



CHINO HILLS PKWY & GRAND AVE.
CHINO HILLS CALIFORNIA

SIGN PROGRAM

SEPTEMBER 24, 1998

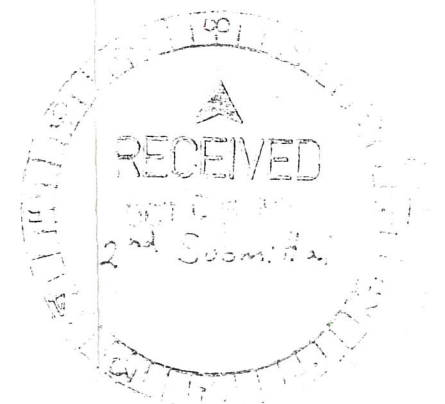


1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

APPROVED	
CHINO HILLS	
Sign Program and Elevations	
BY	<i>[Signature]</i>
DATE	10/21/98



1st Submittal

TENANT SIGN PROGRAM LABAND VILLAGE PLAZA

SECTION I INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signage which, reflects the integrity of the architecture and the intent of the property management and the City of Chino Hills for this center. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signage will be effective and also compliment the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the property management at the tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion that exceeds the quality and the aesthetic impact of most shopping center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of this center.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read Section I through Section VIII. Sections IV through Section VIII deal with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The program establishes minimum and maximum letter sizes, sign area allowances and locations for each sign type, which is subject to the sole discretionary approval of the property management within the context of this sign program.

In addition to this sign program, all signs are limited to the requirements of the City of Chino Hills sign ordinance and are not to exceed the standards established in the design guidelines as recorded against the shopping center.

SECTION II APPROVAL PROCEDURE

Tenant shall submit to property management through the tenant's sign company for approval before fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design and color of the proposed sign, including all the lettering and / or logo, prior to submitting to the City of Chino Hills for review, approval and permit.

Tenant or its representative shall obtain all permits for signs and their installation. Tenant shall be responsible for submitting its sign drawing to the appropriate city/county agency for approval.

A dated signature of approval by the property management will be placed on each sign working drawing prior to submittal to the City of Chino Hills for a building permit. Signs installed by tenant without property management approval are subject to removal at tenant's cost even if tenant has obtained a permit from the City of Chino Hills.

SECTION III COMMON AREA SIGNS

ITEM SIGN TYPE

GROUND MOUNTED

1.0	PROJECT / TENANT PYLON
2.0	PROJECT/TENANT MONUMENT
3.0	PARKING CODE ENTRY

EXTERIOR WALL MOUNTED

4.0	BUILDING I.D. (ILLUMINATED)
4A	MAJOR TENANT I.D. (NON-ILLUMINATED)
5.0 A&B	SHOP TENANT I.D.
6.0 A,B&C	OFFICE TENANT I.D.
7.0	UNDERCANOPY SIGN
8.0 A&B	TENANT ENTRY I.D.
9.0	REAR ENTRY I.D.
10.0	BUILDING ADDRESS

INTERIOR WALL MOUNTED (Office Buildings)

11.0	TENANT DIRECTORY
12.0	INTERIOR TENANT DIRECTIONAL
13.0	INTERIOR OFFICE DOOR PLAQUE
14.0	RESTROOM SIGN

SECTION IV GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name, as registered on the lease agreement and established logo symbol.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms or letter faces which require repair will be replaced or repaired within thirty (30) days of damage or notice from property management. If the signage is not rectified within the thirty (30) day period, the property management will repair the sign at the tenant's expense.
3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
4. Roof mounted signs will not be allowed.
5. No sign will be painted directly onto a wall or surface of any building.
6. No moving, audible, animated or flashing signs will be allowed.
7. Only banners and pennants displayed in this sign program will be allowed. Any additional banners, pennants or temporary signs may not be displayed on any building or in the parking area and temporary signs may not be placed on the inside surface of any window prior approval of the property management and compliance with the City of Chino Hills.
8. Cooperative tenant seasonal promotional signing will be permitted only upon review and approval of the property management and the City of Chino Hills.
9. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage.
10. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the Owner and his agents from damages or liabilities resulting from his contractors work.
11. Tenant shall immediately remove all signs representing a discontinued service and / or project.
12. Upon removal of any sign by tenant, any damage to the building fascia or sign area will be repaired by tenant or by the property management at tenant's expense. Repair work to be completed within a ten (10) day period.

SECTION V

PROJECT / TENANT PYLON (Sign Type #1)

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria."

Refer to the design drawings contained within this sign program designated as Item #1 "Project / Tenant Pylon" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.

PROJECT / TENANT MONUMENT (Sign Type #2)

Along with the requirements of this section, the tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

Refer to the design drawings contained within this sign program designated as Item #2 "Project / Tenant Monument" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.

PARKING CODE ENTRY SIGN (Sign Type #3)

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

Refer to the design drawings contained within this sign program designated as Item #3 "Parking Code Entry Sign" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.

SECTION VI

TENANT STOREFRONT IDENTIFICATION

BUILDING IDENTIFICATION SIGN (Sign Type #4)

1. A maximum allowable letter height is not to exceed two feet zero inches (2'0").
2. Tenant may utilize their business logo identity graphics and colors upon approval by the property management and the City of Chino Hills.
3. The maximum allowable sign area is not to exceed two (2) square feet per linear foot of tenant frontage. The maximum sign area is not to exceed fifty (50) feet in length. The sign area will be calculated by creating a rectangle around the letters, then multiplying the length by the width.
4. Tenant sign length must not exceed seventy five percent (75%) of the tenant store frontage.
5. Additional tenant wall mounted signage may be allowed on a case-by-case basis at the discretion of the property management and the City of Chino Hills.
6. Refer to the section "Tenant Storefront I.D. Fabrication Standards -- Section VIII" for the production standards.

MAJOR TENANT - NON-ILLUMINATED SIGN (Sign Type #4A)

Non-illuminated cut out aluminum letters 1/4" thick pegged off wall with 1/4" spacers. Letters to have a natural color with clear coat automotive finish.

The maximum allowable letter height is not to exceed twelve inches (12") for a single line. Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of fifty square feet (40 sf) per elevation.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot with a maximum of two (2) signs per building.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

SECTION VII

SHOP TENANT I.D. (Sign Type #5)

1. A maximum allowable overall sign height is not to exceed two feet zero inches (2'0").
2. Tenant may utilize their business logo identity graphics and colors upon approval by the property management and City of Chino Hills.
3. A maximum allowable overall sign height is not to exceed two feet zero inches (2'0"). A maximum length will be twenty feet zero inches (20'0").
4. One (1) shop tenant storefront identification sign is allowed per elevation facing the street or parking lot. The maximum allowable sign area is not to exceed two (2) square feet per lineal foot of tenant's frontage. The maximum sign area is not to exceed forty (40) square feet.
5. Tenant sign length must not exceed seventy five percent (75%) of the tenant store frontage.
6. Tenant may utilize their business logo identity graphics and colors upon approval by the property management and the City of Chino Hills.
7. Refer to the section "Tenant Storefront I.D. Fabrication Standards" for the production standards.

SECTION VIII

OFFICE TENANT I.D. (Sign Type #6)

1. The sign areas are limited and are shown on exhibit # 6.0
2. Additional wall mounted tenant signage may be allowed on a case-by case basis at the discretion of the property management and the City of Chino Hills.
3. A maximum allowable overall sign height is not to exceed two feet zero inches (2'0"). A maximum length will be twenty feet zero inches (20'0").
4. The sign area will be calculated by creating a rectangle around the letters, then computing the sign area.
5. The maximum allowable sign area is not to exceed two (2) square feet per lineal foot of tenant's frontage. The maximum sign area is not to exceed forty (40) square feet.
6. The tenant may utilize their business logo identity graphics and colors upon approval by the property management and the City of Chino Hills.
7. Refer to the section "Tenant Storefront I.D. Fabrication Standards" for the production standards.

SECTION VIII

TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #4, #5, #6)

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed line area indicates the maximum area in which the tenant sign can be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

GENERAL STANDARDS:

1. All tenant signs are to be illuminated signs which are connected to an assigned J-box provided by the property management which must be controlled by a dedicated time clock and have a disconnect means (switch) within visual proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and the sign contractor will obtain any and all permits required.
3. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the property management.
4. Tenant storefront identification signs may be fabricated as individually mounted, non-illuminated individual dimensional letters or internally illuminated closed pan channel letters, reverse halo lit channel letters or open faced pan channel letters with exposed neon as noted in exhibits.
5. Channel letters and logo forms are to be fabricated from aluminum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a three inch to five inch (3" - 5") return. Each letter must have a minimum of two (2) 1/4" dia. deep holes for drainage of water. The inside of the sheet metal letter and logo form are to be painted white. Letter and logo faces are to be fabricated from 3/16" thick (minimum) acrylic and be attached to the metal return with 3/4" wide trim cap (returns to be painted with an automotive finish). Internal illumination to be 30 milli-amp neon tube lighting, manufactured, labeled and installed in accordance with U/L (Underwriters Laboratory) standards.
6. Tenant and/or sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage at the sole discretion of the property management.
7. All penetrations of the exterior fascia are to be sealed watertight then painted to match existing fascia color.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

8. Exposed neon or border neon may be allowed as an addition to individual channel letters and is subject to approval by the property management and City of Chino Hills.

COLORS: Rohm and Haas color spectrum. Special colors subject to property management approval.

SECTION VII

UNDERCANOPY SIGNS (Sign Type #7)

1. All tenants are allowed one (1) sign per elevation with a maximum of two signs total.
2. Tenants with recognized logo graphics may use their business identity graphics and colors upon review and approval by the Property management and the City of Chino Hills.
3. The maximum copy length of tenant signs shall not exceed the area as noted by the dashed lines.
4. All copy to be 3M vinyl. Colors need to contrast with background for legibility.
5. Refer to the design drawings contained within this sign program designated as Item #7 "Undercanopy Signs" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.

SECTION VIII

TENANT SUITE NUMBER I.D. (Sign Type #8A)

1. Each tenant will display a suite number as assigned and provided by the property management on the entry door. These numbers must be vinyl machine-cut numbers, six inches (6") in height utilizing the project typestyle. The numbers are to be installed horizontally on the top of the glass entry door.
2. Refer to the design drawing contained within this sign program designated as Item #8A "Tenant Entry I.D." for the fabrication standards.

SECTION VIII

TENANT ENTRY I.D. (Sign Type #8B)

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instruction.
2. This sign is to be white vinyl machine-cut copy in the project typestyle, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is one hundred forty four square inches (144") and maximum letter height must not exceed one inch (1").

Refer to the design drawing contained within this sign program designated as Item #8B, "Tenant Entry I.D."

SECTION X

INTERIOR OFFICE DOOR PLAQUE (Sign Type #13)

1. Each tenant will display one (1) office door plaque.
2. Copy is to be vinyl letters and numbers. Color and uniform project typestyle to be determined by property management.

SECTION XI

RESTROOM SIGN (Sign Type #14)

1. Refer to the design drawings contained within this sign program designated as Item #14 "Restroom Sign" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.

NOTE: All sizes, colors and quantities are subject to the property management and the City of Chino Hills approval.

SIGNAGE CONSULTANT

Hoke Outdoor Advertising
1955 N. Main Street
Orange, CA. 92865 4101
Tel (714) 637-3610
(888) 923-9200
Fax (714) 637-0270

Contact: Mr. Edward Hoke



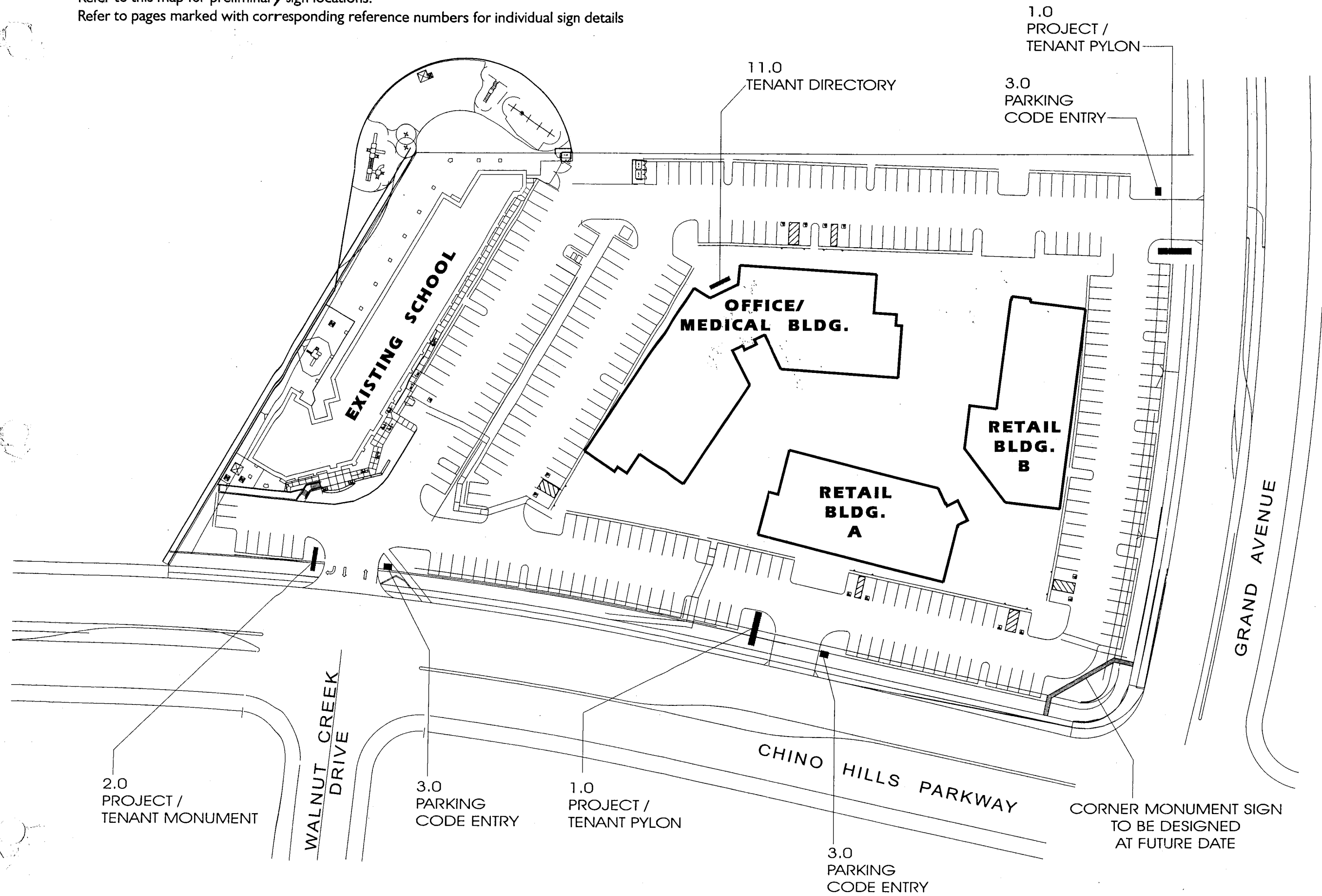
1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

0.0 SITE MAP / SIGN LOCATIONS

Refer to this map for preliminary sign locations.
Refer to pages marked with corresponding reference numbers for individual sign details



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT	LaBand Village Chino Hills California
JOB NUMBER	98-0992
ITEM	0.0
SIGN TYPE	SITE MAP SIGN LOCATIONS
STATUS	CONCEPT
DATE	8-31-98
QUANTITY	AS PER ELEVATION
SCALE	SEE BLUEPRINT FOR DETAILS

I.0 PROJECT/ TENANT PYLON

Internally illuminated
double faced pylon. Sign
structure to have a dryvit
finish to match color of project.
Trim painted to match center.
Base to match project.
Aluminum tenant panels/ cabinet
painted to match project
with routed tenant graphics
backed with white acrylic.
Center ID to be fabricated in
3-D appliques and illuminated
with neon.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

ITEM PAGE 5

I.0
SIGN TYPE
PROJECT/ TENANT
PYLON

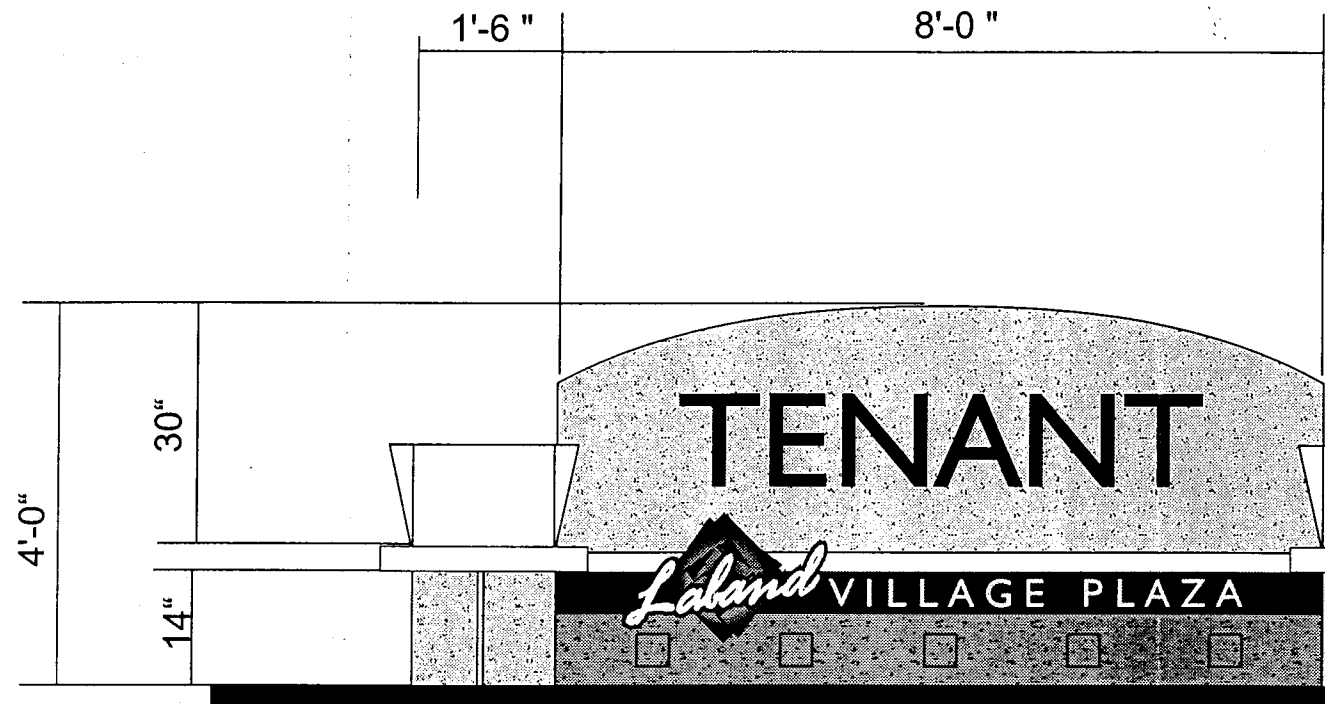
STATUS
CONCEPT
DATE 8-31-98

QUANTITY
2 PYLON SIGNS
SCALE

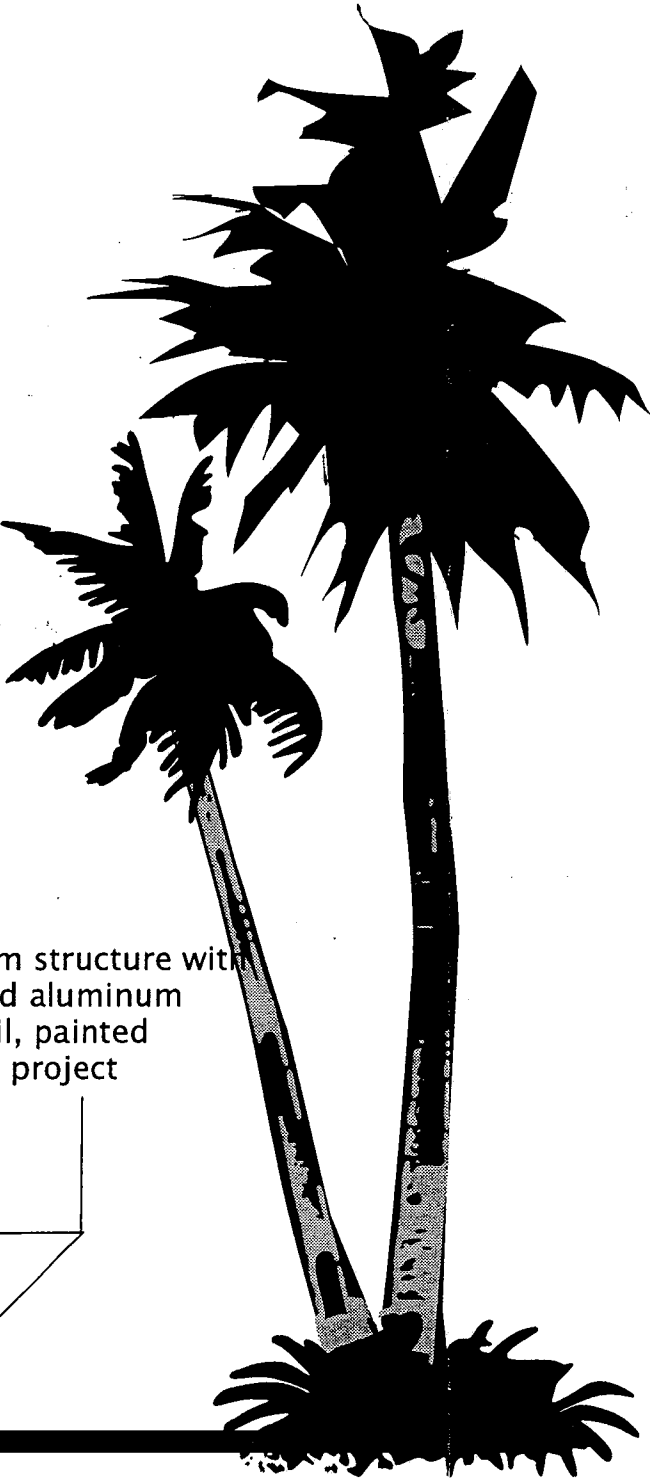
3/8" = 1'-0"

2.0 PROJECT/ TENANT MONUMENT

Internally illuminated double faced monument.
Sign structure to have a dryvit finish to match
color of project. Trim painted to match center.
Base to match project. Center ID to be fabricated
in 3-D appliques and illuminated with neon.
Tenant Graphics to routed out of sign face and
backed with acrylic. Internally illuminated with
fluorescent lamps.



Aluminum structure with
fabricated aluminum
cap detail, painted
to match project



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992
ITEM PAGE 6

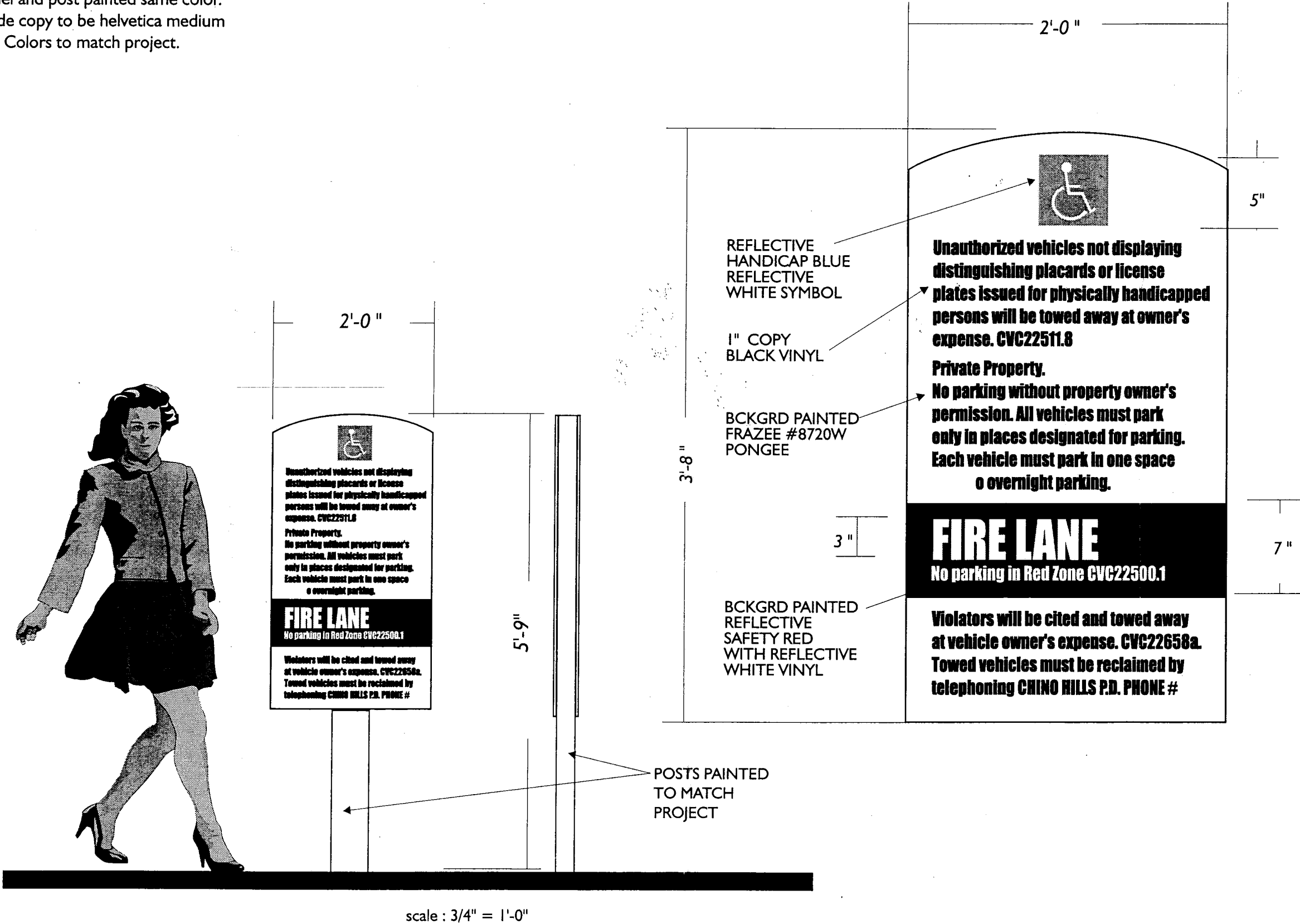
2.0
SIGN TYPE
PROJECT/TENANT
MONUMENT

STATUS
CONCEPT
DATE 8-31-98

QUANTITY
1 PROJECT/TENANT
MONUMENT
SCALE
3/8" = 1'-0"

3.0 PARKING CODE ENTRY SIGN

3/16" aluminum panel with silkscreened graphics
Mounted to a 2" x 6" textured aluminum post.
Back of panel and post painted same color.
Parking Code copy to be helvetica medium
condensed. Colors to match project.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992
ITEM

3.0
SIGN TYPE
PARKING CODE
ENTRY SIGN

STATUS
CONCEPT
DATE 8-31-98

QUANTITY
3 PARKING CODE
ENTRY SIGNS

SCALE
1-1/2" = 1'-0"
DESIGNER SALES



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

4.0

SIGN TYPE

BUILDING I.D.
MEDICAL &
PROFESSIONAL BLDG.

ILLUMINATED
CHANNEL LETTERS

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

AS PER ELEVATION

SCALE

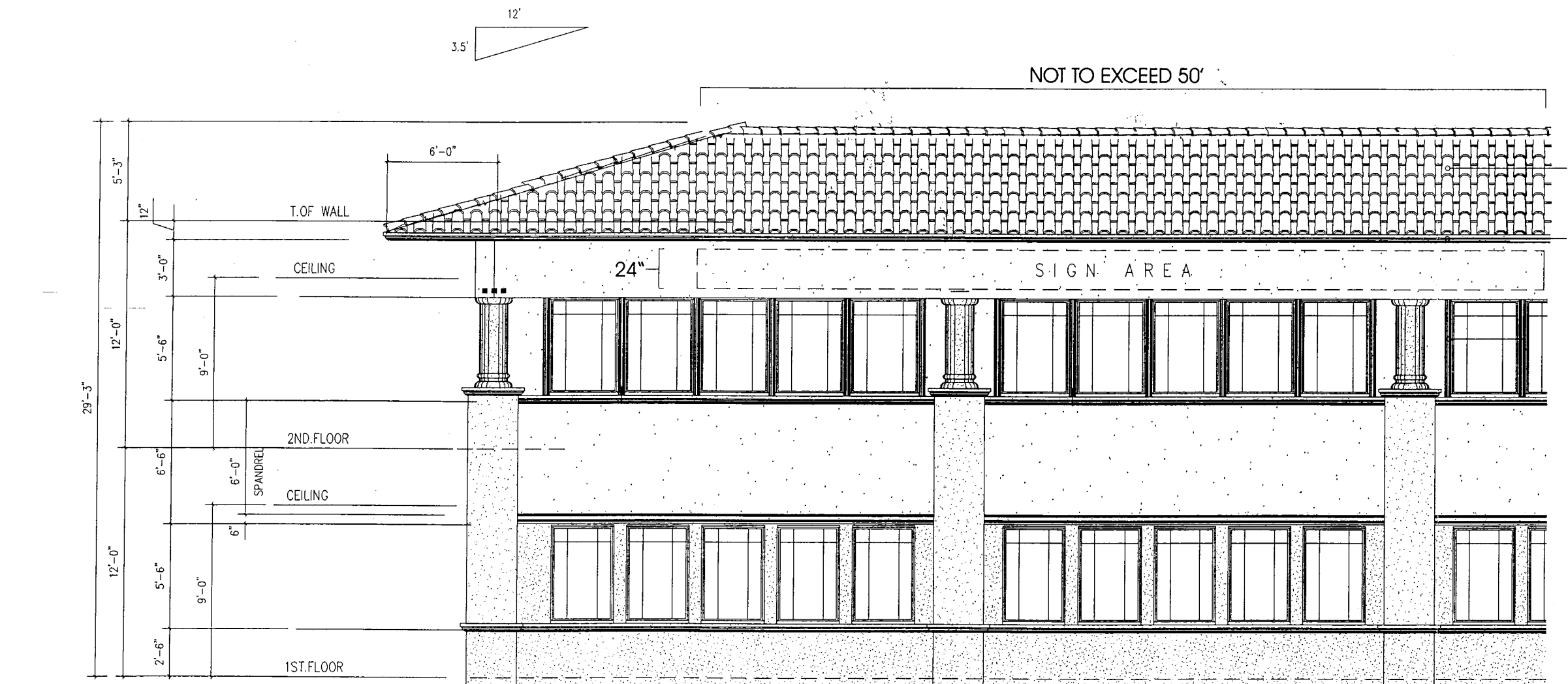
SEE BLUEPRINT FOR DETAILS

4.0 BUILDING I.D. / WALL SIGNAGE MEDICAL & PROFESSIONAL BUILDING / ILLUMINATED CHANNEL LETTERS

Internally illuminated channel letters.

The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height to be twelve inches (12"). Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage. The maximum sign area is not to exceed (50) feet in length.. The sign area will be calculated by creating a rectangle around the letters, then multiplying the length by the width.



DETAIL ELEVATION

MEDICAL & PROFESSIONAL OFFICE BUILDING

4A MAJOR TENANT ID / NON-ILLUMINATED - Chino Hills Christian Preschool

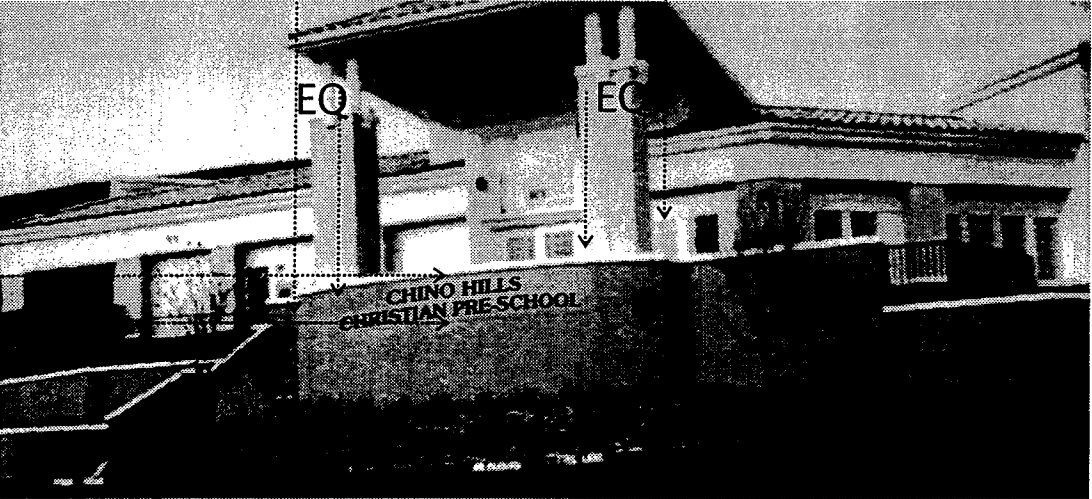
Non-illuminated cut out aluminum letters 1/4" thick pegged off wall with 1/4" spacers. Letters to have a natural color with clear coat automotive finish. The maximum allowable letter height is not to exceed twelve inches (12") for a single line. Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of fifty square feet (40 sf) per elevation.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot with a maximum of two (2) signs per building.



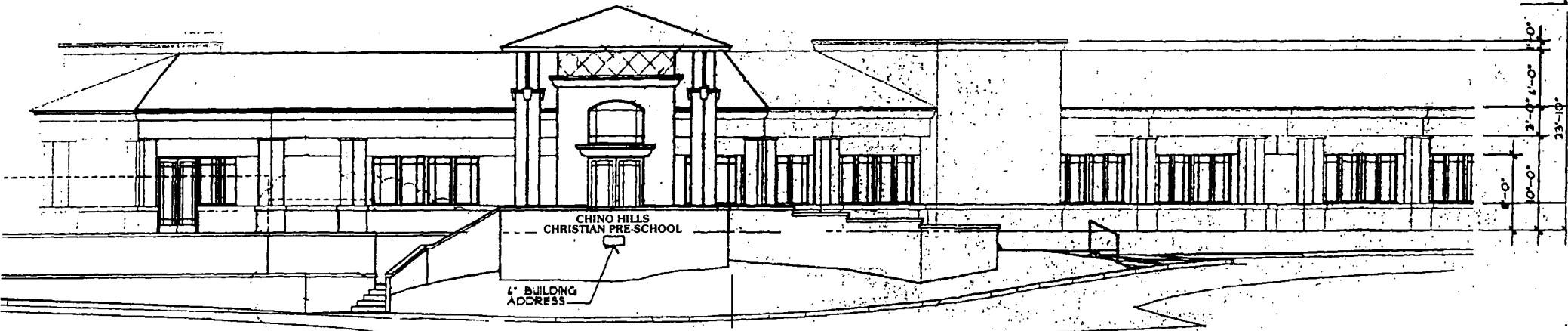
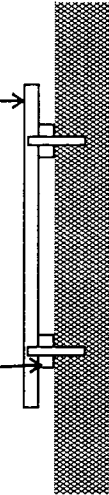
SIGN ELEVATION SCALE: 3/8" = 1'-0"



CENTER SIGN

1/4" aluminum cut out letters
natural aluminum color with a clear automotive finish.

1/4" spacers



ELEVATION DRAWING FOR EXAMPLE ONLY



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

ITEM
4A

SIGN TYPE
MAJOR TENANT
NON-ILLUMINATED

STATUS
CONCEPT

DATE 8-31-98

QUANTITY
AS PER ELEVATION

SCALE
SEE BLUEPRINT FOR DETAILS



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

5.0A

SIGN TYPE

SHOP TENANT I.D.
RETAIL BUILDING A

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

AS PER ELEVATION

SCALE

SEE BLUEPRINT FOR DETAILS

5.0A SHOP TENANT ID / WALL MOUNTED RETAIL BUILDING A

Internally illuminated channel letters.

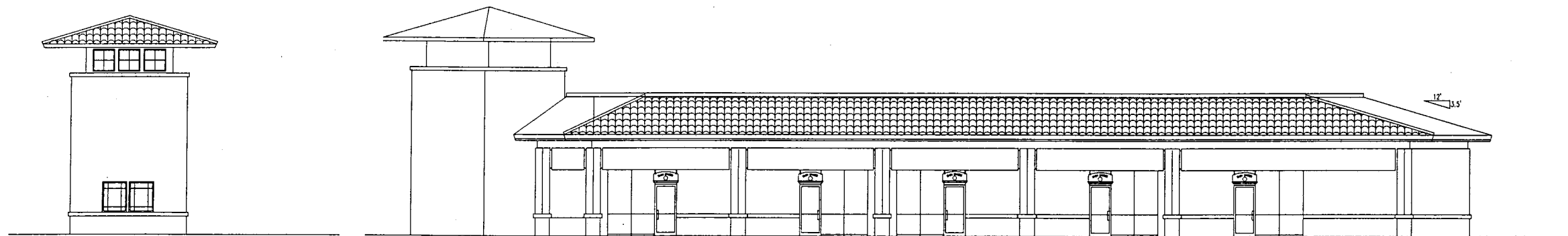
The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height to be twelve inches (12"). Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of forty square feet (40 sf) per elevation.

One (1) shop tenant storefront identification sign is allowed per elevation facing street or parking lot with a maximum of two (2) signs per building.

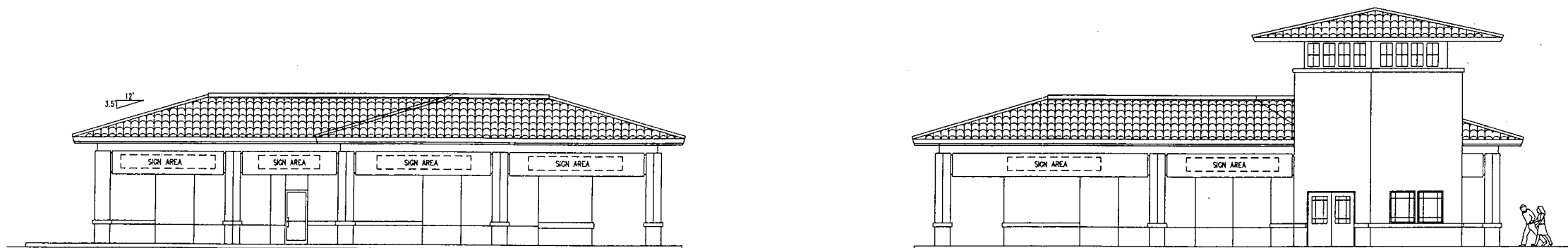


VIEW-A1



VIEW-A5

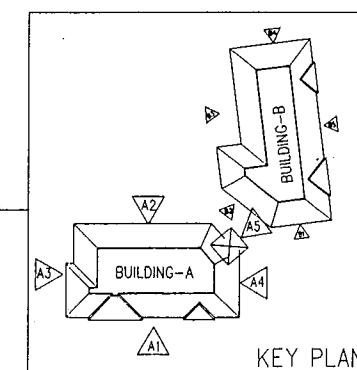
VIEW-A2



VIEW-A3

VIEW-A4

RETAIL BUILDING-A



KEY PLAN



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

5.0B

SIGN TYPE

SHOP TENANT I.D.
RETAIL BUILDING B

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

AS PER ELEVATION

SCALE

SEE BLUEPRINT FOR DETAILS

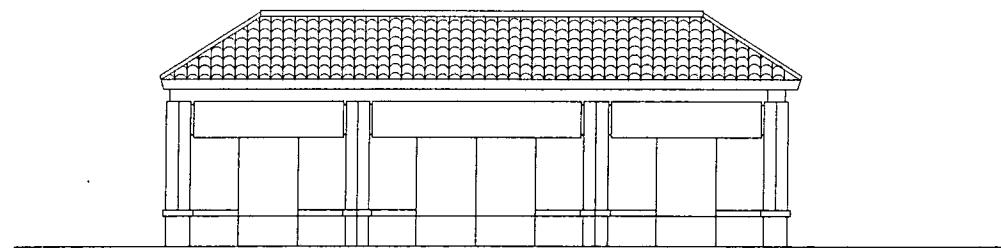
5.0B SHOP TENANT ID / WALL MOUNTED RETAIL BUILDING B

Internally illuminated channel letters.

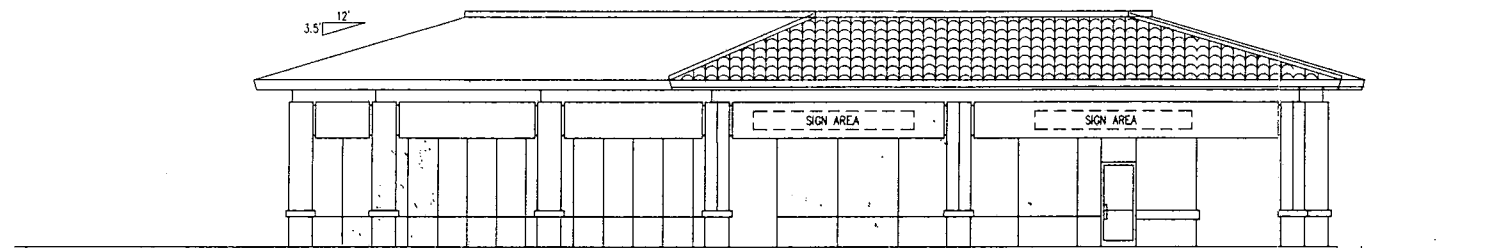
The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height to be twelve inches (12"). Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of forty square feet (40 sf) per elevation.

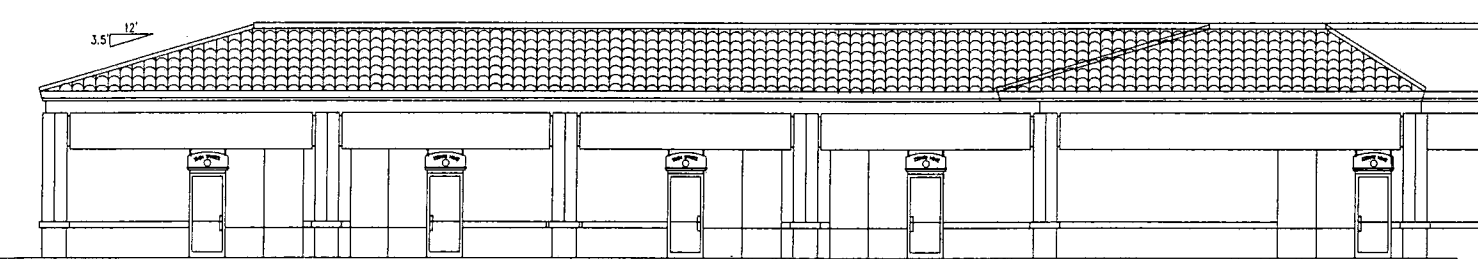
One (1) shop tenant storefront identification sign is allowed per elevation facing street or parking lot with a maximum of two (2) signs per building.



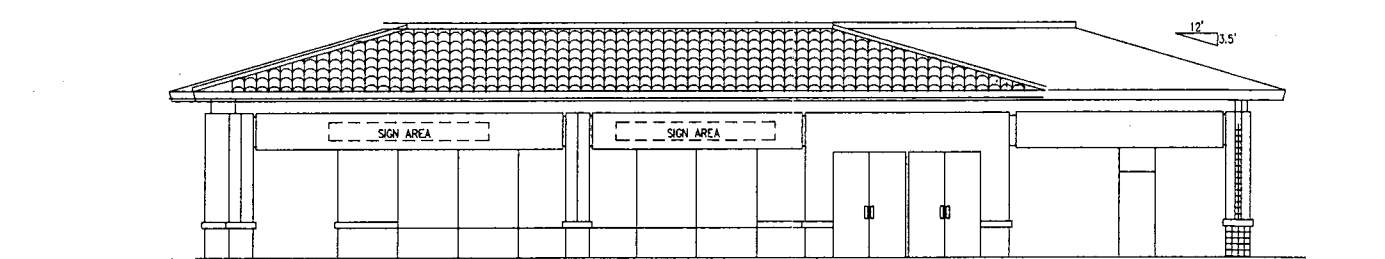
VIEW-B2



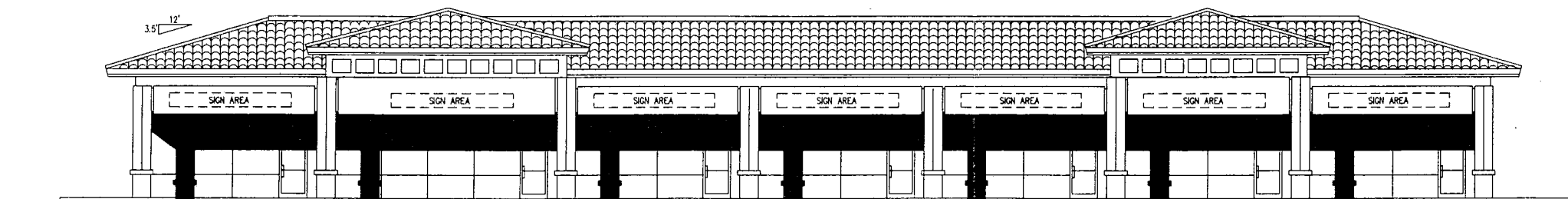
VIEW-B1



VIEW-B3

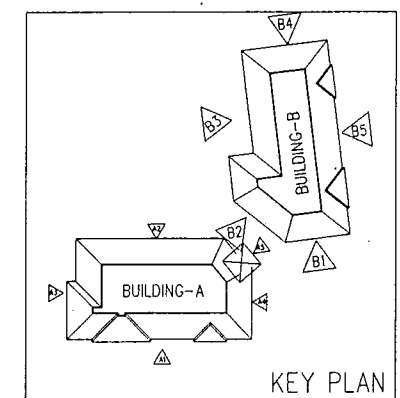


VIEW-B4



VIEW-B5

RETAIL BUILDING-B

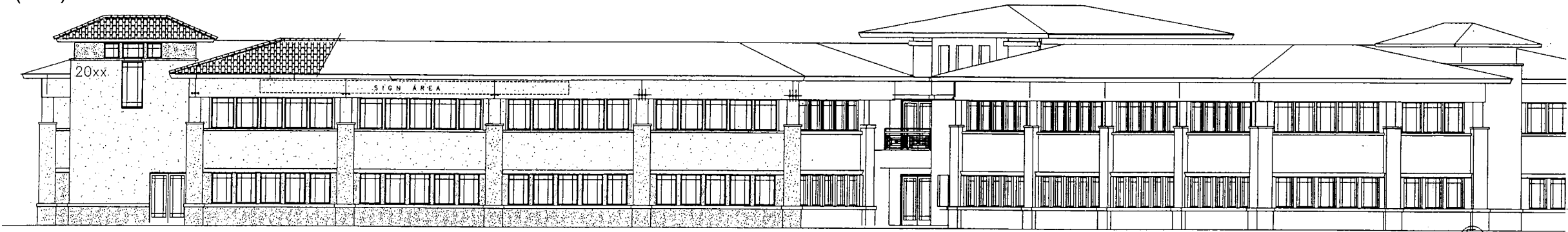


KEY PLAN

6.0A OFFICE TENANT ID / WALL MOUNTED MEDICAL & PROFESSIONAL BUILDING

Internally illuminated channel letters.
The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height to be twelve inches (12"). Maximum sign length not to exceed seventy five percent (75%) of storefront.

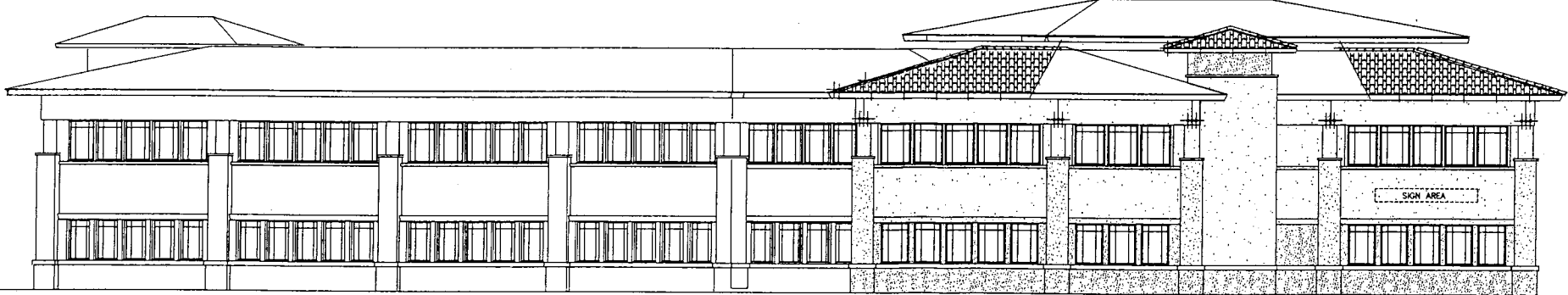
The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of forty square feet (40 sf) per elevation.



(A) West Half Partial South Elevation



(B) East Wing Partial South Elevation



(C) East Wing East Elevation



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

ITEM
6.0A

SIGN TYPE
OFFICE TENANT I.D.
WALL MOUNTED
MEDICAL
PROFESSIONAL BUILDING

STATUS
CONCEPT

DATE 8-31-98

QUANTITY
AS PER ELEVATION

SCALE
SEE BLUEPRINT FOR DETAILS

6.0B OFFICE TENANT ID / WALL MOUNTED MEDICAL & PROFESSIONAL BUILDING

Internally illuminated channel letters.
The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height to be twelve inches (12"). Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage to a maximum of forty square feet (40 sf) per elevation.



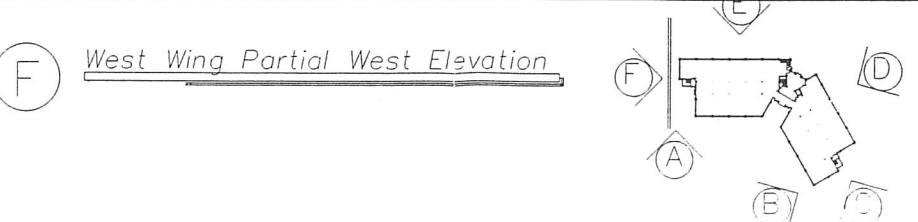
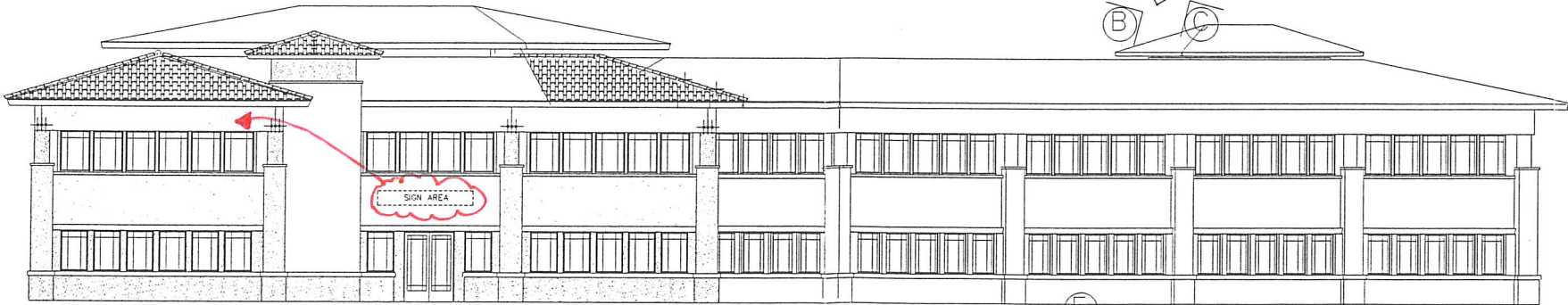
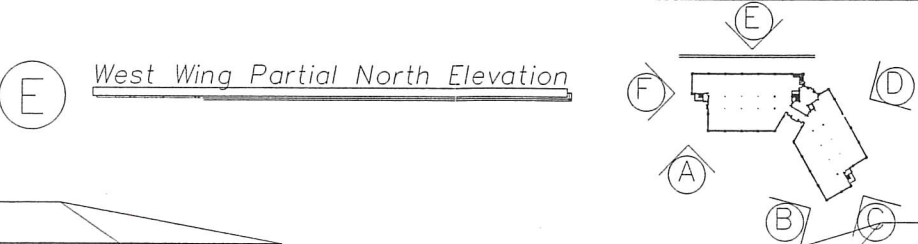
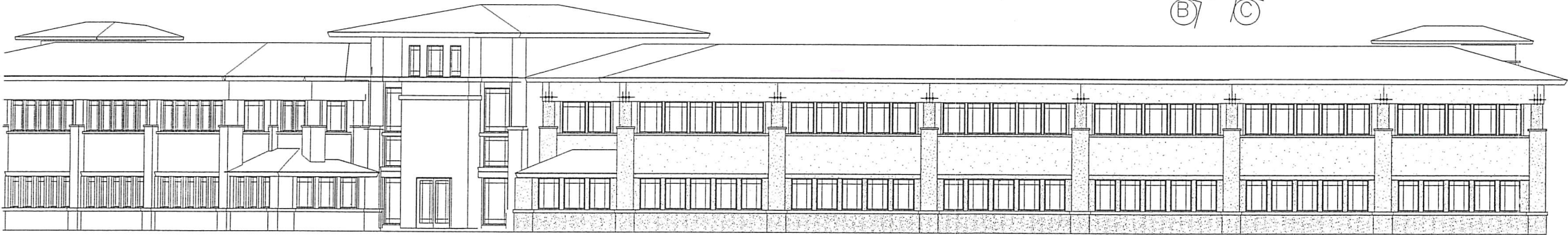
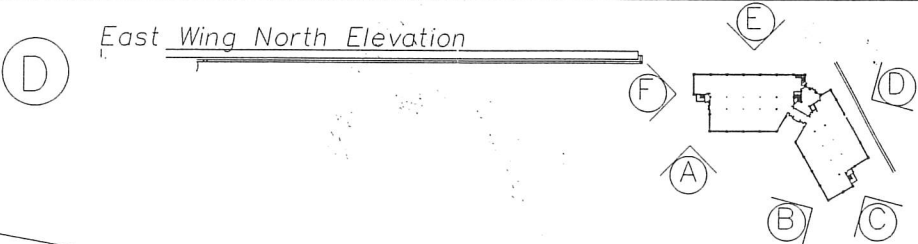
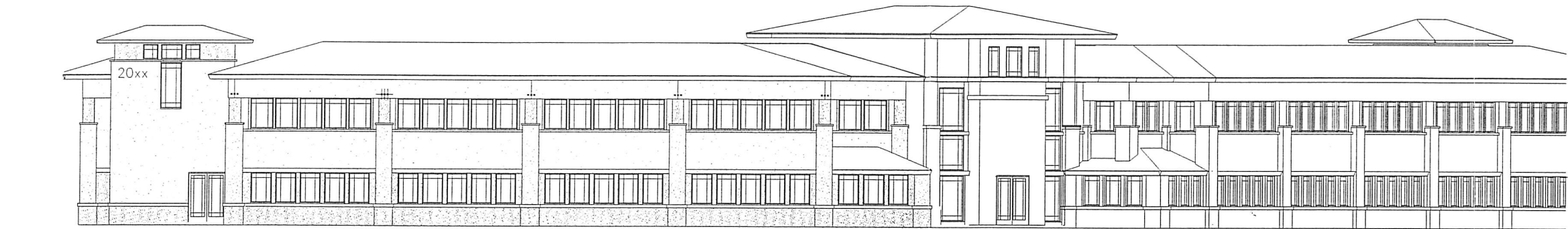
1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992
ITEM
6.0B

SIGN TYPE
OFFICE TENANT I.D.
WALL MOUNTED
MEDICAL
PROFESSIONAL BUILDING
STATUS

CONCEPT
DATE 8-31-98
QUANTITY
AS PER ELEVATION
SCALE
SEE BLUEPRINT FOR DETAILS



RELOCATE APPROVED
SIGN AREA PER
JEFF ADAMS AND
CLAY CORWIN.
07/16/04 BD

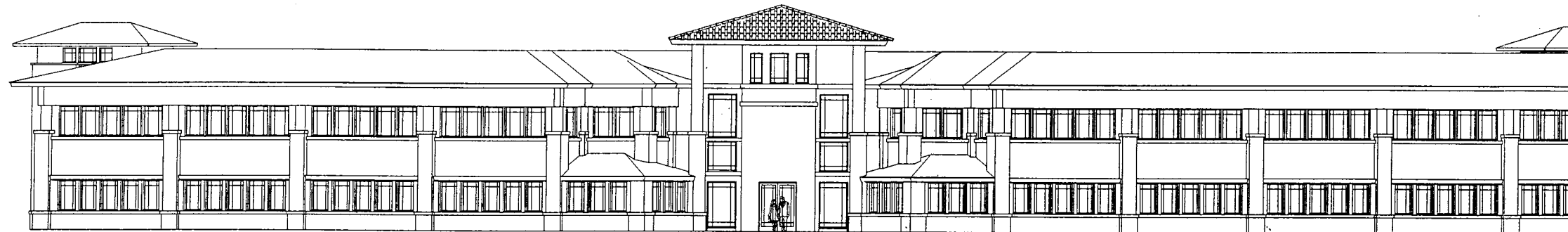
6.0C BUILDING ID / WALL MOUNTED

MEDICAL & PROFESSIONAL BUILDING

Internally illuminated channel letters.

The maximum allowable letter height is not to exceed twenty four (24") for a single line. Minimum letter height is to be twelve inches (12"). Maximum sign length is not to exceed seventy five percent (75%) of storefront.

NO BUILDING SIGNAGE - "PARKING ENTRY NORTH ELEVATION"



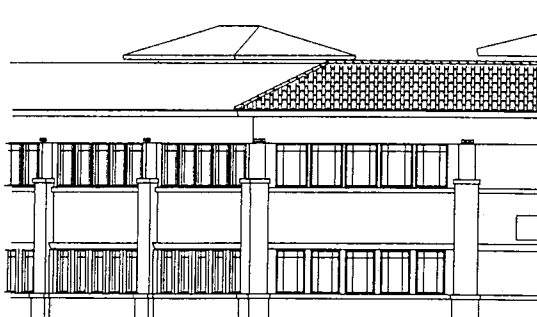
① Parking Entry North Elevation

BUILDING I.D. SIGNAGE - "COURTYARD SIDE SOUTH ELEVATION"



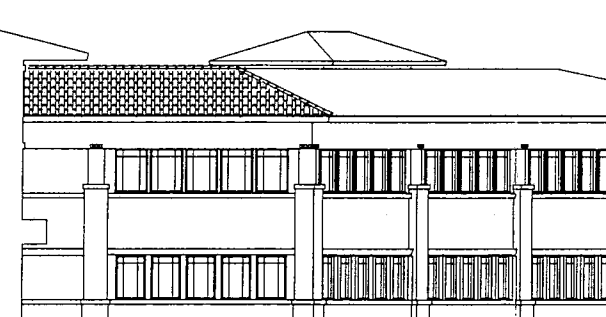
② Courtyard Side South Elevation

NO BUILDING SIGNAGE - "COURTYARD PARTIAL WEST ELEVATION"



③ Courtyard Partial West Elevation

NO BUILDING SIGNAGE - "COURTYARD PARTIAL EAST ELEVATION"



④ Courtyard Partial East Elevation



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

6.0C

SIGN TYPE

BUILDING I.D.
WALL MOUNTED

MEDICAL
PROFESSIONAL BUILDING

STATUS

CONCEPT

DATE 8-31-98

SCALE

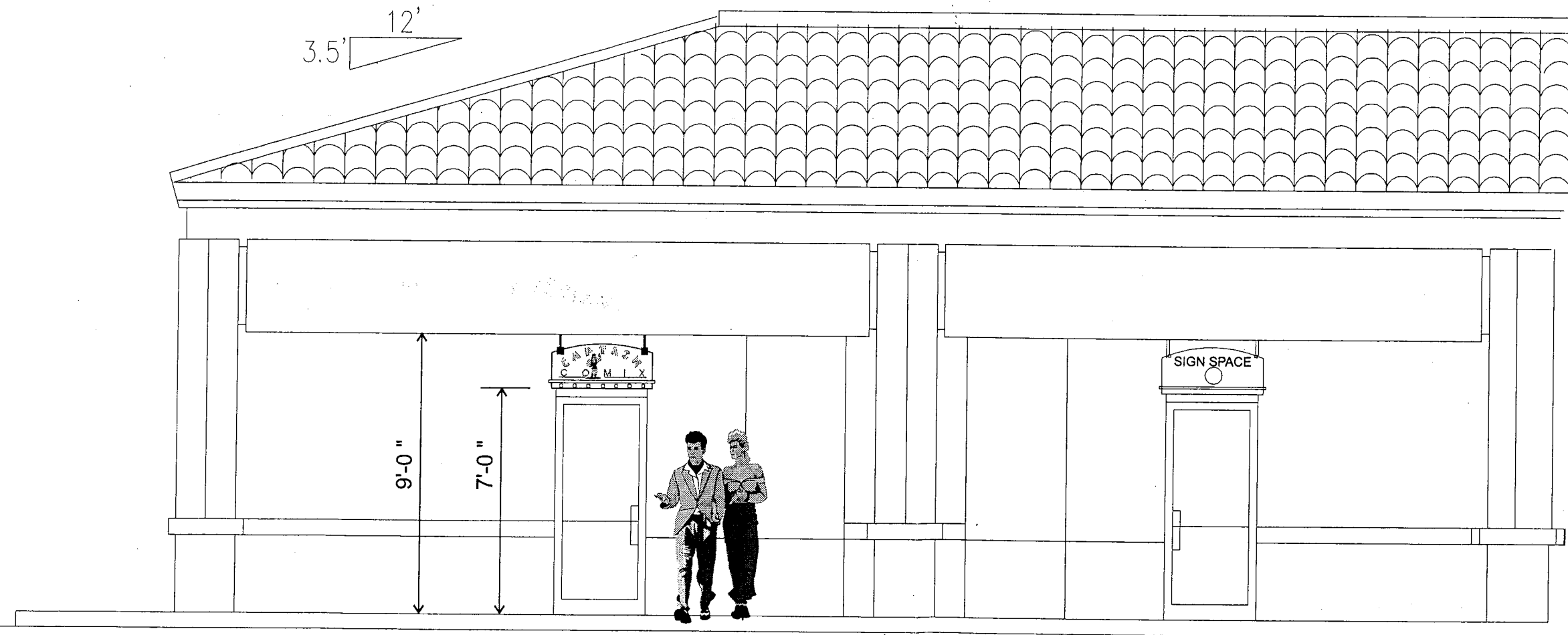
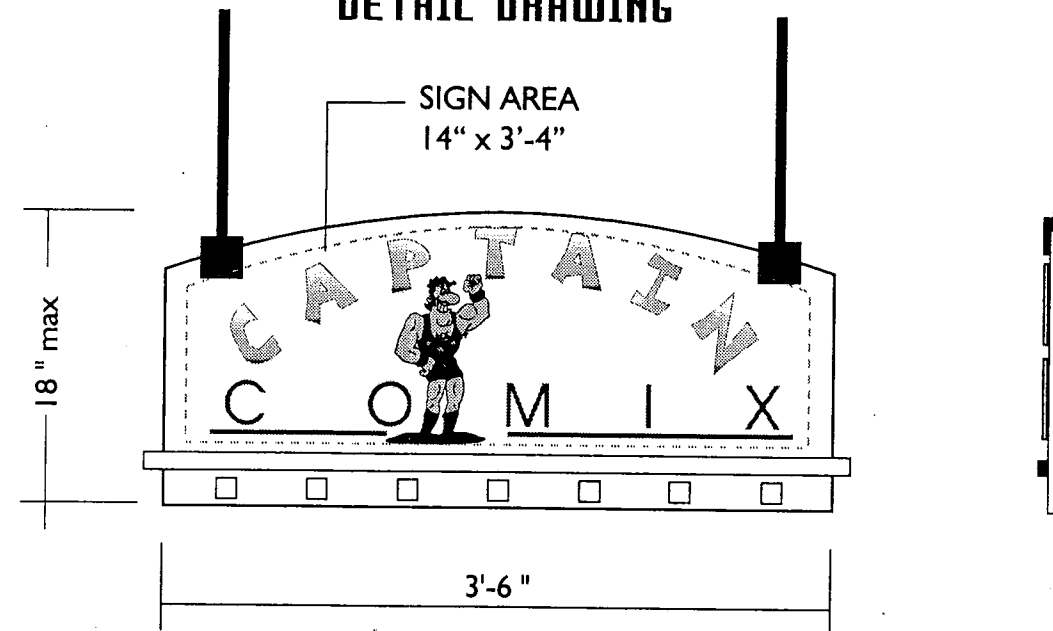
SEE BLUEPRINT FOR DETAILS

7.0 UNDER CANOPY SIGNS

Double faced Non-illuminated 1/2" sintra panels with vinyl or dimensional applied graphics. To be mounted to canopy ceiling. Sign area is indicated by dashed lines.

Note: Sign to be installed parallel to building face per drawing.

DETAIL DRAWING



VIEW-B3



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

7.0

SIGN TYPE
UNDER CANOPY
SIGN

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

TBD

SCALE

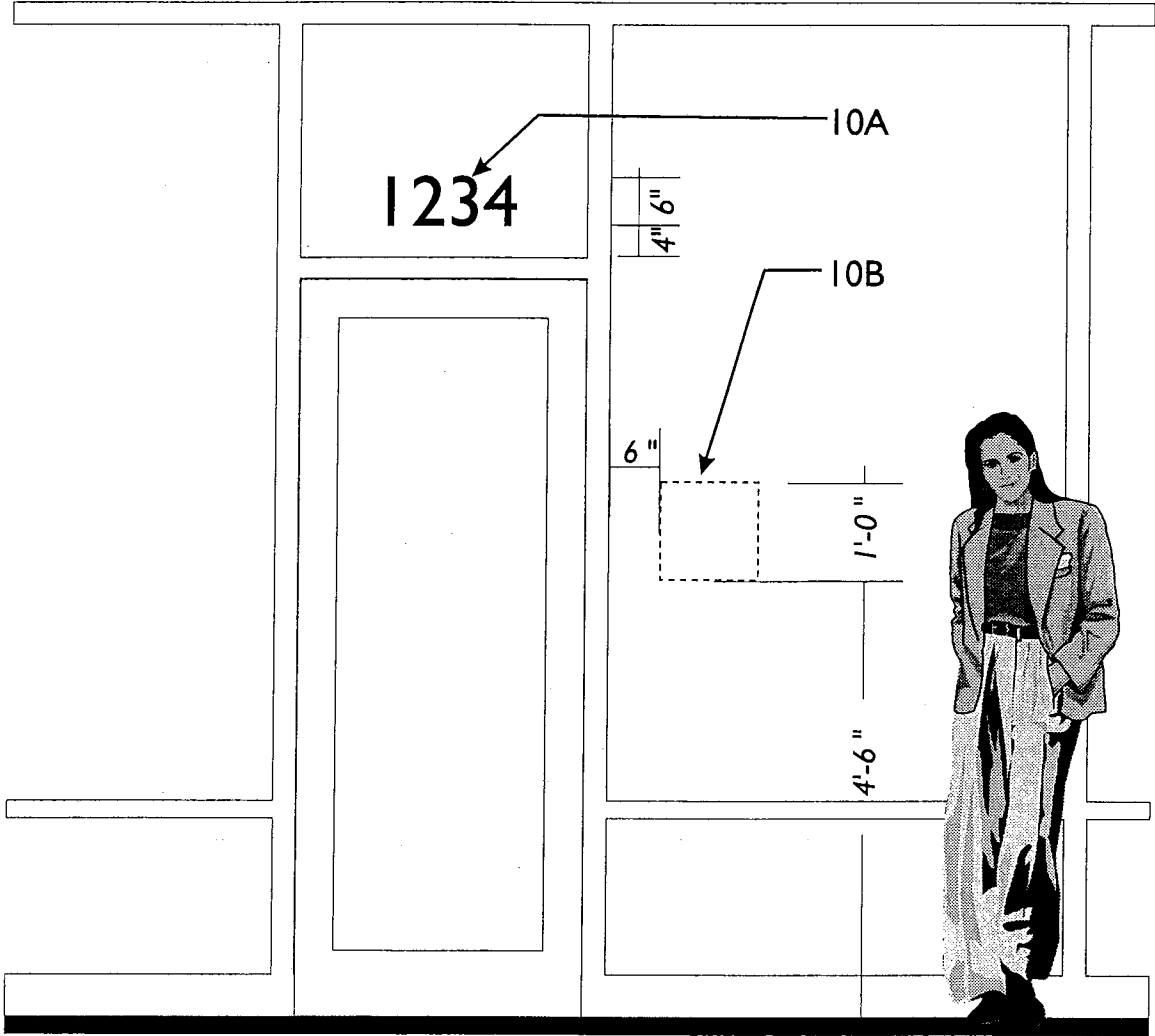
1" = 1'-0"

1/4" = 1'-0"

DESIGNER SALES

8.0 TENANT ENTRY ID

- 8A 6" high tenant suite number in white vinyl on glass door (second surface)
- 8B Tenant entry information sign to be white vinyl copy applied to second surface. Max is 12" x 12" (144 sq inches)

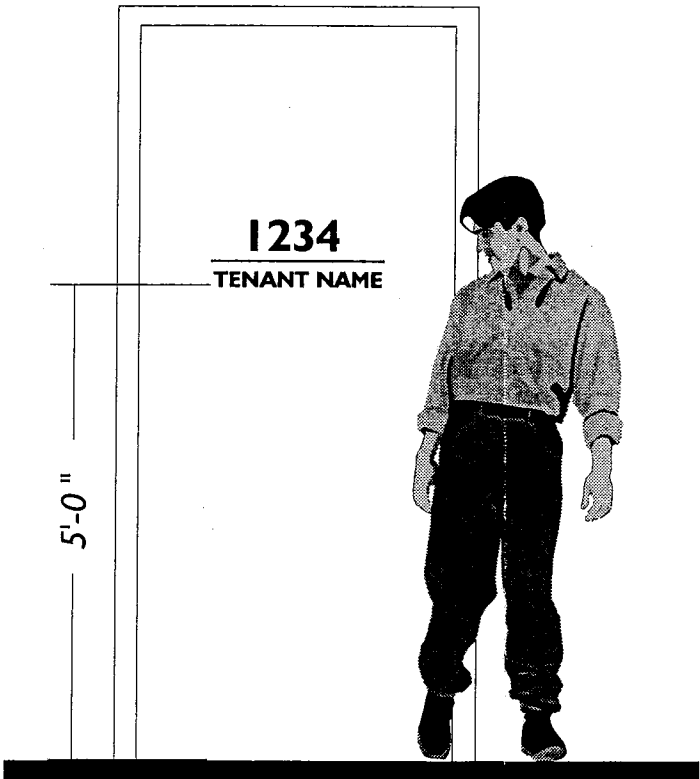


TYPICAL ELEVATION

9.0 TENANT REAR ENTRY ID

DESCRIPTION: ITEM 9.0
Vinyl letters and number on door in contrasting color. Copy to be tenant name in project type style.

NOTE: No other signage is allowed on delivery side of building.



TYPICAL ELEVATION



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

ITEM
8.0-8A-8B
9.0

SIGN TYPE
TENANT ENTRY I.D.
VARIOUS

STATUS
CONCEPT
DATE 8-31-98

QUANTITY
TBD

SCALE
1-1/2" = 1'-0"
DESIGNER SALES



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

10.0

SIGN TYPE

BUILDING I.D.

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

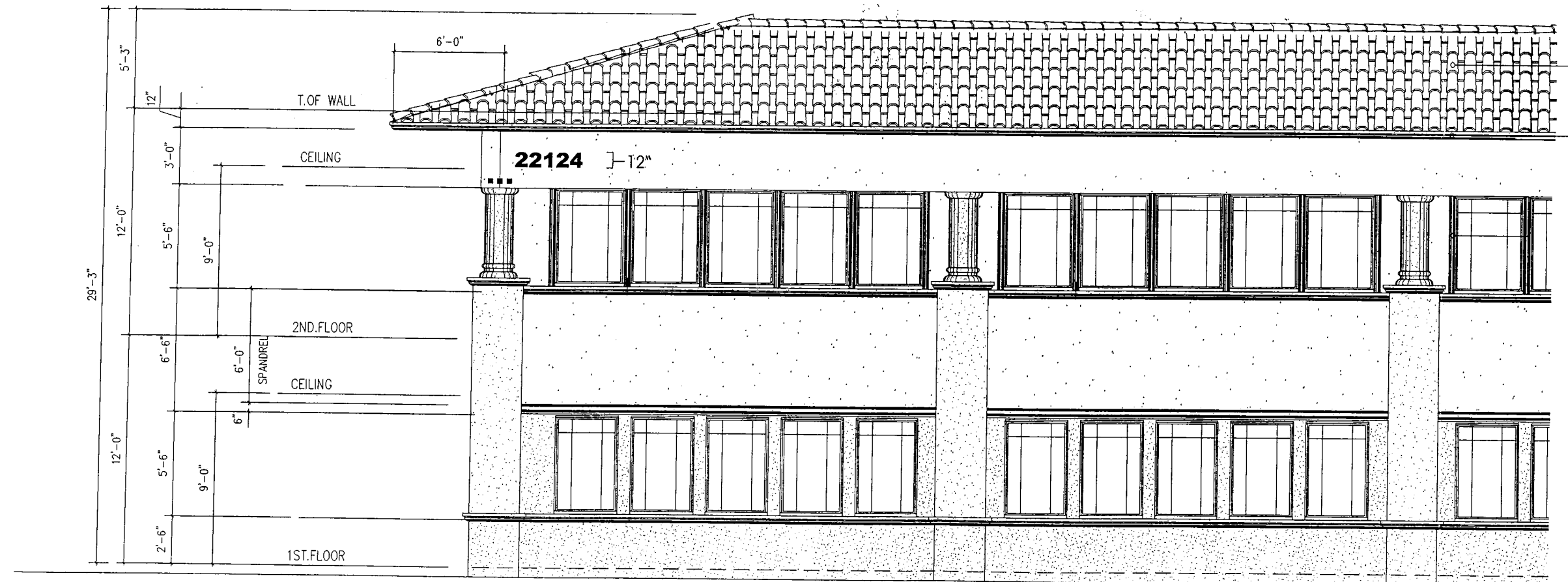
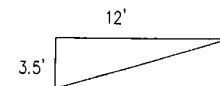
AS PER ELEVATION

SCALE

SEE BLUEPRINT FOR DETAILS

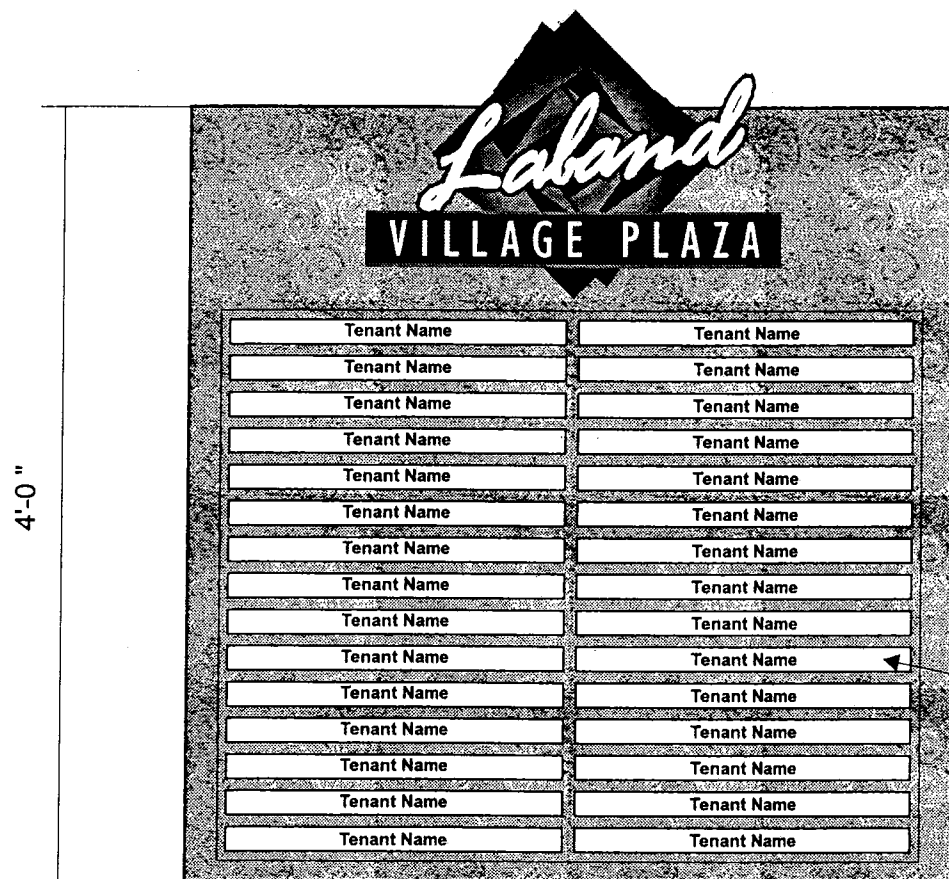
10.0 BUILDING ADDRESS MEDICAL & PROFESSIONAL BUILDING

Individual non-illuminated high impact polystyrene
address numbers. 1/8" acrylic laminated to faces.
To be painted a contrasting color from building.



DETAIL ELEVATION

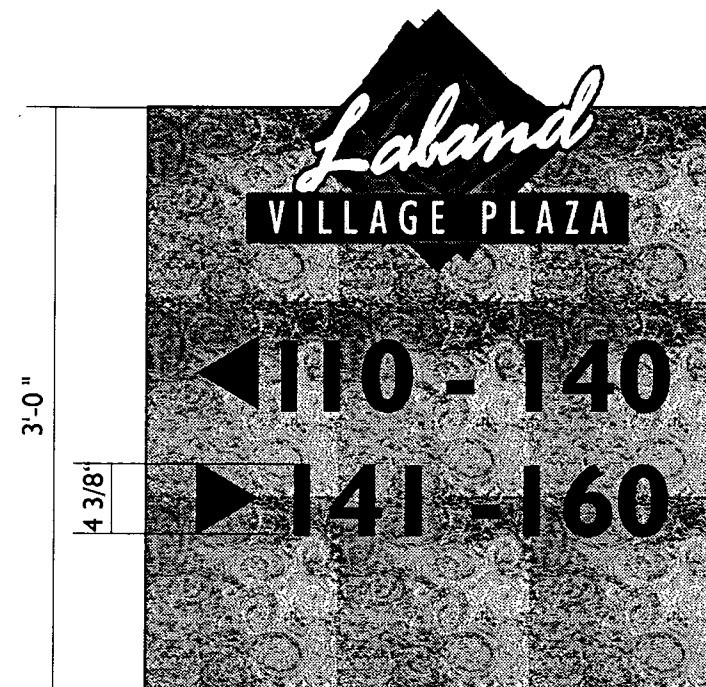
MEDICAL & PROFESSIONAL OFFICE BUILDING



11.0 TENANT DIRECTORY

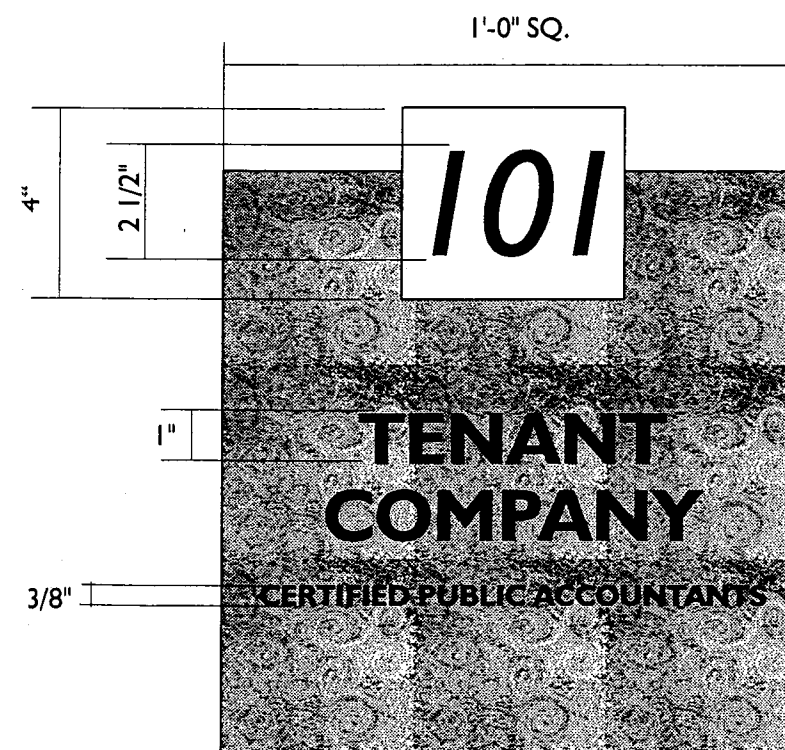
3/16" aluminum panel with silk screened graphics
Colors to match project.

1 1/2" high x 21" wide
tenant directory strips
with 3/4" high copy
Humanist med.



12.0 INTERIOR TENANT DIRECTIONAL

3/16" aluminum panel with vinyl graphics
Colors to match project.



13.0 INTERIOR OFFICE DOOR PLAQUE

3/16" aluminum panel with vinyl graphics
Colors to match project.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT

LaBand Village
Chino Hills
California

JOB NUMBER

98-0992

ITEM

11.0-12.0-13.0

SIGN TYPE

TENANT DIRECTORY
INTERIOR TENANT DIRECTIONAL
INTERIOR OFFICE DOOR PLAQUE

STATUS

CONCEPT

DATE 8-31-98

QUANTITY

TBD

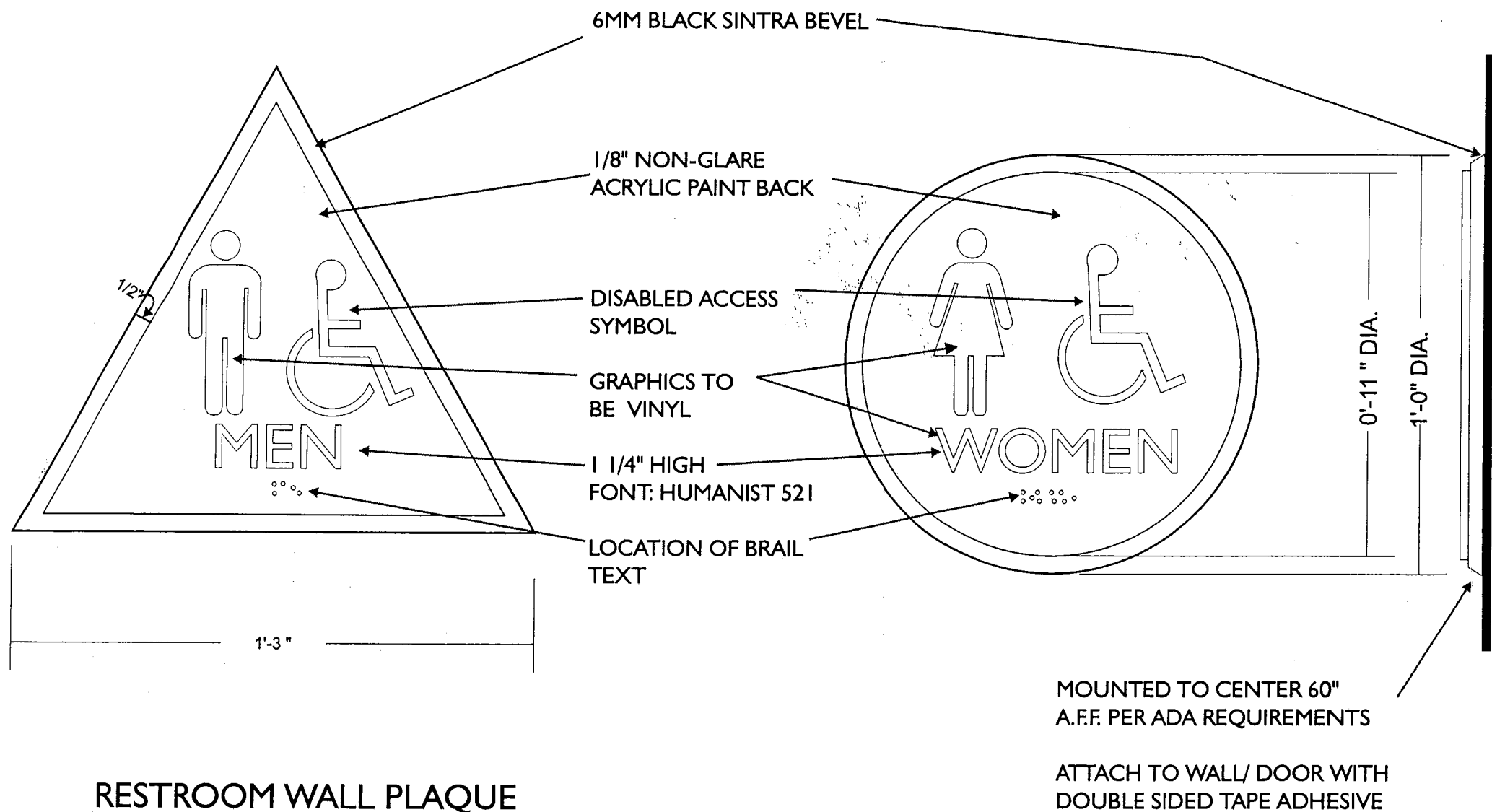
SCALE

1-1/2" = 1'-0"
3" = 1'-0"

DESIGNER SALES

14.0 RESTROOM SIGNS

Non-illuminated restroom plaques mounted to center 60" a.f.f. Per ADA requirements. Attach to wall/ door with double sided tape adhesive.



1955 N. MAIN STREET
ORANGE, CA. 92865-4101
TEL. (714) 637-3610
(888) 923-9200
FAX (714) 637-0270

PROJECT
LaBand Village
Chino Hills
California

JOB NUMBER
98-0992

ITEM

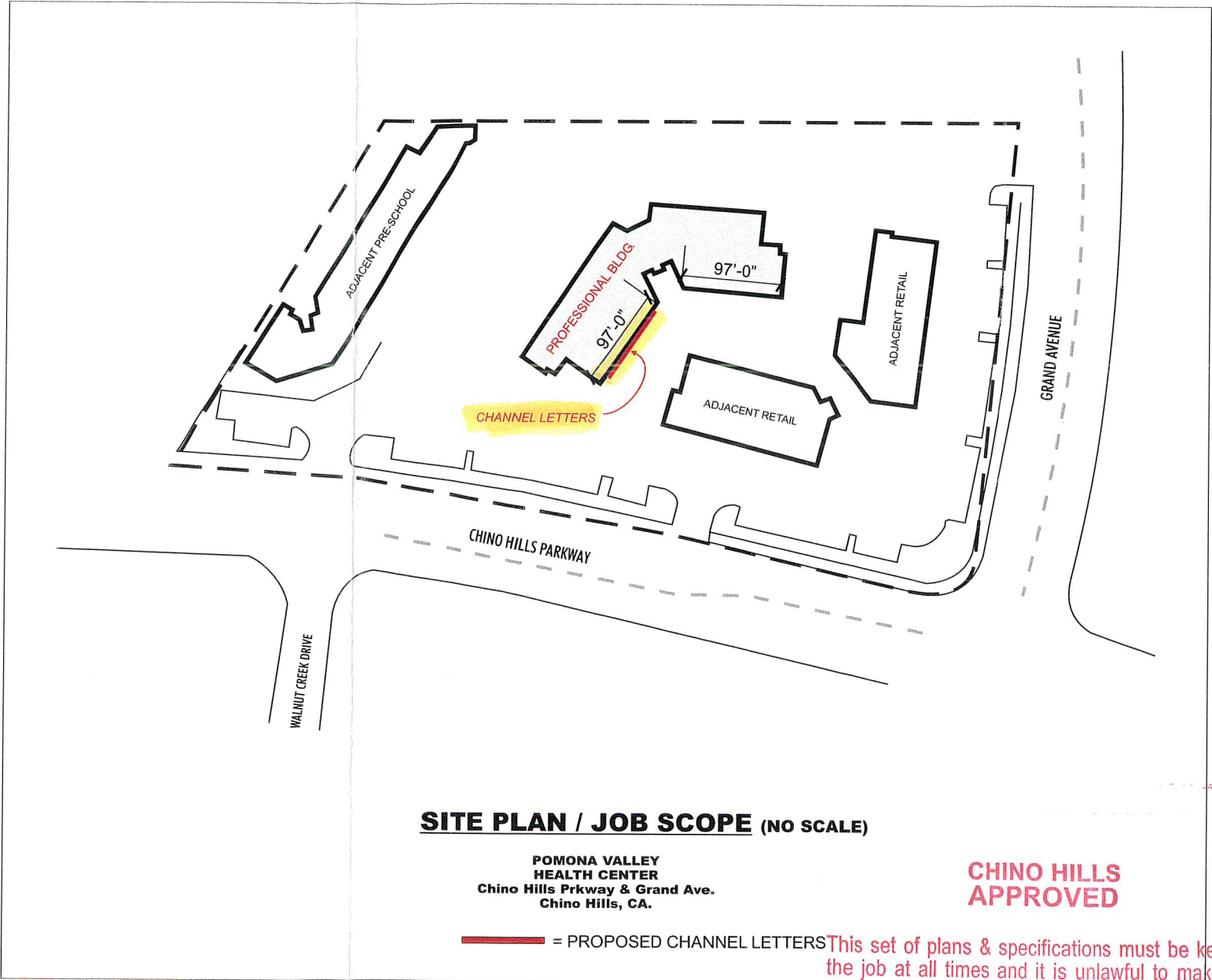
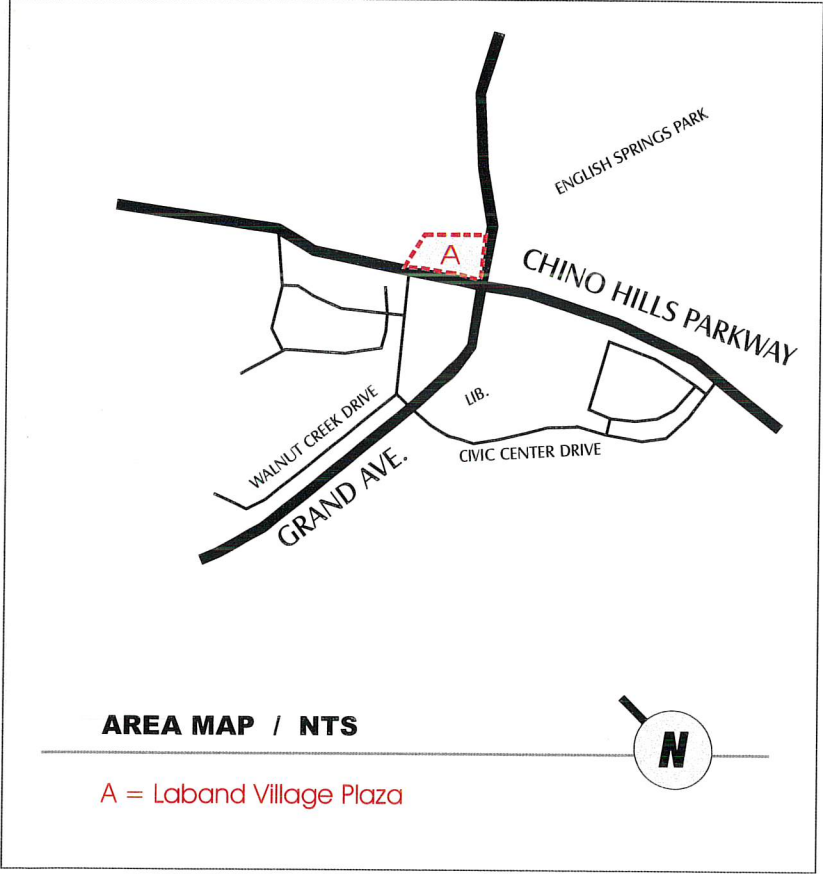
14.0
SIGN TYPE
RESTROOM
SIGNS

STATUS
CONCEPT
DATE 8-31-98

QUANTITY
TBD

SCALE

3" = 1'-0"
DESIGNER SALES



This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Building and Safety, City of Chino Hills. The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.

Date 9-3-03
By [Signature]

CALIFORNIA CONTRACTOR LICENSE NO. 545 250739

NOTE: COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION ONLY. THEY CAN NOT MATCH ACTUAL PAINTS BEING USED ON FINISHED PRODUCTS. ALL SALESPERSONS CAN REFERENCE MANUFACTURES COLOR CHARTS AT YOUR REQUEST.

LOS ANGELES DIVISION
YOUNG ELECTRIC SIGN COMPANY
yesco. 1443 So. Cucamonga Ave., Ontario, CA. 91761 (909) 923-7668

PROD. APPROVAL	DATE	BY	DRAWINGS	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	02-6189 R1
CLIENT			ORIGINAL	Noted	8/12/03	Greg Moran	POMONA VALLEY	FILE DESIGN NUMBER
SALES			REVISIONS	Noted	8/19/03	Greg Moran	HEALTH CENTER	
DESIGN							Chino Hills Prkway & Grand Ave.	
ESTIMATING							Chino Hills, CA.	
SURVEY								
ENGINEERING								
							SALESPERSON	SALESPERSON
							Dave Jones	

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN THIS PROPOSAL.

© THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO COPY OR REVISE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH YESCO. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

1'-11"

50'-0"

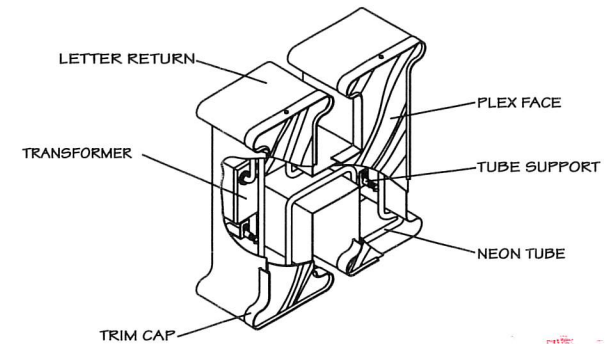
POMONA VALLEY HEALTH CENTER

MFR. & INSTALL [1] SET ILLUMINATED PAN CHANNEL LETTERS (3/16" = 1' SCALE)

95.5 SQ. FT. / U.L. APPROVED

ALUMINUM PAN CHANNEL LETTERS w 5" RETURNS - SMOOTH WHITE PAINT FINISH
WHITE PLEX FACES w 3M 3630-49 BURGUNDY VINYL INLAY & PERIMETER KEY LINE / 3/4" WHITE TRIM-CAP EDGE
S/T CL 6500 WHITE ILLUMINATION WITH INDIVIDUAL LETTER ENCLOSED 30 ma. [MAX] TRANSFORMERS
INSTALL FLUSH TO BLDG. FASCIA / LOCATION SHOWN IN SITE PLAN

TYPICAL SELF CONTAIN CHANNEL LTR.DETAIL UL APPROVED



CHINO HILLS
APPROVED

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Building and Safety, City of Chino Hills. The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.

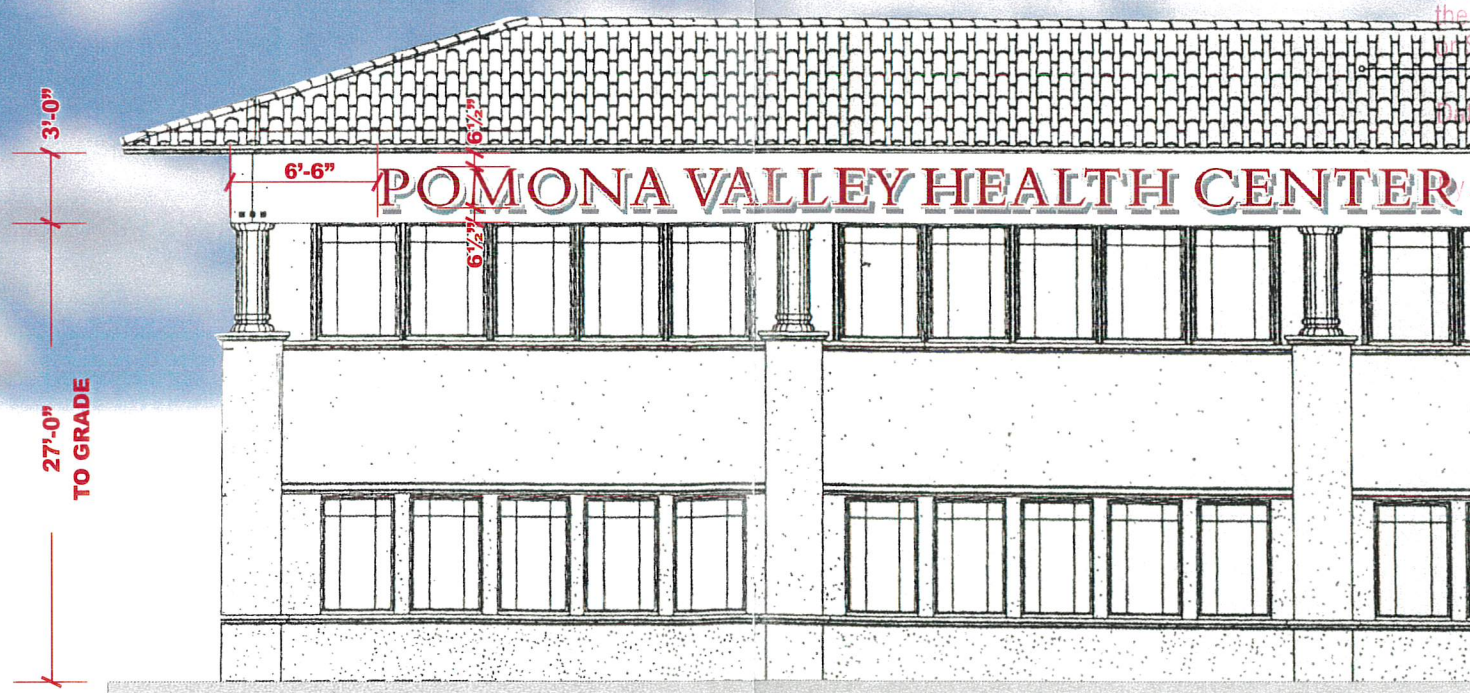


ILLUSTRATION / NO SCALE

APPROVED
CHINO HILLS
PLANNING

BY *John Merrill*

DATE 09/03/03

PAGE 1 of 3

NOTE: COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION ONLY. THEY CAN NOT MATCH ACTUAL PAINTS BEING USED ON FINISHED PRODUCTS. ALL SALESPERSONS CAN REFERENCE MANUFACTURER'S COLOR CHARTS AT YOUR REQUEST.

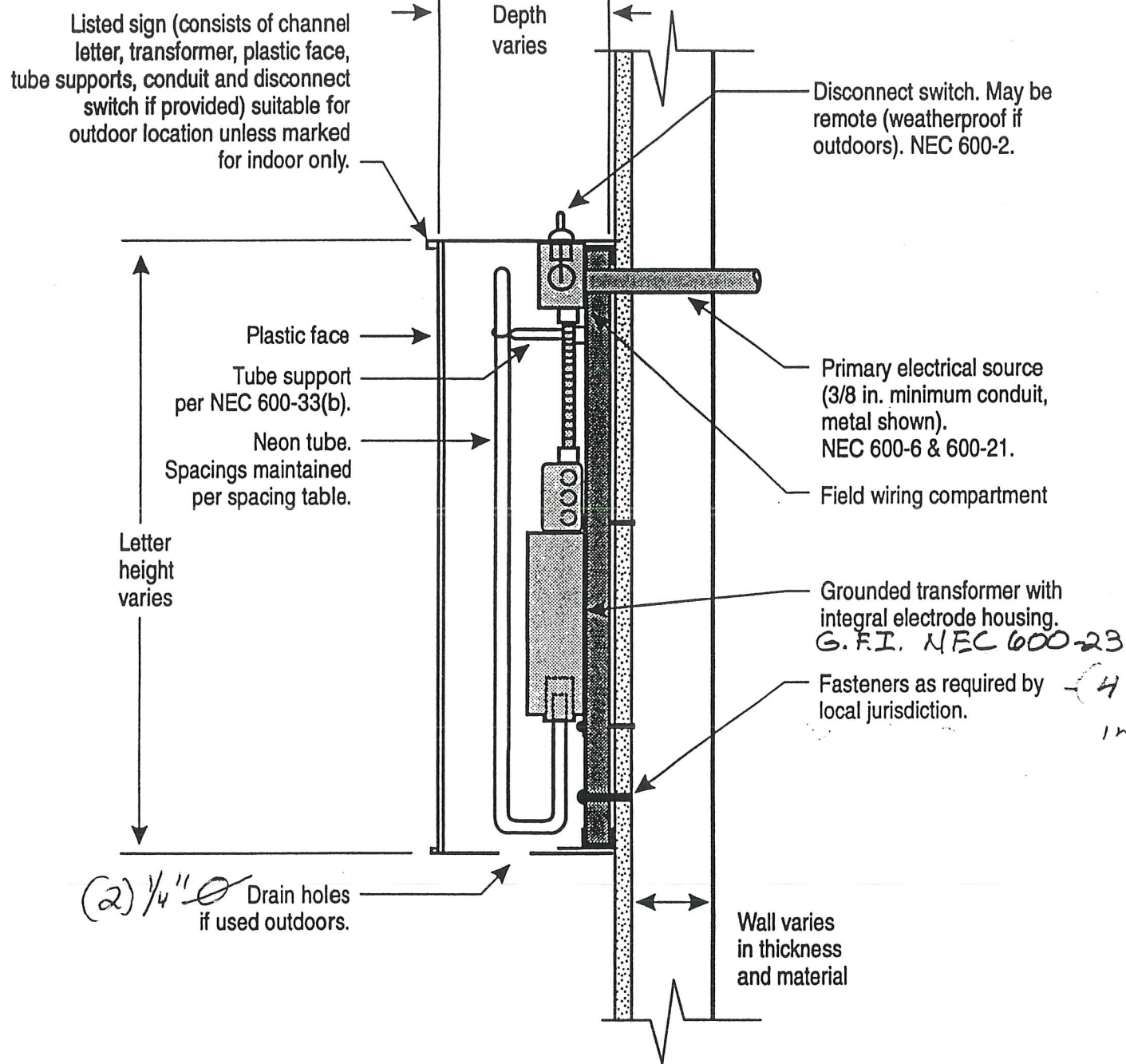
PROD. APPROVAL	DATE	BY	DRAWINGS	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS	FILE DESIGN NUMBER
CLIENT			ORIGINAL	Noted	7/2/03	Greg Moran	POMONA VALLEY HEALTH CENTER	02-6189 R2
SALES			R1	Noted	7/23/03	Greg Moran	Chino Hills Parkway & Grand Ave.	
DESIGN			R2	Noted	8/12/03	W. C. Lids	Chino Hills, CA.	
ESTIMATING			R3	Noted	9/2/03	Greg Moran		
SURVEY			R4					
ENGINEERING			R5					

SALESPERSON Dave Jones

NOTE: FOR PROPOSAL USE ONLY. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF YOUNG ELECTRIC SIGN COMPANY. PERMISSION TO COPY OR REUSE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH YESCO. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF YOUNG ELECTRIC SIGN COMPANY.

CALIFORNIA CONTRACTOR LICENSE NO. 546 350738

LOS ANGELES DIVISION
YOUNG ELECTRIC SIGN COMPANY
YESCO. 1443 So. Cucamonga Ave., Ontario, CA. 91761 (909) 923-7668



SPACING TABLE

- A. Between primary wiring and insulated high voltage wiring.
- B. Between insulated high voltage wiring and dead metal where wiring parallels dead metal for more than 1" within sign sections.
- C. Between neon tube (if over 7500 volt circuit) and nearest surface.
- D. Between uninsulated high voltage conductors or components. (Mid-point-grounded transformer) and dead metal (ground), low voltage circuit conductors and high voltage conductors of opposite polarity.

Voltage	A	B	C	D
1001 to 5000	1/2 inch	1/2 inch	none	3/4 in
5001 to 10000	3/4 inch	3/4 inch	1/4 inch if	1-1/8 in
10001 to 15000	1 inch	1 inch	7500V+	1-1/2 in

CHINO HILLS
APPROVED

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Building and Safety, City of Chino Hills. The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.

Date: 1-3-93

E: [Signature]

Installation of signs listed per UL48
Note: Installation requirements only.
Manufacturing requirements contained in UL48.

SELF-CONTAINED CHANNEL LETTER TRANSFORMER WITH INTEGRAL ELECTRODE HOUSING

	Date: October 1994
Scale None	IAEI Dwg. No. UL48-T4

Listing marks:
Sign listing mark required on each letter.

LISTED
by qualified electrical
testing laboratory
ELECTRIC SIGN
NO. XX-123456

All rights reserved. No part of this work covered by the copyright hereon may be reproduced or used in any form or by any means - graphic, electronic, or mechanical, including photocopying, recording, taping, or information storage and retrieval systems - without written permission of the publisher, except that single copies of individual pages may be made by a bona fide electrical sign installation firm for the sole purpose of providing guidance on the installation of electrical signs or outline lighting, without the permission of the publisher.