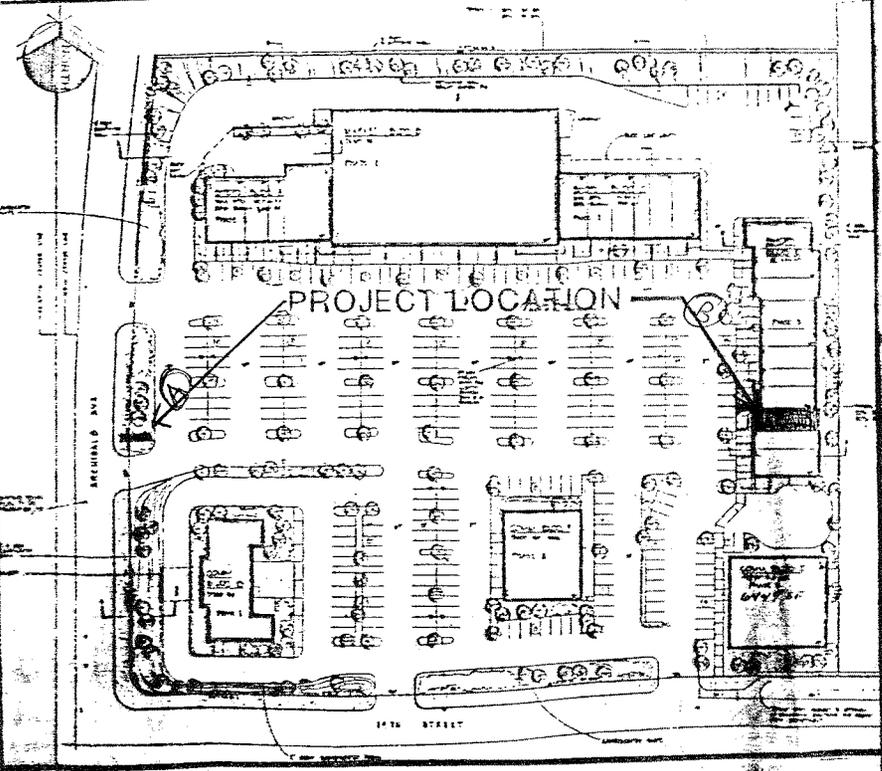


1. SITE PLAN
 2. EXISTING UTILITIES
 3. EXISTING BUILDING FOOTPRINT
 4. EXISTING DRIVEWAYS
 5. EXISTING DRIVEWAYS
 6. EXISTING DRIVEWAYS
 7. EXISTING DRIVEWAYS
 8. EXISTING DRIVEWAYS
 9. EXISTING DRIVEWAYS
 10. EXISTING DRIVEWAYS

KEY PLAN



VICINITY MAP

ZONING "D"
 OLD CAT HOSPITAL
 100 MARSHA TUDOR
 STREET
 CAMONGA, CA. 91701

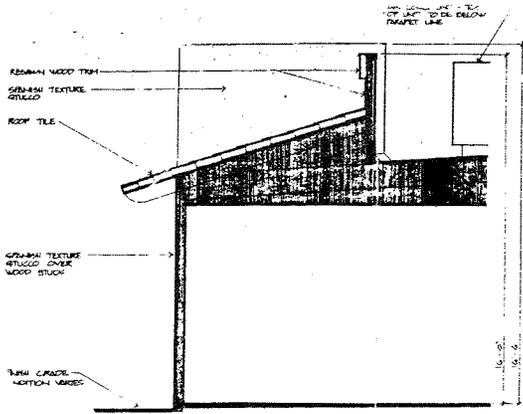
WHEELER WHEELER
 ARCHITECTS
 1000 WHEELER WHEELER
 CLARK AVENUE, CA
 91701

S100B - SF ELECTRIC WALL SIGN EXISTING
 S100A - D/F ELECTRIC WALL SIGN EXISTING
 STORE FRONT SIZE - 20'-0"

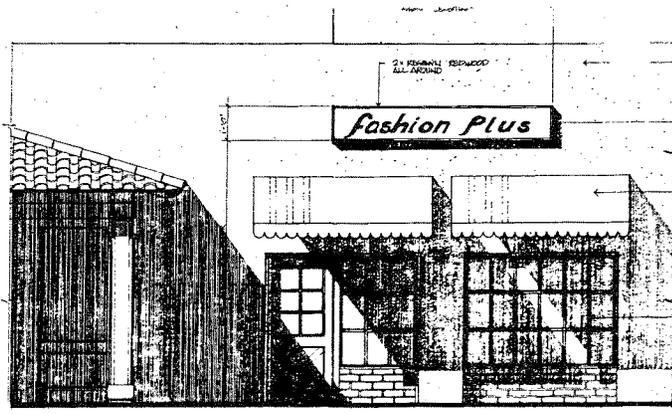
PLANNING DIVISION APPROVAL

BY  DATE 9/14/89
 CITY OF GARDEN GROVE
 Please contact the Planning Division at (714) 989-1861 for final inspection.

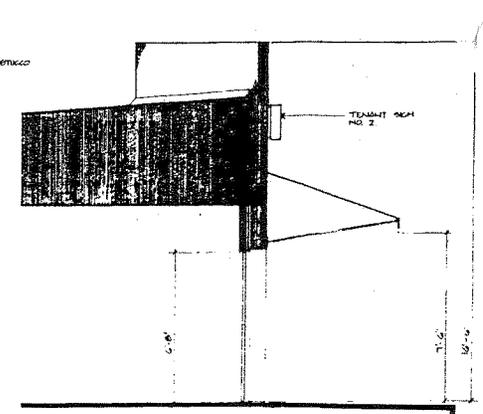
ADDRESS
 CAT HOSPITAL
 9790 19TH ST
 ALTA LOMA, CALIF
 91730



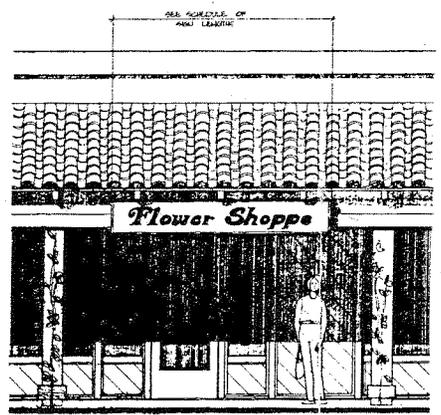
PARTIAL SECTION & REAR WALL
W-102



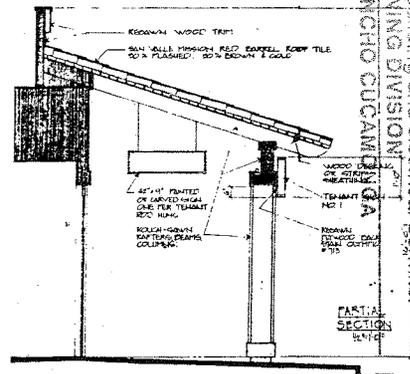
PARTIAL ELEVATION
W-101



PARTIAL SECTION
W-103



PARTIAL ELEVATION
W-104



PARTIAL SECTION
W-105

CITY OF RANCHO CUCAMUNGUE
 PLANNING DIVISION
 DATE:

BY:

PLANS APPROVED
SIGN DEPARTMENT

The use of garish or neon colors is prohibited. A permit conditionally approved subject to compliance with the Sign Ordinance, F.M.C. Title 14. Please contact Planning Division for final inspection. This approval does not relieve the applicant's responsibility to obtain the necessary building and electrical permits.

- NOTES - TENANT BUILDING SIGNS**
1. TYPICAL SIGN CASE TO BE FABRICATED WITH 2\"/>

SIGN WIDTH	SIGN LENGTH
12'	20' MAX.
18'	30' MAX.
24'	40' MAX.

LENGTH OF SIGNS FOR UNDER SHOPS SUBJECT TO ARCHITECT AND OWNER'S APPROVAL.
 CORNER SIGNS SHALL BE PERMITTED THE NUMBER OF SIGNS ON EACH FRONTAGE WHICH WOULD BE PERMITTED BY THE ABOVE.

10TH & ARCHIBALD
 SANTA ANITA DEVELOPMENT

STATER BROS. CENTER
 ALTA LOMA, CALIFORNIA
 BROWN LEARY OREMEN AIA
 12

10'-0"

SIGN-B

CAT HOSPITAL

1'-0"

ROUTED 202 OR 2162 RED TOMATO

8'-1"

SIGN-A

CAT HOSPITAL

3"

PLANNING

BY [Signature]
Mason
Sign
Please
1714

WHITE LIN

TOMATO RED VINYL LETTER

NOTES - TENANT BUILDING SIGNS

1. TYPICAL SIGN CAMS TO BE FABRICATED WITH 2X RESAMR REDWOOD SURROUND. STAIN OLYMPIC #713. BACKGROUND - PLEXIGLAS RED 2662. LETTERS - PLEXIGLAS WHITE W-7420. PAINT METAL TRIM ON FACE OF SIGN TO MATCH PLEXIGLAS BACKGROUND.
2. ALL WORK MUST BE OF GOOD QUALITY. THE OWNER RESERVES THE RIGHT TO REJECT ANY WORK JUDGED BELOW STANDARD.
3. ALL DESIGNS, COLORS, AND SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO APPROVE ALL DESIGN COPY. ALL SIGNS SHALL BE APPROVED BY LOCAL AUTHORITIES AS REQUIRED BY LOCAL ORDINANCE. NO SIGN DRAWINGS SHALL BE SUBMITTED TO LOCAL AUTHORITIES FOR APPROVAL WITHOUT FIRST OBTAINING APPROVAL OF THE OWNER.
4. SIGNS SHALL CONFORM TO DIMENSIONS AND MATERIALS AS SHOWN HEREON AND SHALL BE LOCATED AS SHOWN.
5. ALL SIGNS SHALL BE INTERNALLY ILLUMINATED WITH AN 800 M.A. FLUORESCENT MAXIMUM.
6. SIGNS SHALL BE SECURELY AND INCONSPICUOUSLY ATTACHED TO THE STRUCTURE AS DEFINED BY THE ARCHITECTURAL PLANS. NO STRUTS OR BRACES WILL BE PERMITTED.
7. NO EXPOSED CONDUIT WILL BE PERMITTED.
8. THE GRAPHICS FOR EACH SIGN SHALL NOT BE LIMITED TO THE STYLES SHOWN, BUT SHOULD REFLECT THE CHARACTER OF THE SHOP IT IDENTIFIES. DESIGN APPROVAL WILL BE BASED UPON COMPATIBILITY WITH STOREFRONT DESIGN, AND WITH REGARD FOR THE CHARACTER INTENDED FOR THE OVERALL DEVELOPMENT.
9. NO BANNERS, PERMANTS, OR TEMPORARY SIGNS MAY BE DISPLAYED ON ANY BUILDING OR IN THE PARKING AREA, AND NO TEMPORARY SIGNS MAY BE PLACED ON THE INSIDE SURFACES OF ANY WINDOW, OR HUNG CLOSER THAN 18" BEHIND THE INSIDE SURFACE OF ANY WINDOW SURFACE.
10. EACH BUSINESS SHALL BE ALLOWED A PERMANENT WINDOW SIGN FOR IDENTIFICATION, HOURS AND ADDRESS NOT TO EXCEED FIVE SQUARE FEET IN AREA WITH NO LETTERS BEING HIGHER THAN 3 1/2".

SCHEDULE OF SIGN LENGTHS (TENANT SIGNS 1 & 2)

<u>SHOP WIDTH</u>	<u>SIGN LENGTH</u>
15'	10' MAX.
20'	10' MAX.
25'	14' MAX.

LENGTH OF SIGNS FOR WIDER SHOPS SUBJECT TO ARCHITECT AND OWNER'S APPROVAL.

CORNER SHOPS SHALL BE PERMITTED THE NUMBER OF SIGNS ON EACH FRONTAGE WHICH WOULD BE PERMITTED BY THE ABOVE.

STATER BROS. CENT

ALTA LOMA CALIF



City of Rancho Cucamonga
Planning Department
(909) 477-2750

Sign Permit Application

GENERAL INFORMATION

Names of Business CHASE BANK Date 9-12-2011
 Address 9700 14th St, Rancho Cucamonga, CA 91737
 Applicant's Name Signtech STEVE THEKIMUT Phone 619-250-9548
 Address 4444 FEDERAL BLVD, SAN DIEGO, CA 12102 Fax 866-526-2344
 Business Owner's Name JPMORGAN CHASE Phone _____
 Address _____ Fax _____

OWNER'S CERTIFICATION

Legal Property Owner's Name AREA DEC Signature [Signature]
 Property Manager's Name _____ Signature _____
 Address _____ Phone _____

SIGN DESCRIPTION

Number and type of sign(s): Temporary Wall Monument Canopy
 Subdivision Window Uniform Sign Program Directional Pedestrian
 Other Notice of Filing Sign

Size:	Length	Depth	Overall Height	Sq. Ft.	Bldg. Face Sq. Ft.
Sign 1:	_____	_____	_____	_____	_____
Sign 2:	_____	_____	_____	_____	_____
Sign 3:	_____	_____	_____	_____	_____
Sign 4:	_____	_____	_____	_____	_____
Sign 5:	_____	_____	_____	_____	_____

If temporary or subdivision: Date of installation _____ Date of Expiration _____

Cash deposit amount: _____

Indicate sign copy, sign, color and materials on plans described on the attached sheets.

ACTION

PHOTO

Approved Denied

By: [Signature]

Date: 9/28/11

Comments: Update sign program # 11

FILE NO.: DAC 2011-00924
Document 14 REV 3/19/2007

DATE: 9/12/11

RECEIVED BY: Tuncay

FEE: \$1,867.00

RECEIPT NO.: #CR 15845

CASH DEPOSIT:

s10H100100k0616012345X

CITY OF RANCHO CUCAMONGA
CITY HALL
FINANCE DEPARTMENT
10500 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
909-477-2700

RECEIPT: CR150545 DATE: 09/12/11
CASHIER ID: 03009100 TIME: 07:33:44

DRC2011-00324
Planning Fees 1,867.00
1001000 4500 CK

TOTAL PAID 1,867.00

RECEIVED FROM:
SIGMTECH

6

s10H100100k0616012345X

PAY TO THE ORDER OF
WELLS FARGO BANK OF CALIFORNIA, N.A.
CITY OF RANCHO CUCAMONGA
ACCOUNT #2740924410
10/15/2011 1,867.00

Archibald & 19th Sign Criteria

SPECIFICATIONS

Type "A" Sign:

Type "A" wall signage: Tenant shall be required to install wall signs comprised of internally illuminated metal letters with plexiglass faces. Color: Tenant choice subject to landlord written approval. Size: Anchor tenant (Stater Bros.) may have up to 48" letter height. Freestanding pad tenants (Chase Bank and Carl's Jr.) may have up to 30" letter height. Inline tenants may have up to 18" letter height. Logo height may exceed letter height by an additional 30%. Defer to city code for maximum number of signs allowed.

Type "B" Sign:

Type "B" existing box signage: Length of signs for wider shops subject to landlord approval. Corner shops shall be permitted the number of signs on each frontage which would be permitted by the above. Typical signs cans to be fabricated with 2x resawn redwood surround. Stain New Hope DE 1073 L1. Background – Plexiglass Red 2662. Letter – Plexiglass "White W-7420". Paint metal trim on face of sign to match plexiglass background.

SCHEDULE OF SIGN LENGTHS

Shop Width	Sign Length
15'	10' Max
20'	10' Max
25'	14' Max

Type "C" Sign:

Type "C" rear service door: Tenant may identify service door for delivery and emergency purposes only. Total letters and numbers shall be not more than 8 inches high and a total of 18 inches long. Letters and numbers shall be painted in black in block lettering.

Type "D" Sign:

Type "D" monument signage: Three monument signs maximum for the center. Minimum 300 feet between monument signs per street. Must be architecturally compatible with each other. Defer to city code for size and location requirements.

Type "E" Sign:

Type "E" window signage: Tenant shall be allowed window signs up to 4 square feet and may only include business identification, hours of operation, address and emergency information.

Sign Type	Buildings Permitted	Max Length	Letter Height	Color
Box Sign	A,C, D & E	10 or 14 Feet	¾ Box Height	Red with White Background
Wall Sign	A,C, D & E	N/A	18 Inches	Approved by Landlord
Wall Sign	B	N/A	40 Inches	
Wall Sign	G & F	N/A	30 Inches	
Logo	All Buildings	N/A	30% Larger than Letter Height	
Monument Sign	3 Total	N/A		

GENERAL NOTES

1. All work must be of good quality. The landlord reserves the right to reject any work judged below standard by the landlord.
2. All designs, colors and shop drawings must be submitted to the landlord for review and approval prior to construction. The landlord reserves the right to approve all design copy. All signs shall be approved by local authorities as required by local ordinance. No sign drawings shall be submitted to local authorities for approval without first obtaining approval of the landlord.
3. Signs shall conform to dimensions and materials as shown herein and shall be located as shown.
4. All signs shall be internally illuminated with 800 M.A. fluorescent maximum.
5. Sign shall be securely and inconspicuously attached to the structure as defined by the architectural plans. No struts or braces will be permitted.
6. The graphics for each sign shall not be limited to the styles shown, but should reflect the character of the shop it identifies. Design approval will be based upon compatibility with storefront design, and with regard for the character intended for the overall development.
7. No banners, pennants, or temporary signs may be displayed on any building or in the parking area, and no temporary signs may be placed on the inside of any window or hung closer than 18" behind the inside surface of any window surface.
8. The purpose of this criteria is to establish the minimum sign standards necessary to insure coordinated, proportional exposure for all tenants. Performance shall be strictly enforced and any non-conforming sign shall be removed by tenant or his sign contractor at their expense.
9. Each tenant shall submit, to the landlord for approval, two (2) copies of a detailed shop drawing of the proposed sign indicating conformance to these criteria. Such submittals shall include, but not be limited to pertinent dimensions, detail and color call-outs.

10. The tenant shall pay for all signs and their installation and maintenance.
11. The tenant shall submit landlord approved drawings to all agencies requiring approval and shall pay for all the required approvals and permits.
12. All signs and their installation must comply with local building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
13. Tenant shall be responsible for penetrations, leaks and/or defacement caused by his sign contractor.
14. No animated, flashing or audible signs will be permitted.
15. Sign contractor shall seal all penetrations of stucco fascia with clear silicone sealant.
16. No exposed raceways, cross overs, conduits, conductor, transformers, etc. shall be permitted.
17. All signage approved prior to approval of this sign program may remain as-is.

Prepared on 9/12/2011 by  Signtech

