

045PR11

**APPROVED BY:
CITY OF CHINO HILLS
PLANNING COMMISSION**

Signed

Date

03/15/05



800-655-9972

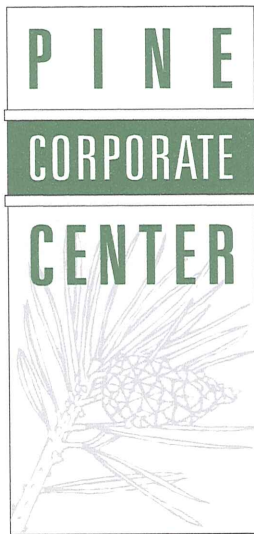
JOB NO.
04-5477
3-2-2005

PINE CORPORATE CENTER

R E T A I L S I G N P R O G R A M

MARCH 2, 2005

OPUS WEST CORPORATION
2020 MAIN STREET
IRVINE, CA



PROJECT DIRECTORY

Owner: Opus West Corporation
2020 Main Street
Irvine, CA
Contact: Matt Landers
(949) 622-2176
(fax) 622-1148

Project Architect: Lee & Sakahara Architects AIA
16842 Von Karman Avenue, Suite 300
Irvine, CA 92606-4927
Contact: Ron Sakahara
(949) 261-1100
(fax) 261-1144

Signage Consultant: Signage Solutions
1336 Allec Street
Anaheim, CA 92805
(714) 491-0299
(fax) 491-0439

City Planning: City of Chino Hills
Community Development
2001 Grand Avenue
Chino Hills, CA 91709
Contact: Jeffery S. Adams
(909) 364-2742
(fax) 364-2795

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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Pine Corporate Center. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), 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 Pine Corporate Center.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements for the City of Chino Hills.

Submittals shall include the following:

1. TENANT ELEVATION(S):

Scaled elevation(s) of Tenant's leasefront, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Tenant's elevation(s).

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Chino Hills for approval. City of Chino Hills has final approval of all signs. The Owner 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. Accommodate design issues with building design in the application of this sign program.

B. SUBMITTAL TO CITY FOR FINAL APPROVAL:

A full set of plans must be approved by the Owner prior to submitting to the City. Tenant or his sign contractor must submit to the City of Chino Hills and will be responsible for all applicable applications and permit fees for the City of Chino Hills.

Tenant and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.

C. TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by Owner prior to installation. Owner must receive the sign

contractor's Certificate of Insurance naming Opus West Corporation and The Association of Pine Corporate Center as additionally insured.

2. The Owner must be notified 48 hours in advance prior to sign installation.
3. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.
4. If the Tenant chooses to change its exterior sign at anytime during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.
5. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.
6. Tenant shall be responsible for all expenses relating to signage for his store without limitations:
 - 100% of permit processing cost and application fees.
 - 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
 - All costs relating to sign removal, including repair of any damage to the building. This work must be completed within thirty (30) days of vacancy.

DESIGN GUIDELINES FOR RETAIL TENANT SIGNS

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS:

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Screens, grids or mesh.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.

B. ILLUMINATION:

Tenant signage should incorporate one or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with exposed neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Opaque (ei. aluminum) pan with routed out graphics. Graphics to be backed with acrylic or to be 1/2" pushed thru.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements

should be designed to contribute to the design of the storefront. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

D. TYPE STYLES & LOGOS:

The use of logos and distinctive typestyles are encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

E. SIZES AND QUANTITIES:

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type.

Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.



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FABRICATION REQUIREMENTS FOR EXTERIOR TENANT SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.

PROHIBITED EXTERIOR TENANT SIGNS

Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

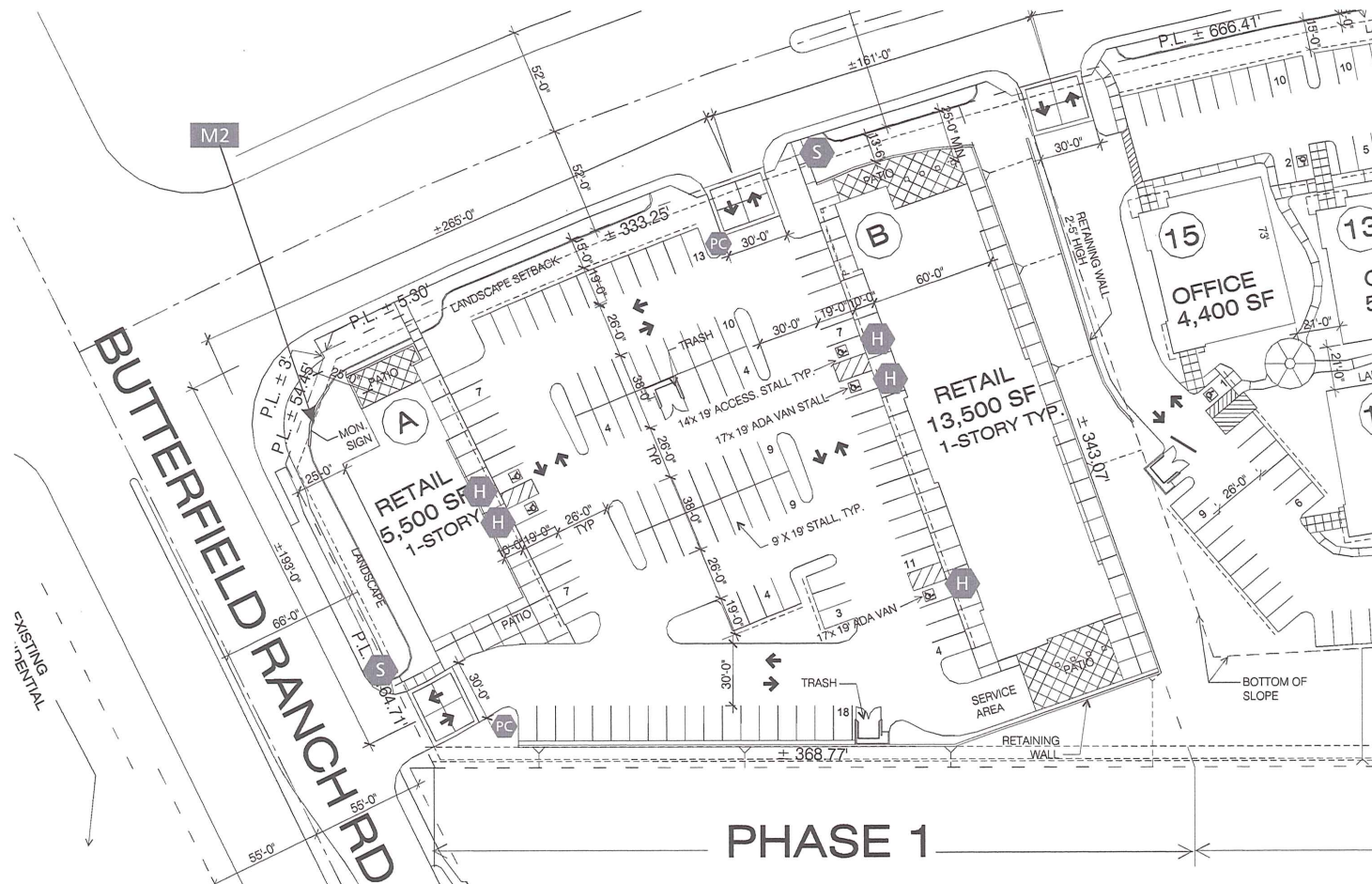
- Outdoor advertising or advertising structures.
- Roof signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon City and Owner approval
- Plastic faced, box-type cabinet signs.



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PINE CORPORATE CENTER



PHASE 1



GROUND MOUNTED SIGNS

M2 Multi-Tenant Monument

PARKING / REGULATORY SIGNS

PC Parking Code Entry

H Handicap Stall

S Stop Signs

Exhibit

PINE CORPORATE CENTER

SITE PLAN GROUND MOUNTED SIGN

A

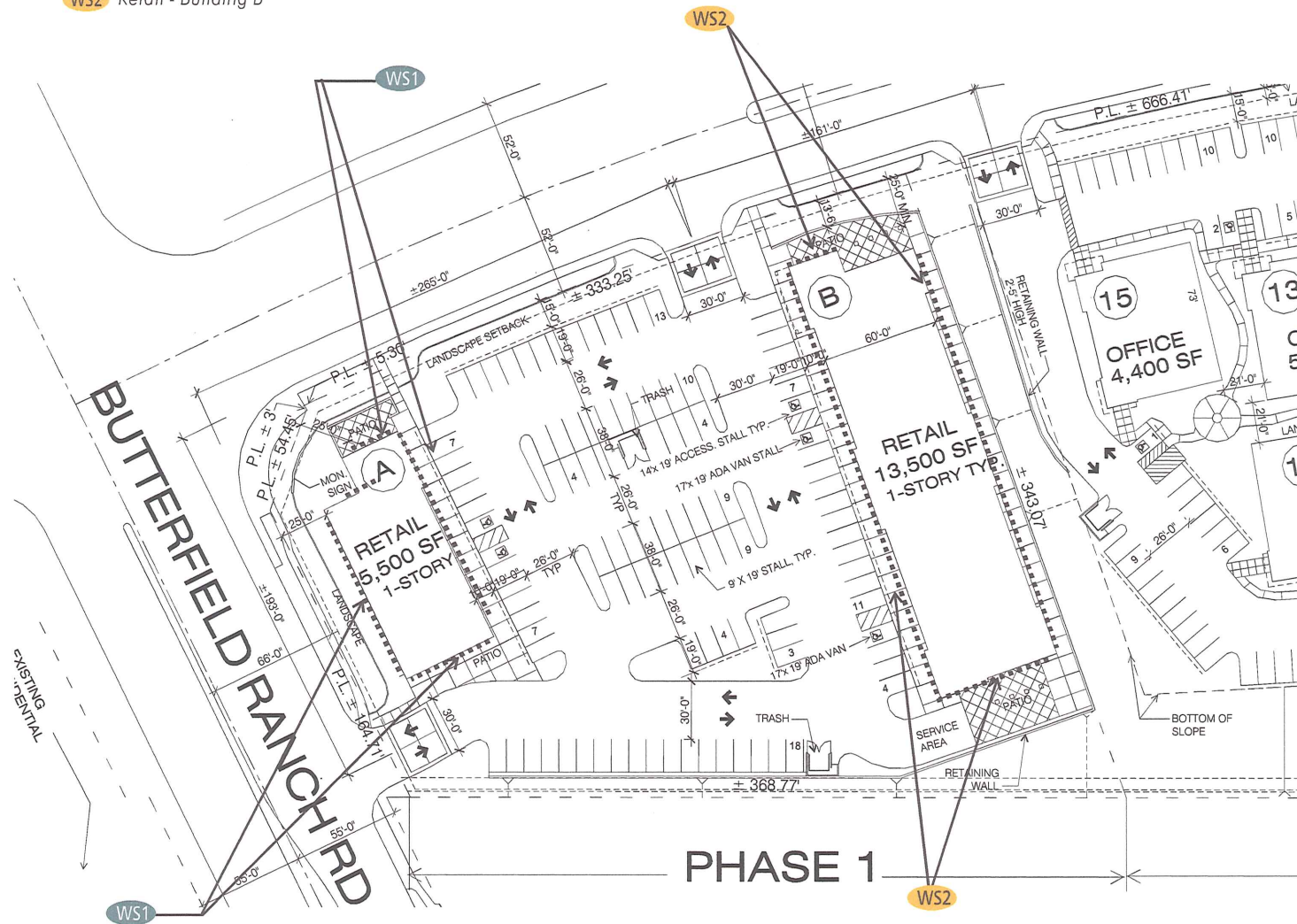
SIGN TYPE SCHEDULE
TENANT WALL SIGNS

- WS1 Retail - Building A
- WS2 Retail - Building B



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PINE CORPORATE CENTER

SITE PLAN - WALL MOUNTED SIGNS

Exhibit

B

WS1

SHOP SIGNAGE - BUILDING A

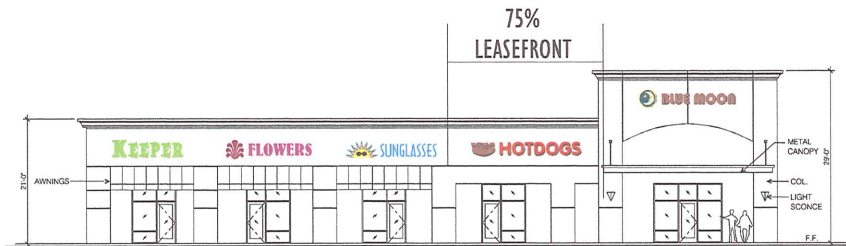
- QUANTITY:** One (1) sign on the front elevation and one (1) additional signs on a side or rear elevation, for a total maximum of two (2) signs. Tenants that have end units may have three (3) signs. Maximum of one (1) sign per elevation.
- MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.
- COPY:** Tenant name/ logo.
- SIGN AREA:** The maximum allowable letter height shall not exceed twenty-four (24) inches for a single line. Maximum sign height shall not exceed forty-eight (48) inches for two lines of copy. Maximum logo height shall not exceed thirty-six (36) inches. The maximum allowable sign area shall not exceed one and half (1½) sf per lineal foot of tenant store frontage up to a maximum of 80 sf per sign. Sign length shall not exceed seventy-five (75%) percent of fascia width.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.



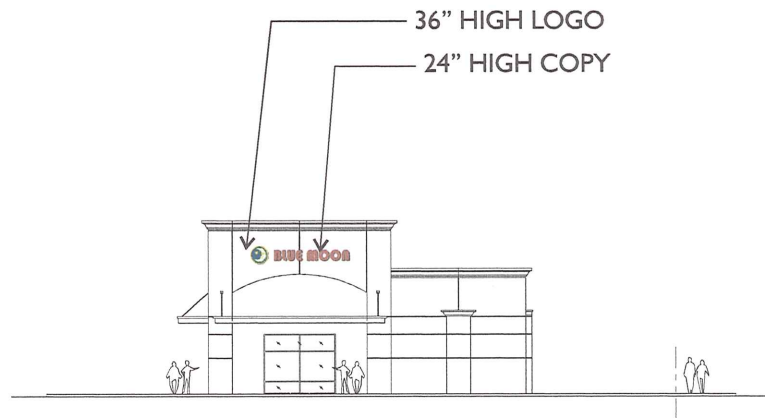
800-655-9972

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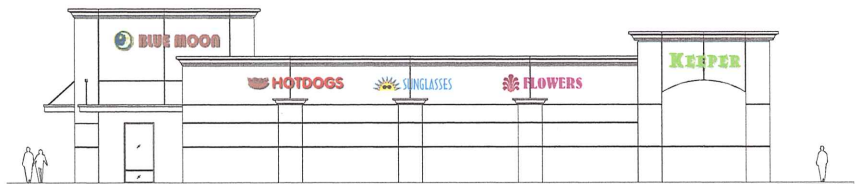
PINE CORPORATE CENTER
RETAIL TENANT SIGNAGE - BUILDING A



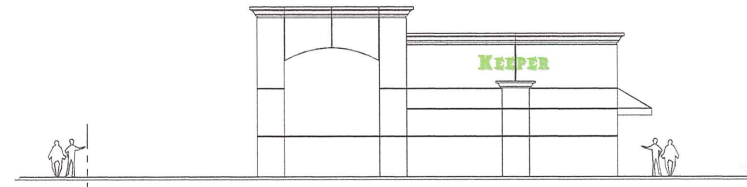
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

WS2

SHOP SIGNAGE - BUILDING B

QUANTITY: One (1) sign on the front elevation and one (1) additional signs on a side or rear elevation, for a total maximum of two (2) signs. Tenants that have end units may have three (3) signs. Maximum of one (1) sign per elevation.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: The maximum allowable letter height shall not exceed twenty-four (24) inches for a single line. Maximum sign height shall not exceed forty-eight (48) inches for two lines of copy. Maximum logo height shall not exceed thirty-six inches (36"). The maximum allowable sign area shall not exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 100 sf per sign. Sign length shall not exceed seventy-five (75%) percent of fascia width.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

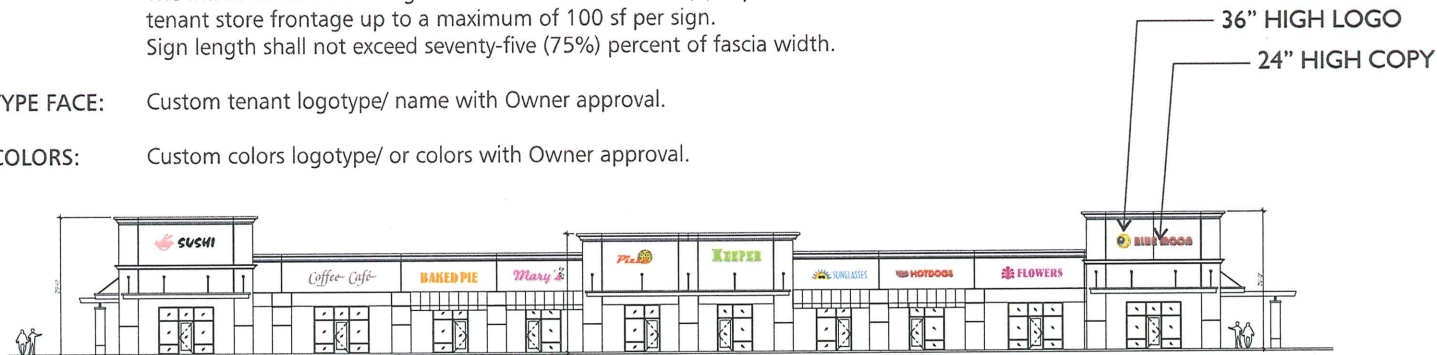


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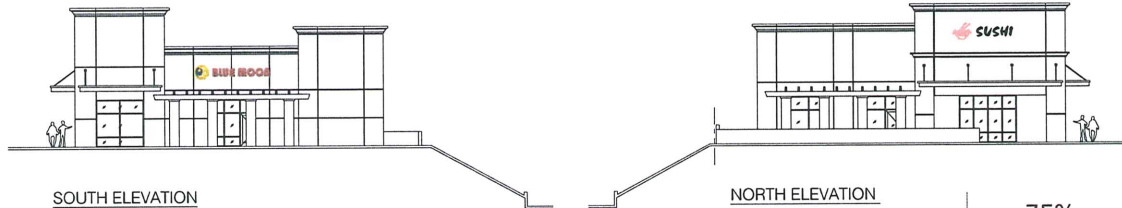
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PINE CORPORATE CENTER

RETAIL TENANT SIGNAGE - BUILDING B



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

E1

TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sf maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL FRONT ELEVATION

E2

REAR ENTRY ID

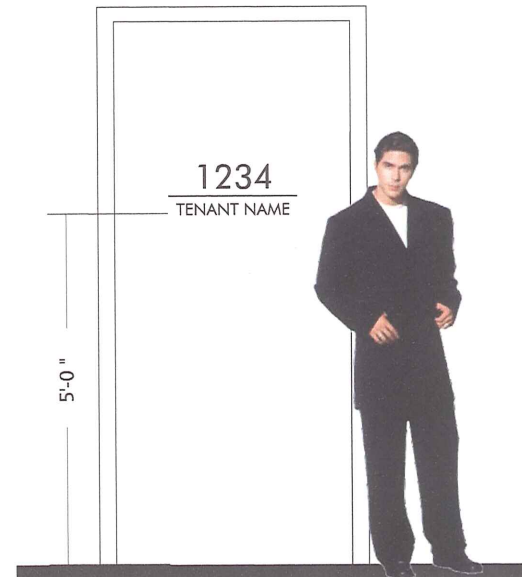
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGN AREA: 2.5 sf maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery door.



TYPICAL REAR ELEVATION



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M2 MONUMENT (MULTI-TENANT)

MATERIALS: Single-faced aluminum sign structure with smooth finish. 2" aluminum square tube decorative bars with brushed aluminum appearance finish. Tenant copy to be 1/2" white pushed thru acrylic. Stone veneer base.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: One (1).

SIGN AREA: 64 square feet.

P1	FRAZEE 8232W LULLED BEIGE
P2	FRAZEE 8713W KINDLING WOOD
P3	FRAZEE AC093N ALLIGATOR
P4	FRAZEE 8735D WILD COUNTRY
P5	MATTHEWS BRUSHED ALUMINUM 30136
M1	CULTURED STONE CSV-20007 CARMEL COUNTRY LEDGESTONE

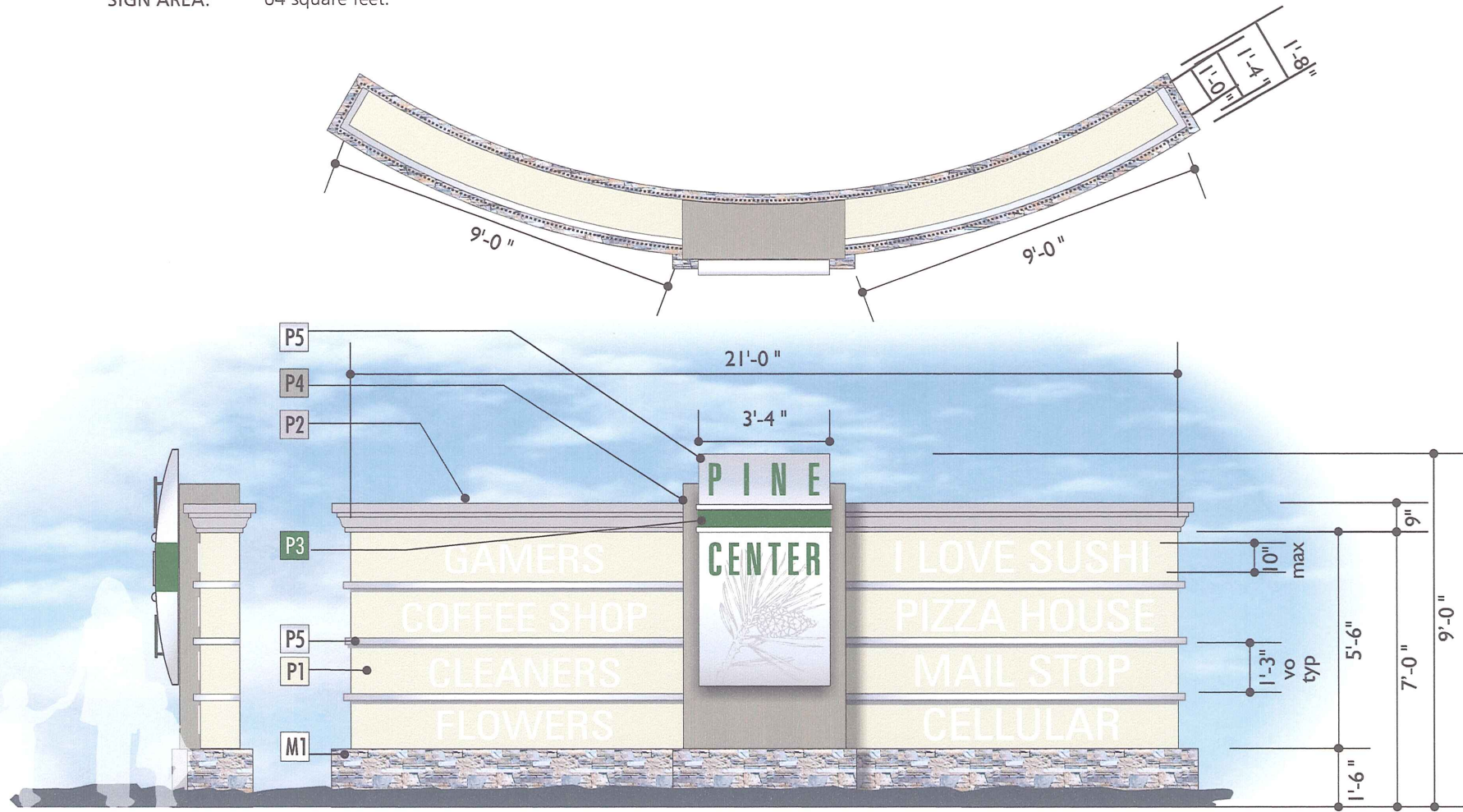


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PINE CORPORATE CENTER

MONUMENT (MULTI-TENANT)



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

P1

FREEWAY PYLON

MATERIALS: Double sided fabricated with aluminum with Dryvit stucco finishes. Accent bars with smooth finish. Tenant signs to be individual channel letters with internal neon illumination. Stone veneer base.

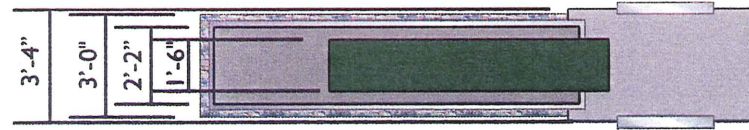
QUANTITY: (1) One.

SIGN AREA: 200 sf max.

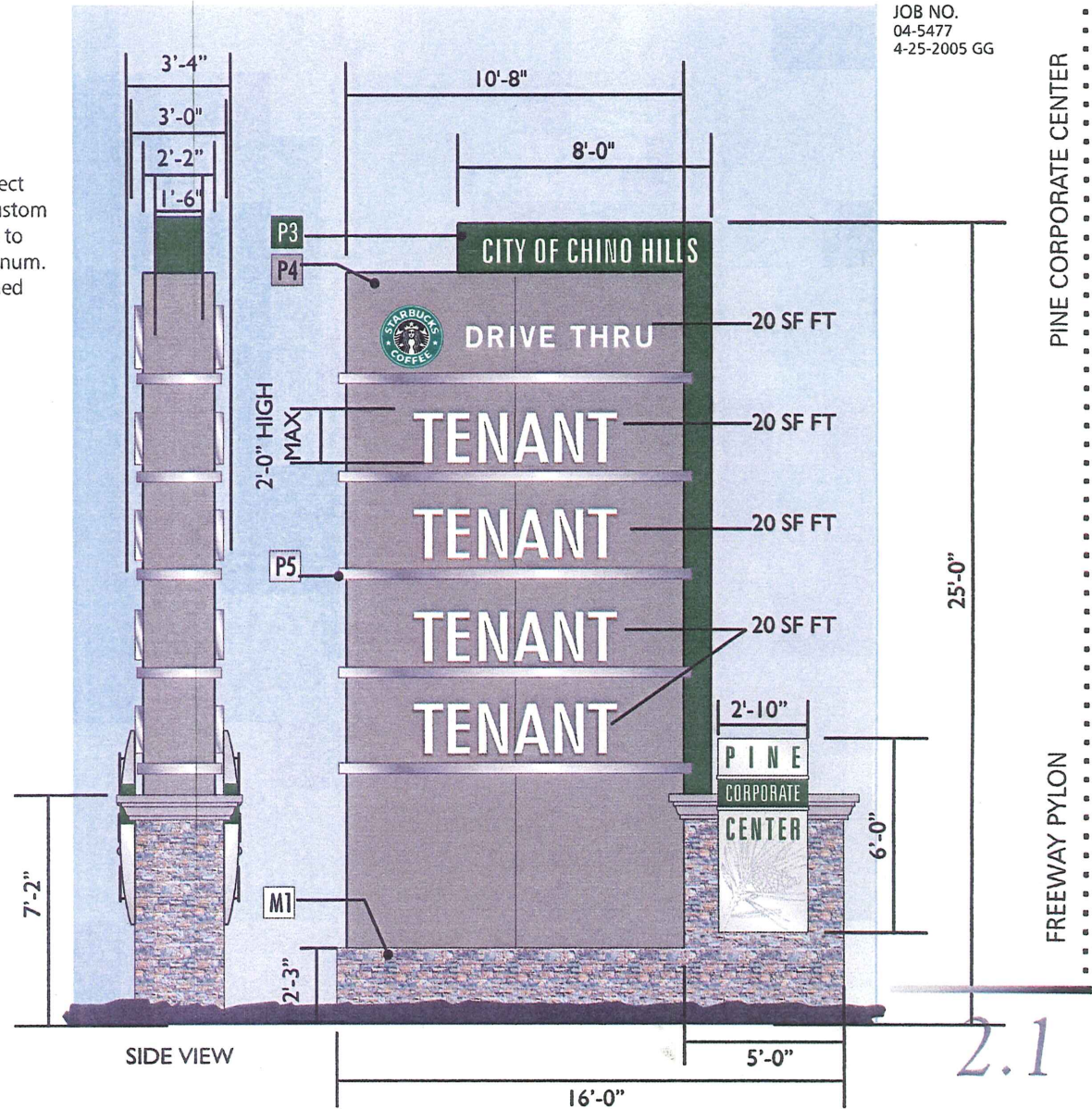
TYPE FACE: Custom lettering or logo.

COLORS: Sign structure painted to match project palette. Tenant sign faces to have custom acrylic color. All returns and trimcap to be painted Matthews Brushed Aluminum. Accent bars painted Matthews Brushed Aluminum.

- P1** FRAZEE 8232W LULLED BEIGE
- P2** FRAZEE 8713W KINDLING WOOD
- P3** FRAZEE AC093N ALLIGATOR
- P4** FRAZEE 8735D WILD COUNTRY
- P5** MATTHEWS BRUSHED ALUMINUM 30136
- M1** CULTURED STONE CSV-20007 CARMEL COUNTRY LEDGESTONE



PLAN VIEW



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4-25-2005 GG

PINE CORPORATE CENTER

FREEWAY PYLON

2.1



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with graphics.
Mounted to 2" alum. square post painted.

QUANTITY: (2) Two.

HEIGHT: 5'-3"

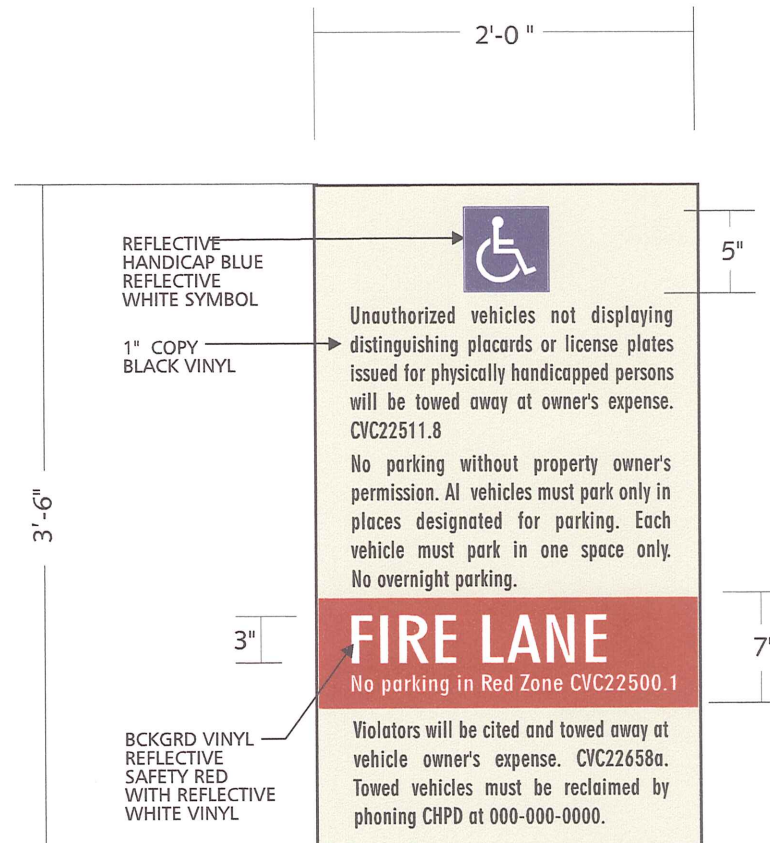
TYPE FACE: Geometry 706 Bold Condensed.

COLORS: As noted.

LIGHTING: Sign does not illuminate.



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



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PINE CORPORATE CENTER

PARKING CODE ENTRY

H HANDICAP PARKING STALL SIGNS

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

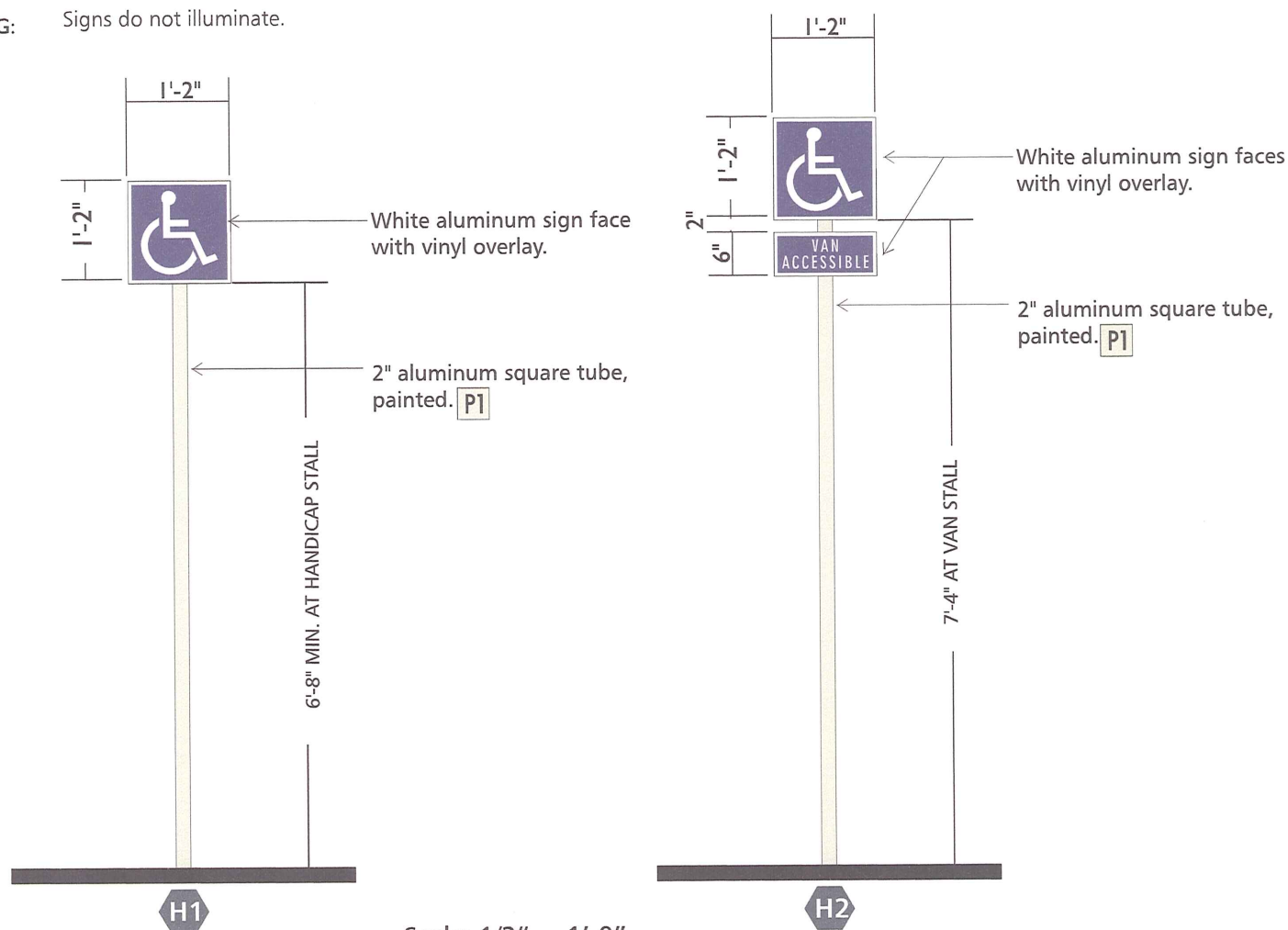
QUANTITY: TBD

HEIGHT: As noted.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Reflective 3M #480-10 White vinyl overlay.
Background is Blue 3M #480-76

LIGHTING: Signs do not illuminate.



S

STOP SIGN

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

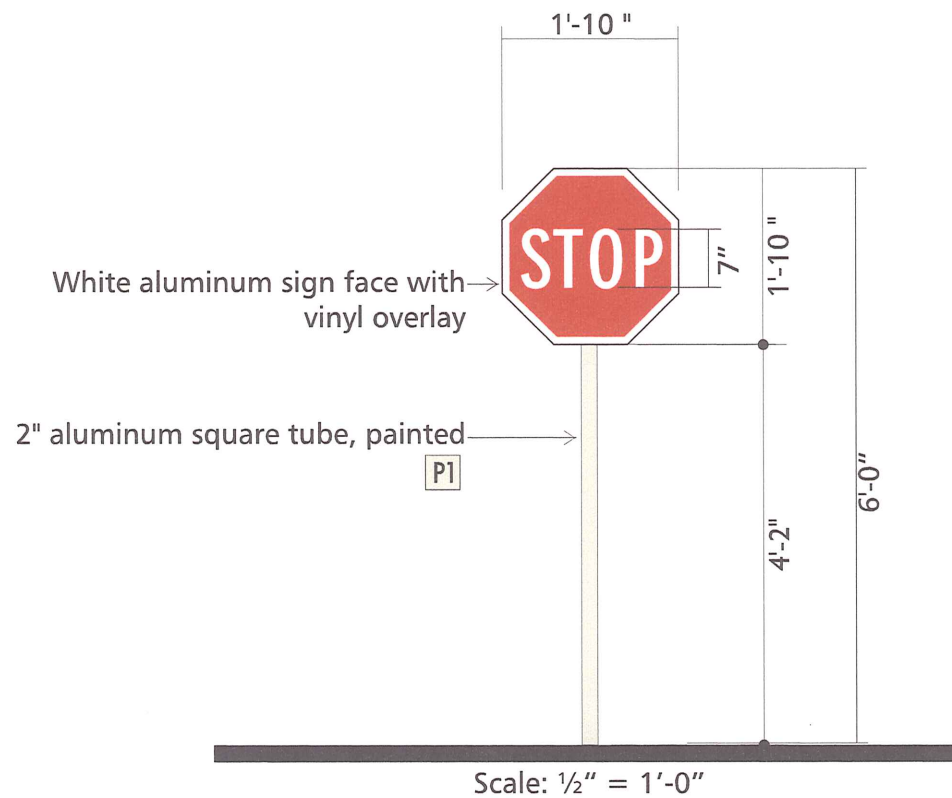
QUANTITY: TBD

HEIGHT: 6'-0" maximum height.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Standard reflective 3-M vinyl Red & white

LIGHTING: Sign does not illuminate.



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PINE CORPORATE CENTER

STOP & HANDICAP SIGNS



BUILDING ADDRESS

- MATERIALS:** Individual cut out numbers.
Fabricated from 1 1/2" gator foam.
- QUANTITY:** TBD
- TYPE FACE:** Geometry 706 Bold Condensed.
- COLORS:** To be painted a contrasting color of building.
- LIGHTING:** Non-illumination.

1 2 3 4 5 6 7 8 9 0

8" high address
(final location
to be approved
by Fire Dept.)



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PINE CORPORATE CENTER

BUILDING ADDRESS

Summary

EA: ± 12.50 AC
 ± 11.16 AC
 130,980 SF
 545 STALLS
 569 STALLS
 (4.4 / 1,000)
 GE: 19%
 21%
 0.24
 0.27
 (G & BLDGS.) ± 355,400 SF (65%)
 ± 189,100 SF (35%)

- EXCLUDING SLOPE AREA
- PARKING REQUIREMENTS:
 RETAIL - 1/200 SF (UNDER 25,000 SF)
 OFFICE - 1/200 SF (UP TO 2,000 SF)
 PLUS 1/250 SF (2,001 TO 5,000 SF)
 PLUS 1/300 SF (OVER 5,000 SF)
 BANK - 1/200 SF
 FAST FOOD / RESTAURANT
 0 TO 1,000 SF @ 1/200 SF
 1,001 SF AND GREATER @ 1/100 SF OR
 1/3 OCCUPANTS
- *** INCLUDING 75 CARPORT PARKING STALLS

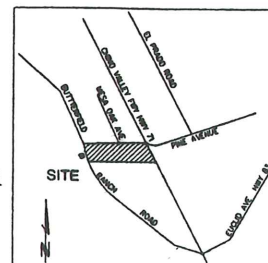
LEGAL DESCRIPTION:
 LOT 110 OF TRACT NO. 14425-1, IN THE CITY
 OF CHINO HILLS, COUNTY OF SAN
 BERNARDINO, STATE OF CALIFORNIA, FILED
 IN BOOK 263, PAGES 15 THROUGH 24
 INCLUSIVE OF MAPS, IN THE OFFICE OF THE
 RECORDER OF SAID COUNTY.

APN NO:
 1027-491-02-0-000

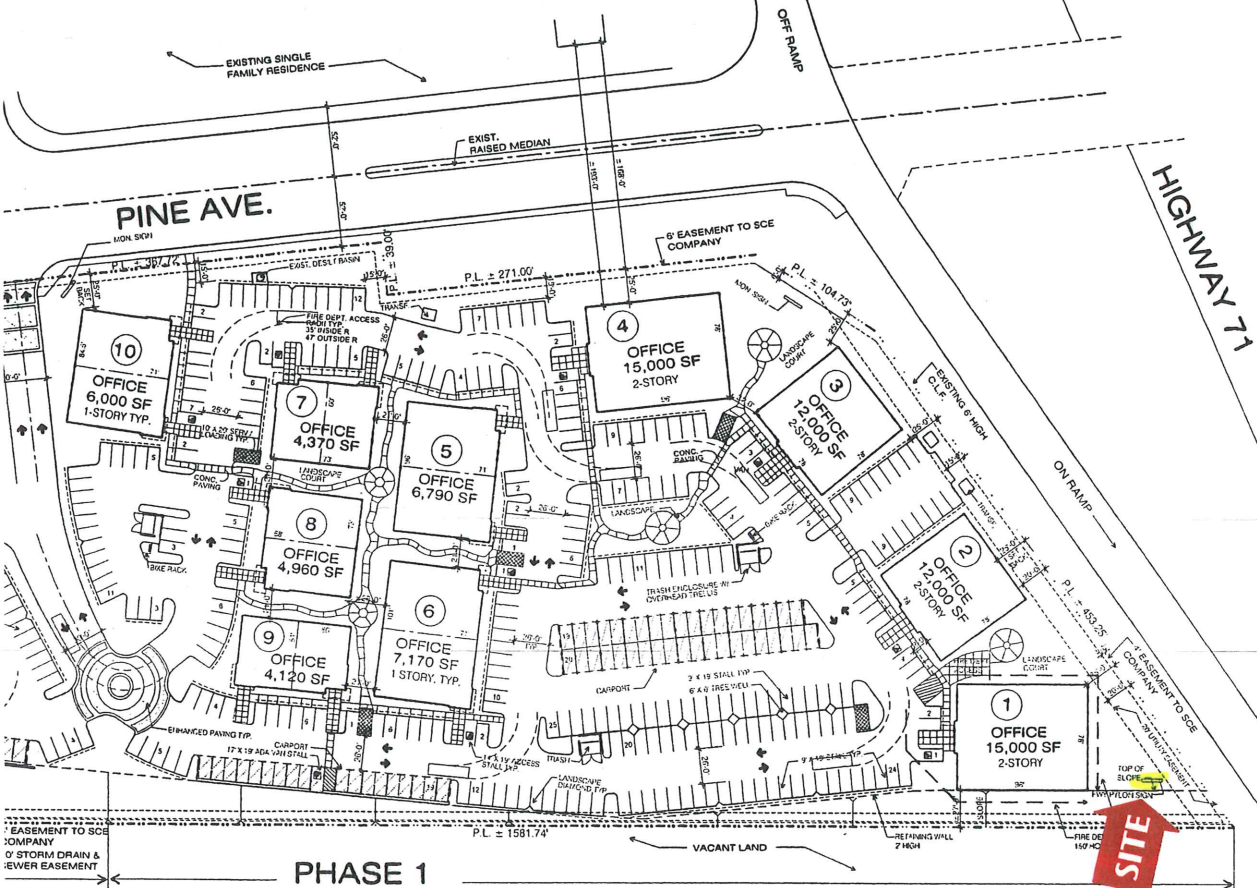
ZONE/DISTRICT CLASSIFICATION:
 PLAN DEVELOPMENT 50-167

GENERAL NOTES:

- SEE PRELIMINARY GRADING PLAN & LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- A BUILDING HEIGHT VARIANCE REQUESTED FOR BUILDING 1 THRU 4 ALONG EAST PROPERTY LINE.
- SEE A4 FOR TRASH ENCLOSURE AND ACCESSIBLE PARKING DETAILS.
- ALL RETAINING WALLS TO BE SPLIT FACE CONCRETE MASONRY UNITS.



VICINITY MAP N.T.S.



LS	GROSS BUILDING AREA:	87,410 SF***
LLS (4.6 / 1,000)	PARKING REQUIRED***:	344 STALLS
	PARKING PROVIDED:	349 STALLS (4 / 1,000)
	PARKING REQUIREMENT CALCULATION	
	SAMPLE CALCULATION FOR BLDG. 1	
	1ST. 2,000 SF	2,000 SF / 200 SF = 10
	2,000 TO 5,000 SF	3,000 SF / 250 SF = 12
	OVER 5,000 SF	(15,000 - 5,000) SF / 300 SF = 33.3
	TOTAL (BUILDING 1)	= 55.3 STALLS REQ'D
	TOTAL REQ'D FOR BLDG. 1 TO 10	= 344 STALLS
	PARKING TABULATION	
	STANDARD	9' X 19' 338
	ACCESS.	14' X 19' 8
	ADA VAN	17' X 19' 2
	TOTAL	348 STALLS PROVIDED
	*** ONE STORY BUILDINGS	33,410 SF
	TWO STORY BUILDINGS	54,000 SF

APPLICANT

OPUS WEST CORPORATION
 2020 Main Street, Suite 800
 Irvine, CA 92614
 949-622-1950
 CONTACT: MATT LANDERS

ARCHITECT

LEE & SAKAHARA ARCHITECTS AIA,
 INC. 16842 Von Karman Ave. Ste. 300
 Irvine, CA 92606-4927
 949-261-1100
 CONTACT: RONALD SAKAHARA

LANDSCAPE ARCHITECT

RIDGE LANDSCAPE ARCHITECTS
 8841 Research Drive, Suite 200
 Irvine, CA 92618
 949-387-1303
 CONTACT: JOSEPH BENNETT

CIVIL ENGINEER

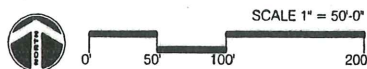
PENCO ENGINEERING
 One Technology Park Building, J-725
 Irvine, CA 92618
 949-753-8111
 CONTACT: BILL SNOW

SIGNAGE

SIGNAGE SOLUTIONS
 1338 Allee Street
 Anaheim, CA 92805
 714-491-0229
 CONTACT: CHRIS DeRUYSER

ELECTRICAL ENGINEER

FBA ENGINEERING
 3420 Irvine Avenue Suite 200
 Newport Beach, CA 92660
 949-852-9995
 CONTACT: STEVEN ROTH



SITE PLAN REVIEW & HEIGHT
 VARIANCE SUBMITTAL
SITE PLAN

A1

LEE & SAKAHARA
 ARCHITECTS AIA
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lee
sak

Y4059 12-10-04
 02-15-05
 03-03-05



PARKING STEP OUT DETAIL

DATA: RETAIL

GROSS LAND AREA:	± 2.27 AC
NET LAND AREA * :	± 2.06 AC
GROSS BUILDING AREA:	17,080 SF
PARKING REQUIRED**:	85 STALLS
PARKING PROVIDED:	100 STALLS
GROSS SITE COVERAGE:	20%
NET SITE COVERAGE:	17%
GROSS FAR:	0.18
NET FAR:	0.19

DATA: OFFICE (OVERALL)

GROSS LAND AREA:	± 10.23 AC
NET LAND AREA * :	± 9.10 AC
GROSS BUILDING AREA:	113,880 SF
PARKING REQUIRED**:	459 STALLS
PARKING PROVIDED:	469 STALLS
GROSS SITE COVERAGE:	20%
NET SITE COVERAGE:	22%
GROSS FAR:	0.26
NET FAR:	0.29

PROJECT SUMMARY

GROSS LAND AREA:	± 12.50 AC
NET LAND AREA * :	± 11.16 AC
GROSS BUILDING AREA:	130,960 SF
PARKING REQUIRED**:	545 STALLS
PARKING PROVIDED***:	569 STALLS
GROSS SITE COVERAGE:	19%
NET SITE COVERAGE:	21%
GROSS FAR:	0.24
NET FAR:	0.27
PAVED AREA (PARKING & BLDGS.):	± 355,400 SF (65%)
LANDSCAPE AREA	± 189,100 SF (35%)

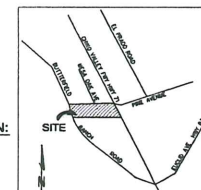
* EXCLUDING SLOPE AREA
 ** PARKING REQUIREMENTS:
 RETAIL - 1/200 SF (UNDER 25,000 SF)
 OFFICE - 1/200 SF (UP TO 2,000 SF)
 PLUS 1/250 SF (2,001 TO 5,000 SF)
 PLUS 1/300 SF (OVER 5,000 SF)
 BANK - 1/200 SF
 FAST FOOD / RESTAURANT - 0 TO 1,000 SF @ 1/200 SF OR 1,001 SF AND GREATER @ 1/100 SF OR 1/200 SF
 *** INCLUDING 75 CARPORT PARKING STALLS

LEGAL DESCRIPTION:
 LOT 110 OF TRACT NO. 14425-1, IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 263, PAGES 15 THROUGH 24 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

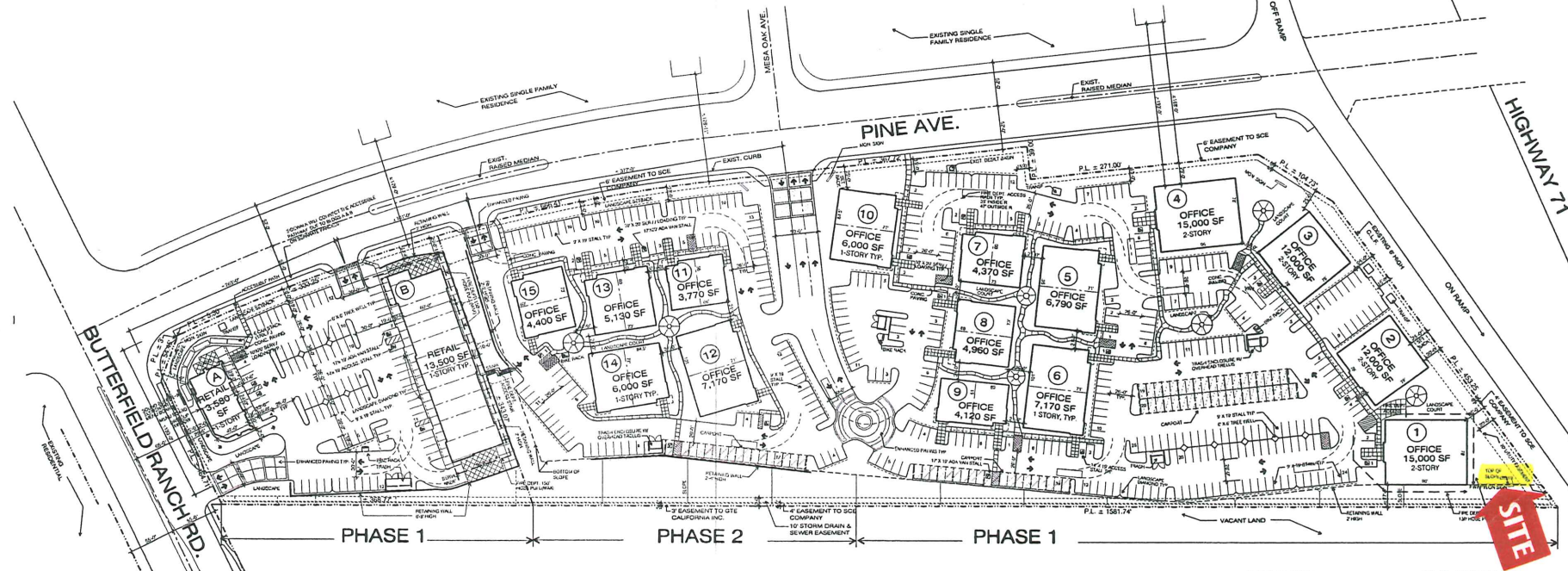
APN NO:
 1027-491-02-0-000

ZONE/DISTRICT CLASSIFICATION:
 PLAN DEVELOPMENT 50-167

- GENERAL NOTES:**
- SEE PRELIMINARY GRADING PLAN & LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
 - A BUILDING HEIGHT VARIANCE REQUESTED FOR BUILDING 1 THRU 4 ALONG EAST PROPERTY LINE.
 - SEE A4 FOR TRASH ENCLOSURE AND ACCESSIBLE PARKING DETAILS.
 - ALL RETAINING WALLS TO BE SPILT FACE CONCRETE MASONRY UNITS.



VICINITY MAP NTA



UTILITY PROVIDER

- STORM DRAIN, WATER & SEWER
City of Chino Hills
2001 Grand Avenue
Chino Hills, Ca. 91709
Phone: 909-364-2755
- GAS
Southern California Gas
13525 12th Street
City of Chino, Ca. 91710
Phone: 909-613-1526
- TELEPHONE
Verizon Communications
280 Locust Street,
Pomona, Ca. 92668-2550
- ELECTRICITY
SOUTHERN CALIFORNIA
EDISON (SCE)
1851 Francis Street
Ontario, Ca. 91761
Phone: 909-930-8434
- CABLE
Adelphia
5944 Sycamore Court
City of Chino, Ca. 91710
Phone: 800-423-2233

GROSS BUILDING AREA: 17,080 SF
 PARKING REQUIRED**:

85 STALLS
100 STALLS (5.9 / 1,000)

PARKING PROVIDED:

100 STALLS

PARKING REQUIREMENT CALCULATION
 17,080 SF / 200 SF = 85 STALLS REQUIRED

PARKING TABULATION

STANDARD	9' X 19'	95
ACCESS	14' X 19'	4
ADA VAN	17' X 19'	1
TOTAL		100 STALLS PROVIDED

GROSS BUILDING AREA: 26,470 SF
 PARKING REQUIRED**:

113 STALLS
121 STALLS (4.6 / 1,000)

PARKING PROVIDED:

121 STALLS

PARKING REQUIREMENT CALCULATION
 SAMPLE CALCULATION FOR BLDG. 12
 1ST. 2,000 SF 2,000 SF / 200 SF = 10
 2,000 TO 5,000 SF 3,000 SF / 250 SF = 12
 OVER 5,000 SF (7,170 - 5,000) SF / 300 SF = 7.2
TOTAL (BUILDING 12) 29.2 STALLS REQ'D

TOTAL REQ'D FOR BLDG. 11 TO 15 = 115 STALLS

PARKING TABULATION

STANDARD	9' X 19'	116
ACCESS	14' X 19'	4
ADA VAN	17' X 19'	1
TOTAL		121 STALLS PROVIDED

GROSS BUILDING AREA: 87,410 SF****
 PARKING REQUIRED**:

344 STALLS
349 STALLS (4 / 1,000)

PARKING PROVIDED:

349 STALLS

PARKING REQUIREMENT CALCULATION
 SAMPLE CALCULATION FOR BLDG. 1
 1ST. 2,000 SF 2,000 SF / 200 SF = 10
 2,000 TO 5,000 SF 3,000 SF / 250 SF = 12
 OVER 5,000 SF (15,000 - 5,000) SF / 300 SF = 33.3
TOTAL (BUILDING 1) = 55.3 STALLS REQ'D

TOTAL REQ'D FOR BLDG. 1 TO 10 = 344 STALLS

PARKING TABULATION

STANDARD	9' X 19'	338
ACCESS	14' X 19'	6
ADA VAN	17' X 19'	2
TOTAL		346 STALLS PROVIDED

**** ONE STORY BUILDINGS 33,410 SF
 TWO STORY BUILDINGS 54,000 SF

APPLICANT

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ARCHITECT

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 CONTACT: RONALD SAKAHARA

LANDSCAPE ARCHITECT

RIDGE LANDSCAPE ARCHITECTS
 8841 Research Drive, Suite 200
 Irvine, CA 92618
 949-387-1303
 CONTACT: JOSEPH BENNETT

CIVIL ENGINEER

PENCO ENGINEERING
 One Technology Park Building, J-725
 Irvine, CA 92614
 949-753-0111
 CONTACT: BILL SNOW

SIGNAGE

SIGNAGE SOLUTIONS
 1336 Aliso Street
 Anaheim, CA 92805
 714-491-0229
 CONTACT: CHRIS DEPUTER

ELECTRICAL ENGINEER

FBA ENGINEERING
 3420 Irvine Avenue Suite 200
 Newport Beach, CA 92660
 949-852-9995
 CONTACT: STEVEN ROTH

PINE CORPORATE CENTER CHINO HILLS, CALIFORNIA

OPUS WEST CORPORATION



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