



City of Rancho Cucamonga
Planning Department
(909) 477 2750

Sign Permit Application

GENERAL INFORMATION

Names of Business Arrow Business Park Date 10-08-2007
 Address 9007-9087 Arrow Route
 Applicant's Name Todd Travis Phone 949 903-5111
 Address P.O. Box 1396 Pauma Valley, CA 92061 Fax 760-742-2351
 Business Owner's Name Essex Arrow, LLC, Contact: Jim Neiger Phone 949 798-8100
 Address 18012 Sky Park Circle, Suite 200 Irvine, CA 92614 Fax 949 798-5904

OWNER'S CERTIFICATION

Legal Property Owner's Name Essex Arrow, LLC Signature [Signature]
 Property Manager's Name n/a Signature [Signature]
 Address 18012 Sky Park Circle, Suite 200 Irvine, CA 92614 Phone 949 798-8100
 Jim Neiger, President Managing member

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:	12'-0"	1'-4"	3'-6"	24sf	n/a
Sign 2:	7'-6"	1'-0"	7'-7"	36sf	n/a
Sign 3:	4'-0"	2"	1'-0"	4sf	varies
Sign 4:	6"	2mil	2"	<1sf	varies
Sign 5a:	3'-6"	2mil	2'-6"	8.75sf	varies
Sign 5b:	3'-6"	2mil	1'-0"	3.5sf	varies
Sign 6:	14'-0"	2"	1'-6"	21sf	varies
Sign 7:	14'-0"	5"	4'-0"	50sf	varies
Sign 8:	1'-0"	.1"	1'-0"	1sf	varies

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

Cash deposit amount: \$1758.00

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

ACTION PHOTO

Approved Denied
 By: Mike Smith (JN)
 Date: 10-17-07
 Comments: Amended USP 50

REFERENCE #

FILE NO.: DRC 2007-00699 DATE: 10-8-07 RECEIVED BY: [Signature] FEE: \$1758.00 RECEIPT NO.: 109964 CASH DEPOSIT:

Arrow Business Park Exterior Sign Program

07-23-2007, Revision 2: 10-02-2007

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Owner

Essex Realty Management
18012 Sky Park Circle., Suite 200
Irvine, California 92614

Tel: (949) 798.8100

Program Designer:

Todd Travis Design Group
P.O. Box 1396
Pauma Valley, CA 92061

(949) 903-5111

PLANS APPROVED

SIGN PERMIT NO. USP 50 - Amended 10/17/07
BY: MKS DATE: 10-17-07

- The use of garish or fluorescent colors is prohibited.
- Permit conditionally approved subject to compliance with the Sign Ordinance, RC Municipal Code Title 14
- Please contact the Planning Division for final inspection
- This approval does not relieve the applicant's responsibility to obtain the necessary building and electrical permits.

Program Title Page

Sheet 1 of 14

Arrow Business Park

DR02007-00813

Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

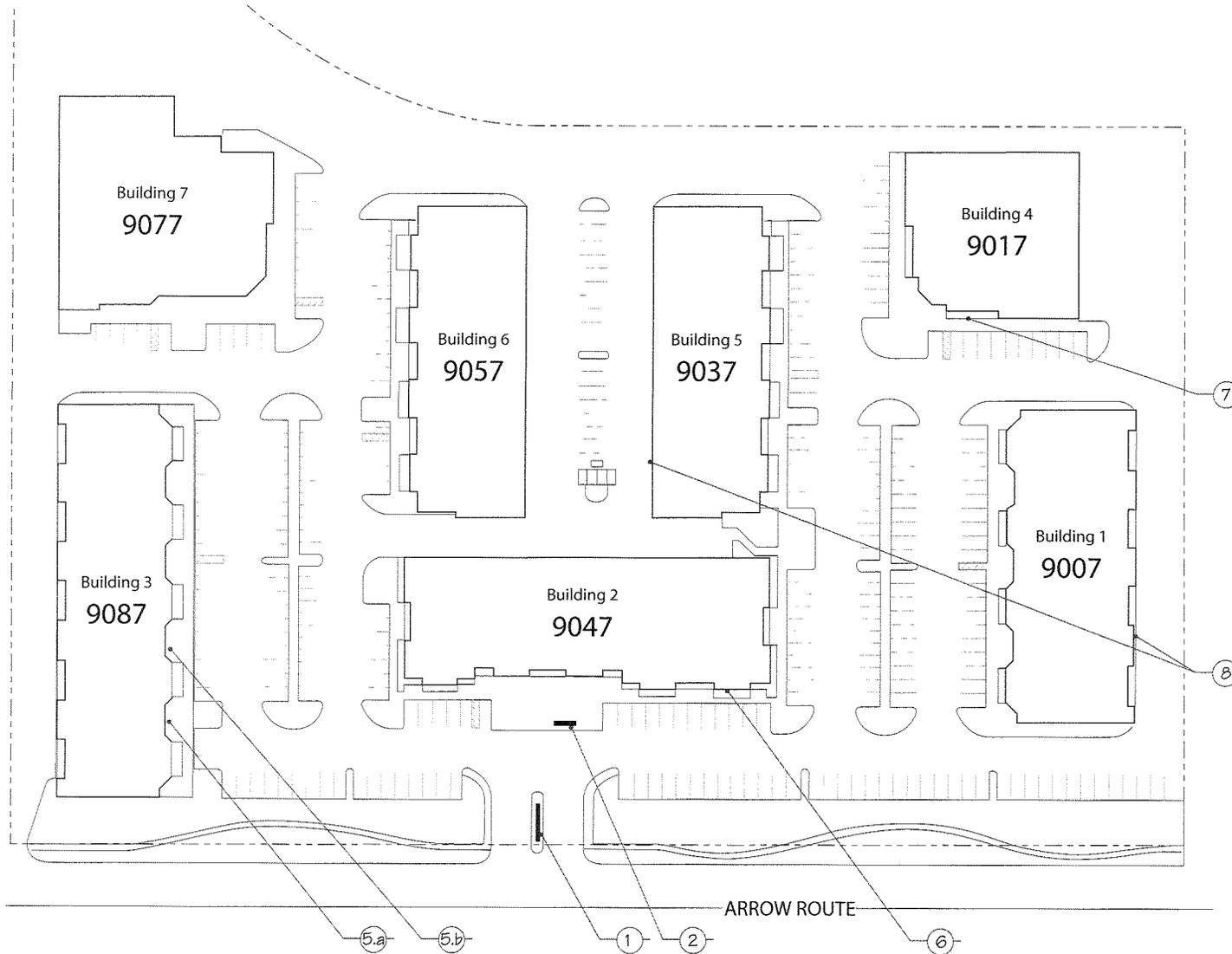
Project Developer:
Essex Realty Mangement
18012 Sky Park Circle., Suite 200
Irvine, California 92614

1. Project Monument Sign
see Sheet 4
2. Project Directory Sign
see Sheet 5
3. Building Address
see Sheet 6
4. Suite Number
see Sheet 6
5. a Second Floor Tenant Sign
see Sheet 8
5. b Ground Level Tenant Sign
see Sheet 9
6. Tenant Wall Sign
see Sheet 10
7. Tenant Wall Sign (Major Tenant)
see Sheets 11 & 12
8. Rear Door Sign
see Sheet 13

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Sheet: **2 of 14**



Site Map

Scale:

Date: 07-23-2007

Revision: 2: 10-02-2007

Job No.:

Designer: TT



**Arrow
Business Park**

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
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Sign Type	Description	Sign Location	Max. Quantity	Sign Width per sign	Sign Height per sign	Max. Sign Area per sign	Logos Allowed?	Max. Logo Height	Sign Style	Illumination Permitted?	Sign Permit Required
1	Project Monument	Ground	1	12'-0"	3'-5"	24sf	Yes	n/a	Monument	Yes	Yes
2	Project Directory	Ground	1	7'-7"	7'-6"	36sf	Yes	1'-0"	Monument	Yes	Yes
3	Building Address	Wall	2 / bdlg face	4'-0"	12"	4sf	No	n/a	Dimensional Letters	No	No
4	Suite Number	Sidelight Glass	1/unit	n/a	2"	n/a	No	n/a	Vinyl Window Graphic	No	No
5.a	2nd Floor Tenant Window Sign	Sidelight Glass	1/unit	3'-6"	2'-6"	8.75sf	Yes	2'-6"	Vinyl Window Graphic	No	No
5.b	Ground Level Tenant Window Sign	Sidelight Glass	1/unit	3'-6"	12"	3.5sf	Yes	12"	Vinyl Window Graphic	No	No
6	Tenant Wall Sign	Wall	1/unit	14'-0'	1'-6"	21sf	Yes	8"	Framed Wall Sign	No	No
7	Major Tenant Wall Sign (Building 4 & 7 only min. 10,000 sf)	Wall	1/unit	14'-0"	4'-0"	50 sf	Yes	3'-0"	Channel Letters/Logo	Yes	Yes
8	Rear Door Sign	Wall	1/unit	12"	12"	1sf	No	n/a	Wall Panel	No	No



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Sign Summary - Tenant & Monument Signs

Scale: _____ Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: _____ Designer: TT

Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
Essex Realty Management
18012 Sky Park Circle., Suite 200
Irvine, California 92614

Purpose

The intent of this sign program for Arrow Business Park is to establish guidelines for signage which enhance the overall project and create a park environment of the highest standards. The guidelines here are intended to foster a "pride-of-ownership" that will lend to the economic successes of both Tenant and Landlord.

Consistent with this theme, the developers have kept close attention to the ultimate signage within the park in an effort to maintain the highest standards of the end product so carefully monitored prior to actual completion of the project. The sign criteria is hereby made a part of all Leases enacted within Arrow Business Park and non-conformance will constitute a default by the Tenant.

Submittals and Approvals

All signs must follow the process as outlined in this section. No sign may be erected or attached to any element of the project without the proper approvals.

1. All signs must be submitted through the Property Management for preliminary approval. The following elements are required:
 - A. Professionally drawn plans showing sign design, elevation, sign locations, construction notes, materials, and colors.
 - B. Drawings shall be drawn to scale.
 - C. Drawings shall be submitted in triplicate.
 - D. Signed approvals from Property Management to be obtained prior to installation of any sign.
2. All signs must comply with this document. Requests for deviation from the building standard provided here must be submitted to Property Management. Property Management retains sole authority to approve or deny any request.

Graphic Conditions

1. The following criteria shall be strictly enforced and any sign not conforming will be brought into conformance or removed at the expense of the tenant.
2. Signs as shown in the following criteria are the only signs allowed.
3. No animated flashing, audible or smokign signs will be allowed. No exposed conduit or piping.
4. All signs and their installations must comply with all applicable building and zoning codes of the City of Rancho Cucamonga. Applicable codes in force at the time of signage requirement will supercede this sign criteria.
5. No additional advertisement or temporary banners, flags, painted window glass, or similar devices are permitted unless provided herein.

Sign Design Specifications

The signs described herein are divided into several Sign Types. Below is are sign descriptions and usage by Sign Type. Details for each Sign Type can be found on Sheets 4 - 13.

Sign Type 1: (see Sheet 4) Project Monument Sign, located at project entrance on Arrow Route.

Sign Type 2: (see Sheet 5) Project Directory Sign, located in front of Building 2 facing the project entrance.

Sign Type 3: (see Sheet 6) Building Address, applied to all buildings.

Sign Type 4: (see Sheet 6) Suite Number, applied to all tenant space entrances.

Sign Type 5: (see Sheets 7 - 9) Tenant Window Signs

Sign Type 5.a: Second Floor Tenant Window Graphic: applies to Buildings 1 & 3 only.
Sign Type 5.b: Ground Floor Tenant Window Graphic: applies to Buildings 1, 3, 5 & 6

Sign Type 6: (see Sheet 10) Tenant Wall Sign: standard signage type for Building 2, optional for Buildings 4 & 7.

Sign Type 7: (see Sheets 11 & 12) Major Tenant Wall Sign: applies to Buildings 4 & 7 only.

Note: A Major Tenant shall be defined as a tenant occupying 10,000 sq.ft. or more. This definition shall apply to the signage for buildings 4 & 7 ONLY. Any deviation from this definition shall be subject to the approval of Property Management and the City of Rancho Cucamonga

Construction Standards

All materials used for construction of signage on this project shall be of highest quality and finished to provide a beautiful and durable finish. Acceptable materials are outlined specifically by Sign Type on the pertinent detail sheets of this document. The following conditions shall be standard for all Sign Types:

1. Metal Signs shall use aluminum construction with minimum face thicknesses of 0.090" to maintain a flat consistent look.
2. Metal sign finishes shall be poly-urethane products manufactured for the sign industry, i.e. Matthews, Spraylat or equal. These finishes shall be of satin luster unless otherwise noted.
3. Styrene material used for address numbers shall be of 2 lb density or better and shall be finished with a texcoat finish, with silica additive, to provide for increased exterior durability. Faces of these letters shall utilize a hard material, such as aluminum or acrylic to provide a smooth, flat face without waves.
4. Vinyl material shall be limited to 2 mil High-Performance vinyl or better. Durable life span shall exceed 7 years. The color for all vinyl lettering within the park is white.

Specifications & Conditions

Scale:

Date: 07-23-2007

Revision: 2: 10-02-2007

Job No.:

Designer: TT

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Sheet: **4 of 14**

Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
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Sign Type 1: Project Monument Sign
Aluminum cabinet construction, over
concrete pedestal with dimensional
letters and elements. Non-illuminated.

1. Aluminum Cap Cabinet,
8'-8" x 2" x 1'-0" d.
Poly-urethane paint finish, satin.
Color: Frazee 8762w, Touchstone

2. Aluminum Step Cabinet,
9'-8" x 2" x 1'-2" d.
Poly-urethane paint finish, satin.
Color: Black

3. Main Cabinet, aluminum
construction, 10'-8" x 2'-4" x 1'-4" d
Poly-urethane paint finish, satin.
Color: Frazee 8735d, Wild Country

4. Dimensional Project Name
0.5" d FCO Aluminum or better
Mount with 1/2" spacer.
Poly-urethane paint finish, satin.
Color: Matthews, Brushed Aluminum

5. Aluminum Bar Detail,
11'-0" x 1" x 1" d.
Poly-urethane paint finish, satin.
Color: Black

6. Dimensional Address, as Item 4

7. Aluminum Step Cabinet,
9'-8" x 2" x 1" d. Paint as Item 2

8. Concrete Pour-in-place pedestal
Medium sandblast finish, natural.

Total Sign Area: 24 sq.ft.



Face Elevation

Side Elevation

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Sheet: **5 of 14**

Sign Type 1: Project Monument Sign

Scale: 3/4" = 1'-0" Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.:

Designer: TT

Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
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Sign Type 1: Project Directory
Monument Sign. Aluminum cabinet
construction, interior illuminated,
single-faced.

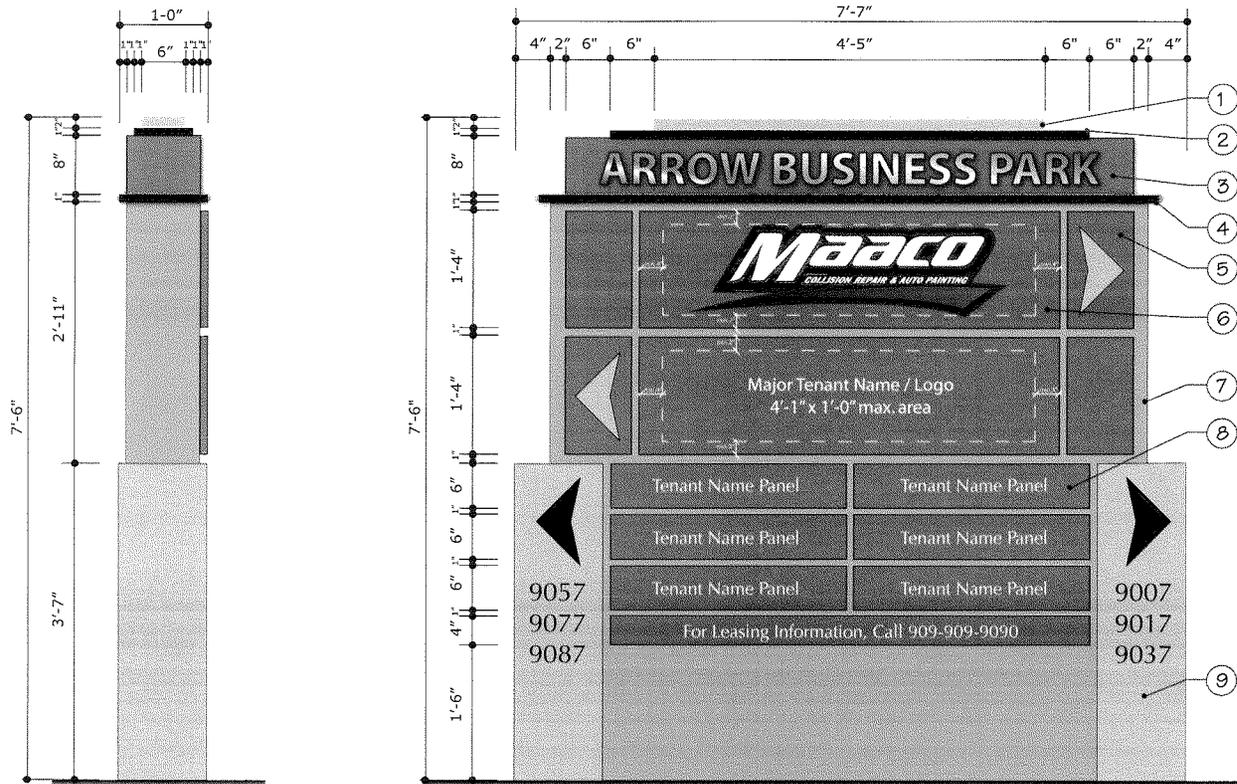
1. Cap Cabinet, 4'-5" x 2" x 6" d.
Poly-urethane paint finish, satin.
Color: Frazee 8762w, Touchstone
2. Step Cabinet, 5'-5" x 1" x 8" d.
Poly-urethane paint finish, satin.
Color: Black
3. Top Cabinet, 6'-5" x 8" x 10" d
with halo lit dimensional copy
Poly-urethane paint finish, satin.
Color: Frazee 8735d, Wild Country
4. Step Cabinet, 7'-0" x 1" x 1'-0" d.
Finish as #2 above.
5. Arrow Panel, 9" x 1'-4"
Push-thru arrow, with int. illumination.
6. Tenant Sign Panel, 4'-9" x 1'-4"
Push-thru tenant copy or logo, with
interior illumination.
Poly-urethane paint finish, satin.
Color: Frazee 8735d, Wild Country
7. Main Cabinet, 6'-9" x 6'-6" x 10"
Poly-urethane paint finish, satin.
Color: Frazee 8763M, Pewter Works
8. Tenant Sign Panel, 2'-8" x 6"
Push-thru tenant copy, building std. font
Optima Reg., Finish as #6 above
9. Address Panels, 1'-0" x 3'-7";
Paint finish as #1 above, with non-illum.,
0.5" d FCO Alum. or better, Satin Black

Total Sign Area: 36 sq.ft.

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Sheet: **6 of 14**



Side Elevation

Face Elevation

Sign Type 2: Project Directory Monument Sign

Scale: 3/4" = 1'-0" Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: Designer: TT

**Arrow
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9007-9087 Arrow Route
Rancho Cucamonga, CA

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Sign Type 3: Building Address Numerals
Dimensional Styrene

1. 12"x 2" d Poly-styrene dimensional
address numerals.
Paint Finish: white

2. Adhesive Mounting, silicone

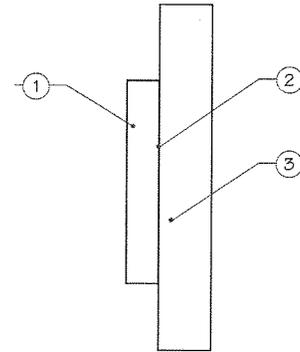
3. existing Wall Surface

Sign Type 4: Suite Number

4. Vinyl Numbers applied to exterior
surface of glass. Vinyl material: 2 mil
high performance
Color: White



Sign Type 3: Building Address Numerals



Sign Type 3: Attachment



Sign Type 4: Suite Number

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
1234567890

Building Standard Font: Optima Regular

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Sign Type 3 & 4: Building Address and Suite Numbers

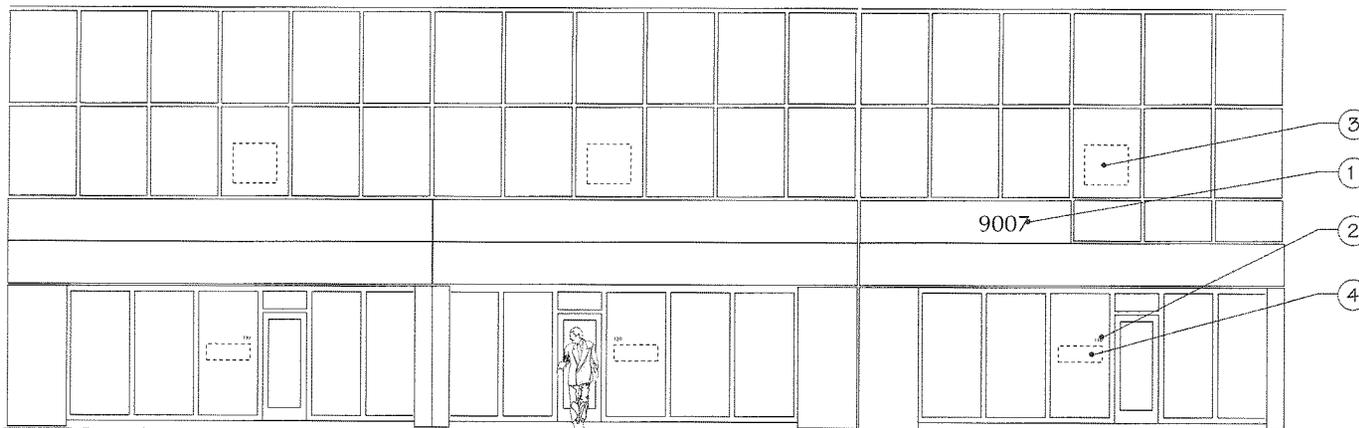
Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
Essex Realty Mangement
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Typical Sign Types for Buildings 1 & 3

1. Sign Type 3: Building Address
See Sheet
2. Sign Type 4: Suite Number
See Sheet
3. Sign Type 5.a: Second Floor Tenant
Window Graphic
See Sheet
4. Sign Type 5.b: Ground Level Tenant
Window Graphic



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Buildings 1 & 3: Typical Elevation

Scale: Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.:

Designer: TT

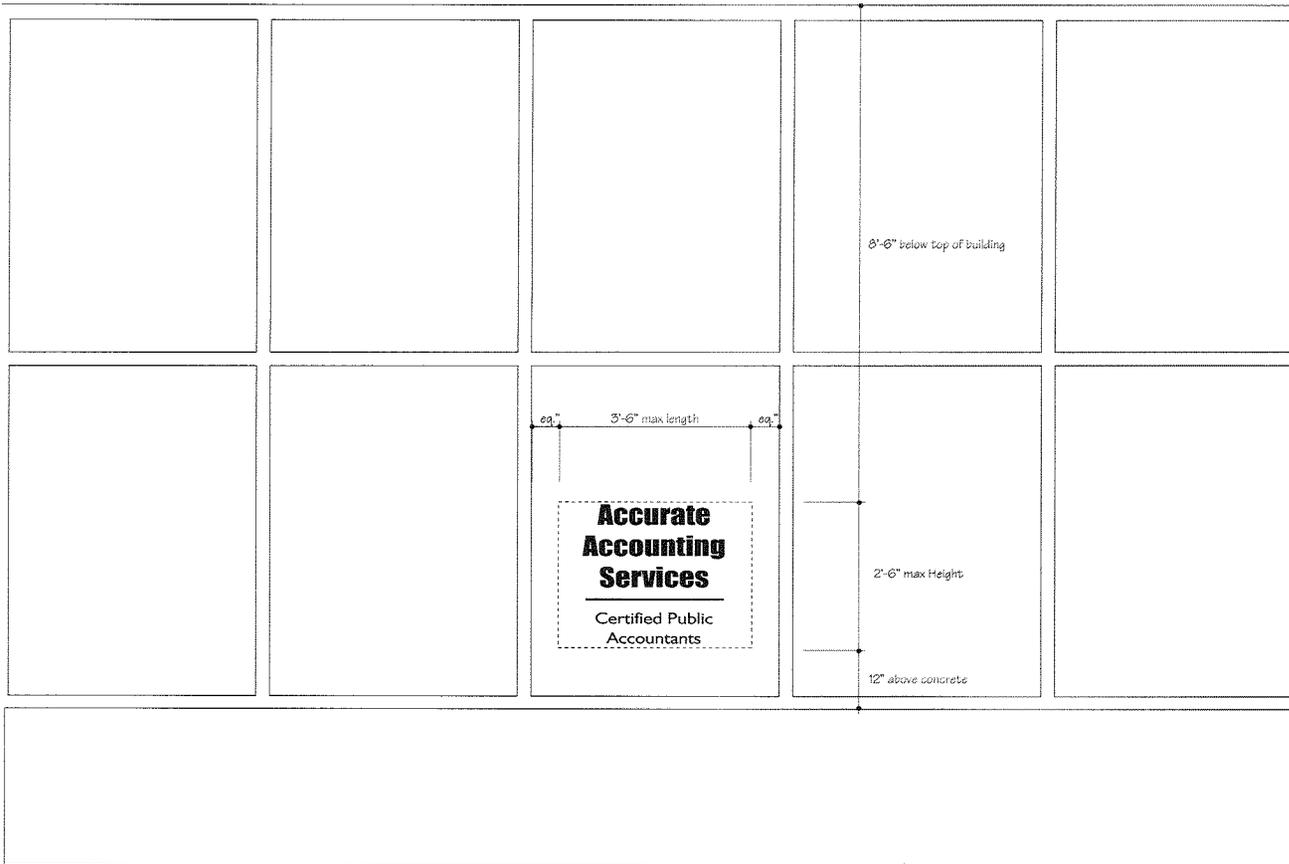
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Business Park**

9007-9087 Arrow Route
Rancho Cucamonga, CA

Project Developer:
Essex Realty Mangement
18012 Sky Park Circle., Suite 200
Irvine, California 92614

Sign Type 5.a: Tenant Window Sign
Vinyl applied graphics.

1. Tenant Sign Area: 3'-6" x 2'-6"
2. Placement: 1'-0" above the concrete line, 8'-6" below to roof, center justified
3. Location: The sign shall be placed on the window pane above the ground floor entry, as shown on Sheet
4. Maximum number of signs on the second floor is 10.
5. 1 sign per tenant / business and per leased building frontage of the second story. Tenant / business occupying both the ground floor and the second floor will be excluded from this sign type.
6. Vinyl material: 2 mil high performance
Color : White



This Window Sign Type applies to Buildings 1 & 3, Second Floor Units Only

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Sign Type 5.a: Second Floor Tenant Window Graphic

Scale: _____ Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: _____ Designer: TT

Arrow Business Park

9007-9087 Arrow Route
Rancho Cucamonga, CA

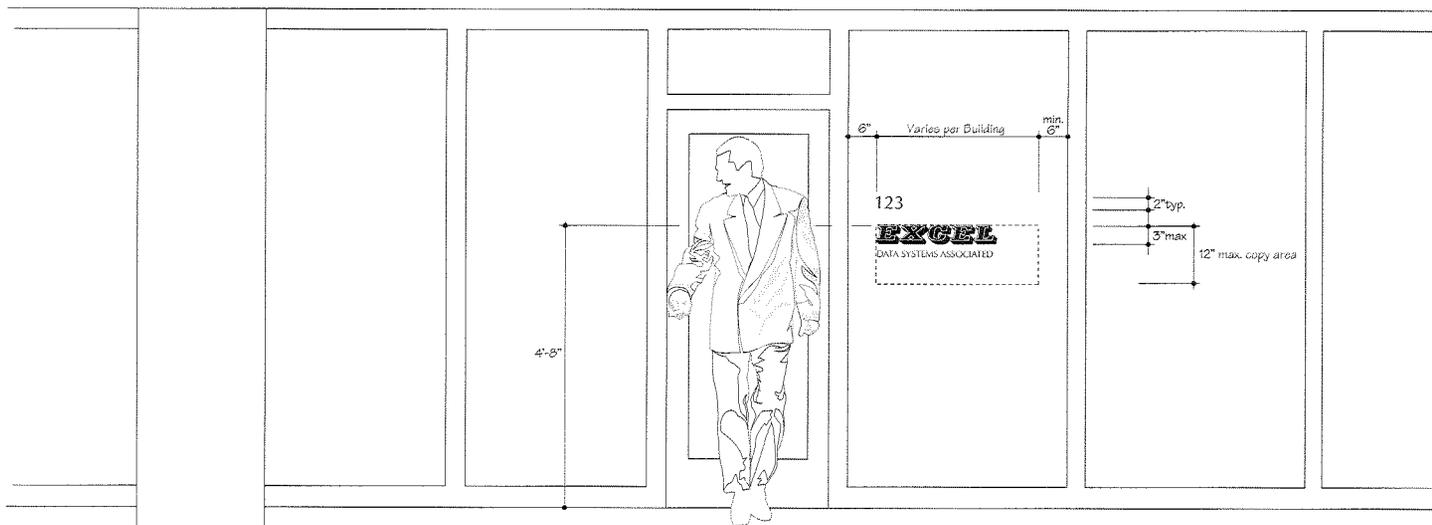
Project Developer:
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Sign Type 5.b: Tenant Window Sign
Vinyl applied graphics.

1. Tenant Sign Area varies in size with window panel dimensions.
Sign Area: 12" max. height with length 12" less than window panel length.
Top of sign to be 4'-8" above finished floor.

Maximum character height: 3"

Vinyl material: 2 mil high performance
Color: White



This Window Sign Type applies to Buildings 1,3, 5 & 6, Ground Level Units
One Window Sign per Tenant Space.

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Sign Type 5.b: Ground Level Tenant Window Graphic

Scale: Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: Designer: TT

**Arrow
Business Park**

9007-9087 Arrow Route
Rancho Cucamonga, CA

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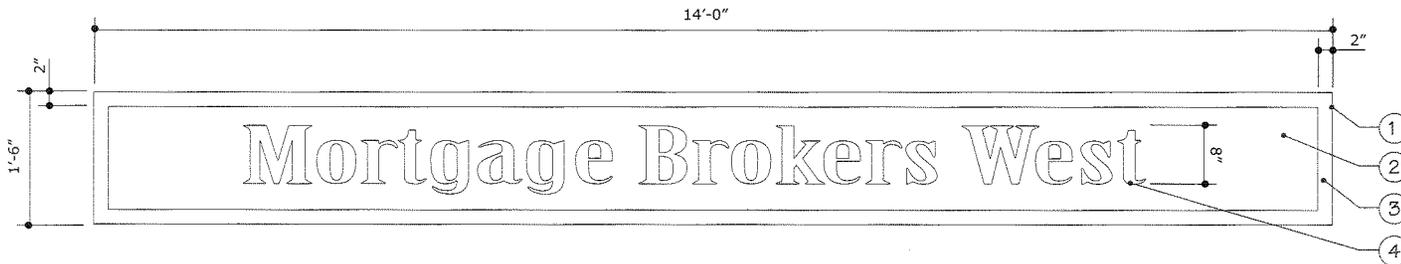
Sign Type 6: Tenant Wall Sign
Modular aluminum sign frame with
removeable aluminum tenant panel.
Vinyl applied graphics.

1. Tenant Wall Sign, 14'-0" x 1'-6" x 2" d
2. Tenant Sign Panel, 0.090" alum. panel,
Poly-urethane paint finish, satin.
Color: Frazee 8735d, Wild Country
3. 2" x 2" Aluminum frame extrusion,
Poly-urethane paint finish, satin.
Color: Frazee 8762w, Touchstone
4. Vinyl material: 2 mil high performance
Color :White

Maximum character height: 8"

Sign to be installed flush right or left
with window mullion, as shown.

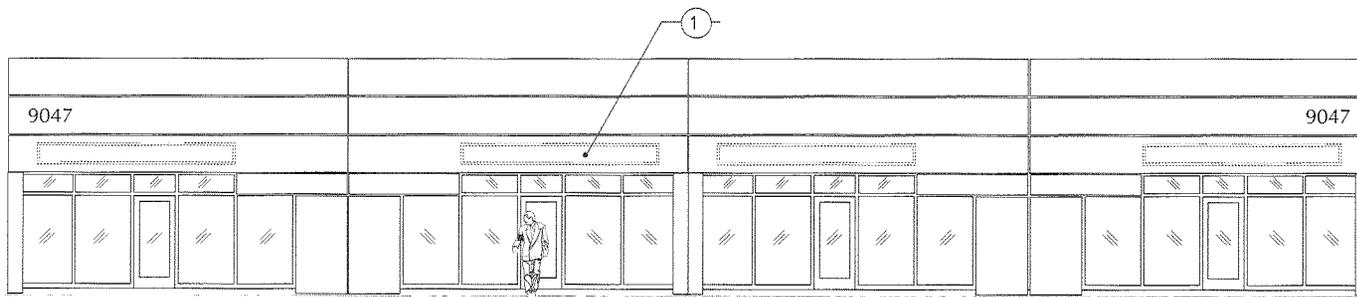
Sign Area: 21 sq.ft. max.



Sign Detail: Sign Type 6, Tenant Wall Sign

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

This Wall Sign Type applies to Building 2 only



Partial Building Elevation: Building 2

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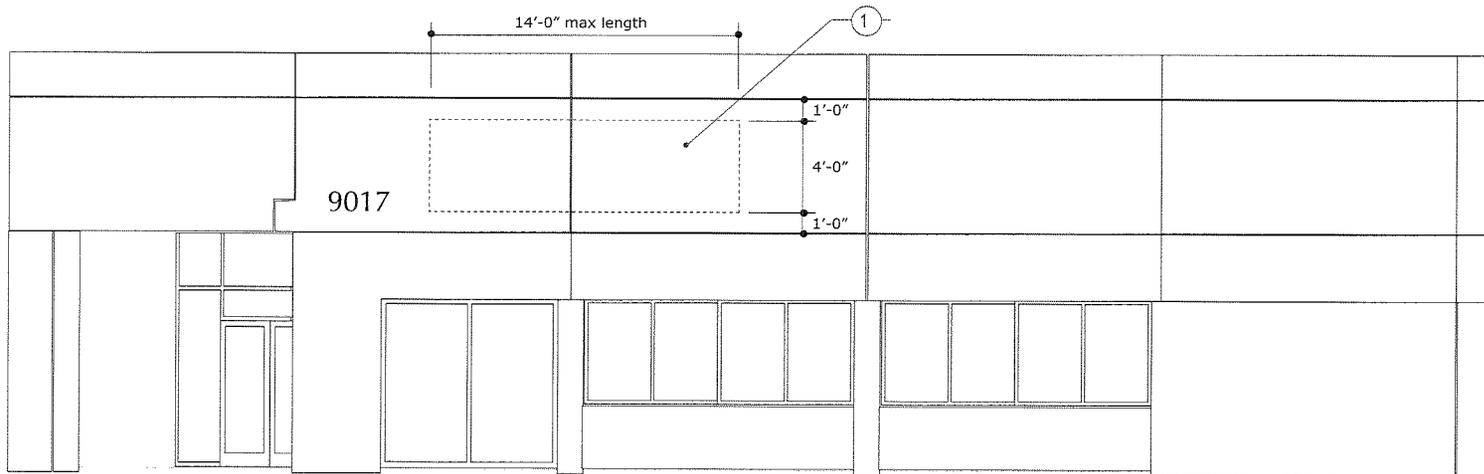
Sheet: **11 of 14**

Sign Type 6: Tenant Wall Sign



Sign Detail: Sign Type 7, Tenant Wall Sign

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



Partial Building Elevation: Building 4

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

This Wall Sign Type applies to Buildings 4 & 7 only

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Rancho Cucamonga, CA

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Sign Type 7: Major Tenant Wall Sign
Illuminated or Non-Illuminated
Dimensional Logo / Letter sign

1. Sign Area: 14'-0" x 4'-0"
maximum 50 sq.ft.
2. Dimensional Tenant Logo element
Tenant may display a trademarked logo
as part of the sign. Max logo height: 3'-0"
May be illuminated and may utilize
individual letters or a balloon-type
cabinet to contour around logo shape.
No standard geometric or rectangular
shaped sign cabinets allowed.
Colors subject to approval.
3. Secondary copy shall be individual
dimensional letters, non-illuminated, of
styrene or aluminum construction.
Letter Height: 12" max
Letter Depth: 2" min.
Colors subject to approval.

Sign Area: 50 sq.ft. max.

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Sheet: **12 of 14**

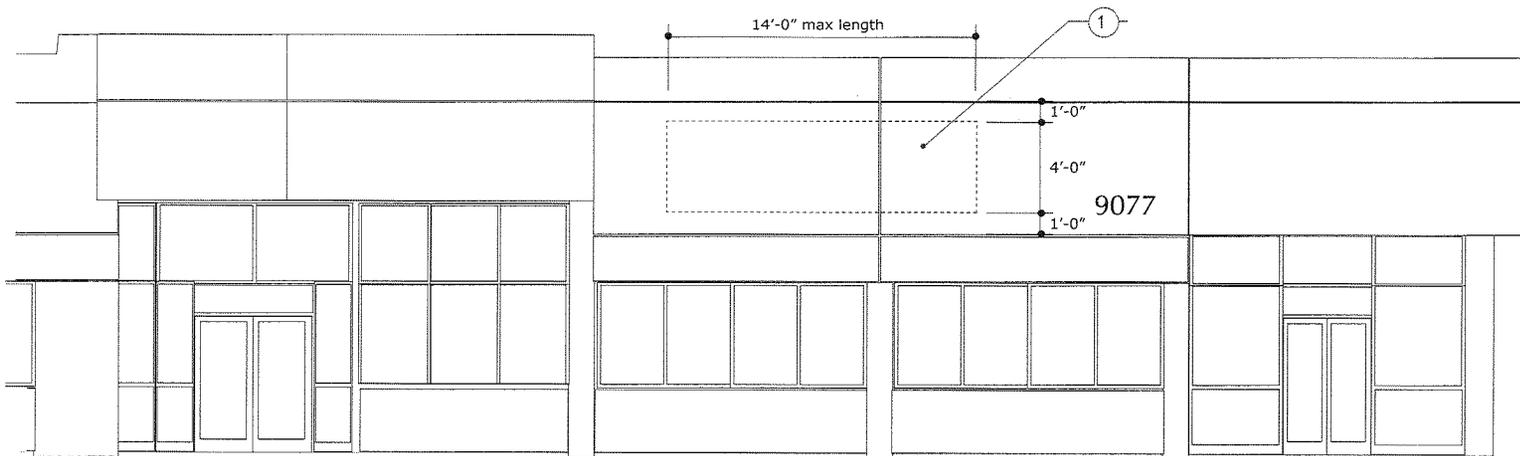
Sign Type 7: Major Tenant Wall Sign, Building 4

Scale: Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: Designer: TT



Sign Detail: Sign Type 7, Tenant Wall Sign

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



Partial Building Elevation: Building 7

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

This Wall Sign Type applies to Buildings 4 & 7 only

Arrow Business Park

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Irvine, California 92614

Sign Type 7: Major Tenant Wall Sign
Illuminated or Non-illuminated
Dimensional Logo / Letter sign

1. Sign Area: 14'-0" x 4'-0"
maximum 50 sq.ft.
 2. Dimensional Tenant Logo element
Tenant may display a trademarked logo
as part of the sign. Max logo height: 3'-0"
May be illuminated and may utilize
individual letters or a balloon-type
cabinet to contour around logo shape.
No standard geometric or rectangular
shaped sign cabinets allowed.
Colors subject to approval.
 3. Secondary copy shall be individual
dimensional letters, non-illuminated, of
styrene or aluminum construction.
Letter Height: 12" max
Letter Depth: 2" min.
Colors subject to approval.
- Sign Area: 50 sq.ft. max.

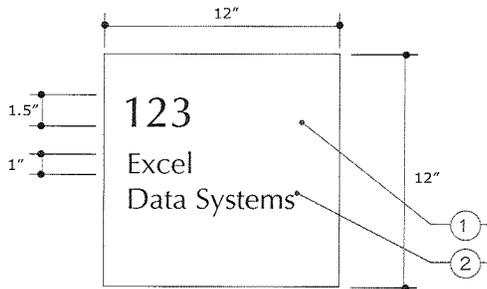
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Sign Type 7: Major Tenant Wall Sign, Building 7

Scale: Date: 07-23-2007 Revision: 2: 10-02-2007 Job No.: Designer: TT



ABCDEFGHIJKLM
 NOPQRSTUVWXYZ
 1234567890

Building Standard Font: Optima Regular

**Arrow
 Business Park**

9007-9087 Arrow Route
 Rancho Cucamonga, CA

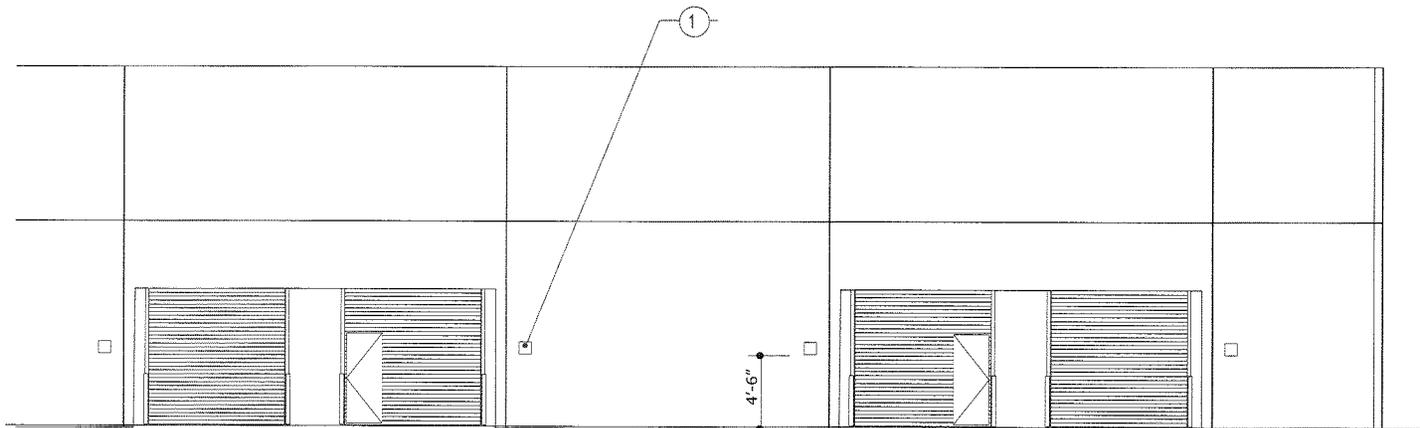
Project Developer:
 Essex Realty Mangement
 18012 Sky Park Circle., Suite 200
 Irvine, California 92614

Sign Type 8: Tenant Rear Door ID Sign
 Aluminum Panel with vinyl copy

1. Sign Panel, 1'-0" x 1'-0" x 0.090"
 FCO Aluminum Sign Panel
 Poly-urethane paint finish, satin.
 Color: Frazee 8735d, Wild Country
2. Vinyl material: 2 mil high performance
 Color: White
3. Adhesive Mount to wall surface

Sign Detail: Sign Type 8, Tenant Rear Door Identification Sign

Scale: 2" = 1'-0"



Partial Rear Building Elevation: typical

This Wall Sign Type applies to all buildings



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Sign Type 8: Tenant Rear Door Identification Sign