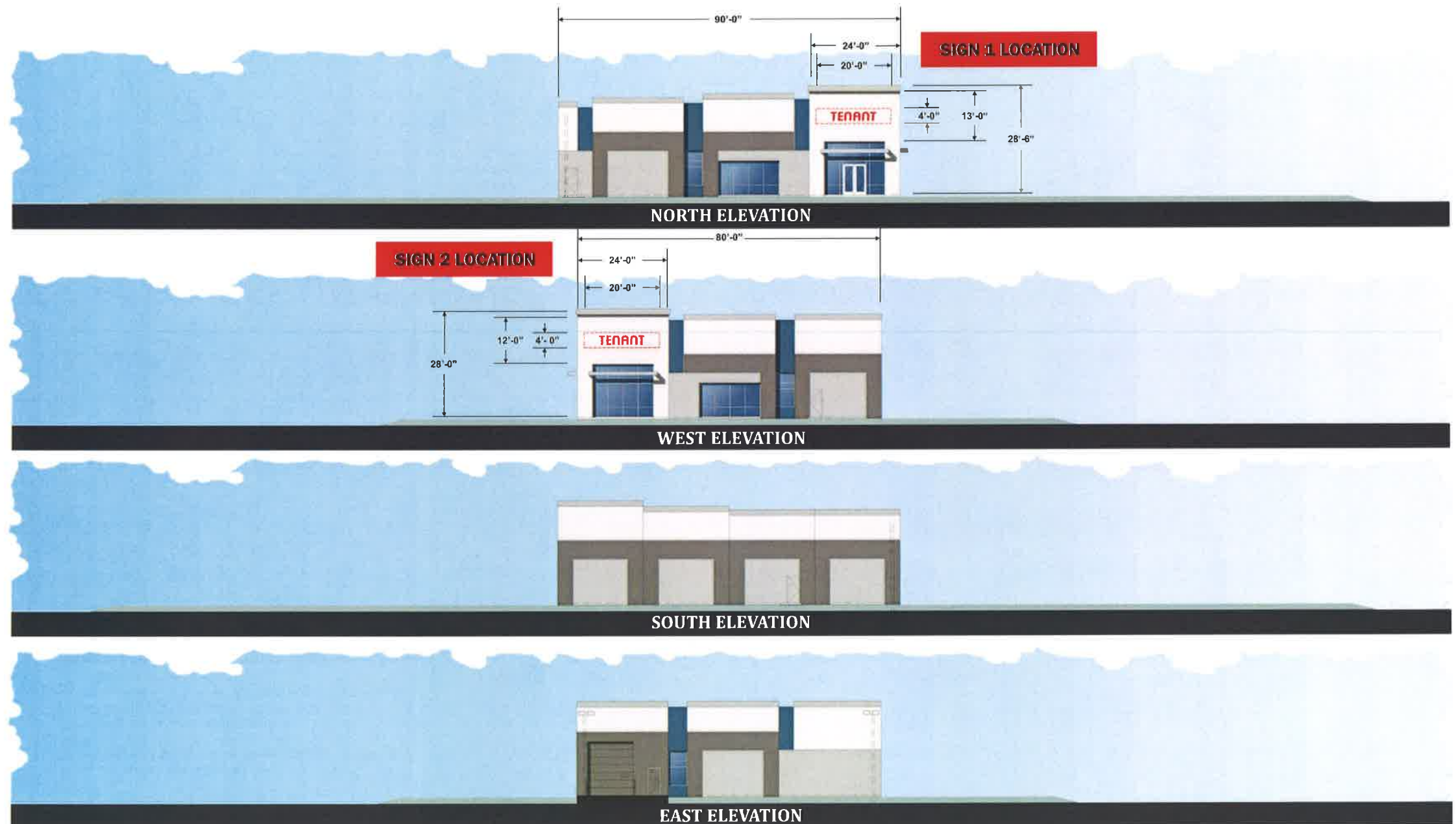
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March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
Signature

# TYPICAL TENANT SIGNAGE - BLDG 5



PLEASE NOTE:  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO  
THE MARCH BUSINESS CENTER DESIGN GUIDELINES,  
SECTION 8.0 SIGNAGE REQUIREMENTS

ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS  
OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

THEY MUST THEN BE SUBMITTED TO THE MS VAN BUREN II  
ASSOCIATION TO BE REVIEWED. ALL SIGNS MUST FOLLOW  
THE BUILDING DESIGN SET FORTH BY THE ASSOCIATION &  
BE AESTHETICALLY & VISUALLY PLEASING & IN  
ACCORDANCE WITH THE MARCH JPA SIGN GUIDELINES.  
THE MS VAN BUREN II ASSOCIATION MUST RECEIVE A FULL  
COPY OF THE MARCH JPA APPROVED PERMIT PLANS  
BEFORE ANY INSTALLATION OF SIGN MAY BEGIN. FAILURE  
TO PROVIDE THE REQUIRED PERMITTED PLANS MAY  
RESULT IN REMOVAL OF THE SIGN & WALL RESTORATION  
AT THE SOLE COST OF THE TENANT OR OWNER.



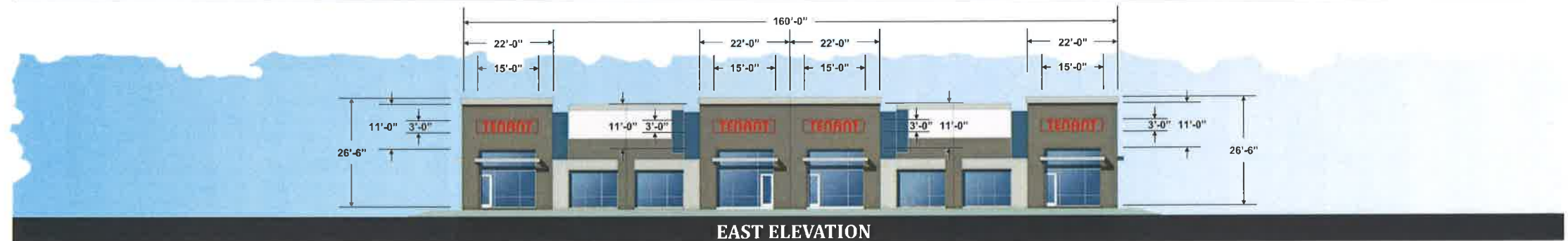
March Joint Powers Authority  
Planning Department

APPROVAL

*L. Sotelo*  
Signature



# TYPICAL TENANT SIGNAGE - BLDG 6



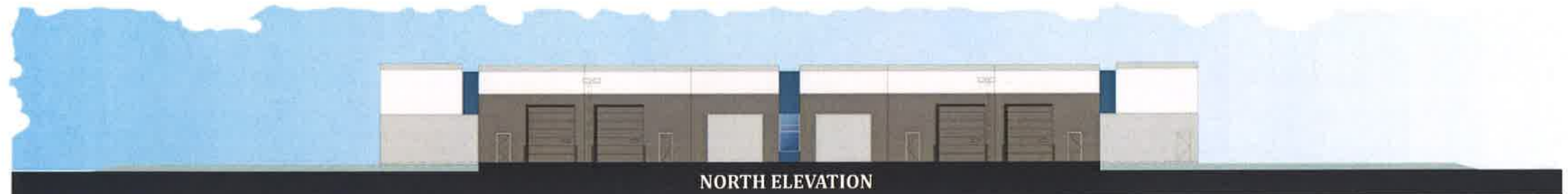
**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

THEY MUST THEN BE SUBMITTED TO THE MS VAN BUREN II ASSOCIATION TO BE REVIEWED. ALL SIGNS MUST FOLLOW THE BUILDING DESIGN SET FORTH BY THE ASSOCIATION & BE AESTHETICALLY & VISUALLY PLEASING & IN ACCORDANCE WITH THE MARCH JPA SIGN GUIDELINES. THE MS VAN BUREN II ASSOCIATION MUST RECEIVE A FULL COPY OF THE MARCH JPA APPROVED PERMIT PLANS BEFORE ANY INSTALLATION OF SIGN MAY BEGIN. FAILURE TO PROVIDE THE REQUIRED PERMITTED PLANS MAY RESULT IN REMOVAL OF THE SIGN & WALL RESTORATION AT THE SOUL COST OF THE TENANT OR OWNER.

March Joint Powers Authority  
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*L. Sotelo*  
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# TYPICAL TENANT SIGNAGE - BLDG 7



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

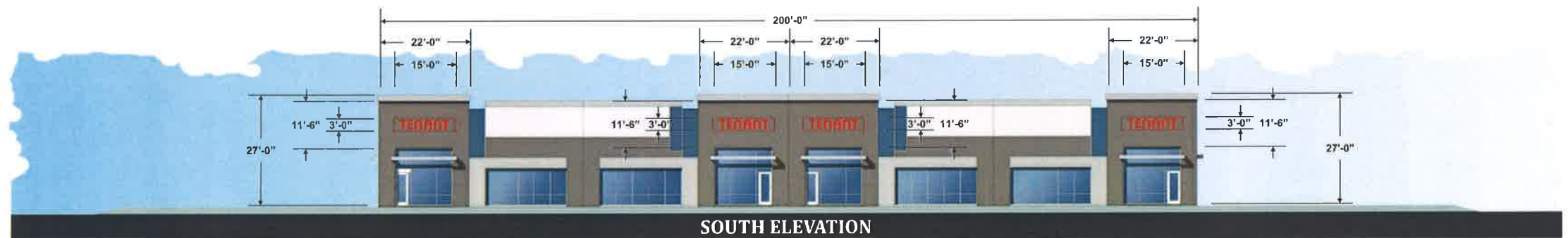
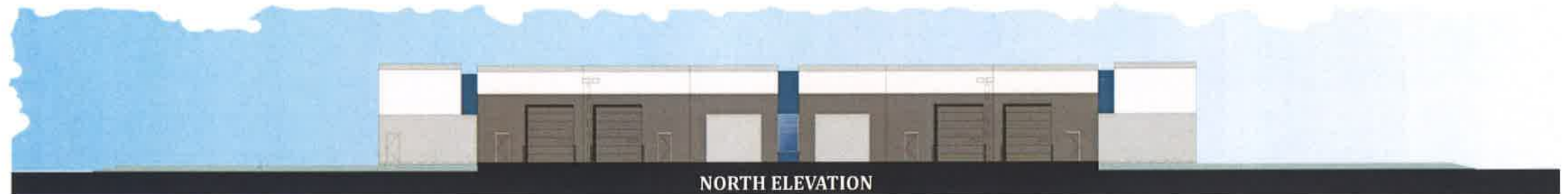
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*L. Sotelo*  
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# TYPICAL TENANT SIGNAGE - BLDG 8



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

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# TYPICAL TENANT SIGNAGE - BLDG 9



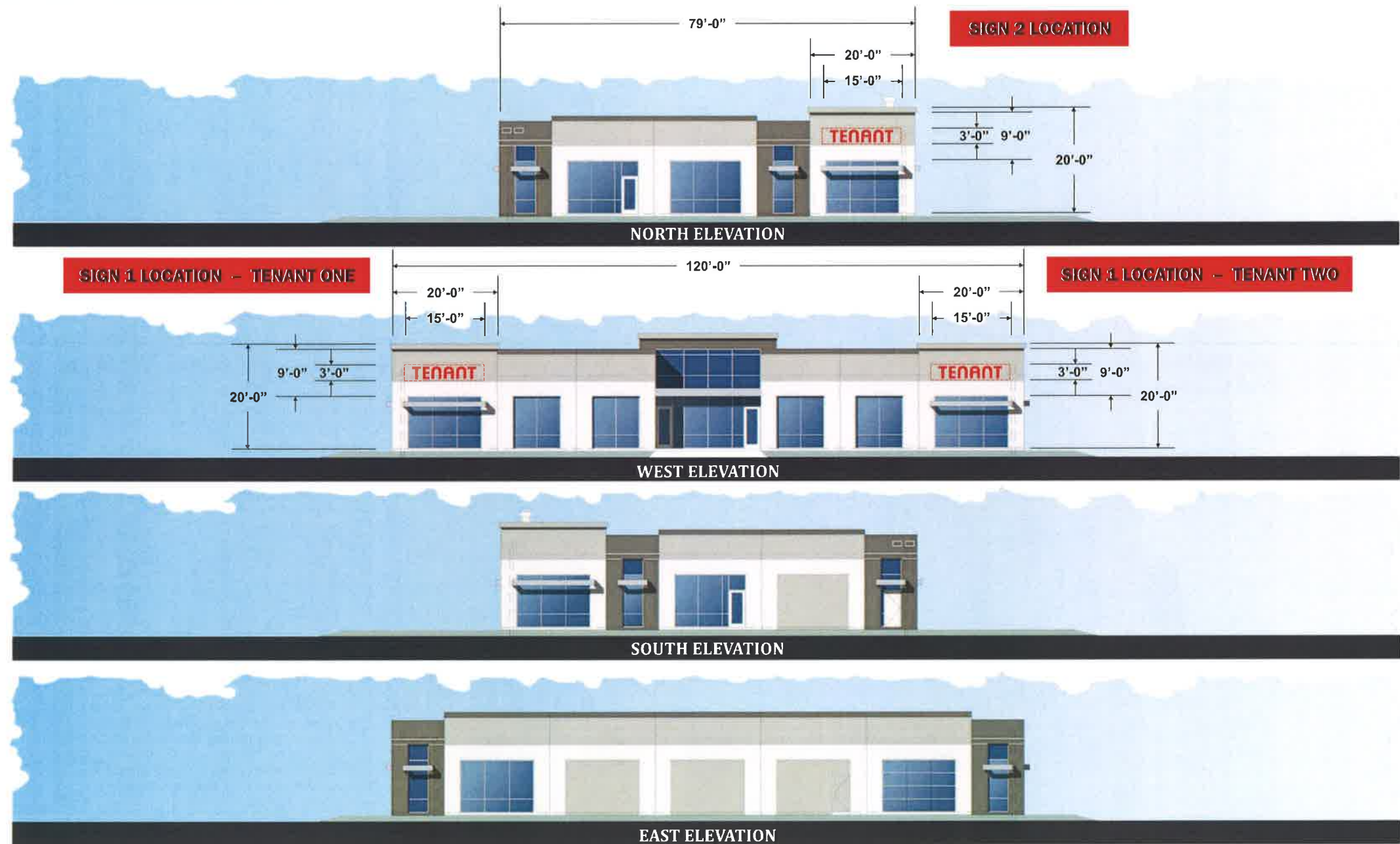
**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

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*L. Sotelo*  
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# TYPICAL TENANT SIGNAGE - BLDG 10



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

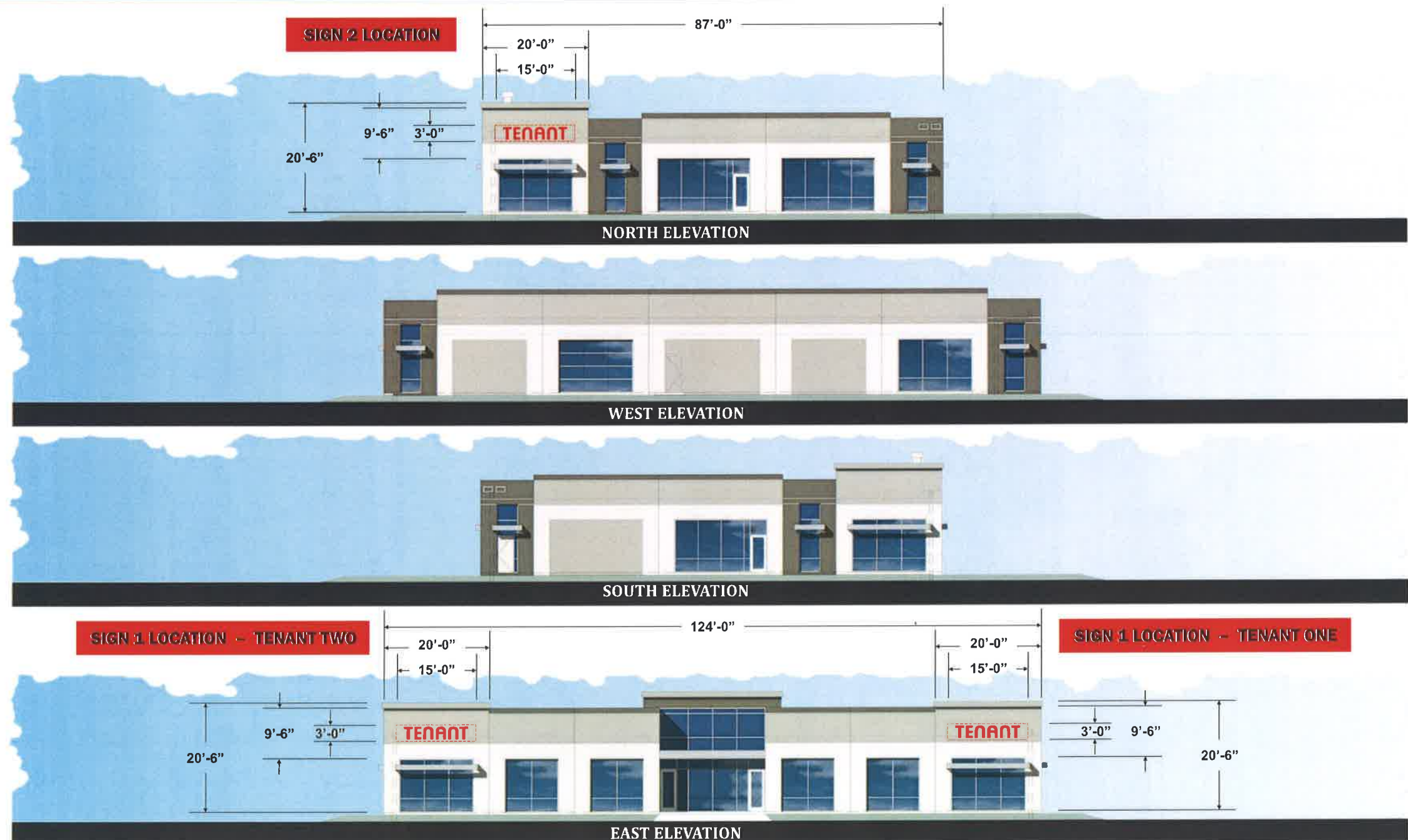
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# TYPICAL TENANT SIGNAGE - BLDG 11



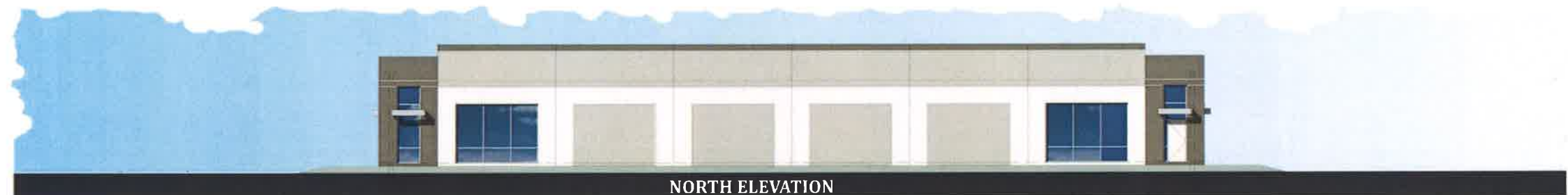
**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

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March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo*  
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# TYPICAL TENANT SIGNAGE - BLDG 12



**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

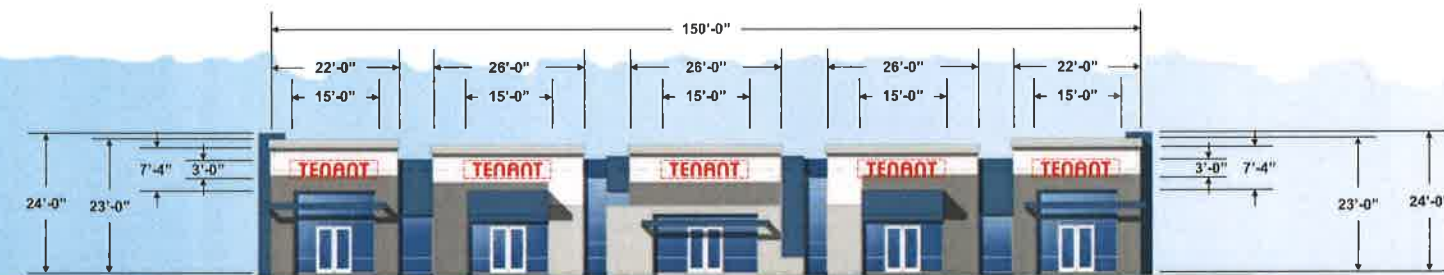
ALL SIGN SUBMITTALS MUST BE WITHIN THE PARAMETERS OF THE MARCH JPA BUILDING SIGNS GUIDELINE.

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# TYPICAL TENANT SIGNAGE - BLDG 13



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**PLEASE NOTE:**  
UNLESS SPECIFIED HEREIN, ALL SIGNS MUST CONFORM TO THE MARCH BUSINESS CENTER DESIGN GUIDELINES, SECTION 8.0 SIGNAGE REQUIREMENTS

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March Joint Powers Authority  
Planning Department  
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*L. Sotelo*  
Signature





## Master Sign Program

UPS 20801 Krameria Avenue, Riverside CA 92518

 March Joint Powers Authority  
Planning Department  
**APPROVAL**  
*L. Sotelo* 07/28/2020  
Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

1

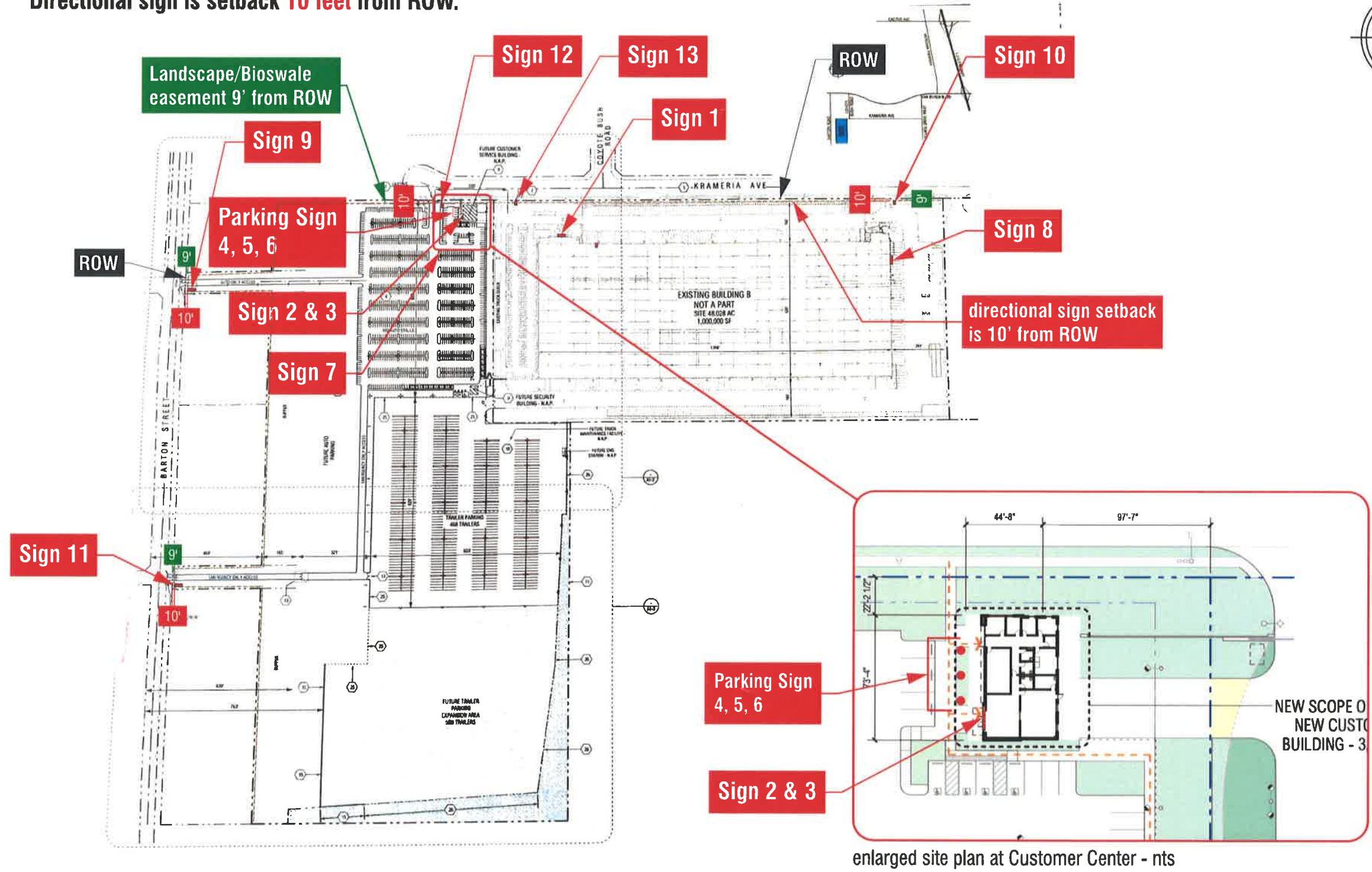
Los Angeles (800) 927.4555



Atlanta (877) 367.3578

P20-000-034 PC2

**Note:** Landscape/Bioswale easement is setback **9 feet** from ROW in front of Building B and the parking lot.  
Directional sign is setback **10 feet** from ROW.



 **March Joint Powers Authority**  
Planning Department  
**APPROVAL**  
\_\_\_\_\_  
Signature

**UPS 20801 Krameria Avenue, Riverside CA 92518**

**Property Details**

Property address - **20801 Krameria Ave, March Air Reserve Base, CA 92518**

County - **Riverside**

Parcel ID - **294110010**

Legal description - **Lot 9 Map Book 452 054**

Acreage - **48.02**

Property class - **Warehouse/Dry Storage (1025119)**

**Property Details: 20801 Krameria Ave**

•UPS Facility - Warehouse, Storage

•Lot Size: 48.02 acres

•Parcel Number: 294110010

•County: Riverside

•Census: 1

•Tract: 46700

•Lot: 9



March Joint Powers Authority  
Planning Department  
**APPROVAL**

\_\_\_\_\_  
Signature

**Master Sign Program UPS 20802 Krameria Ave, Riverside, CA**

Applicant:

Laura Perez

**ELRO SIGNS**

400 West Walnut Street, Gardena CA 90248

Tel: 310.380.7444

License # 418025 C45

Land Owner:

BT OH LLC

UPS

55 Glenlake Parkway NE

Atlanta GA 30328

Signage Consultant:

Laura Perez

**ELRO SIGNS**

400 West Walnut Street, Gardena CA 90248

Tel: 310.380.7444

License # 418025 C45

City Planning:

Riverside CA

March Joint Powers Authority (JPA)

14205 Meridian Parkway, Suite 140

Riverside, CA 92518

Tel: 951.656.7000



March Joint Powers Authority  
Planning Department  
**APPROVAL**

\_\_\_\_\_  
Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA



## Overview

These guidelines are developed to maintain the UPS Branding and Signage Standards at this UPS Facility. The signage will create a fully branded and attractive sign presence at this location. The facility will have beneficial identification while achieving a unified and attractive appearance. Deviations from these guidelines will generally not be approved.

## Submittal and Approvals

UPS is the landlord and occupant and will approve signage as follows:

- Submit one set of plans electronically, in full color prior to submitting to the March Joint Powers Authority (JPA)
- The plans will include a site plan, satellite view, scaled elevations where signage is proposed, relevant photos and a City sign code summary
- Plans are to be submitted to:
  - o Mr Derek Butts
    - UPS, West Region Project Coordinator
    - 22 Brookline Drive, Aliso Viejo, CA 92656

Prior to Sign Fabrication, these UPS-Approved plans will be submitted to the March Joint Powers Authority (JPA), CA per the city requirements. Upon JPA approval, these plans will be furnished to UPS.



March Joint Powers Authority  
Planning Department  
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\_\_\_\_\_  
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Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

UPS' Sign Contractor will secure a sign permit from the JPA by submitting 3 copies of fully dimensioned scaled drawings, including

Site Plan

Detailed elevation of UPS facility where signs are being proposed,  
Show the building dimensions and sign dimensions, colors and  
verbiage, as well as sign type and construction  
Indicate fabrication and installation details, UL, structural and  
engineering information, and electrical specifications  
Other info as mandated by the JPA

All permits to be obtained by the Sign Contractor with copies  
furnished to UPS. All fees to be paid by Sign Contractor

All Signage to Comply with local Building, Zoning and Electrical codes

A copy of the permit job card will be provided to UPS

UPS to be notified at least 48 hours in advance prior to sign  
installation

Sign Contractor to install all permitted signage within 120 days of permit  
approvals.

Signage installed that has not been fully approved by both UPS and the JPA  
will be removed at UPS' expense within 30 days written notice. All surfaces  
to be restored to their original condition.

Sign Construction and Sign Types to Conform to UPS Signage Specifications  
and UPS Branding Guidelines, along with City Code. Refer to Addendum  
Attached.



March Joint Powers Authority  
Planning Department  
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Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

6

Los Angeles (800) 927.4555



elro signs

Atlanta (877) 367.3578

Prohibited Signs:

- Animated Signs
- Awning (containing signage)
- Automatic Changing Signs
- Special Event Signs - not to exceed 30 days per year, permitted on building face occupied by the tenant, in the form of a temporary banner with maximum area of 80 square feet.
- Changeable Copy Signs (Except at fueling stations where cost per gallon of various grades of fuels are integrated into the approved signage.)
- Flags - ( Exception: Up to 3 flags/flagpoles may be provided, not to exceed 20' in height. These flags may contain the American flag, California flag, and corporate logo, but may not contain marketing information for the tenant.)
- Flashing Signs
- Marquee Signs
- Outdoor Advertising Signs
- Portable Signs
- Pennants
- Rotating Signs
- Billboards, searchlights and inflatable signs.
- Other signs not specifically permitted in this section

Graffiti Damage:

Wipe graffiti with any common paint thinner (ie. mineral spirits such as WD40, lacquer thinner, acetone), or try graffiti removal products or wiping graffiti with a light penetrating oil. If graffiti remains, try to remove it by rubbing with steel or bronze wool or light sandpaper.

Replacement of damaged sign:

If repairable, repair per manufacturer's instructions

If not repairable...Remove sign, patch holes, seal and refinish façade as needed and replace with new sign per manufacturer's specifications



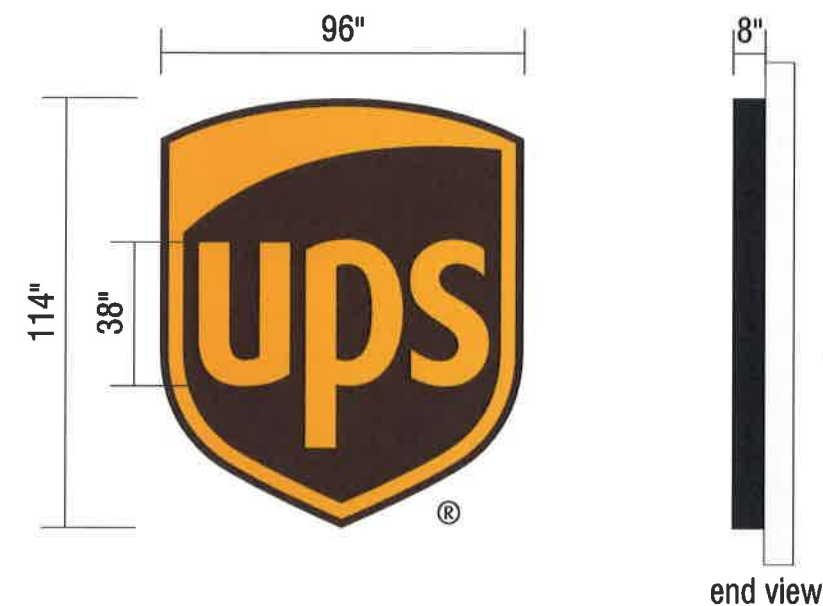
March Joint Powers Authority  
Planning Department  
**APPROVAL**

\_\_\_\_\_  
Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

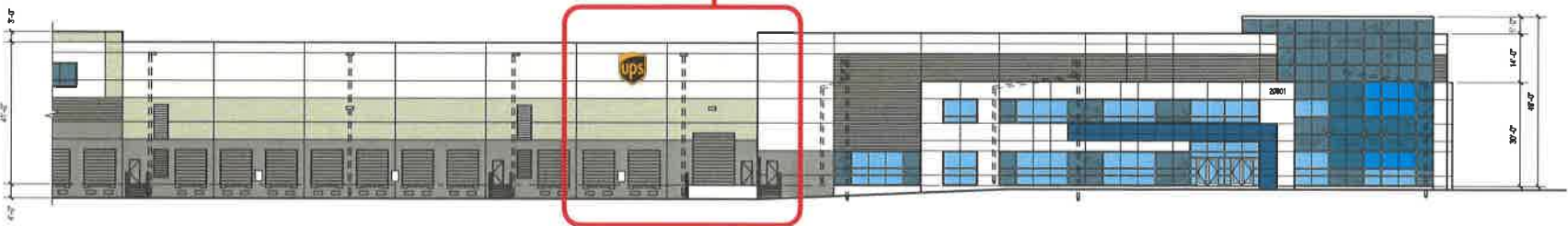
Sign 1 - North Elevation

Illuminated S/F shield, flush mounted. (SIGN03)  
Seamless white polycarbonate face with UPS vinyls applied.  
Qty-1.  
Scale: 3/16"=1'  
Sq Ft: 76 (Code: Front wall of building – The surface area of the sign shall not exceed 10% of the surface area of the front face of the building.)



COLOR SPECIFICATIONS:

	UPS Brown		UPS Yellow
	Brown paint		Yellow vinyl
	Brown vinyl		

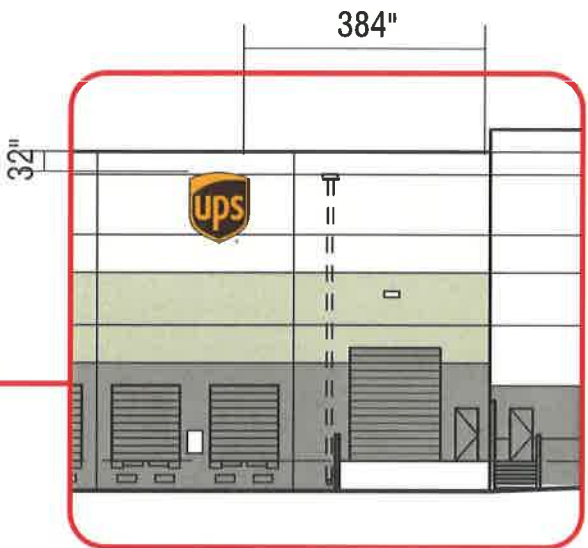


North Elevation - Partial  
Scale: 1/64" = 1'

Field Verify Sign Area & Dimensions.



proposed conditions - nts



North Elevation - Partial  
Scale: 1/32" = 1'

March Joint Powers Authority  
Planning Department  
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Master Sign Program UPS 20802 Krameria Ave, Riverside, CA



Sign 2

Non-illuminated Customer Center letters and illuminated shield. (SIGN11)

UPS custom formed plastic letters.

Qty-1.

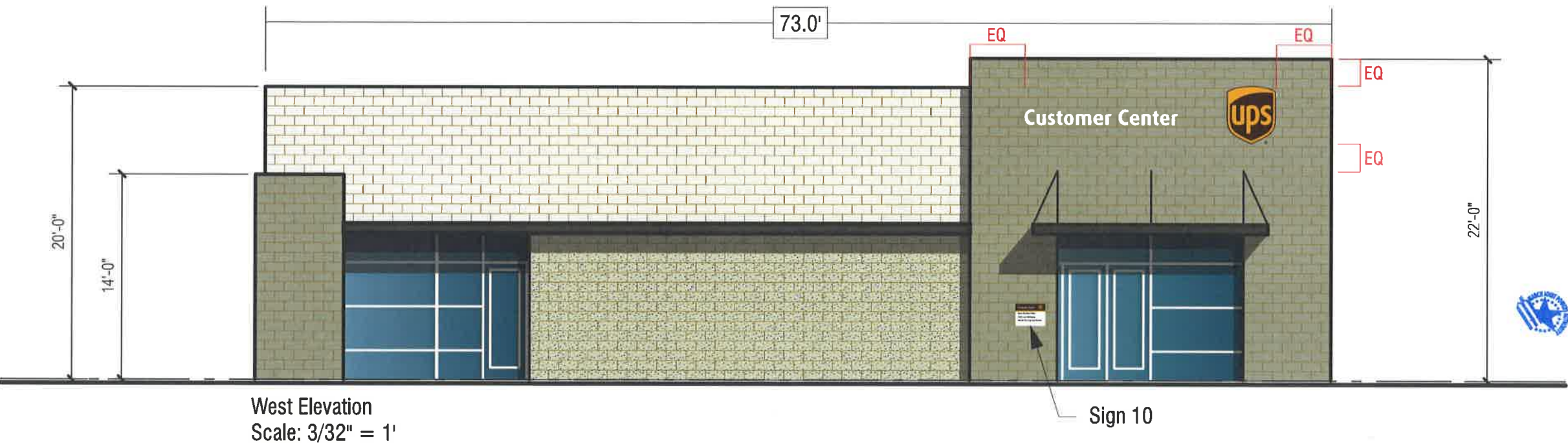
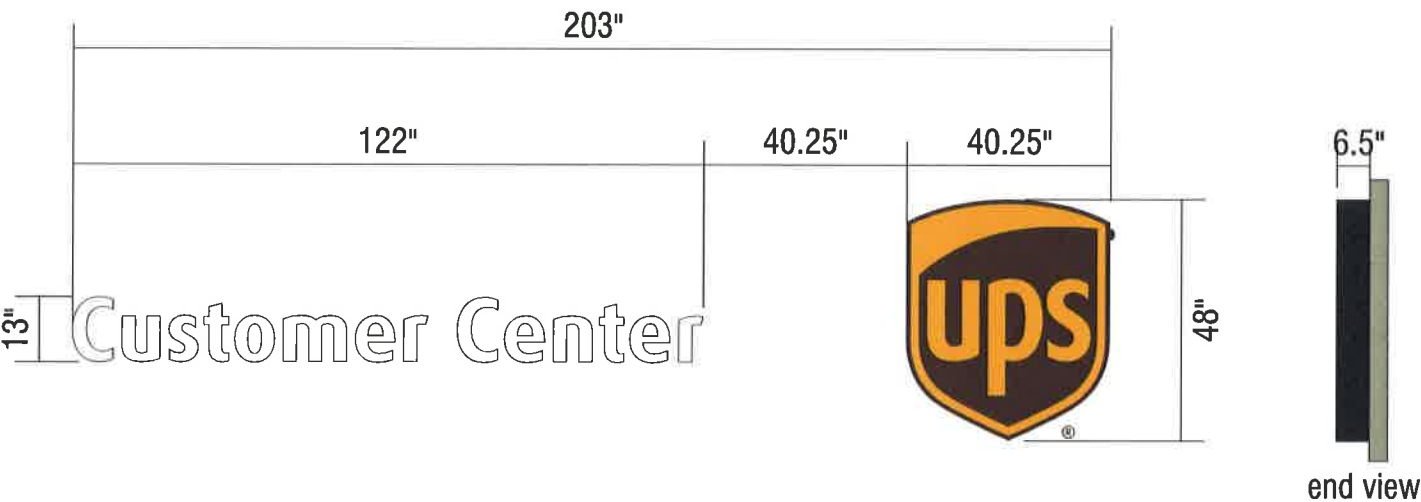
Scale: 3/8"=1'

Sq Ft: 67.7 (Code: Front wall of building – The surface area of the sign shall not exceed 10% of the surface area of the front face of the building.)

Field Verify Sign Area & Dimensions.

COLOR SPECIFICATIONS:

	UPS Brown Brown paint		UPS Yellow Yellow vinyl		UPS White
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March Joint Powers Authority  
Planning Department  
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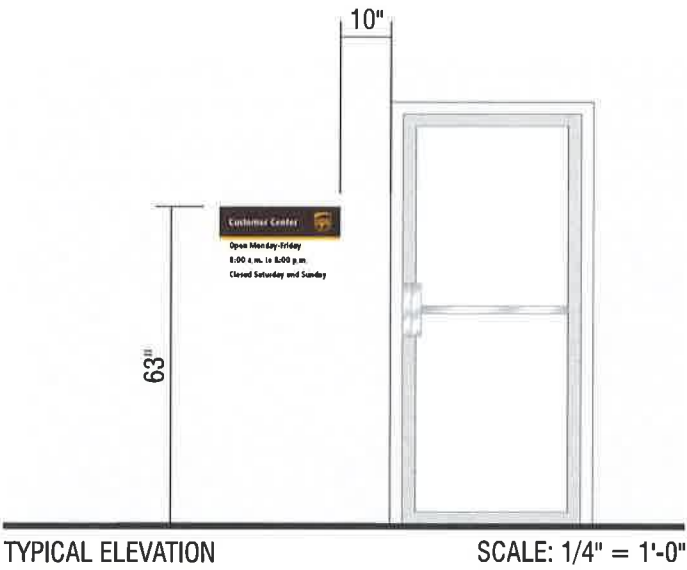
Signature

Sign 3

Non-illuminated aluminum plaque. (SIGN28)  
Modular system with UPS vinyls applied.  
Qty-1.  
Scale: 1"=1'  
Sq Ft: 3

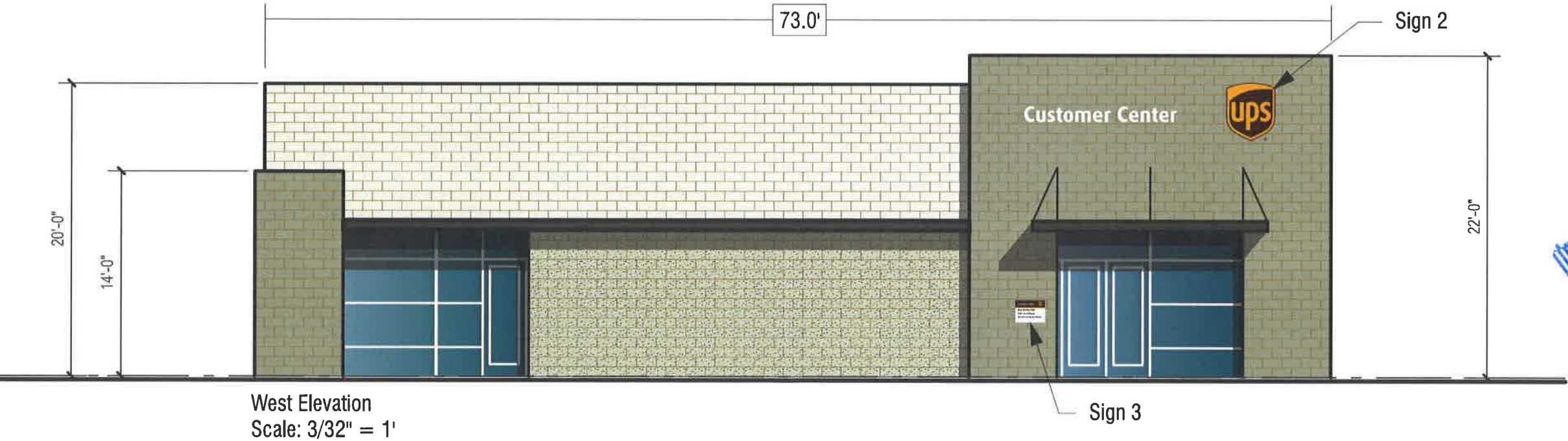


Field Verify Sign Area & Dimensions.



COLOR SPECIFICATIONS:

	UPS Brown Brown vinyl		UPS Yellow Yellow vinyl		UPS White White paint
---	--------------------------	---	----------------------------	---	--------------------------



March Joint Powers Authority  
Planning Department  
APPROVAL  
Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

Sign 4

Non-illuminated customer center parking signs. (SIGN29)

Post and panel sign with UPS vinyls applied.

Qty-1.

Scale: 1-1/2"=1'

Sq Ft: 1.69

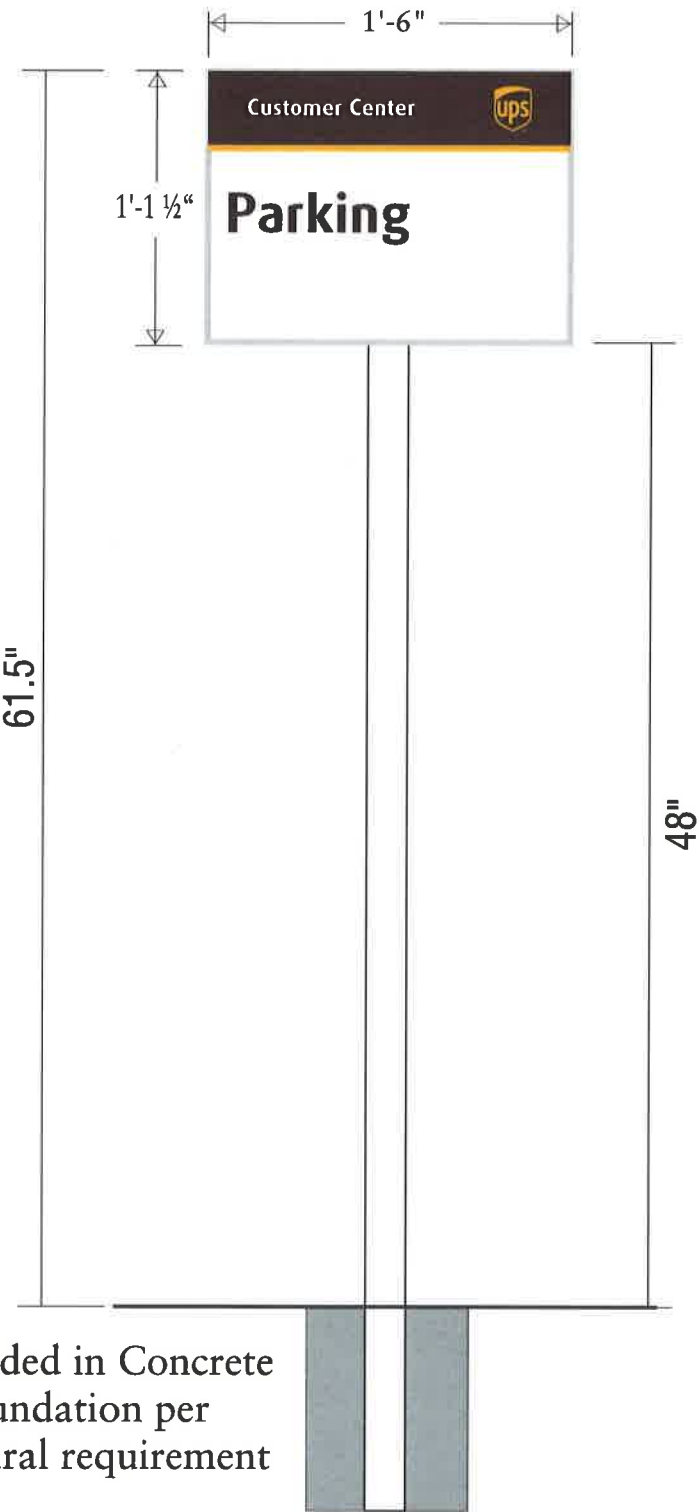
Note: placement & angle of sign subject to flagging and detailed field survey.



Manufacturing Specifications

- A. White Painted aluminum background and post.
- B. UPS yellow vinyl
- C. UPS Brown vinyl.

COLOR SPECIFICATIONS:



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Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA



Sign 5

Non-illuminated customer center parking signs. (SIGN29)

Post and panel sign with UPS vinyls applied.

Qty-1.

Scale: 1-1/2"=1'

Sq Ft: 1.69

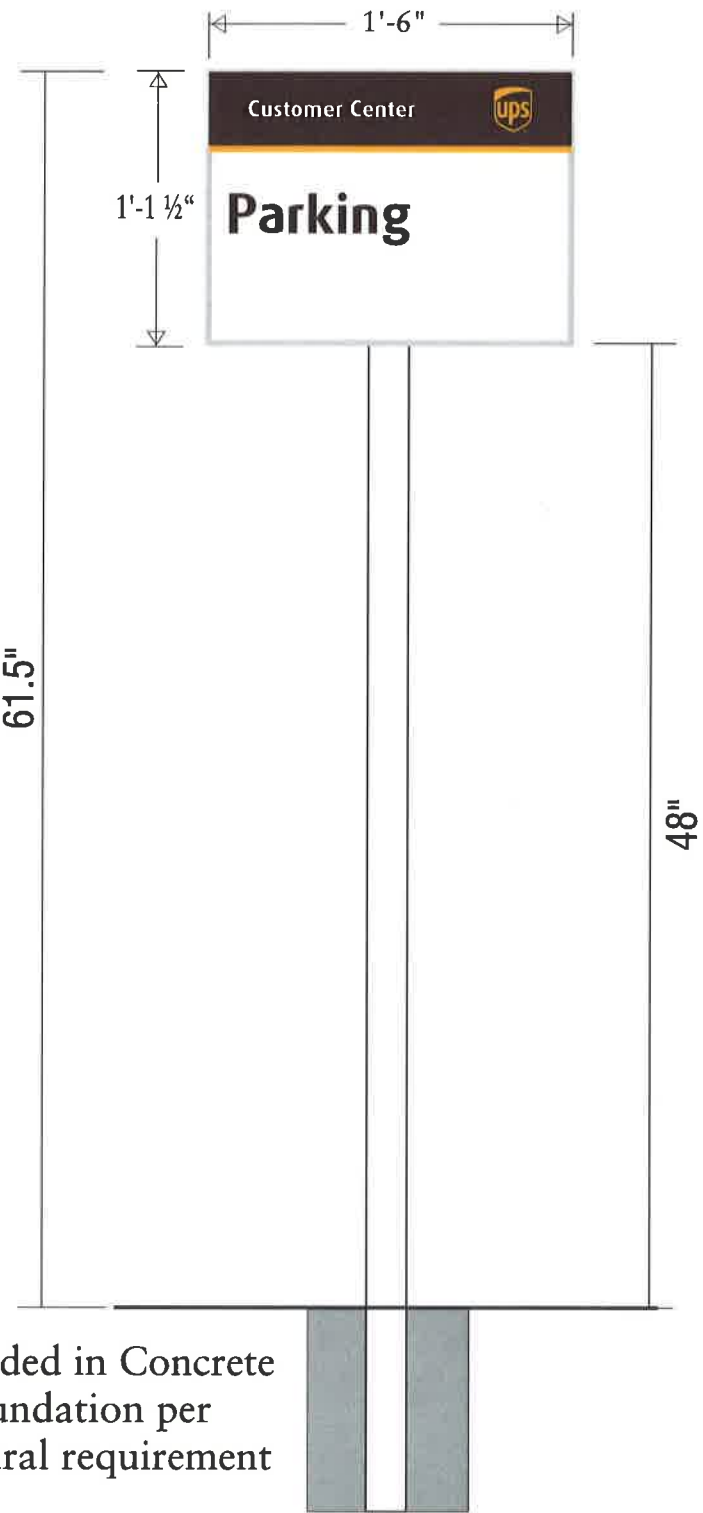
Note: placement & angle of sign subject to flagging and detailed field survey.



Manufacturing Specifications

- A. White Painted aluminum background and post.
- B. UPS yellow vinyl
- C. UPS Brown vinyl.

COLOR SPECIFICATIONS:



March Joint Powers Authority  
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Master Sign Program UPS 20802 Krameria Ave, Riverside, CA



## Sign 6

**Non-illuminated customer center parking signs. (SIGN29)**

Post and panel sign with UPS vinyls applied.

Qty-1.

Scale: 1-1/2"=1'

Sq Ft: 1.69

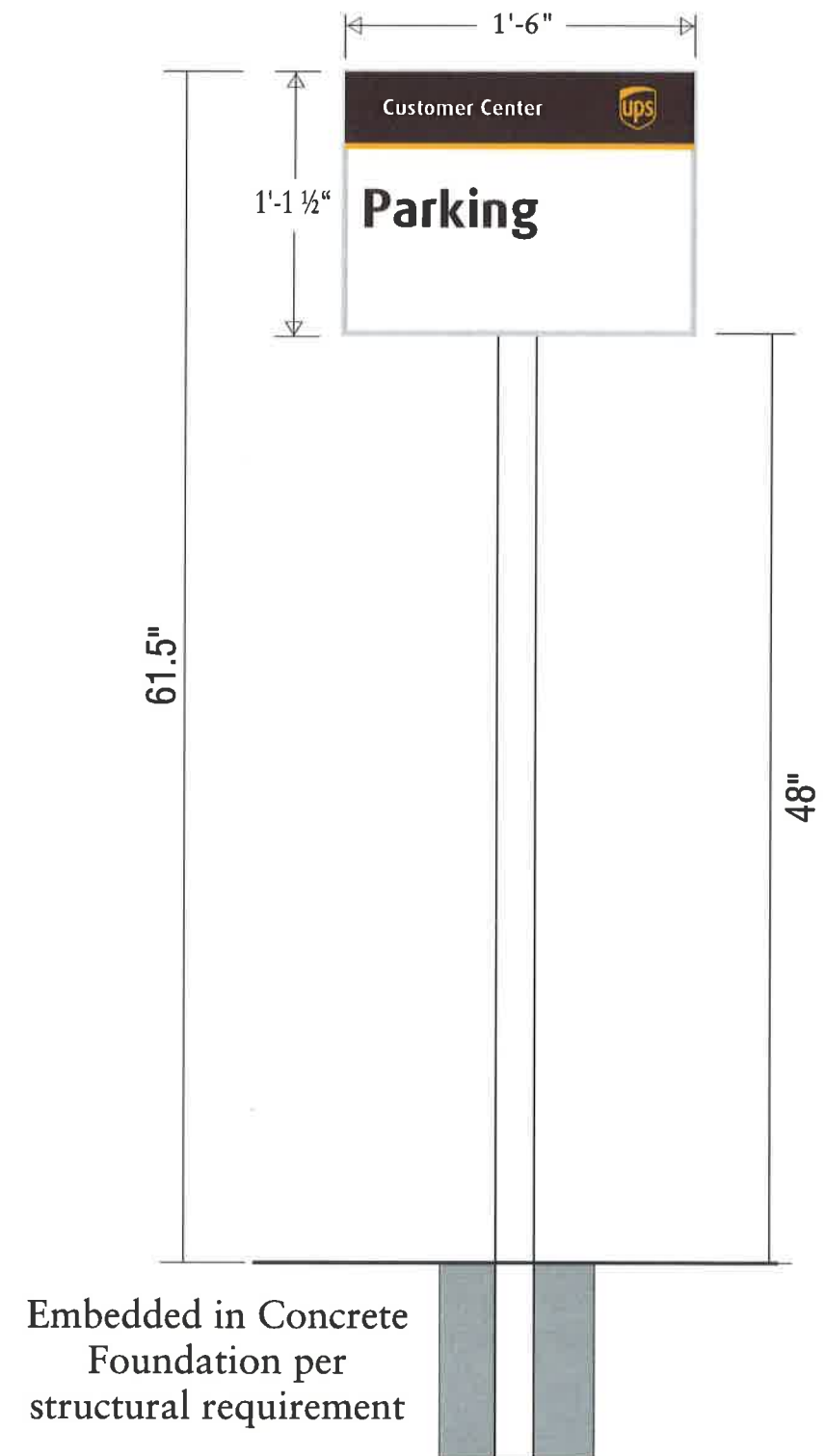
**Note: placement & angle of sign subject to flagging and detailed field survey.**



### Manufacturing Specifications

- A. White Painted aluminum background and post.
- B. UPS yellow vinyl
- C. UPS Brown vinyl.

### COLOR SPECIFICATIONS:



March Joint Powers Authority  
Planning Department  
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Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

Sign 7

Non-illuminated directional sign. (SIGN18A)

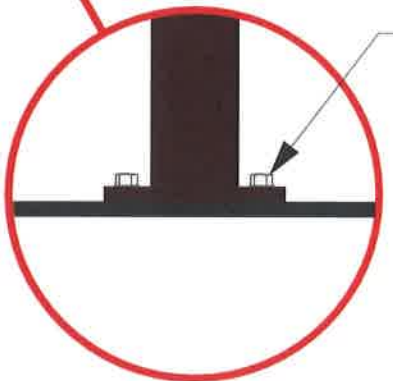
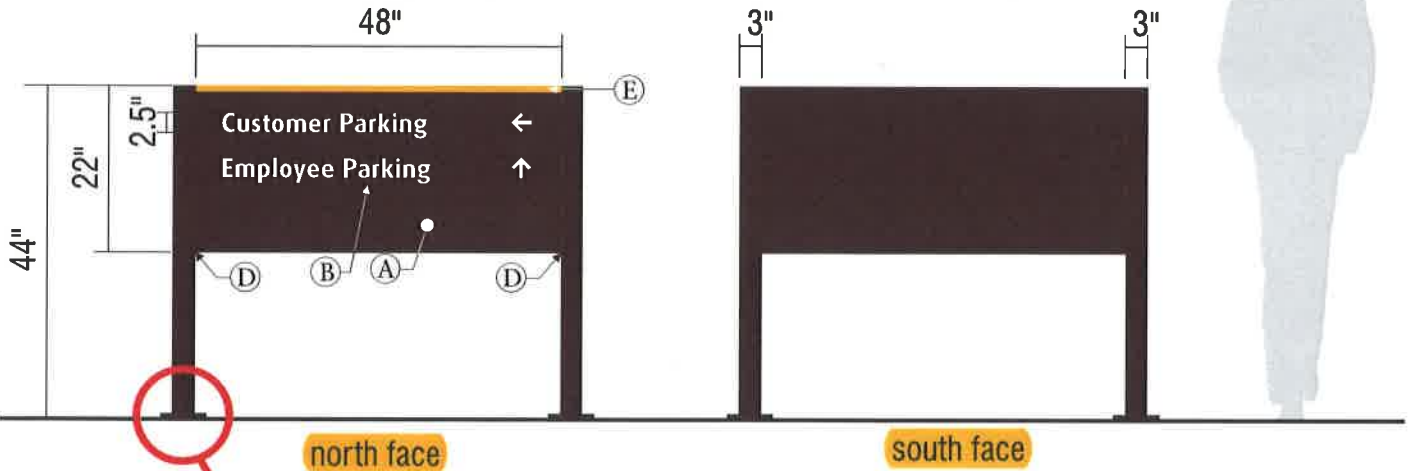
Post and panel sign with UPS vinyls applied.

Qty-1.

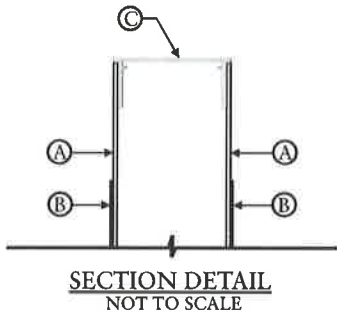
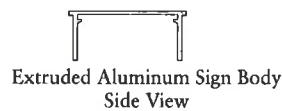
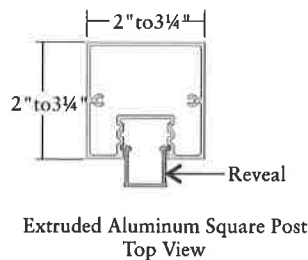
Scale: 3/8"=1'

Sq Ft: 7.3

Note: placement & angle of sign subject to flagging and detailed field survey.



Note: posts to have flat bar plates with bolt attachment to concrete island, v.i.f.. Four (4) bolts per plate.



COLOR SPECIFICATIONS:

 UPS Brown  
Brown paint

 UPS Yellow  
Yellow vinyl

 UPS White  
White vinyl

Manufacturing Specifications

- A. .063 aluminum, painted Brown (PMS 0607298) eggshell finish
- B. 3M Scotchlite Reflective Film white 680-10 copy on dark background (for new signs)
- C. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- D. Reveals
- E. 3M Scotchal Opaque Film yellow VTB12539 stripe

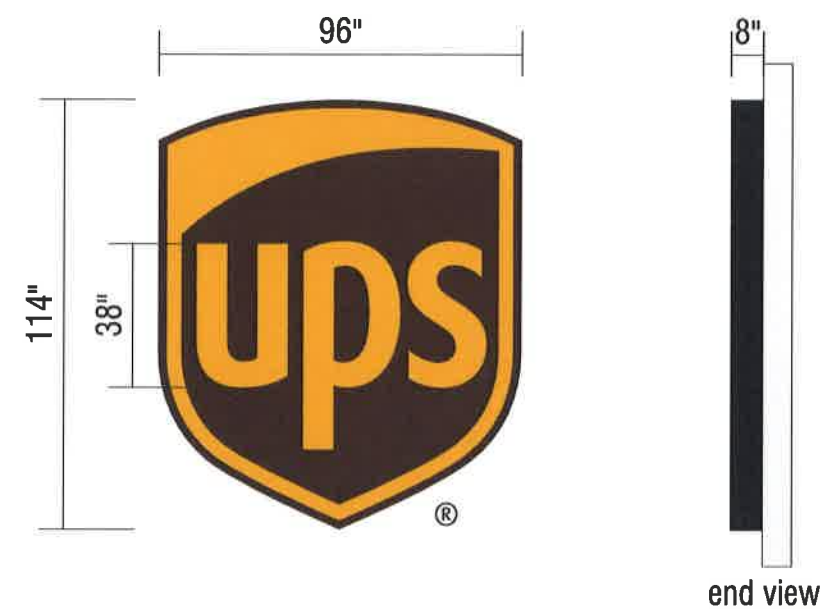
March Joint Powers Authority  
Planning Department  
APPROVAL

Signature

Master Sign Program UPS 20802 Krameria Ave, Riverside, CA

Sign 8 - East Elevation

Illuminated S/F shield, flush mounted. (SIGN03)  
Seamless white polycarbonate face with UPS vinyls applied.  
Qty-1.  
Scale: 3/16"=1'  
Sq Ft: 76 (Code: Side walls of a building – The surface area of the sign shall not exceed 10% of the surface area of the side face of the building.)



COLOR SPECIFICATIONS:

	UPS Brown Brown paint Brown vinyl		UPS Yellow Yellow vinyl
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proposed sign placement - nts



proposed east elevation conditions - nts

Field Verify Sign Area & Dimensions.



existing conditions - nts



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## Sign 9

**Non-illuminated directional sign. (SIGN17A)**

Post and panel sign with UPS vinyls applied.

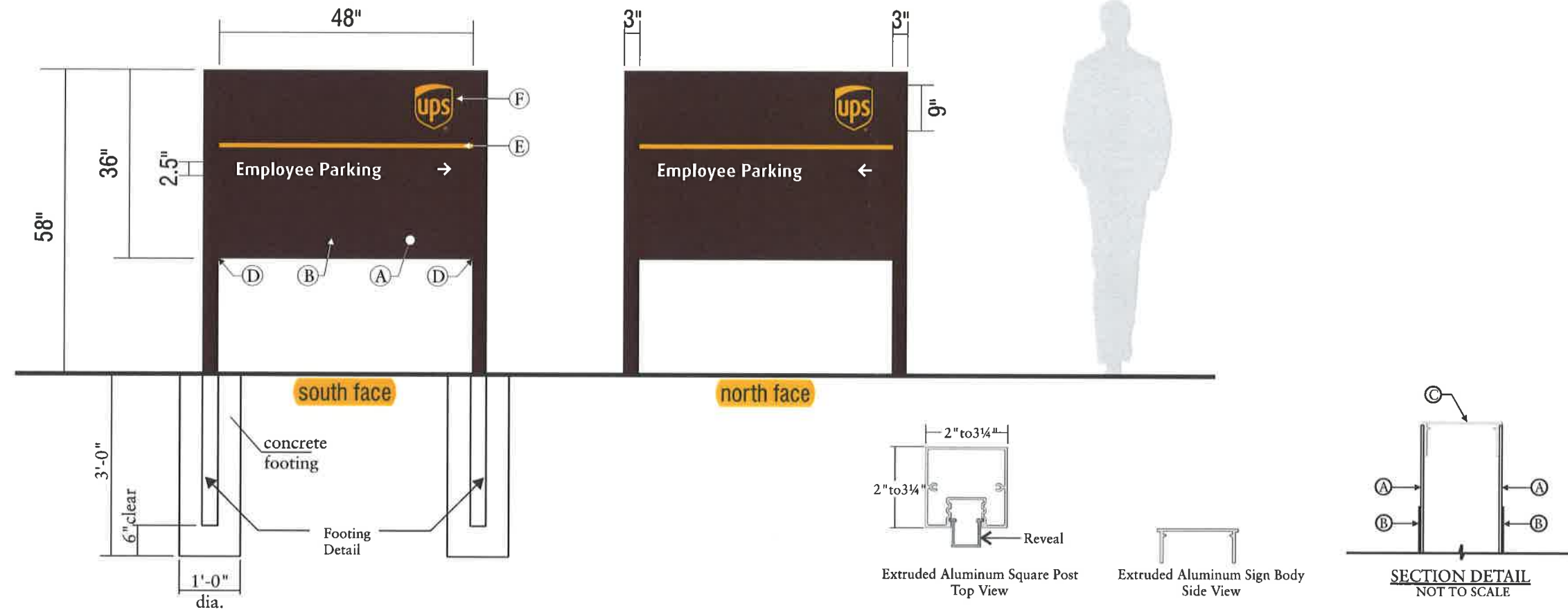
Qty-1.

Scale: 3/8" = 1'

Sq Ft: 12 (Code: 10 foot setback)

**Note: placement & angle of sign subject to flagging and detailed field survey.**

**Field Verify Sign Area & Dimensions.**



### COLOR SPECIFICATIONS:



### Manufacturing Specifications

- A. .063 aluminum, painted Brown (PMS 0607298) eggshell finish
- B. Reflective Film white copy on dark background (for new signs)
- C. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- D. Reveals
- E. Opaque Film yellow stripe
- F. Opaque Film yellow shield



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## Sign 10

**Non-illuminated D/F directional sign. (SIGN17)**

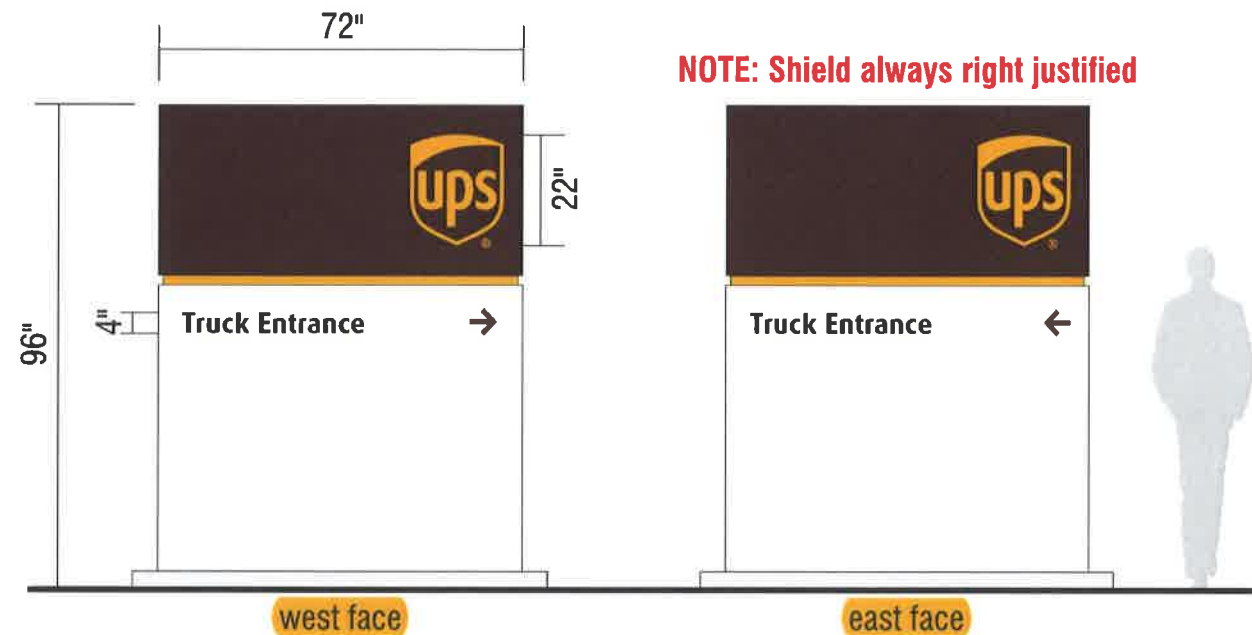
UPS shield and Copy to be UPS vinyls applied.

Qty-1.

Scale: 1/4" = 1'

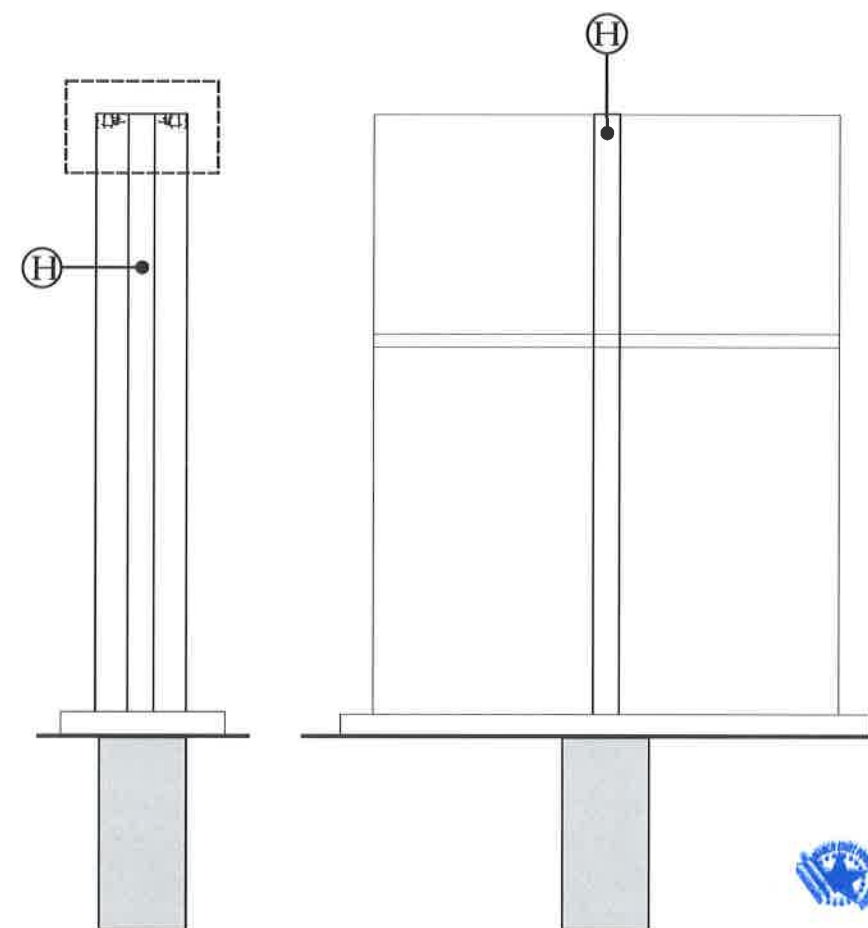
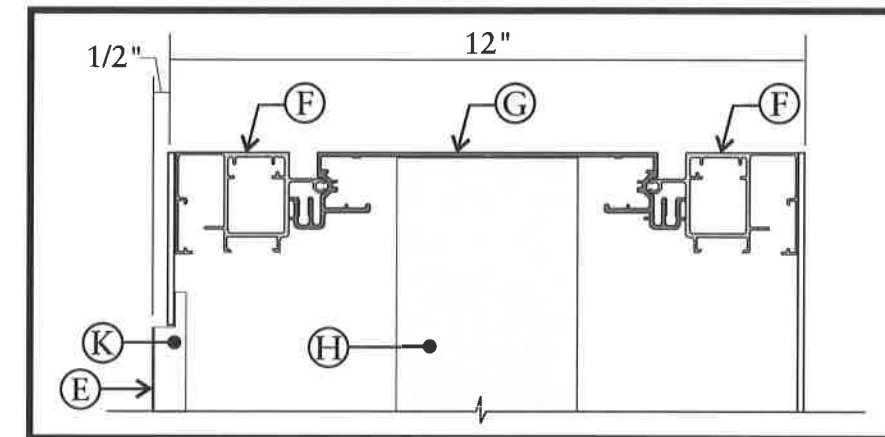
Sq Ft: 48 (Code: NTE 20' in height. The maximum surface area of a sign not to exceed 50 sq ft. 10 foot setback)

**Note: placement & angle of sign subject to flagging and detailed field survey.**



### Manufacturing Specifications

- A. 0.125" aluminum face, color to be Matthews 11477 White semi-gloss
- B. Opaque Film brown copy and arrows on light background (for new signs)
- C. 1" recessed metal reveal, painted to match Opaque Film yellow eggshell finish
- D. 0.125" aluminum, painted Brown (PMS 0607298) eggshell finish
- E. Opaque Film yellow shield
- F. Custom formed extruded aluminum retainer, painted Brown (PMS 0607298) eggshell finish
- G. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- H. 4" square steel tubing support (single pole)
- I. Concrete mow strip to project 4" above grade and extend 4" around sign
- J. Opaque Film yellow "®"
- K. White Acrylic push-thru shield shape



**NOTE:**  
Foundation per engineering specifications



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## Sign 11

**Non-illuminated directional sign. (SIGN17A)**

Post and panel sign with UPS vinyls applied.

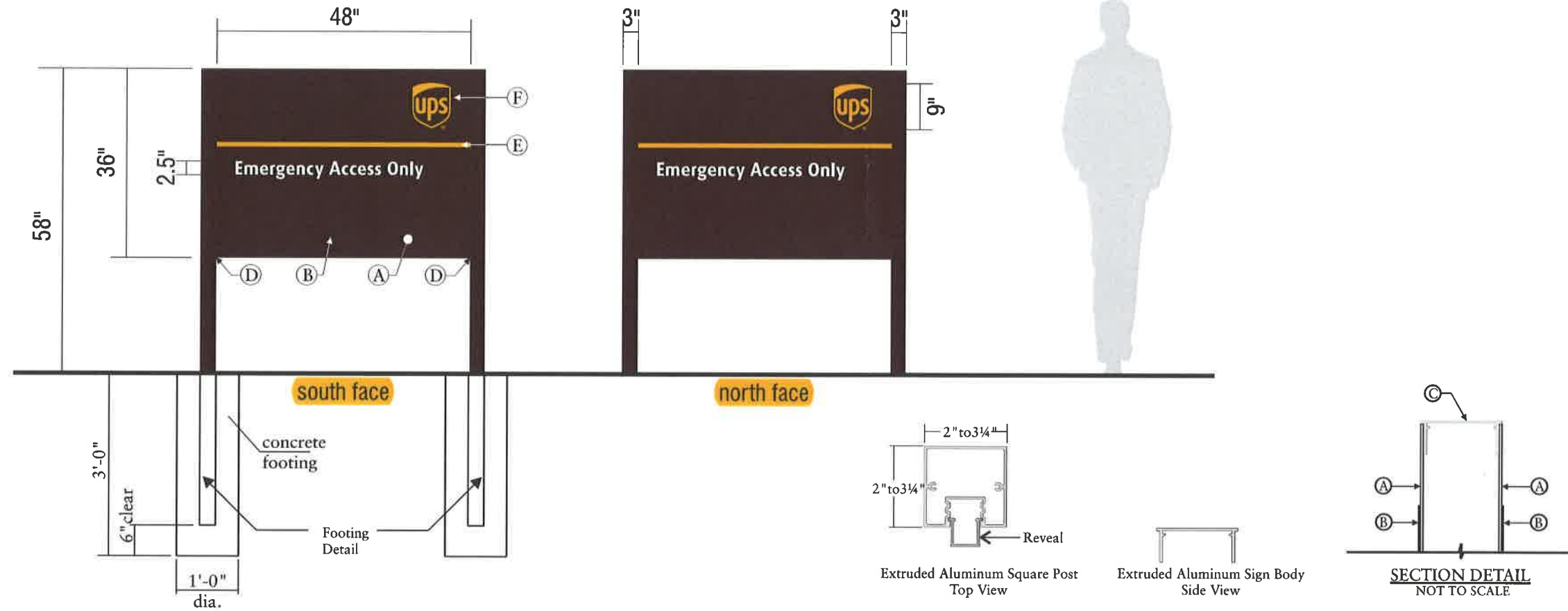
Qty-1.

Scale:  $3/8" = 1'$

Sq Ft: 12 (Code: 10 foot setback)

**Note: placement & angle of sign subject to flagging and detailed field survey.**

## Field Verify Sign Area & Dimensions.



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**COLOR SPECIFICATIONS:**



### Manufacturing Specifications

- A. .063 aluminum, painted Brown (PMS 0607298) eggshell finish
- B. Reflective Film white copy on dark background (for new signs)
- C. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- D. Reveals
- E. Opaque Film yellow stripe
- F. Opaque Film yellow shield

**Master Sign Program UPS 20802 Krameria Ave, Riverside, CA**

Sign 12

Non-illuminated directional sign. (SIGN17A)

Post and panel sign with UPS vinyls applied.

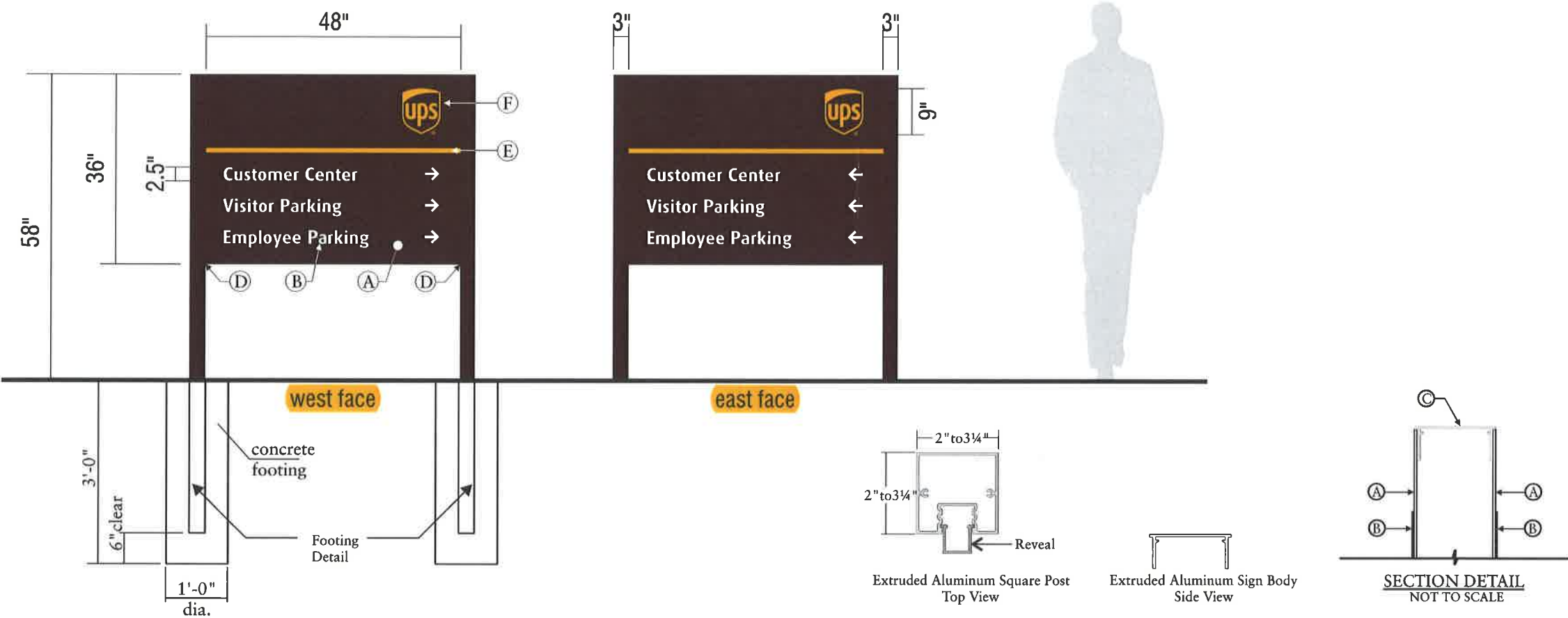
Qty-1.

Scale: 3/8"= 1'

Sq Ft: 12 (Code: 10 foot setback)

Note: placement & angle of sign subject to flagging and detailed field survey.

Field Verify Sign Area & Dimensions.



COLOR SPECIFICATIONS:



Manufacturing Specifications

- A. .063 aluminum, painted Brown (PMS 0607298) eggshell finish
- B. Reflective Film white copy on dark background (for new signs)
- C. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- D. Reveals
- E. Opaque Film yellow stripe
- F. Opaque Film yellow shield

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## Sign 13

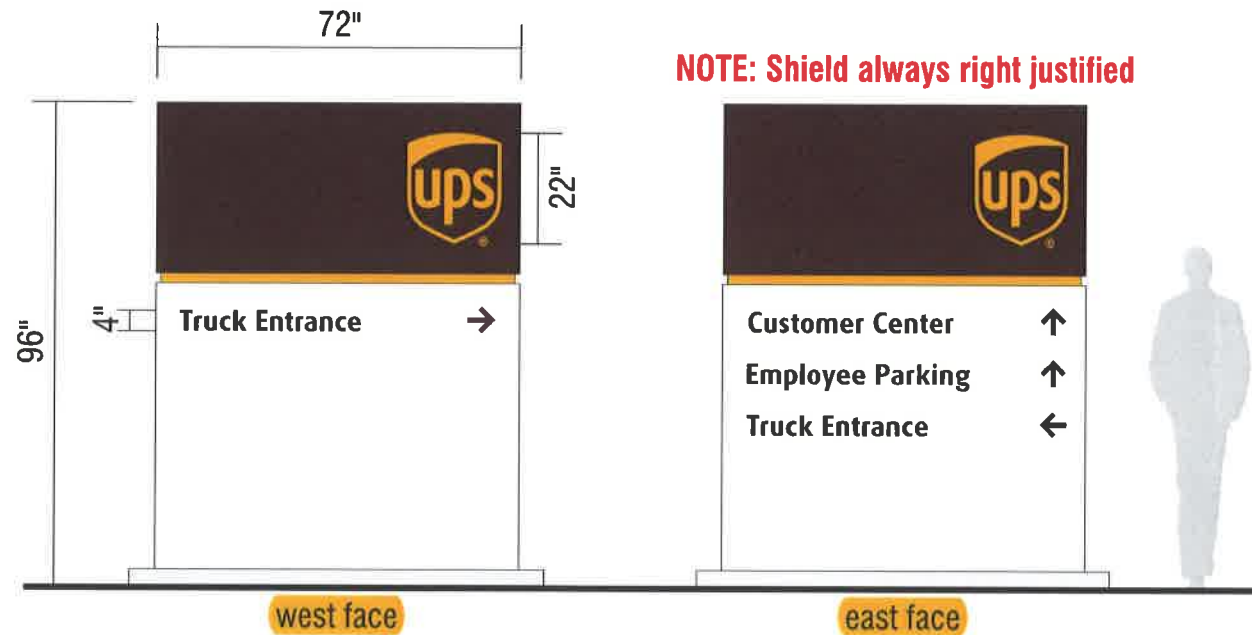
**Non-illuminated D/F directional sign. (SIGN17)**

UPS shield and Copy to be UPS vinyls applied.

Qty-1.

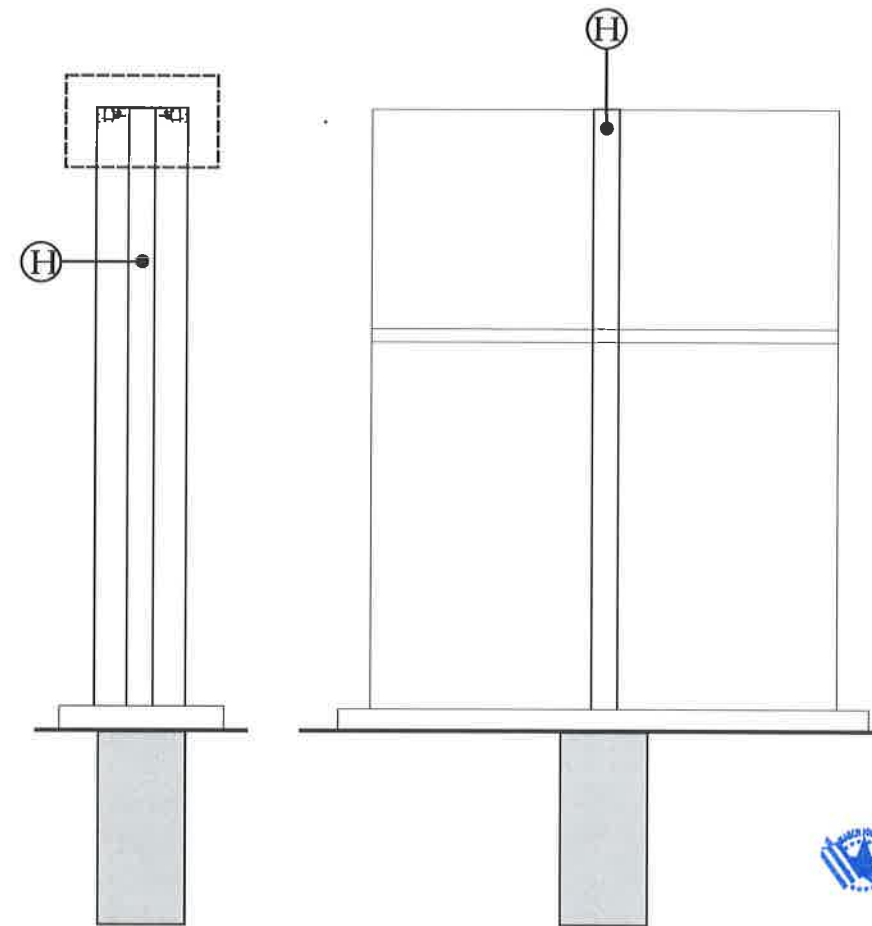
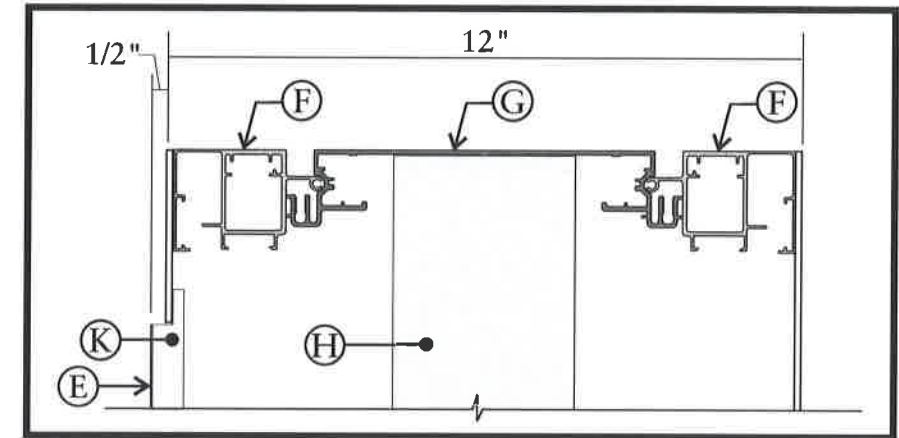
Scale: nts

**Note: placement & angle of sign subject to flagging and detailed field survey.**



### Manufacturing Specifications

- A. 0.125" aluminum face, color to be Matthews 11477 White semi-gloss
- B. Opaque Film brown copy and arrows on light background (for new signs)
- C. 1" recessed metal reveal, painted to match Opaque Film yellow eggshell finish
- D. 0.125" aluminum, painted Brown (PMS 0607298) eggshell finish
- E. Opaque Film yellow shield
- F. Custom formed extruded aluminum retainer, painted Brown (PMS 0607298) eggshell finish
- G. Custom formed extruded aluminum sign body, painted Brown (PMS 0607298) eggshell finish
- H. 4" square steel tubing support (single pole)
- I. Concrete mow strip to project 4" above grade and extend 4" around sign
- J. Opaque Film yellow "®"
- K. White Acrylic push-thru shield shape



**NOTE:**  
Foundation per engineering specifications



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**UPS Signage within LLMD Easement Areas for P20-000-036:**

1. Prior to installation of the directional signs, the sign contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.
2. All LLMD irrigation damaged by installation activities shall be repaired by a qualified irrigation technician within twenty four (24) hours to ensure LLMD plant material does not incur additional damage or loss or a \$500 fine per day will be assessed until completed. Alternatively, the MIPA can have their LLMD contractor repair any damage and the bill owner directly at the request of the owner.
3. All LLMD plant material damaged shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.
4. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or LLMD landscape easement areas.
5. No contractor parking will be allowed on the MIPA streets at any time during construction.
6. No construction personnel or subcontractors may conduct their break time in the LLMD area. Cost for damages will apply.
7. A Final will not be issued until all LLMD irrigation and/or plantings are restored in-kind and to the satisfaction of the MIPA Deputy Director and any outstanding fines are paid in full.



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Los Angeles (800) 927.4555



Atlanta (877) 367.3578