



**City of Santa Clarita
Master Case Number 07-106
Sign Review 07-012
(Sign Program for the Bridgeport Marketplace)
Per Code Section 17.19
of the Unified Development Code**

Date: March 20, 2008

Applicant: Bridgeport Marketplace, LLC
Attn: Darcey Oldhafer
28212 Kelly Johnson Parkway
Santa Clarita, CA 91355

Request: The applicant is requesting approval of a sign program for the Bridgeport Marketplace located on the northeast corner of McBean Parkway and Newhall Ranch Road. The project site is zoned Community Commercial (CC), in the City of Santa Clarita.

Findings: The Community Development Department has determined that the applicant's request is a reasonable and conforming use of the property along with the application of conditions of approval. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this sign program. Therefore, this sign program review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall have permission to install two project monument signs (one at each intersection of McBean Parkway and Grandview Drive at Newhall Ranch Road) and two tenant monument signs (one on McBean Parkway and one on Newhall Ranch Road). All monument signs shall be developed in accordance with the Bridgeport Marketplace sign program submitted by Image Factor, Inc.
2. All wall signs, blade signs, and on-site directional signs shall be established in conformance with the approved sign program.
3. Second floor tenants shall not be permitted wall signs on the building elevations facing Newhall Ranch Road.



4. The maximum square footage permitted for all wall signs is one and a half (1½) square feet per linear foot of tenant store frontage.
5. The maximum sign length for all wall signs shall not exceed 75% of the storefront.
6. No exposed or open neon is allowed.
7. Prior to submittal of individual signs, the applicant shall submit written approval for the proposed signs from the property owner.
8. The project shall be developed in conformance with the approved sign program. Any changes shall be subject to further review by the Director of Community Development.
9. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the Unified Development Code not addressed above.
10. The signs shall not be located in such a manner as to impede traffic or sight visibility.
11. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
12. This approval must be used within one year from the date of issuance. This approval shall be considered null and void if not acted upon by March 20, 2009.
13. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Community Development Department before approval is granted.

Should you have any questions regarding this approval, I can be reached at (661) 255-4330.

Sincerely,



Patrick Leclair
Associate Planner

ATTACHMENT

S:\PBS\CURRENT\2007\07-106\07-106 Sign Program.doc

Project Location:

Thomas Guide Page 4550, Grid F-1
Corner of Newhall Ranch Road &
McBean Parkway
Valencia, CA
91355

Owner:

Bridgeport Marketplace, LLC
Contact: Darcey Oldhafer
28212 Kelly Johnson Parkway
Suite 275
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91355
Tel: 661.702.2434

General Contractor:

Intertex General Contractors
Contact: Bob Lyon
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Tel: 661.702.2434

Architect:

Benner Stange Associates
Contact: Jeff Benner
5000 South West Meadows Road
Suite 430
Lake Oswego, OR
97035
Tel: 503.670.0234

Sign Consultant:

Image Factor, Inc.
Contact: Cary Llewelyn
29005 Avenue Penn
Valencia, CA
91355
Tel: 661.295.0624
Email: cary@imagefactor.com

Governing Agency:

Newhall Land
Architectural Review Committee (ARC)
Contact: Marian Miller
23823 Valencia Boulevard
Valencia, CA
91355
Tel: 661.255.4441

City Planning Department:

City of Santa Clarita
Planning and Building Services
Contact: Patrick Leclair
23920 Valencia Boulevard
Suite 300
Valencia, CA
91355
Tel: 661.255.4330



BRIDGEPORT

Marketplace

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

Revised 5/30/08



BRIDGEPORT
Marketplace

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised April 18, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

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PURPOSE AND INTENT

The purpose of this Planned Sign Program is to ensure that both project & tenant signage contribute to the success of Bridgeport Marketplace, this is an up scale project with a European feel that will require high quality creative signage that reflects the integrity of the building architecture. Tenants will be encouraged to incorporate a wide variety of sign styles, icons and materials, this will help create an inviting retail experience for the restaurant, entertainment and retail visitors.

MAINTENANCE

All signs within "Bridgeport Marketplace" shall be maintained in an as-new condition in accordance with the CC&R's for the project. Inspections of all signs on site will be made periodically. Any deficiencies shall be immediately corrected by the party responsible for said signs, if the party responsible (the tenant) does not have the sign repaired within (7) days, the landlord has the right to hire a sign contractor to make the repairs, the cost of the repairs will be back charged to the party responsible (the tenant).

PLANNED SIGN PROGRAM

Revised February 25, 2008

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**PURPOSE AND INTENT
MAINTENANCE**



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APPROVALS

All tenant signage must have written approval from the landlord and the Newhall Land Architectural Review Committee (ARC) Prior to City review, eligible sign applicants shall first obtain the approval from the landlord and then Newhall Land (ARC) by submitting the following:

- (1) Submit (3) copies of the following to the landlord and then to the Newhall Land (ARC).
 - (a) Site plan and building elevation showing proposed sign locations and dimensions.
 - (b) Proposed materials, finishes, colors and illumination type.
 - (c) Section view showing fabrication and attachment details.
- (2) For city approval submit (3) copies of the drawings as approved by The Landlord / Newhall Land Architectural Review Committee to the City of Santa Clarita Planning Department, after planning approval proceed to the Building & Safety Department to obtain sign/building permits, the Building and Safety Department will require the following:
 - (a) Site plan and building elevation showing proposed sign locations and dimensions.
 - (b) Proposed material, finishes, colors and illumination type .
 - (c) Section view showing fabrication and attachment details.
 - (d) Monument signs may need to include engineering done by a civil engineer that is licensed in the State of California

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the landlord, Newhall Land Architectural Review Committee and the City of Santa Clarita Planning Department for clarification and determination. The landlord, Newhall Land (ARC) and the City of Santa Clarita together will then approve signing that best meets the intent of the Project .

PLANNED SIGN PROGRAM

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**APPROVALS
UNCERTAINTY OF SIGN STANDARDS**



BRIDGEPORT *Marketplace*

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Revised March 12, 2008

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COMPLIANCE REQUIREMENT

DESIGN CRITERIA & GENERAL SIGN STANDARDS

COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Landlord, Newhall Land (ARC) and The City of Santa Clarita. All such non conforming or unapproved sign(s) must be brought into conformance at the expense of the person(s) responsible for the sign(s).

DESIGN CRITERIA & GENERAL SIGN STANDARDS

- (1) Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which encloses the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
- (2) The location of the (4) ground mounted monument signs shall conform to The City of Santa Clarita site distance triangle. Please note there will only be (4) monument signs allowed on this project, (2) Project Monument Signs located at each outer corner of the project and (2) Tenant Monument Signs located at each driveway entrance off of Newhall Ranch Road and McBean Parkway, The Church may have additional monument signs but they must be submitted in a separate planned sign program.
- (3) All paint on aluminum or acrylic shall be satin polyurethane as manufactured by Matthews Paint Company over proper primer.
- (4) All signs attached to the building shall consist of fabricated letters, logos and or design elements, all sign components are to be surface mounted. No cabinet/box signs, signs made of foam or signs painted directly on the building will be permitted at Bridgeport Marketplace. All on-building signs shall be mounted directly onto building surface. "Raceways" will only be allowed if the following conditions apply:
(a) There is absolutely no access behind the sign to run electrical / service the sign in the future or (b) The sign must be mounted to the front edge of the canopy due to the limited amount of sign area on the storefront itself.
- (5) All Monument and Primary "On Building Identification" signs must be illuminated, these types of signs may be internally or externally illuminated. All lighting techniques and fixtures must be submitted to the landlord, the Newhall Land (ARC) and the City of Santa Clarita for approval. There will be no flashing, moving or audible signs allowed on this project.
- (6) All attachment hardware shall be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal / servicing.

ACCEPTABLE MATERIAL FOR TENANT IDENTIFICATION SIGNS

The following list of materials may be used to fabricate Tenant signage:

Metals: Aluminum, stainless steel, brass, bronze, copper & wrought iron.

Acrylics and Foams: Cast acrylic sheet, polycarbonate, high density pvc sheet, solid surface material as manufactured by Corian/Avonite, Cast polyester resin and 15 lb. urethane foam as manufactured by Sign Foam/Precision Board

Other Acceptable Materials: Gold/silver leaf, glass, ceramic tile & natural/simulated stone

UNACCEPTABLE MATERIAL FOR TENANT IDENTIFICATION SIGNS

The following materials/techniques will not be allowed:

Trim Cap: if trim cap is used it must be painted to match the color of the return it is attached to.

Styrofoams: The only foam allowed will be 15 lb. urethane foam that is rated for exterior use

Painted on building signs: This type of sign will not be acceptable on this project.

ACCEPTABLE METHODS OF ILLUMINATION

The following lighting techniques may be used to illuminate tenant signage:

Neon (as long as it is not exposed), cold cathode, fiber optics, LED, incandescent, fluorescent halogen, please note that lighting techniques will be subject to landlord approval as well as Newhall Land (ARC) and the City of Santa Clarita planning / building department, certain lighting techniques may be rejected due to location of the sign and the impact it will have on neighboring tenants/residents.

NON ACCEPTABLE METHODS OF ILLUMINATION

The following lighting techniques may not be used to illuminate tenant signage:

Exposed neon, any type of exposed bulbs or any type of flashing light source.



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SIGN DESCRIPTIONS

Project /Tenant Monument Signs

These types of signs are provided for ground mounted project/tenant identification. The Project Monument Signs will identify the project only, the Tenant Monument Signs will identify the project and the tenants of Bridgeport Marketplace, please note that due to the amount of tenants at Bridgeport Marketplace and the allowable sign area determined by the City of Santa Clarita, there will not be enough room on the tenant monument signs for each tenant, the landlord/owner will decide which tenants will be identified on the monument signs, all tenants should refer to their lease for clarification. Eligible tenants will be responsible for the cost of adding their business name to the Tenant Monument Signs and will need to get Landlord approval on the design prior to fabrication.

On Building Identification Signs

These signs are provided for on-building business identification. The copy shall be limited to company name/logo and may be displayed as two lines of copy in company letter/logo style. This sign type must be internally or externally illuminated and be fabricated from one or more of the approved materials listed on the Exhibit (additional materials may be allowed but must be approved by the landlord). Paint finishes shall be satin polyurethane, colors of signs will be subject to the approval of the landlord, the Newhall Land (ARC) and the City of Santa Clarita Planning Dept. These signs must either have a clear/translucent acrylic face with internal illumination (standard channel type) or be fabricated from aluminum/stainless steel with a clear polycarbonate back (reverse channel type) or fabricated completely from aluminum / stainless steel with external light fixtures. There will be no foam or painted on building signs allowed. All wall signs must have a minimum depth of 3" and a maximum depth of 12". There will be no visible raceways allowed. On-Building Identification Signs shall occur above the storefront but not within 1'-0" from the top or side of the building / tenant space.

Multiple Occupant Buildings may be allowed (1) primary "On Building Identification Sign" and (1) secondary "On Building Identification Sign", The maximum area allowed for a primary "On Building Identification Sign" is (1-1/2) square feet for each linear foot of tenant storefront, the maximum length of a sign must not exceed 75% of the total length of the storefront, Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the Primary "On Building Identification Sign" or (1-1/2) square feet for each (2) linear feet of the storefront. *Please note that Primary "On-Building Identification Signs" will be located on the inside elevations, Secondary "On Building Identification Signs" will be located on the outer elevations that face the street.*

Tenants in a Multiple Occupant Building that are located at either end may be allowed a third "On-Building Identification Sign" if the following requirements are met: The building elevation where the third sign will be located must face a street or driveway entrance, the sign location and size must be approved by the Landlord, Newhall Land (ARC) and The City of Santa Clarita Planning Department.

Single Occupant Buildings may be allowed (1) primary "On Building Identification Sign" and (2) secondary "On Building Identification Signs", The maximum area allowed for a Primary "On Building Identification Sign" is (1-1/2) square feet for each linear foot of storefront, the maximum length of a sign must not exceed 75% of the total length of the building frontage. Secondary "On Building Identification Signs" must not exceed 50% of the allowable square footage of the Primary "On Building Identification Signs"

Storefronts with or without Canopies that Require Raceways: Due to accessibility or lack of sign area, some "On Building Identification Signs" may require a raceway, the signs may also have to be relocated to the front edge of the canopy, if it is determined that a sign must be relocated to the front edge of the canopy or have some sort of raceway due to accessibility, the raceway must be **hidden or designed** so that it does not look like a raceway. These types of sign situations will be individually reviewed by the landlord, Newhall Land ARC and the City of Santa Clarita.

PLANNED SIGN PROGRAM

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SIGN DESCRIPTIONS

Project Monument Signs
On Building Identification Signs



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SIGN DESCRIPTIONS

Tenant Identification Blade Signs

Each ground floor tenant will be allowed to have (1) Blade Sign mounted to the building above their main entrance, this type of sign will be double sided with the same information on each side, tenants are encouraged to be creative with this type of sign, unlike On-Building Identification signs these signs will be allowed to include tag lines, specialties or catch phrases that describe the product or service the tenant provides, brackets and panels to be of metal, please note each tenant blade sign will be subject to landlord approval as well as Newhall Land (ARC) and City approval, tenants will also be required to show attachment details for each blade sign that is mounted to the building.

Building Addresses

Each Building will have a minimum of one address located on the parapet level of the building. Numerals shall be a minimum of 12" tall x 2" deep, actual height will be determined by Los Angeles County Fire Dept. depending on visibility, Address numerals shall be fabricated out of aluminum and painted to match building in a contrasting color, paint finish to be satin polyurethane.

Identification Signs at Man Doors

This sign type is provided for identification of tenant for shipping, receiving, employees and emergency services only, this sign will be limited to tenant address, company name and one line of copy that states what that entrance is intended for i.e., shipping, receiving, will call etc. This sign will be made of 1/8" aluminum plate with a satin polyurethane painted finish and 2 mil high performance vinyl graphics. Panel size will be 16" square.

Tenant Information on Storefront Glass

Each tenant will be allowed one identification/information sign on their front window adjacent to entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area of this sign will be 2-1/2 Sq.Ft. Maximum width and height is 24". Lettering shall not exceed 2" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

Tenant Address on Storefront Glass above Main Entrance

Each tenant space must have a minimum of (1) address located above the entry doors, these address numbers must be computer cut vinyl mounted to the face of the glass, addresses numbers must be white with a 1/2" black outline, all vinyl to be 2 mil high performance type.

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SIGN DESCRIPTIONS

Tenant Identification Blade Signs
Building Addresses
Identification Signs at Man Doors
Tenant Information on Storefront Glass
Tenant Address on Storefront Glass



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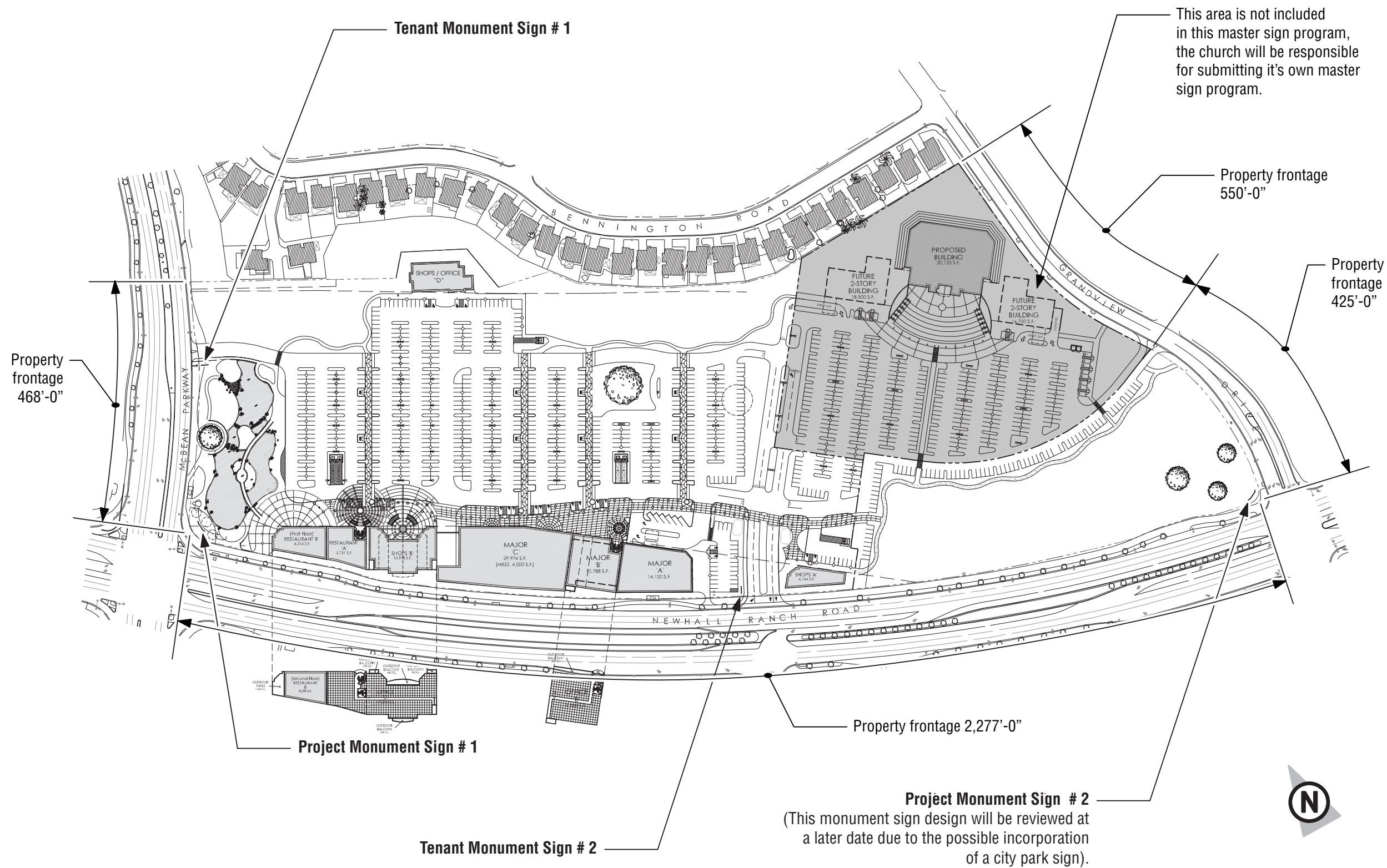
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PROJECT SITE PLAN



Tenant Monument Sign # 1

This area is not included in this master sign program, the church will be responsible for submitting it's own master sign program.

Property frontage 550'-0"

Property frontage 425'-0"

Property frontage 468'-0"

Project Monument Sign # 1

Property frontage 2,277'-0"

Tenant Monument Sign # 2

Project Monument Sign # 2
(This monument sign design will be reviewed at a later date due to the possible incorporation of a city park sign).





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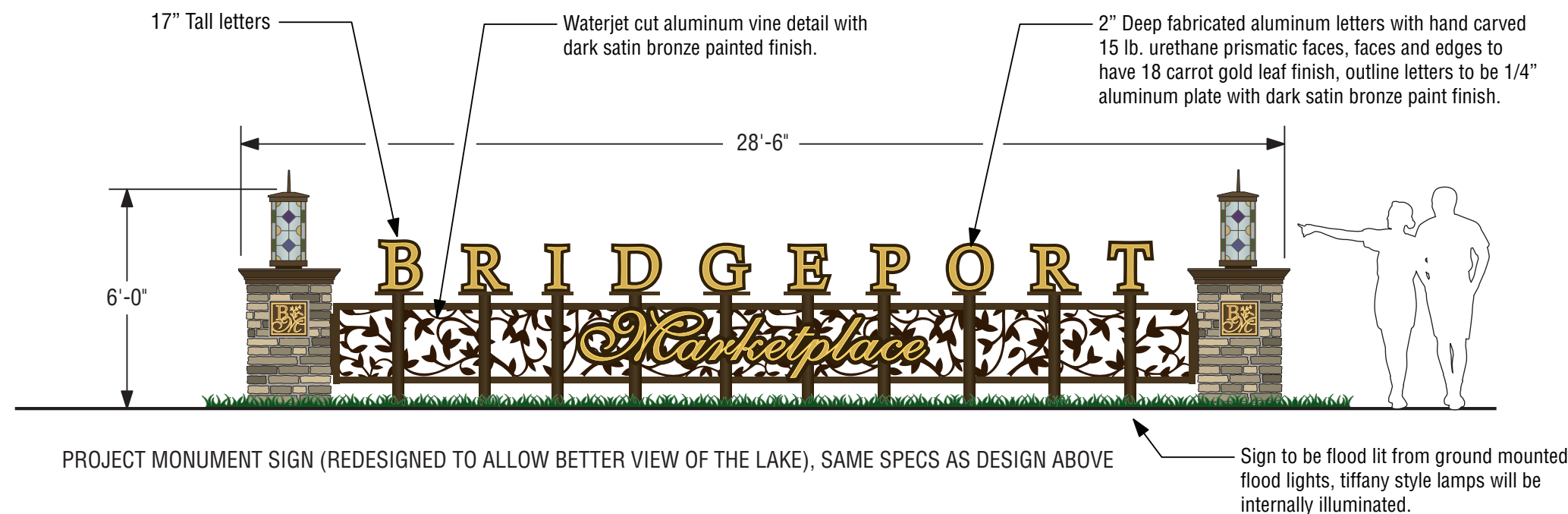
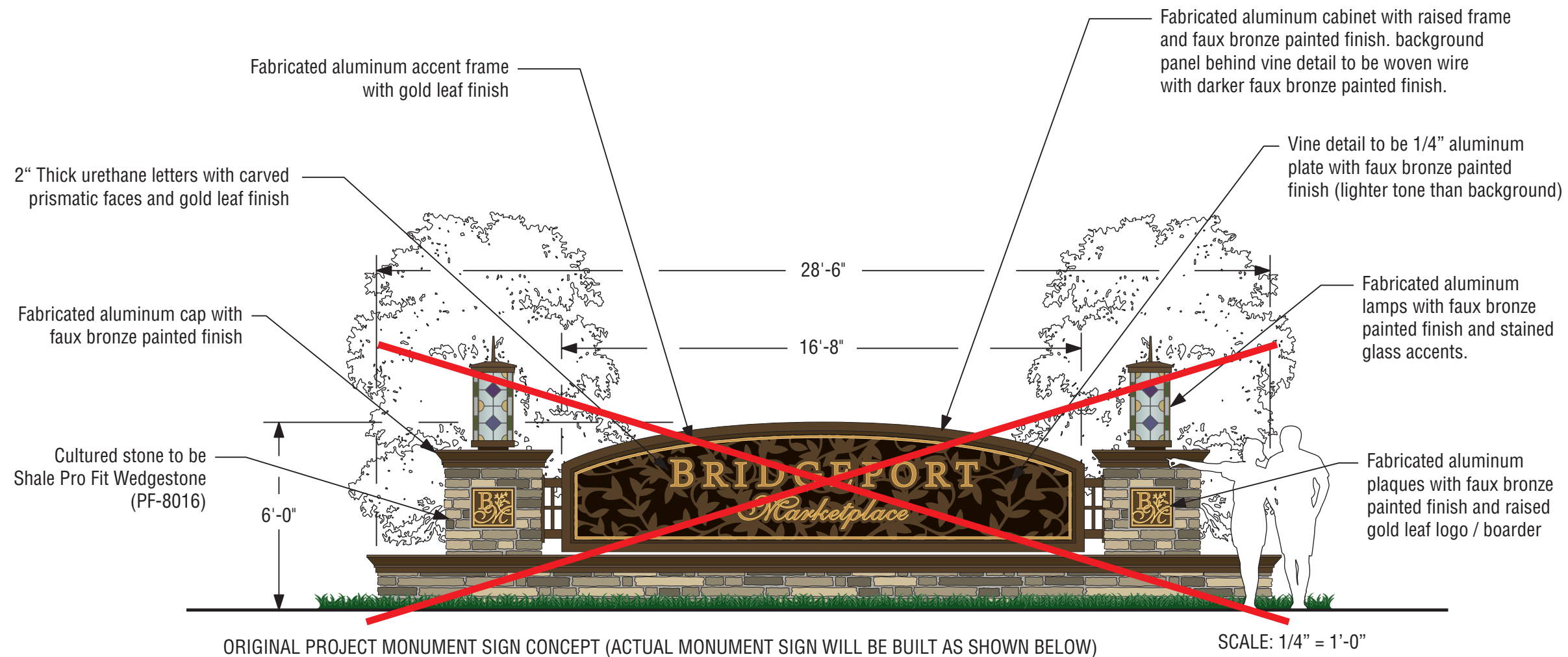
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SIGN EXHIBIT
Project Monument Signs





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SIGN EXHIBIT

Simulated corner view of Project
Monument Sign



EXAMPLE OF WHAT MONUMENT SIGN WILL LOOK LIKE



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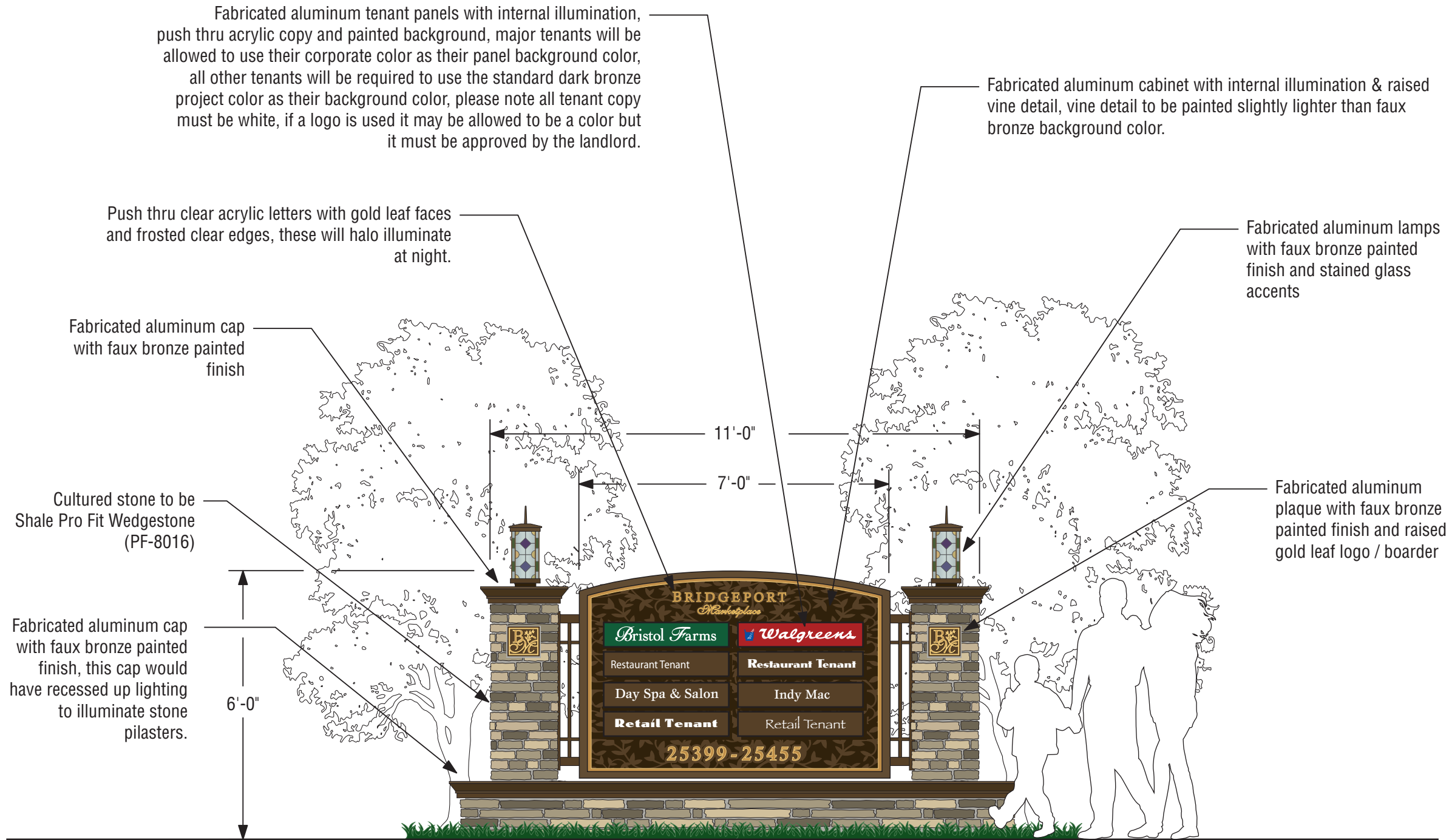
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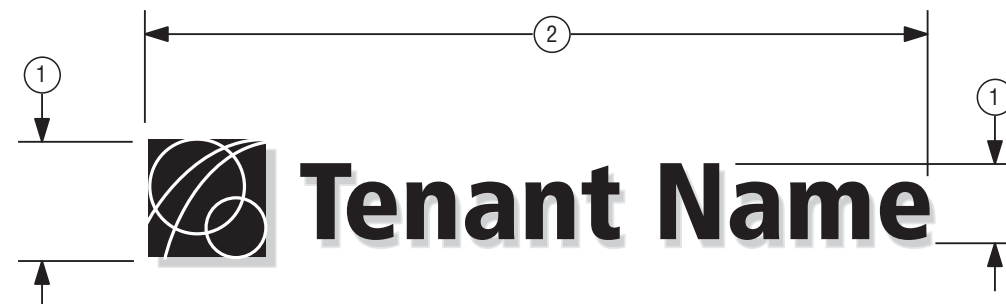
SIGN EXHIBIT
Tenant Monument Signs



TENANT MONUMENT SIGNS AT DRIVEWAY ENTRANCES Qty. (2)



“Shown as block lettering in black for example only”



“Shown as block lettering in black for example only”

PRIMARY ON BUILDING IDENTIFICATION NOTES:

Each Business in a Multiple Occupant Building may be allowed (1) Primary “On Building Identification Sign” & (1) Secondary “On Building Identification Sign” (Tenants located at the ends of a Multiple Tenant Building may be allowed a second Primary “On Building Identification Sign” if the elevation faces a street or entry driveway and it is approved by the landlord, Newhall Land (ARC) and The City of Santa Clarita Planning Department).

- ① Maximum letter height on a Primary “On Building Identification Sign” shall not exceed 2’-0”. If the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 3’-0”.
- ② This dimension shall be determined by the length of the individual business storefront that the sign will be attached to, occupants will be allowed (1-1/2) square feet of signage for each (1) linear foot of storefront.

SECONDARY ON BUILDING IDENTIFICATION NOTES:

Each Business in a Multiple Occupant Building will be allowed (1) Primary “On Building Identification sign” and (1) Secondary “On Building Identification Sign”

- ① Maximum letter height shall not exceed 2’-0”, if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 2’-6”.
- ② This dimension shall be determined by the length of the individual business storefront, Secondary “On Building Identification Signs” must not exceed 50% of the size of the Primary “On Building Identification Sign” or 50% of the allowable sign area of the Primary building elevation.

ADDITIONAL TENANT SIGNAGE NOTES / REQUIREMENTS:

Major Tenants: “On Building Identification Signs” for Major Tenants and or Tenants in a Single Occupant Building may be allowed larger signage if approved by The Landlord, The Newhall Land (ARC) and The City of Santa Clarita’s Planning Department, if approved maximum letter height for Primary “On Building Identification Signs” may be as large as 3’-0” for single line text, if the business name is in (2) lines or if there is a logo incorporated, the maximum overall height shall not exceed 5’-0” (maximum overall height on secondary signage shall not exceed 3’-0”). Secondary “On Building Identification Signs” must not exceed 50% of the allowable square footage of the Primary “On Building Identification Signs”. Major Tenants may also be allowed to have additional Primary / Secondary “On Building Identification Signs” but they must be approved by The Landlord, The Newhall Land (ARC) & The City of Santa Clarita’s Planning Department (to be considered a major tenant you must occupy a minimum of 10,000 square feet).

Major Tenant Supplemental Signage (South Elevation): Tenants with a minimum of 30,000 square feet of floor area may be allowed up to two (2) Supplemental Signs advertising a service or sub-tenant on each the north and south building elevations for a combined total of four (4) Supplemental Signs. For each building frontage, the sign area for the Supplemental Signs shall not exceed 25% of the allowable sign area (as determined by this sign program) or 55 square feet, whichever is greater.

First Floor Tenants: In addition to the North Elevation, signage may also be installed at the first floor level on street side elevation. (if there is no sign area available on the first floor level, tenants may be allowed to install there signage on the second floor level but it must be approved by all parties).

~~**First Floor Professional Tenants:** “Professional” includes (but is not limited to) medical, dental, chiropractic, dermatology and legal. Signage for this type of tenant will be limited to the elevations that face the parking area only.~~

Second Floor Tenants with 3,000 square feet or greater: Signage for this type of tenant will be limited to the elevations that face the parking area only, signage will not be allowed on elevations that face adjacent streets. This sign type shall not exceed 20 square feet, letter height shall not exceed 2’-0”, if the sign has two lines of copy or a logo is incorporated the overall height must not exceed 3’-0”. **Tenants that occupy under 3,000 square feet may still be allowed signage but it must not exceed 10 square feet.**

All medical uses of an emergency/community need must maintain all signage to ensure proper operation and shall not be permitted to deteriorate.

Medical uses of an emergency/community need: Primary “On Building Identification Signs” may be installed on the street-facing side of the building with a secondary “On Building Identification Sign” on the parking lot side of the building.



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ON BUILDING TENANT IDENTIFICATION SIGNAGE

Sign Dimensions and General Notes



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ACCEPTABLE STOREFRONT SIGNAGE EXAMPLES

THESE EXAMPLES ONLY APPLY TO
TENANT STOREFRONTS THAT DO NOT
HAVE ACCESS BEHIND SIGN AREA.



Fabricated back panel with reverse channel letters pin mounted off of face, large letters halo illuminate, lower letters are push thru acrylic



This is a fabricated aluminum panel with internal white LED illumination, letters are push thru type that edge light at night.



This is a great example of a creative background that also works as a wireway.



Example of letters mounted to storefront glass, this can be very effective with an illuminated soffit, letters can also be mounted to the soffit behind the glass.



Good example of an acceptable raceway type sign, letters mount to building face but all wiring is routed thru lower cabinet with push thru copy.



This is another example of a raceway that is hidden behind the sign, although it is a square panel the layered design elements make it interesting.



This is an aluminum fabricated cabinet with push thru copy, this works because of it's size, it is also a clean and simple look with a satin painted finish.



Example of storefront signage attached to a canopy, please note the raceway is not visible



Fabricated metal cabinet with dark bronze finish, lettering illuminates white, this is simple but it works due to the paint finish and the lettering used.



Fabricated panel with reverse channel logo pin mounted off of face, logo pieces halo illuminate at night.



Fabricated stainless steel letters with pendant lighting.



Fabricated panel with reverse channel logo / letters pin mounted off of face, logo / letters halo illuminate at night.



BRIDGEPORT Marketplace

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

UNACCEPTABLE STOREFRONT SIGNAGE EXAMPLES

THESE EXAMPLES ONLY APPLY TO
TENANT STOREFRONTS THAT DO NOT
HAVE ACCESS BEHIND SIGN AREA.



This sign type could work but due to the entire face being acrylic it would not be acceptable at Bridgeport Marketplace.



Again this is an example of a sign that could work but due to the entire face being acrylic it would not be acceptable



This is the right approach but the back panel / raceway looks to much like a raceway, back panels should be creative and add character to the sign,



This type of sign could be acceptable, the white area on the face would have to be aluminum and the red letters would need to be push thru or mounted to the face.



This type of sign with a visible raceway will not be acceptable.



This is another example of a sign that would not be acceptable because you can see the raceway behind the letters.



Again this type of sign would not be acceptable.



This type of sign will not be acceptable due to the exposed neon on the face of the letters (exposed neon is not allowed at Bridgeport Marketplace)



Not acceptable due to the exposed neon.



This type of sign would not be acceptable due to the raceway and the exposed neon.



Exposed neon is not allowed at Bridgeport Marketplace



This type of sign would not be acceptable because it is just a large box with white lettering.



BRIDGEPORT Marketplace

Located at the corner of:
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Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised March 12, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
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91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

SIGN EXHIBIT

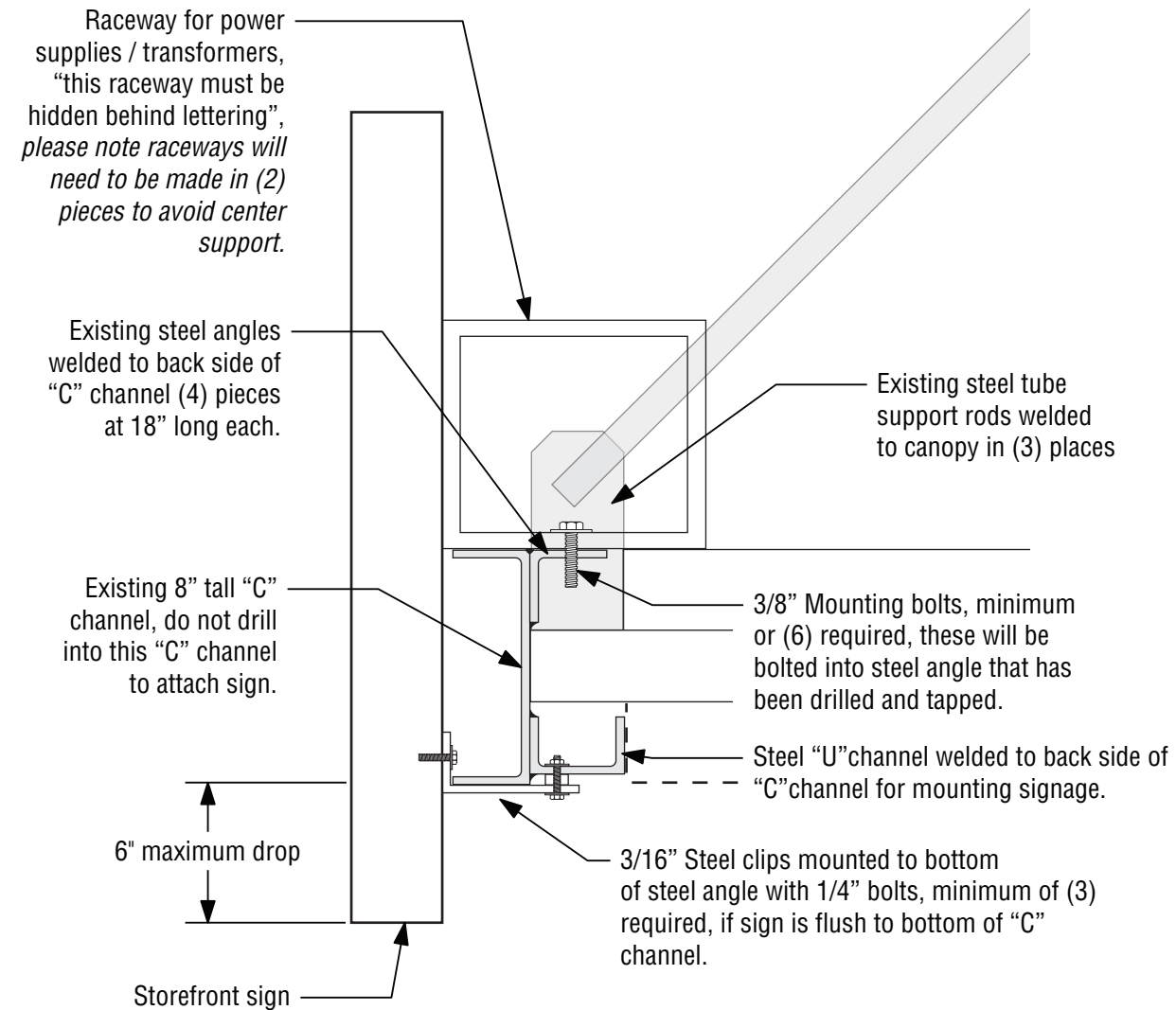
Signage Notes & Attachment Details for
Storefronts with Steel Canopies



TYPICAL STOREFRONT WITH STEEL CANOPY

SIGN NOTES:

- (a) All raceways must be hidden behind lettering / logos
- (b) "C" Channel must remain free of any holes, do not drill into this "C" channel to attach sign
- (c) Maximum length of any sign attached to the canopy must not exceed 75% of the total length of the canopy.
- (d) Back panels must be creatively designed, a plain square or oval panel will not be acceptable.
- (e) If signage is attached to the canopy no other signage will be allowed on the wall.



TYPICAL STOREFRONT SIGN SECTION



BRIDGEPORT Marketplace

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised April 18, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

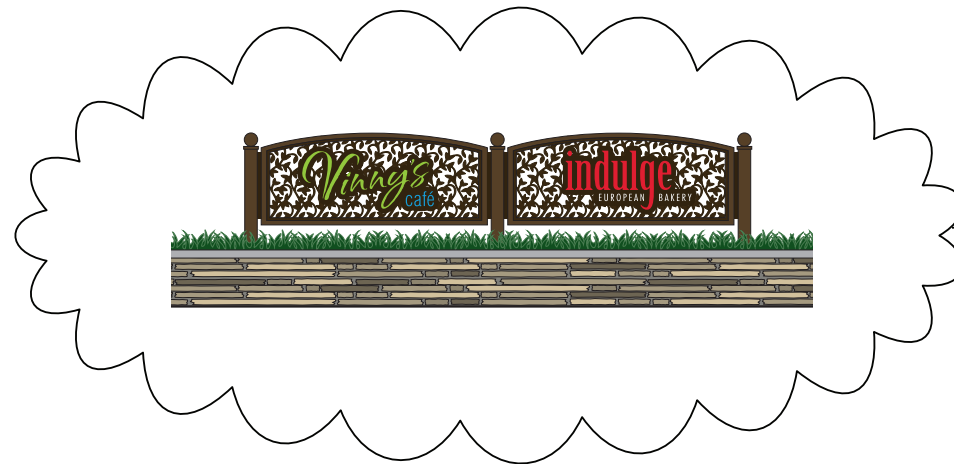
Prepared by:



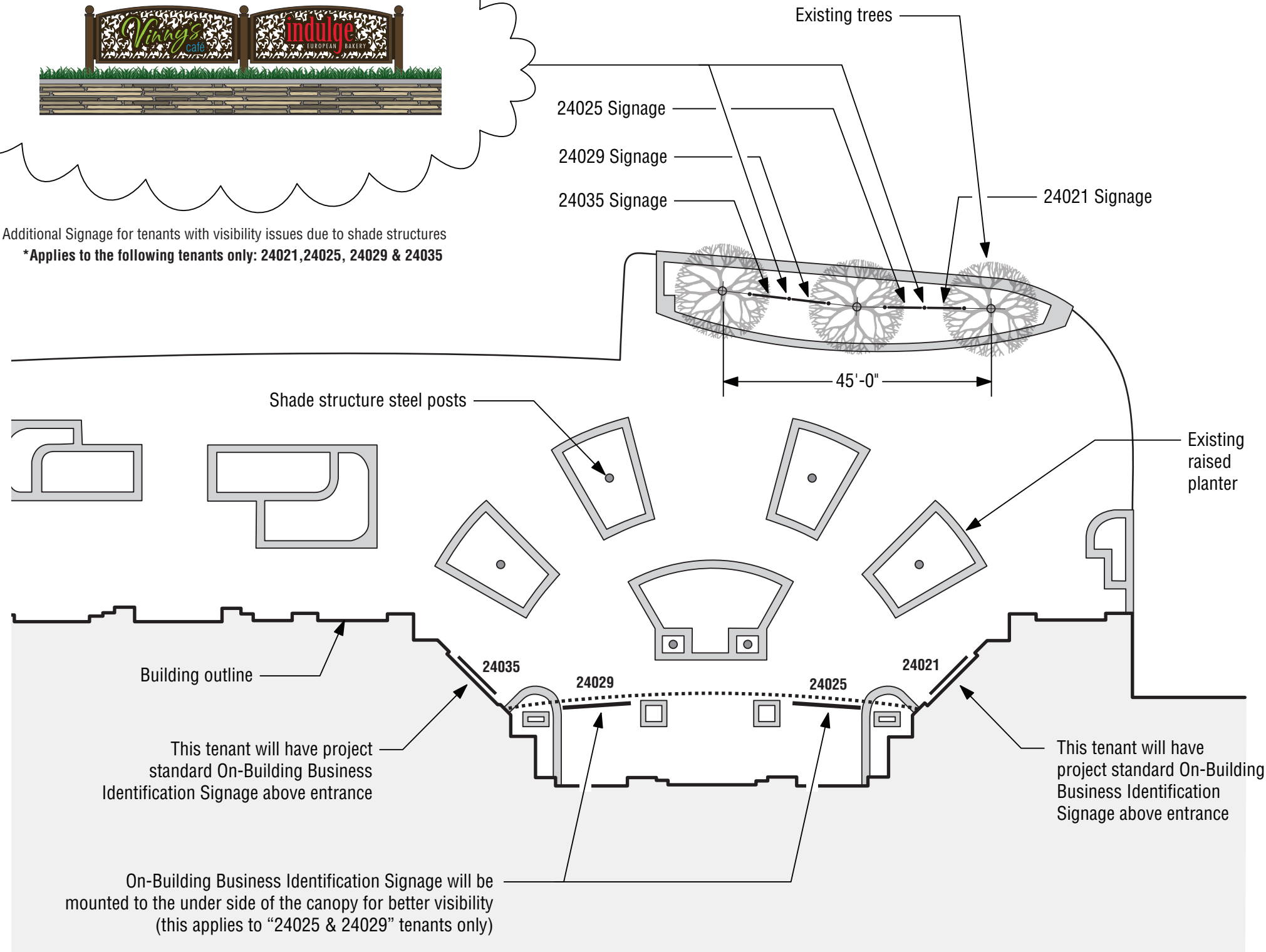
29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

SIGN EXHIBIT / PLANTER SIGNAGE

Additional Signage for tenants with
visibility issues due to shade structures
***Applies to the following tenants only:
24021, 24025, 24029 & 24035**



Additional Signage for tenants with visibility issues due to shade structures
***Applies to the following tenants only: 24021, 24025, 24029 & 24035**





BRIDGEPORT Marketplace

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised April 18, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:

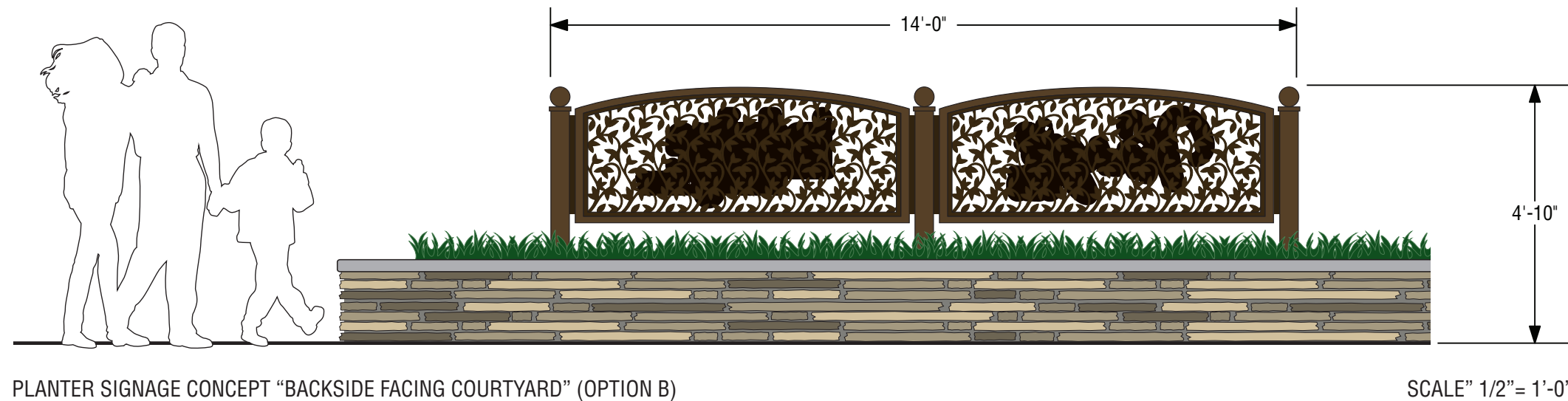
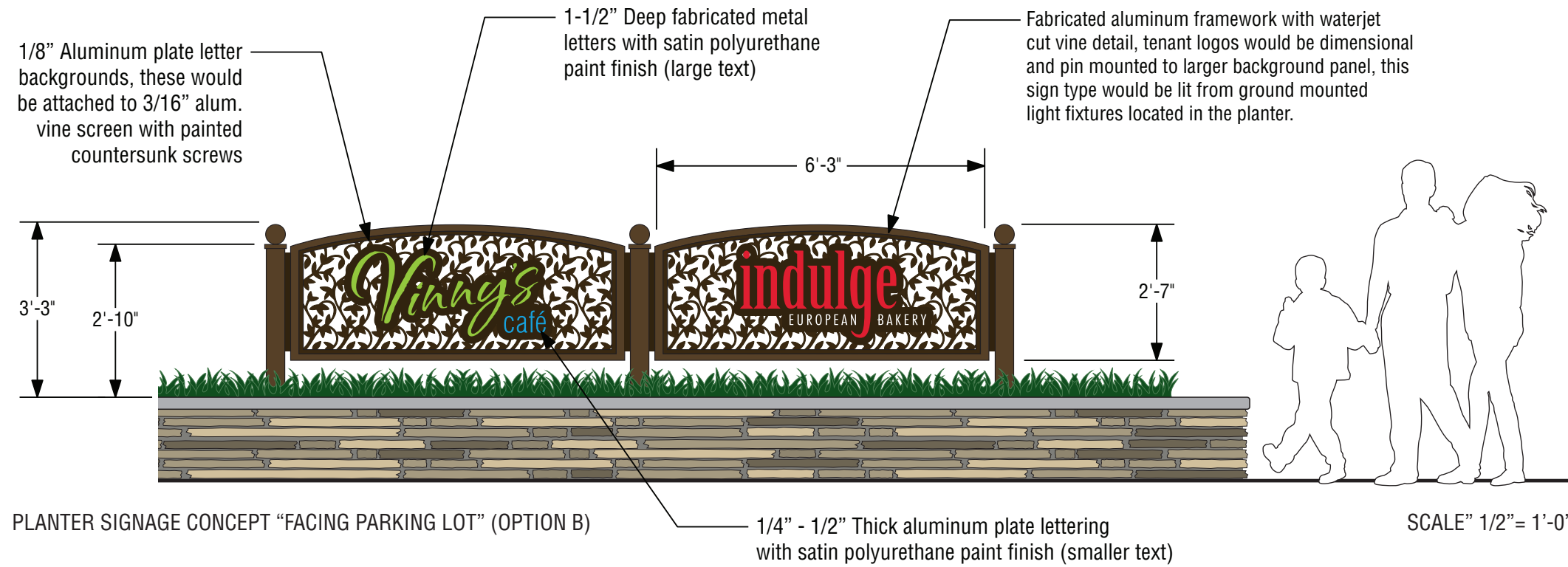


29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
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email: cary@imagefactor.com

SIGN EXHIBIT / PLANTER SIGNAGE

Additional Signage for tenants with
visibility issues due to shade structures

***Applies to the following tenants only:
24021, 24025, 24029 & 24035**





BRIDGEPORT Marketplace

Located at the corner of:
**Newhall Ranch Road &
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Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

BLADE SIGN SPECIFICATIONS

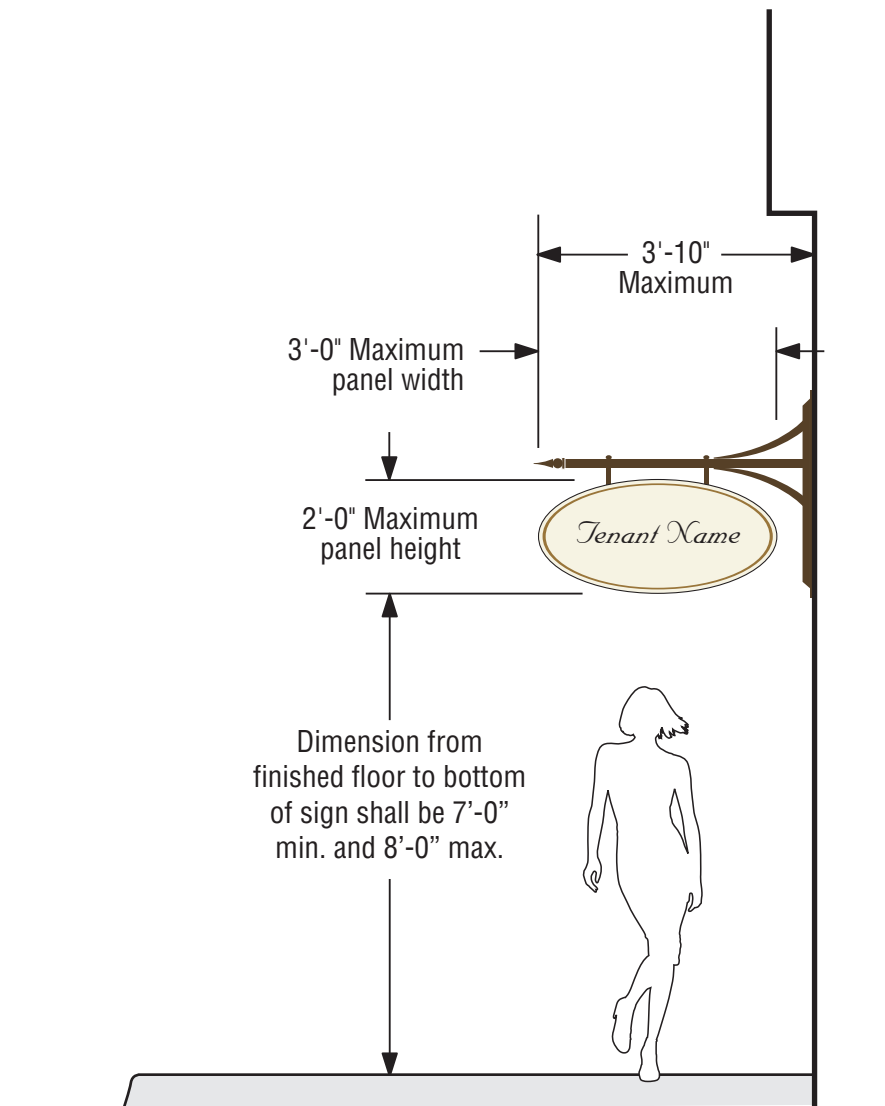
(a) Location: All ground floor tenants will be allowed (1) blade sign mounted above their main entrance, if a tenant has more than one entrance they may be allowed to have a second blade sign but it must be on located on a different building elevation.

(b) Design: Tenants are encouraged to be creative with the design of their blade sign panels, please note that all blade sign brackets must match the exhibit below but tenants will be allowed to design and submit their panel designs, all panel designs will be subject to landlord approval prior to Newhall Land (ARC) and City approval.

(c) Fabrication: Blade sign panels may be fabricated from various materials which are listed on page (4) of this sign program, if you would like to use a material that is not listed you must get the landlords approval prior to fabrication.

(d) Attachment: Blade signs must be securely mounted and bolted directly into the building as required by the City of Santa Clarita Building and Safety Department, the building department may require engineering for this type of sign, if required engineering must be done by a civil engineer that is licensed in the state of California. Please note all building penetrations must be sealed, any damage caused to the building due to poor installation of this type of sign will be the sole responsibility of the tenant.

(e) Blade Sign Cost: Each tenant will be responsible for the cost of their blade sign including: design, engineering, fabrication and installation (please note this may include installation of blocking inside the wall if required), tenants will be allowed to use their own sign contractor but the sign contractor must be approved by the landlord.



TENANT IDENTIFICATION BLADE SIGN EXAMPLE

SIGN EXHIBIT

Tenant Identification Blade Signs



BRIDGEPORT *Marketplace*

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Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

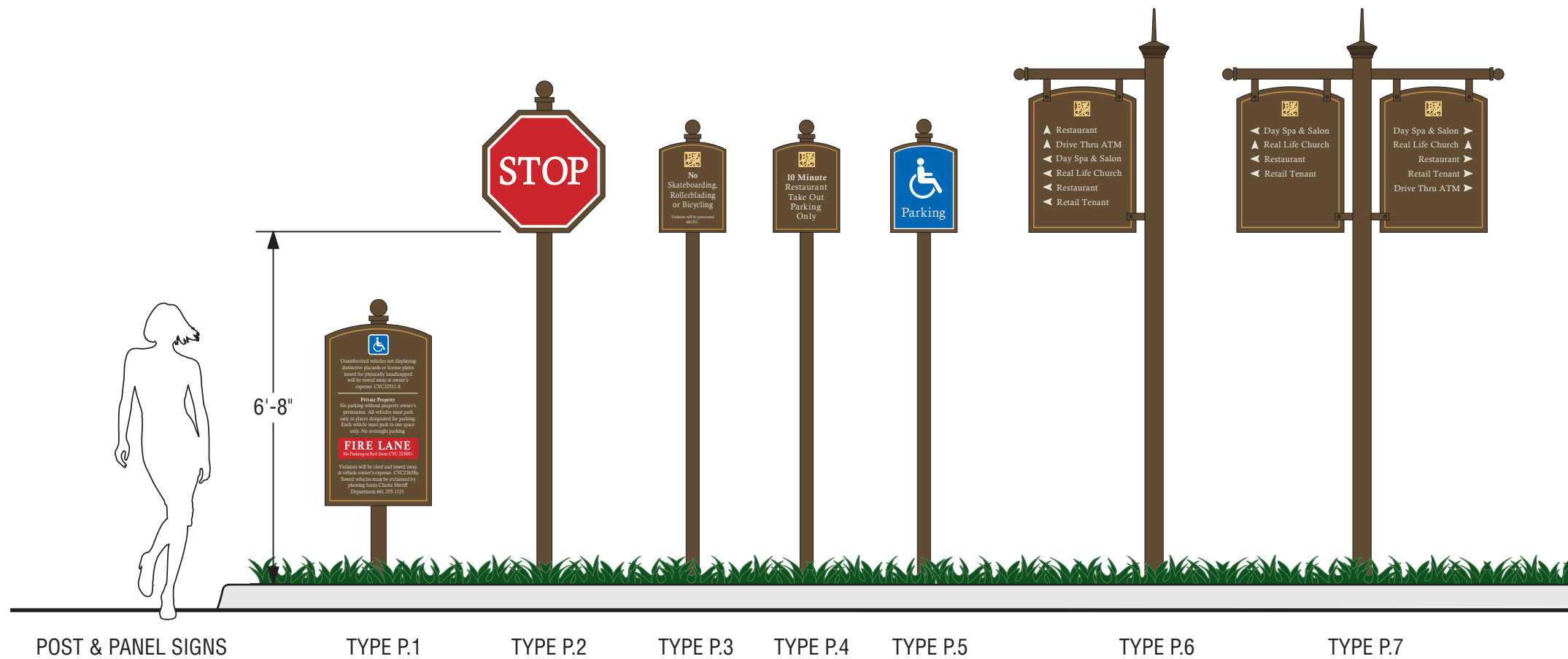
Prepared by:



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Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

SIGN EXHIBITS

Project Post and Panel Signs



Note: All post and panel signs to fabricated from aluminum with faux bronze painted finish.

DESCRIPTION OF EACH SIGN TYPE

- P.1** Legal Notice Signs: These signs would be located at each entrance, all lettering and symbols to be reflective.
- P.2** Stop Signs: These signs would be located on site only and be sized as per code, red background, letters and boarder to be reflective.
- P.3** Project Enforcement Signs: These signs will be located near walkways to inform and enforce the rules and regulations of the center.
- P.4** Reserved Parking Signs: These signs will be located close to each restaurants to allow take out customers to quickly pick up their food.
- P.5** Handicapped Signs: These signs will be located at each handicapped space as required, background and lettering to be reflective.
- P.6** Single Panel Directional Signs: These signs will be used to direct drivers and or pedestrians to certain locations on site
- P.7** Double Panel Directional Signs: These signs will be used to direct drivers and or pedestrians in locations where there are multiple options



BRIDGEPORT *Marketplace*

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Prepared for:



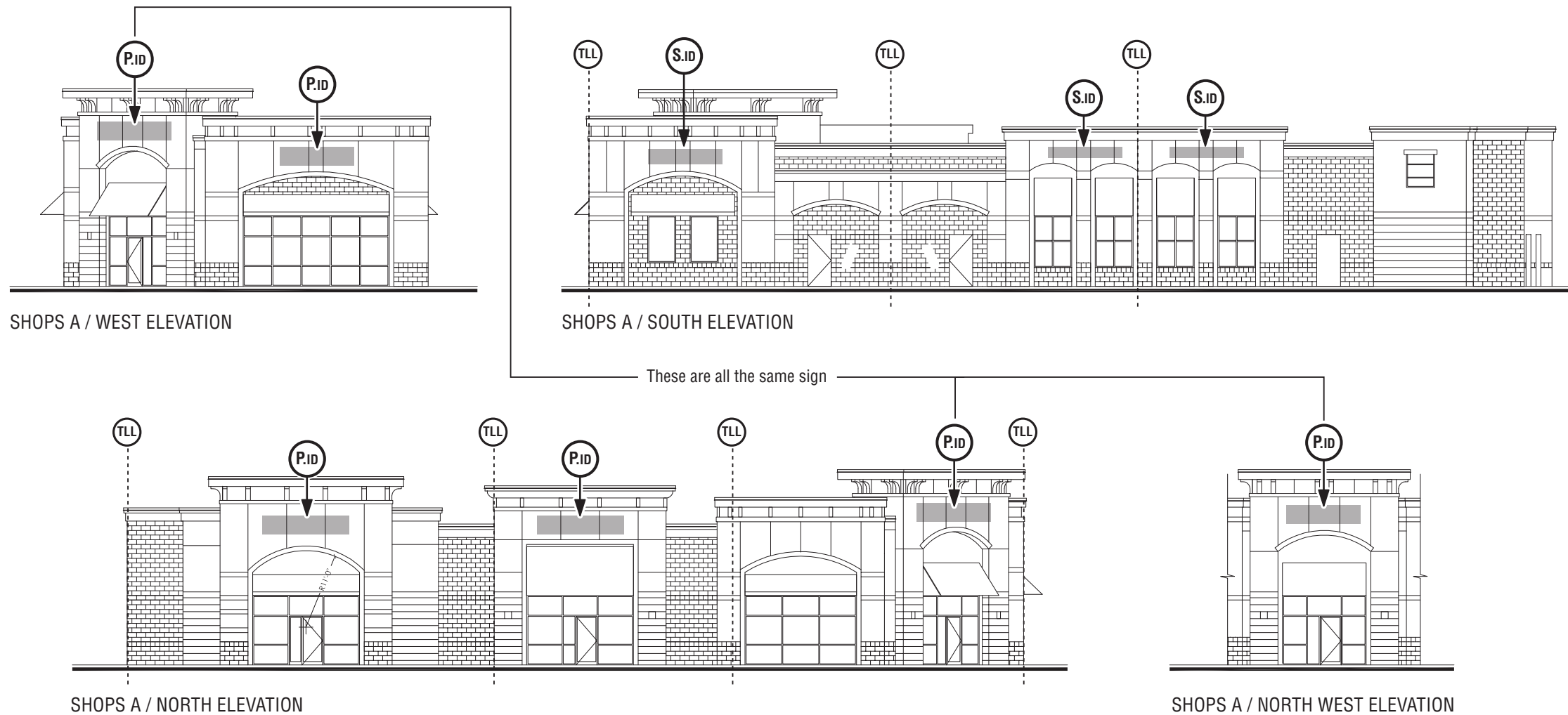
28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

**BUILDING ELEVATIONS WITH
PROPOSED TENANT SIGN LOCATIONS:**
SHOPS A



SECOND FLOOR TENANTS: Please note that all second floor "On Building Identification Signs" will be individually reviewed by the Landlord, Newhall Land ARC and The City of Santa Clarita's Planning Department, the above locations shown are possible locations but are not in anyway final. "Please note that Second Floor Tenants will Not be allowed to have any signage on elevations that face the street".

SOUTH ELEVATION SUPPLEMENTAL SIGNAGE: Tenants with a minimum of 30,000 square feet, will be allowed up to (2) Supplemental signs on the street side (South Elevavtion), the total sign area of both supplemental signs must not exceed 55 square feet.

- (P.ID)** Primary "On-Building Identification Signs"
- (S.ID)** Secondary "On-Building Identification Signs"
- (2.ID)** Possible 2nd Floor "On-Building Identification Signs"
- (TLL)** Tenant's Lease Line "Anticipated"



BRIDGEPORT *Marketplace*

Located at the corner of:
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Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:

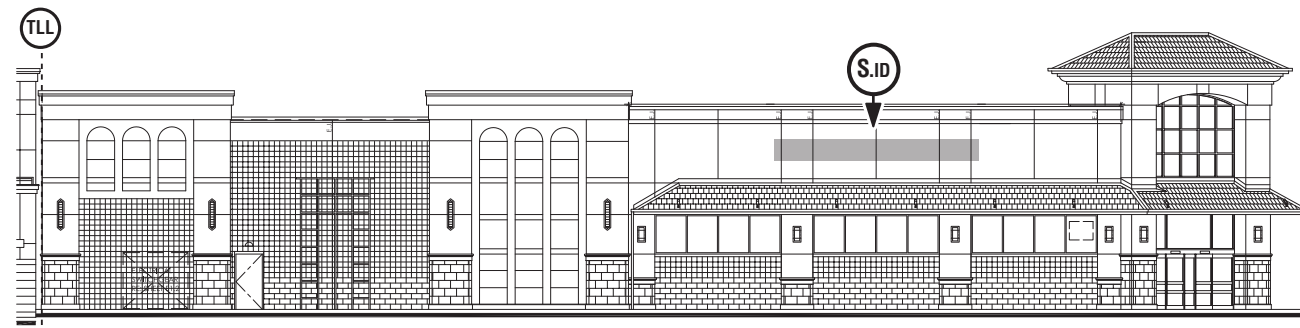


29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

BUILDING ELEVATIONS WITH PROPOSED TENANT SIGN LOCATIONS:

MAJOR A
MAJOR B
OFFICE B



MAJOR A / SOUTH ELEVATION



MAJOR A / MAIN ENTRANCE
SOUTH / EAST ELEVATION



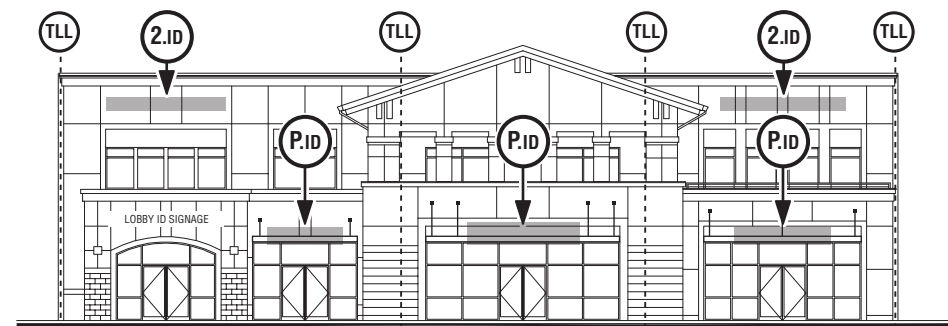
MAJOR A / EAST ELEVATION

Supplemental signage
(both sides)

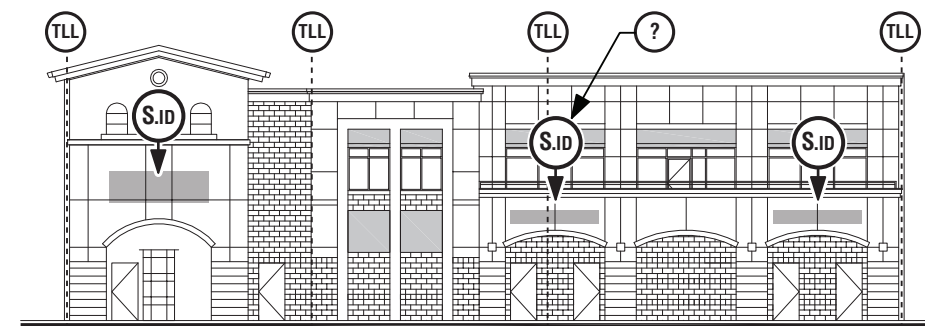


MAJOR A / NORTH ELEVATION

Supplemental signage



MAJOR B / OFFICE B / NORTH ELEVATION



MAJOR B / OFFICE B / SOUTH ELEVATION

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SOUTH ELEVATION SUPPLEMENTAL SIGNAGE: Tenants with a minimum of 30,000 square feet, will be allowed up to (2) Supplemental signs on the street side (South Elevavtion), the total sign area of both supplemental signs must not exceed 55 square feet.

- Primary "On-Building Identification Signs"
- Secondary "On-Building Identification Signs"
- Possible 2nd Floor "On-Building Identification Signs"
- Tenant's Lease Line "Anticipated"



BRIDGEPORT *Marketplace*

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised January 24, 2012

Prepared for:



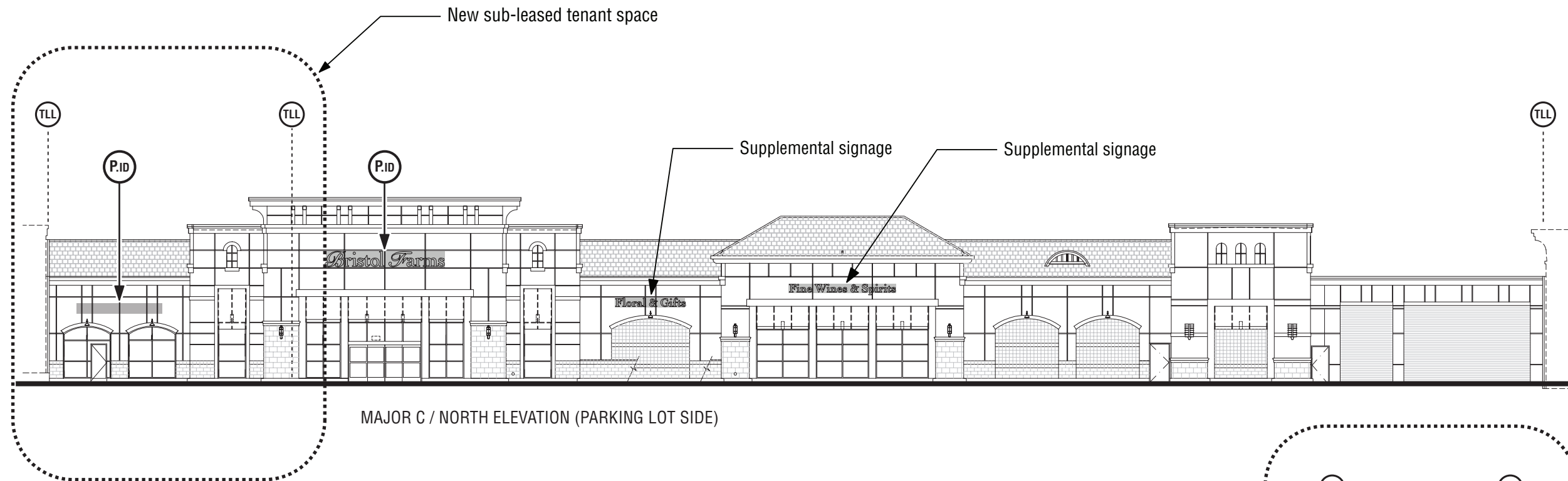
28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:

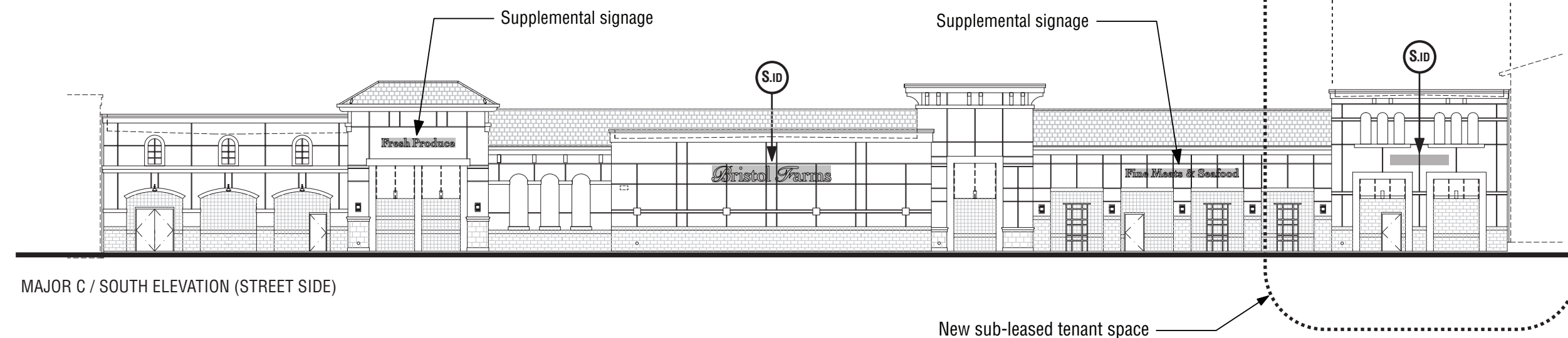


29005 Ave. Penn
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91355
Contact: Cary Llewelyn
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email: cary@imagefactor.com

**BUILDING ELEVATIONS WITH
PROPOSED TENANT SIGN LOCATIONS:**
MAJOR C (with new sub-leased tenant)



MAJOR C / NORTH ELEVATION (PARKING LOT SIDE)



MAJOR C / SOUTH ELEVATION (STREET SIDE)

SECOND FLOOR TENANTS: Please note that all second floor "On Building Identification Signs" will be individually reviewed by the Landlord, Newhall Land ARC and The City of Santa Clarita's Planning Department, the above locations shown are possible locations but are not in anyway final. "Please note that Second Floor Tenants will Not be allowed to have any signage on elevations that face the street".

SOUTH ELEVATION SUPPLEMENTAL SIGNAGE: Tenants with a minimum of 30,000 square feet, will be allowed up to (2) Supplemental signs on the street side (South Elevation), the total sign area of both supplemental signs must not exceed 55 square feet.

- (P.ID)** Primary "On-Building Identification Signs"
- (S.ID)** Secondary "On-Building Identification Signs"
- (2.ID)** Possible 2nd Floor "On-Building Identification Signs"
- (TLL)** Tenant's Lease Line "Anticipated"



BRIDGEPORT Marketplace

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



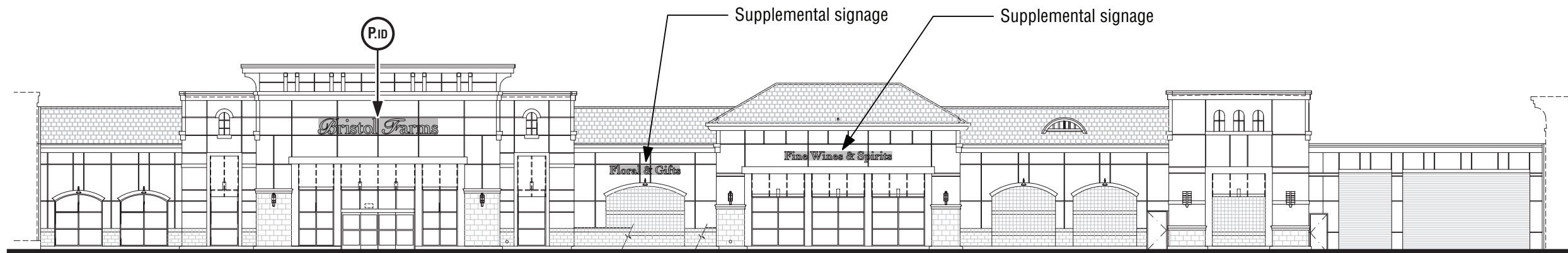
28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:

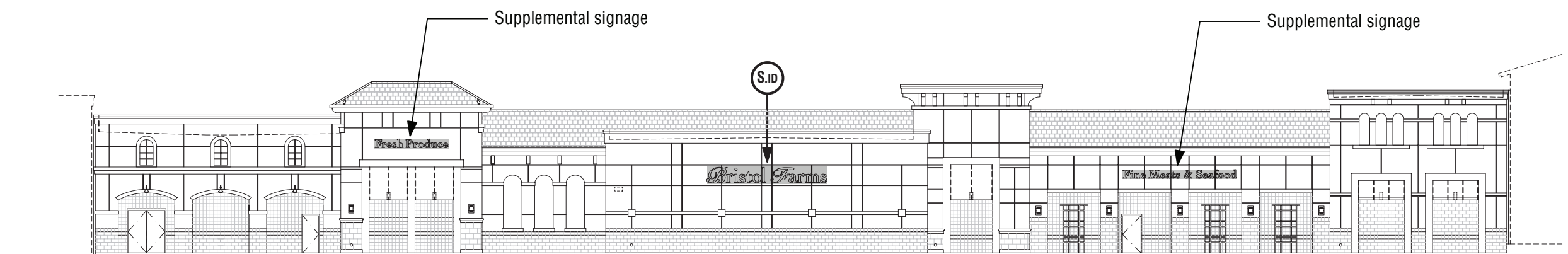


29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
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email: cary@imagefactor.com

**BUILDING ELEVATIONS WITH
PROPOSED TENANT SIGN LOCATIONS:**
MAJOR C



MAJOR C / NORTH ELEVATION (PARKING LOT SIDE)



MAJOR C / SOUTH ELEVATION (STREET SIDE)

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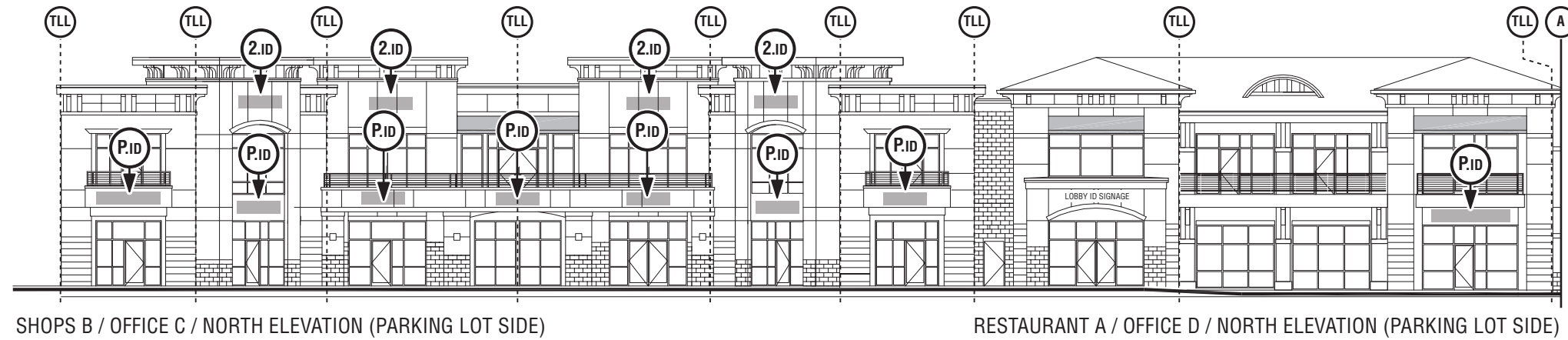
SOUTH ELEVATION SUPPLEMENTAL SIGNAGE: Tenants with a minimum of 30,000 square feet, will be allowed up to (2) Supplemental signs on the street side (South Elevavtion), the total sign area of both supplemental signs must not exceed 55 square feet.

- Primary “On-Building Identification Signs”
- Secondary “On-Building Identification Signs”
- Possible 2nd Floor “On-Building Identification Signs”
- Tenant’s Lease Line “Anticipated”



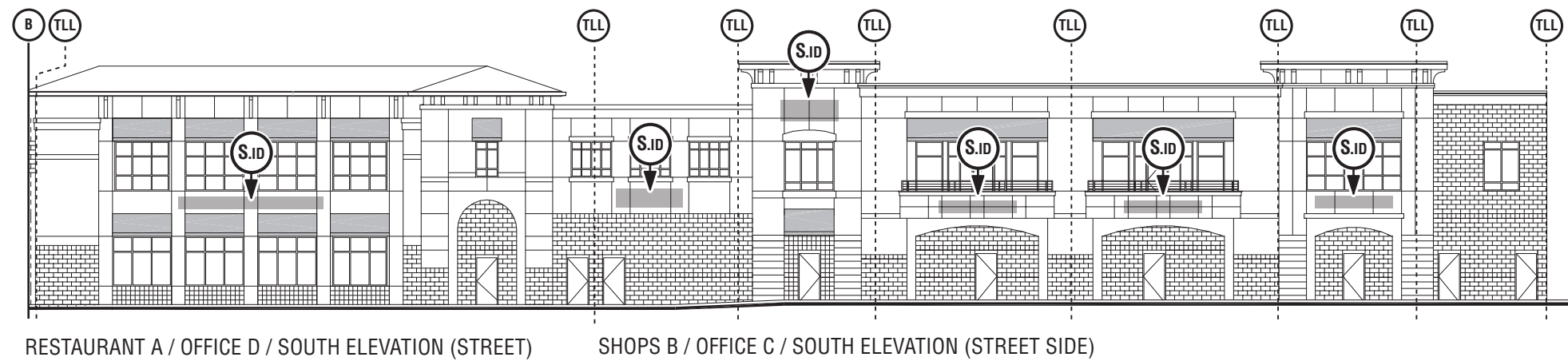
BRIDGEPORT *Marketplace*

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**



SHOPS B / OFFICE C / NORTH ELEVATION (PARKING LOT SIDE)

RESTAURANT A / OFFICE D / NORTH ELEVATION (PARKING LOT SIDE)



RESTAURANT A / OFFICE D / SOUTH ELEVATION (STREET)

SHOPS B / OFFICE C / SOUTH ELEVATION (STREET SIDE)



RESTAURANTS B / NORTH ELEVATION (PARKING LOT SIDE)

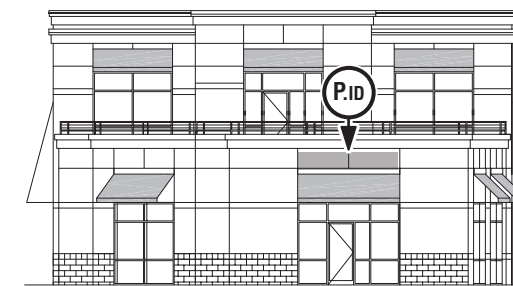


RESTAURANTS B / SOUTH ELEVATION (STREET SIDE)

SECOND FLOOR TENANTS: Please note that all second floor "On Building Identification Signs" will be individually reviewed by the Landlord, Newhall Land ARC and The City of Santa Clarita's Planning Department, the above locations shown are possible locations but are not in anyway final. "Please note that Second Floor Tenants will Not be allowed to have any signage on elevations that face the street".

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- Secondary "On-Building Identification Signs"
- Possible 2nd Floor "On-Building Identification Signs"
- Tenant's Lease Line "Anticipated"



RESTAURANTS B / WEST ELEVATION

PLANNED SIGN PROGRAM

Revised April 18, 2008

Prepared for:



28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355

Contact: Cary Llewelyn

Tel: 661.295.0624

email: cary@imagefactor.com

BUILDING ELEVATIONS WITH PROPOSED TENANT SIGN LOCATIONS:

SHOPS B
OFFICE C, D
RESTAURANTS A, B



BRIDGEPORT *Marketplace*

Located at the corner of:
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Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

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28212 Kelly Johnson Parkway
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91355

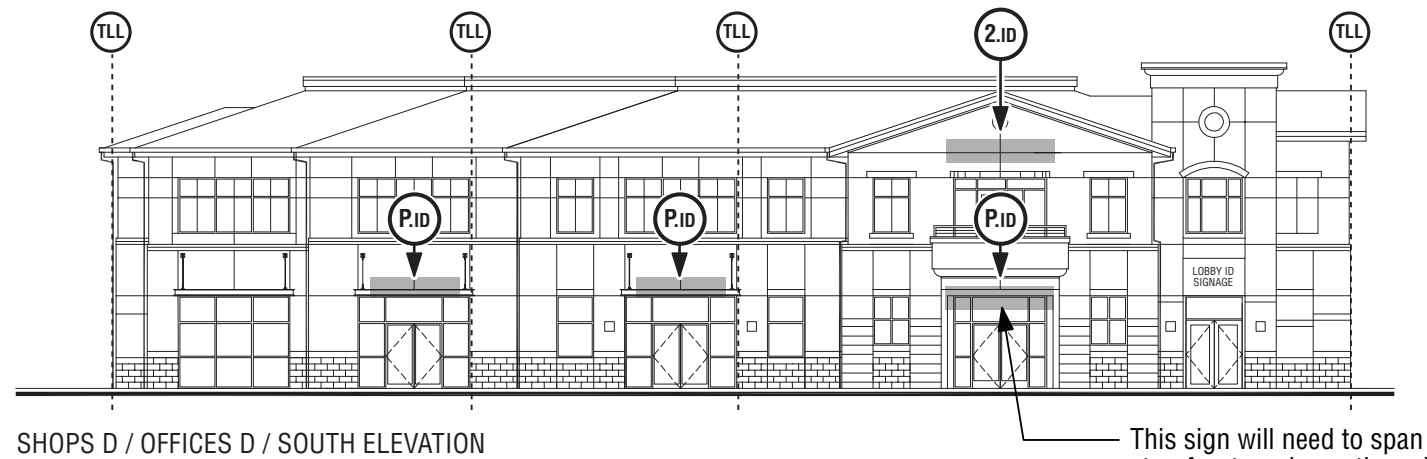
Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

BUILDING ELEVATIONS WITH PROPOSED TENANT SIGN LOCATIONS:

SHOPS D
OFFICE D



SHOPS D / OFFICES D / SOUTH ELEVATION

This sign will need to span storefront on decorative rail system.



SHOPS D / OFFICES D / WEST ELEVATION



SHOPS D / OFFICES D / EAST ELEVATION

SECOND FLOOR TENANTS: Please note that all second floor "On Building Identification Signs" will be individually reviewed by the Landlord, Newhall Land ARC and The City of Santa Clarita's Planning Department, the above locations shown are possible locations but are not in anyway final. "Please note that Second Floor Tenants will Not be allowed to have any signage on elevations that face the street".

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- (S.ID)** Secondary "On-Building Identification Signs"
- (2.ID)** Possible 2nd Floor "On-Building Identification Signs"
- (TLL)** Tenant's Lease Line "Anticipated"



SHOPS A (North Elevation)



SHOPS A (North Elevation)



SHOPS A (North Elevation)



SHOPS A (North West Elevation)



SHOPS (West Elevation)



MAJOR B, OFFICE B (North Elevation)



MAJOR B, OFFICE B (North Elevation)



SHOPS B, OFFICE C (North Elevation)



SHOPS B, OFFICE C (North Elevation)



BRIDGEPORT *Marketplace*

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28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

PROJECT PHOTOS

TAKEN ON FEBRUARY 25TH, 2008



SHOPS B, OFFICE C (North West Elevation)



SHOPS B, OFFICE C (North Elevation)



SHOPS B, OFFICE C (North East Elevation)



SHOPS B, OFFICE C, RESTAURANT A, OFFICE D (North Elevation)



RESTAURANT A, OFFICE D, RESTAURANT B (North Elevation)



RESTAURANT A, OFFICE D (North Elevation)



RESTAURANT A, OFFICE D (North Elevation)



RESTAURANT A, OFFICE D (North Elevation)



RESTAURANT B (North Elevation)



BRIDGEPORT *Marketplace*

Located at the corner of:
**Newhall Ranch Road &
McBean Parkway
Valencia, California
91355**

PLANNED SIGN PROGRAM

Revised February 25, 2008

Prepared for:



INTERTEX COMPANIES
28212 Kelly Johnson Parkway
Suite 275
Valencia, California
91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
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PROJECT PHOTOS

TAKEN ON FEBRUARY 25TH, 2008



BRIDGEPORT *Marketplace*

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PLANNED SIGN PROGRAM

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28212 Kelly Johnson Parkway
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91355

Prepared by:



29005 Ave. Penn
Valencia, California
91355
Contact: Cary Llewelyn
Tel: 661.295.0624
email: cary@imagefactor.com

PROJECT PHOTOS

TAKEN ON FEBRUARY 25TH, 2008



RESTAURANT B (West Elevation)



SHOPS D, OFFICE D (South Elevation)



SHOPS D, OFFICE D (South Elevation)



SHOPS D, OFFICE D (South Elevation)



SHOPS D, OFFICE D (South Elevation)



PROVIDENCE

Medical Institute

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 1 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

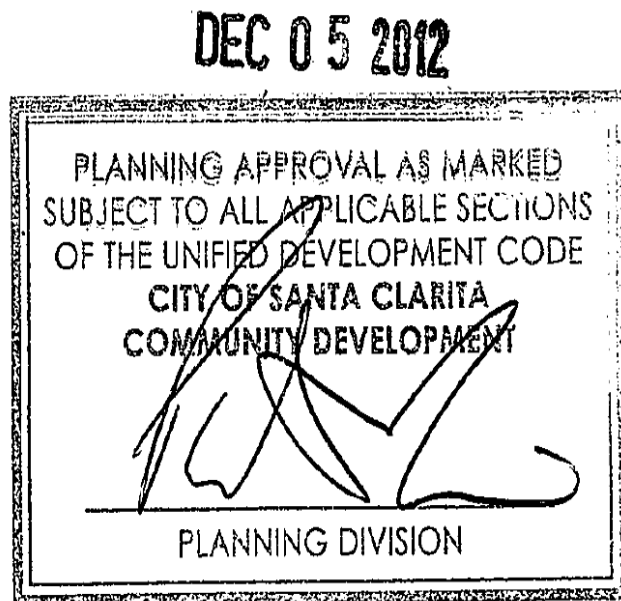
- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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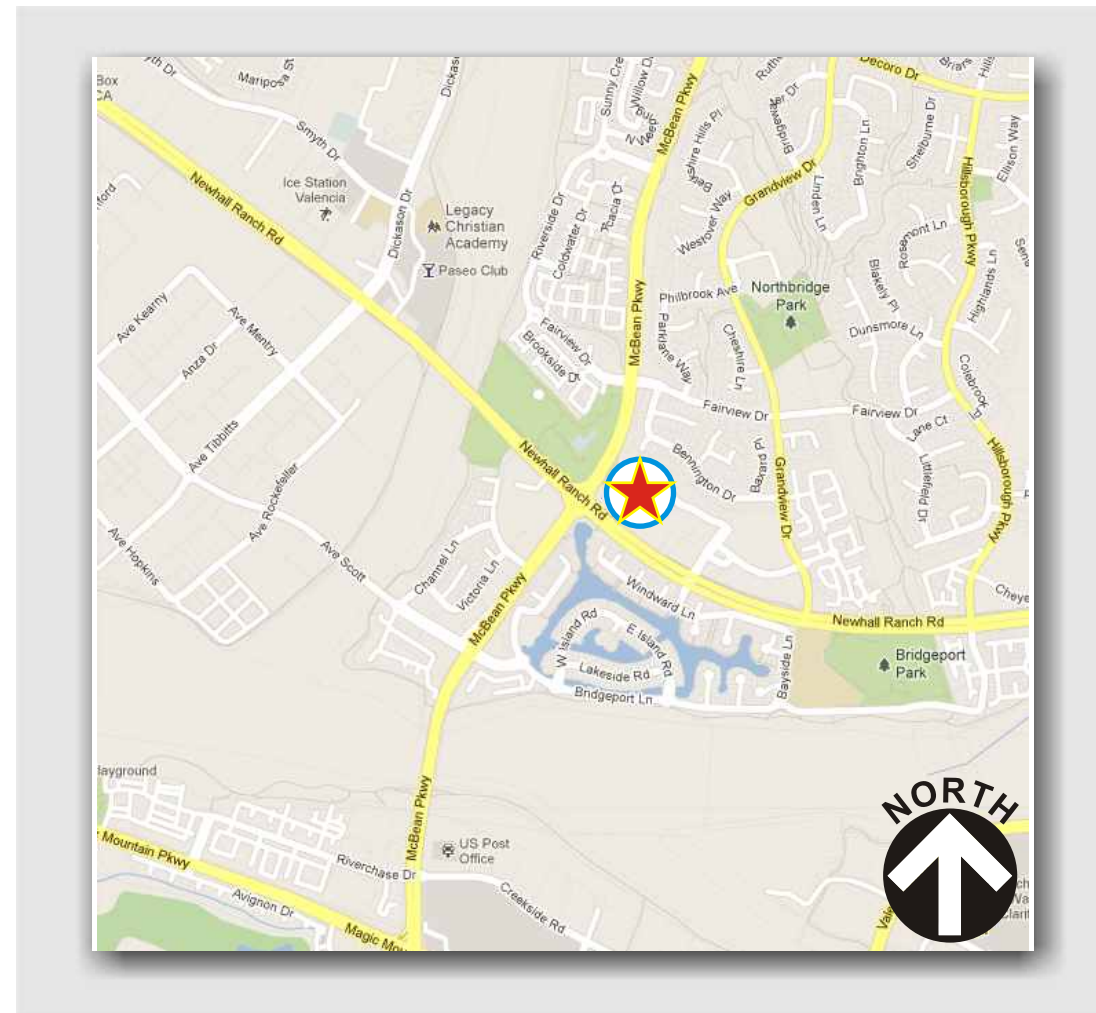


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Torrance CA 90505

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[F] 310.534.3003



Subject to MCH 12-167



1 VICINITY MAP
SCALE: NTS

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 2 of 12

Scale:

nts

Date:

11.02.12 (3.0)

Revisions:

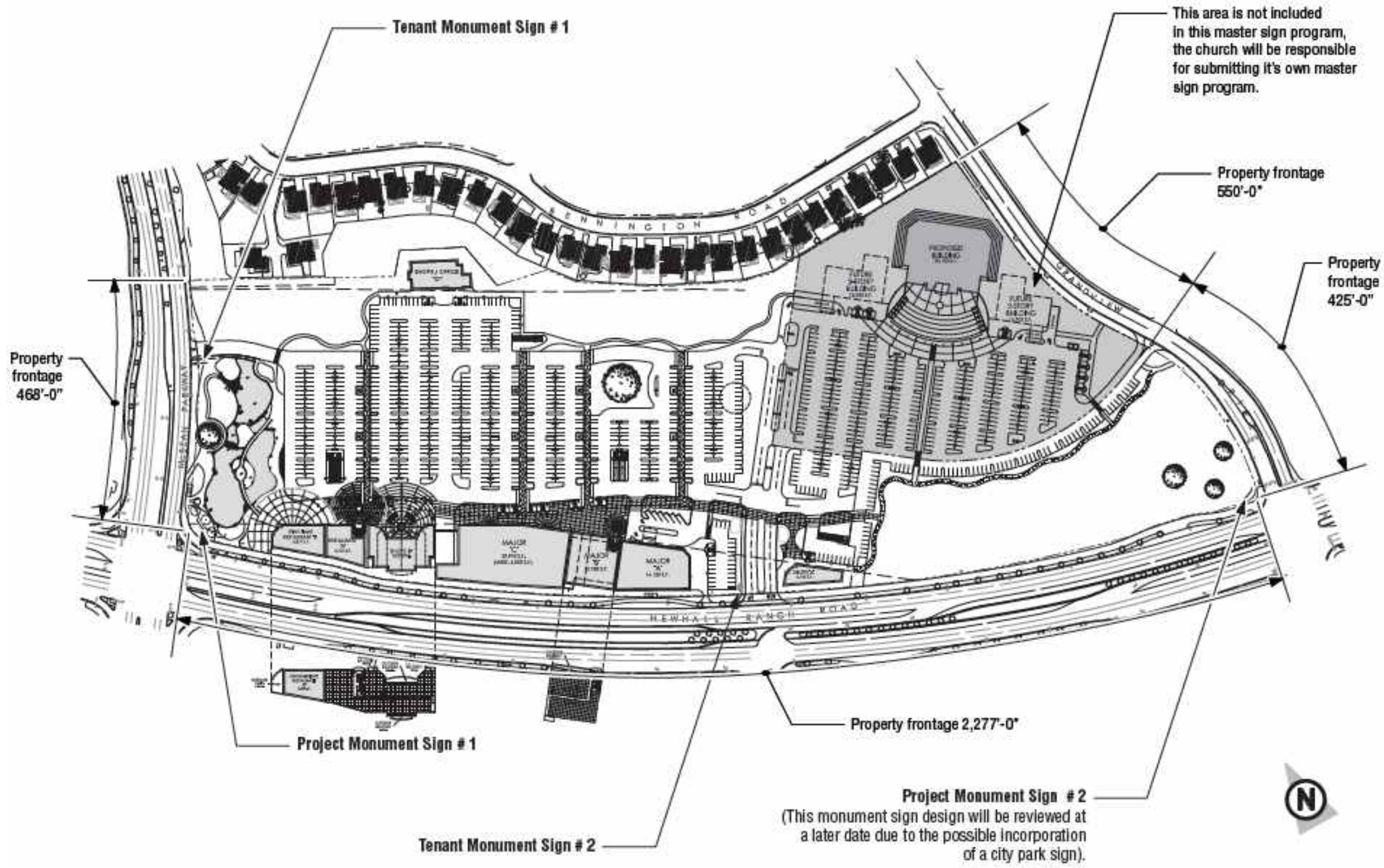
- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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Client:



Location:

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McBean Parkway
Valencia, CA 91355

Page 3 of 12

SIGN A

SIGN ELEVATION / FACE LIT CHANNEL LETTERS

QUANTITY: TWO (2) PANELS REQUIRED

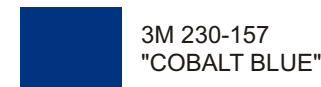
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS:

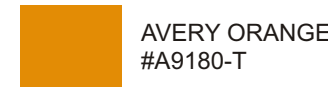
PANEL: ALUMINUM PANEL PAINTED WITH ROUTED COPY
COPY: PUSH THRU CLEAR ACRYLIC WITH VINYL OVERLAYS

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

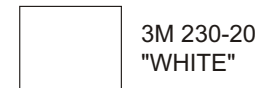
VINYL COLORS:



3M 230-157
"COBALT BLUE"



AVERY ORANGE
#A9180-T



3M 230-20
"WHITE"

Scale:

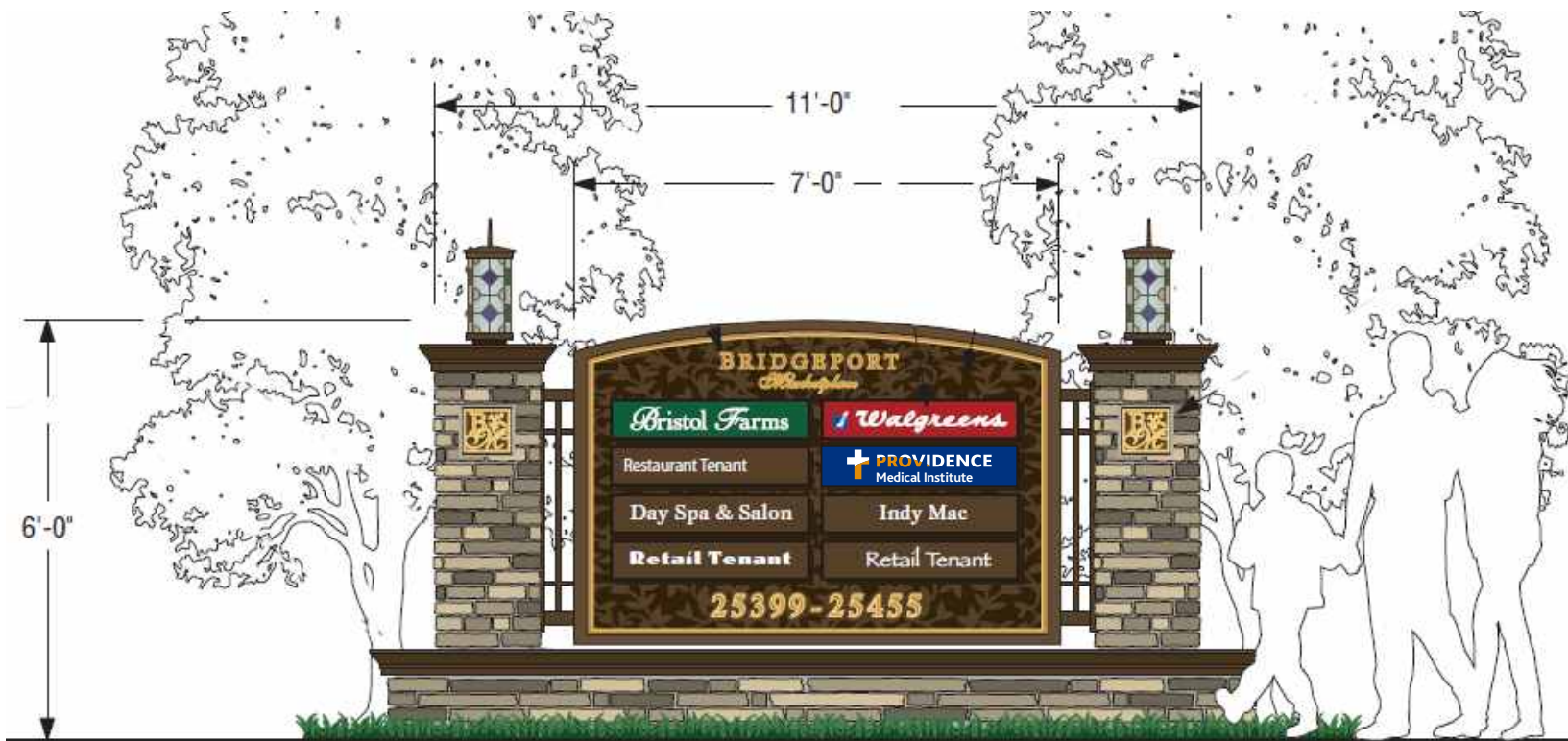
As Noted

Date:

11.02.12 (3.0)

Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.



NOTE: Exact panel placement on existing monument signs to be determined.

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1

TENANT PANELS FOR EXISTING DOUBLE FACE MONUMENT SIGN

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



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Client:



Location:

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McBean Parkway
Valencia, CA 91355

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SIGN B

SIGN ELEVATION / FACE LIT CHANNEL LETTERS

QUANTITY: TWO (2) PANELS REQUIRED

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

SPECIFICATIONS:

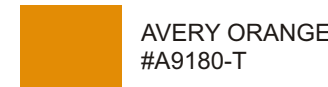
PANEL: ALUMINUM PANEL PAINTED WITH ROUTED COPY
COPY: PUSH THRU CLEAR ACRYLIC WITH VINYL OVERLAYS

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

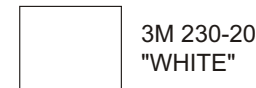
VINYL COLORS:



3M 230-157
"COBALT BLUE"



AVERY ORANGE
#A9180-T



3M 230-20
"WHITE"

Scale:

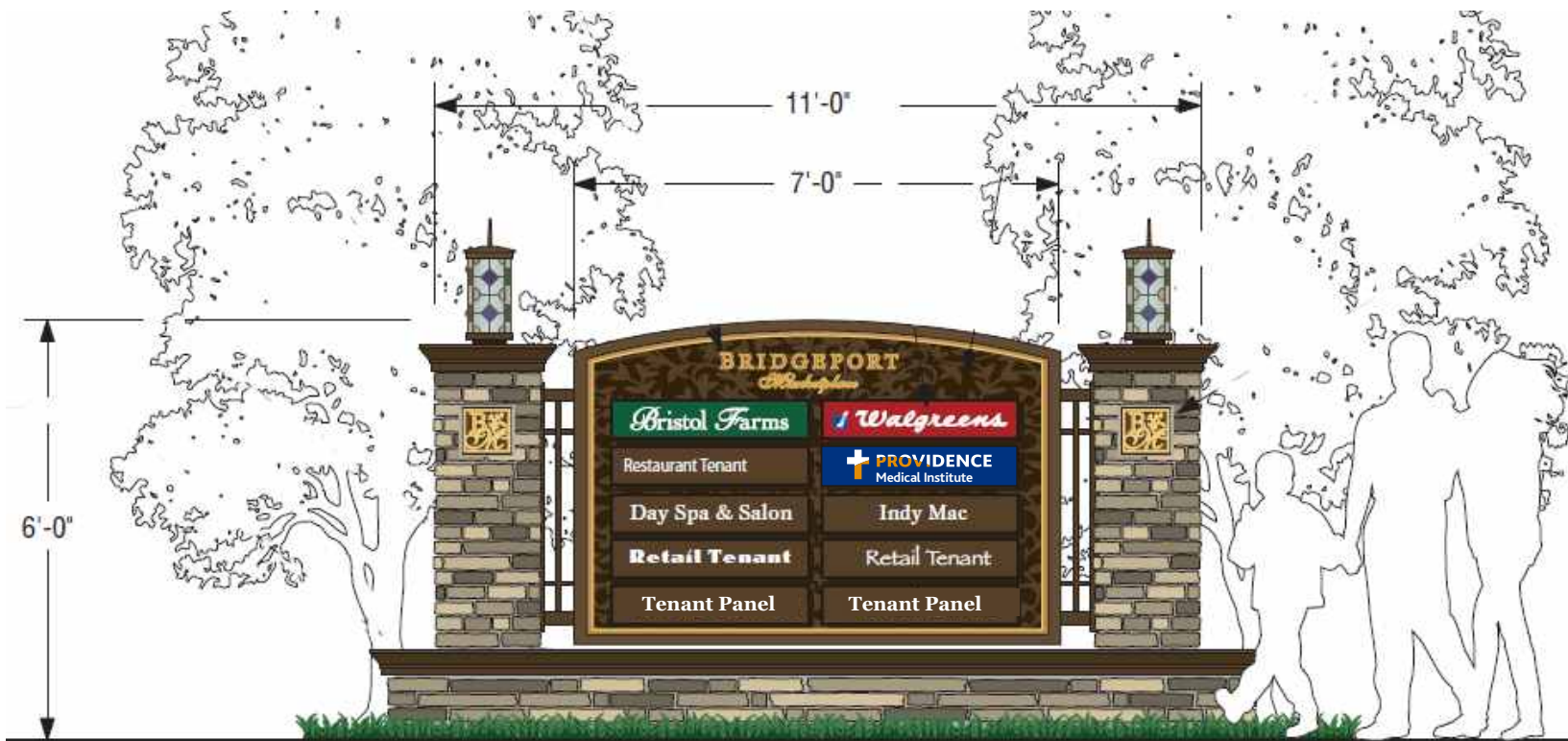
As Noted

Date:

11.02.12 (3.0)

Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.



NOTE: Exact panel placement on existing monument signs to be determined.

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1

TENANT PANELS FOR EXISTING DOUBLE FACE MONUMENT SIGN

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



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Client:



Location:

Newhall Ranch Rd. & McBean Parkway
Valencia, CA 91355

Page 5 of 12

Scale:

nts

Date:

11.02.12 (3.0)

Revisions:

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SHOPS B / OFFICE C / NORTH ELEVATION (PARKING LOT SIDE)

SIGN C RESTAURANT A / OFFICE D / NORTH ELEVATION (PARKING LOT SIDE)

1 FRONT ELEVATION

SCALE: nts



RESTAURANT A / OFFICE D / SOUTH ELEVATION (STREET)

SHOPS B / OFFICE C / SOUTH ELEVATION (STREET SIDE)

SIGN D

2 REAR ELEVATION

SCALE: nts

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 6 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

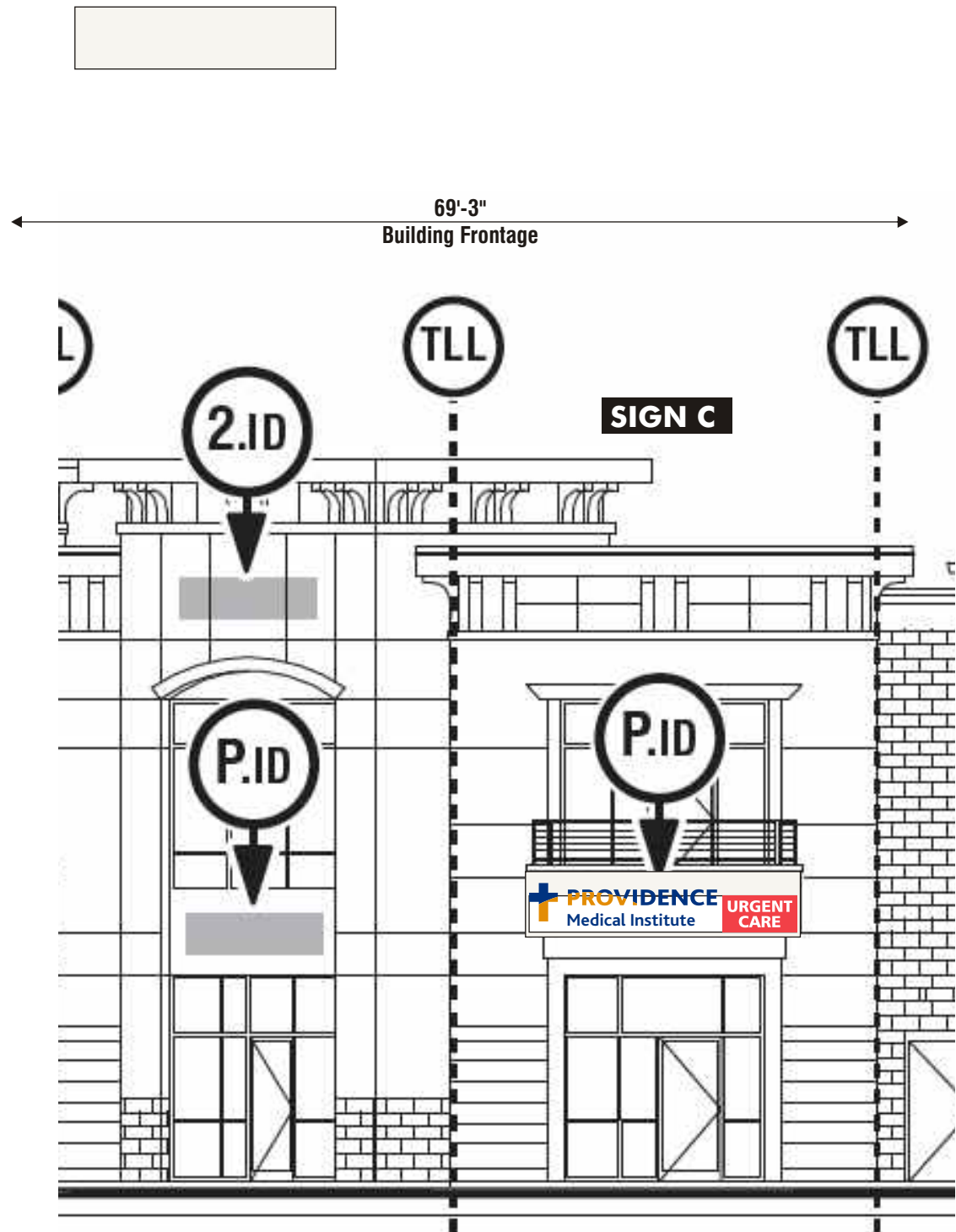
- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
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- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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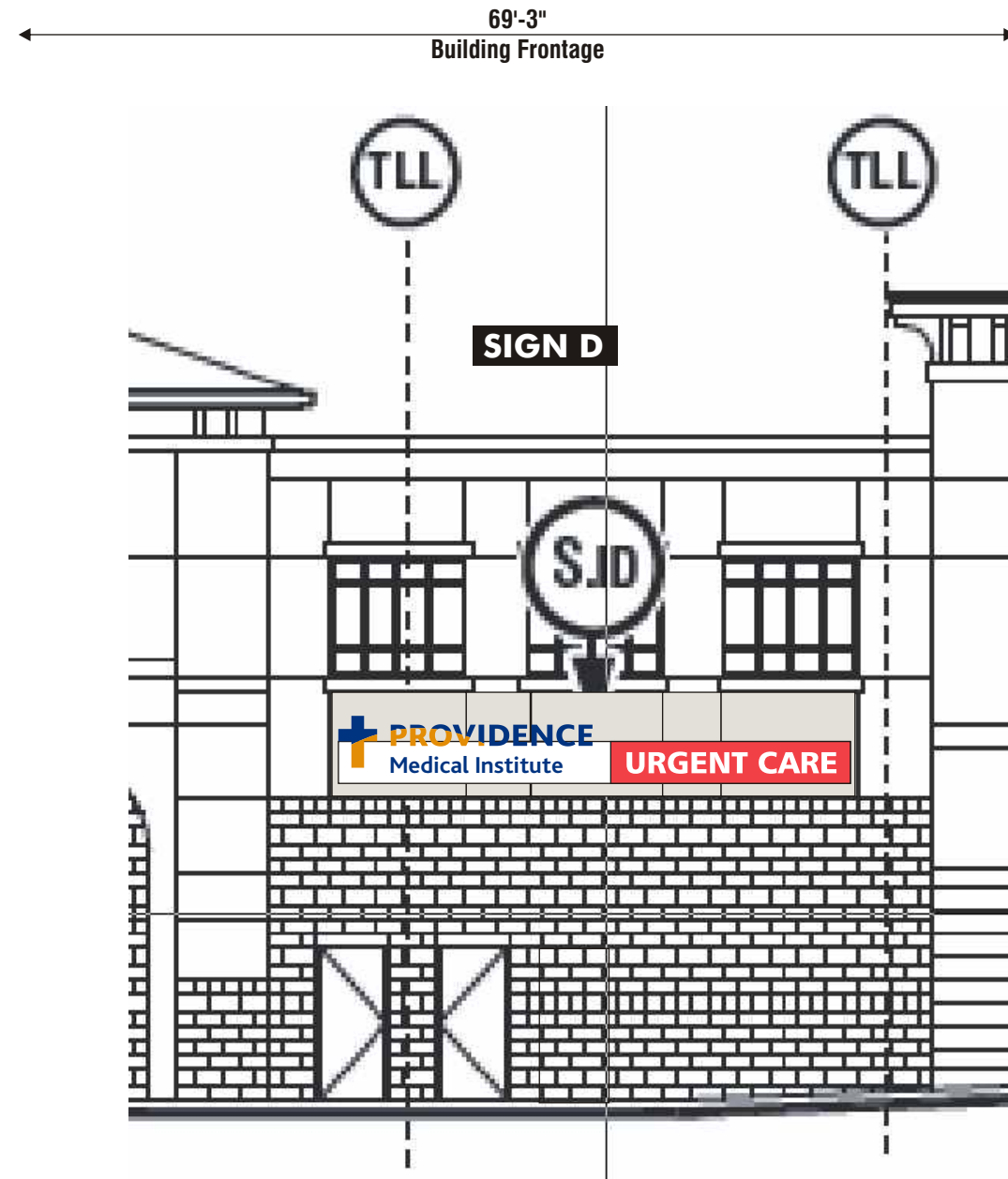


1 PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Square feet:
1.5 x lineal frontage

$69.25 \times 1.5 = 103.8$ square feet

Proposed sign = 34.16 square feet

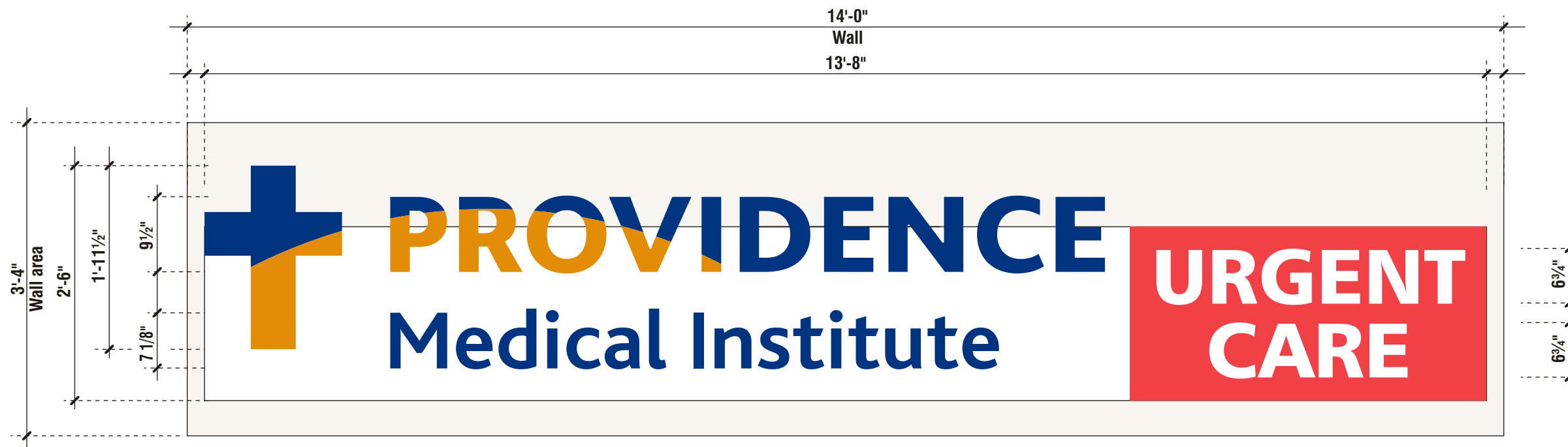


2 PARTIAL REAR ELEVATION
SCALE: 1/8" = 1'-0"

Square feet:
.75 x lineal frontage

$69.25 \times .75 = 51.9$ square feet

Proposed sign = 68.25 square feet



**FRONT
ELEVATION**

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 7 of 12

Scale:

1" = 1'-0"

Date:

11.02.12 (3.0)

Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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SIGN C

CUSTOM FABRICATED FACE LIT CHANNEL LETTERS MOUNTED TO FULL RACEWAY

Square Feet: 34.16

QUANTITY: ONE (1) SET REQUIRED

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

SPECIFICATIONS:

PROVIDENCE

LETTERS:
FACES:
RETURNS:
ILLUMINATION:
ATTACHMENT:
RACEWAY:

CUSTOM FABRICATED ALUMINUM FACE LIT CHANNEL LETTERS
WHITE ACRYLIC WITH TRANSLUCENT VINYL OVERLAYS WITH 3/4" BLACK TRIMCAP EDGE
5" DEEP BLACK RETURNS
WHITE LED MODULES WITH POWER SUPPLIES LOCATED INSIDE RACEWAY
LETTERS FLUSH MOUNTED TO RACEWAY
4" DEEP ALUMINUM RACEWAY PAINTED WHITE - EXACT COLOR TO BE DETERMINED.
RACEWAY MOUNTED FLUSH WITH WALL.

MEDICAL INSTITUTE:
URGENT CARE

LETTERS TO BE ROUTED FROM RACEWAY WITH PUSH THRU CLEAR ACRYLIC AND VINYL OVERLAY
LETTERS ILLUMINATED WITH WHITE LED'S INSIDE RACEWAY.
POWER SUPPLIES LOCATED INSIDE RACEWAY

NOTE:

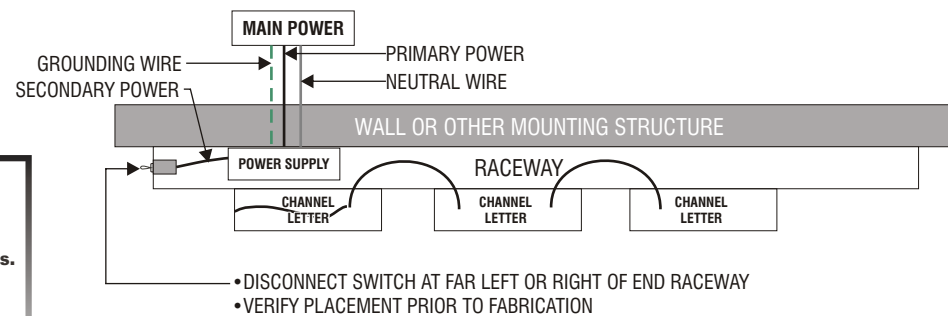
FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

-  3M 230-157 "COBALT BLUE"
-  AVERY ORANGE #A9180-T
-  3M 220-20 "WHITE"
-  3M 230-33 "RED"

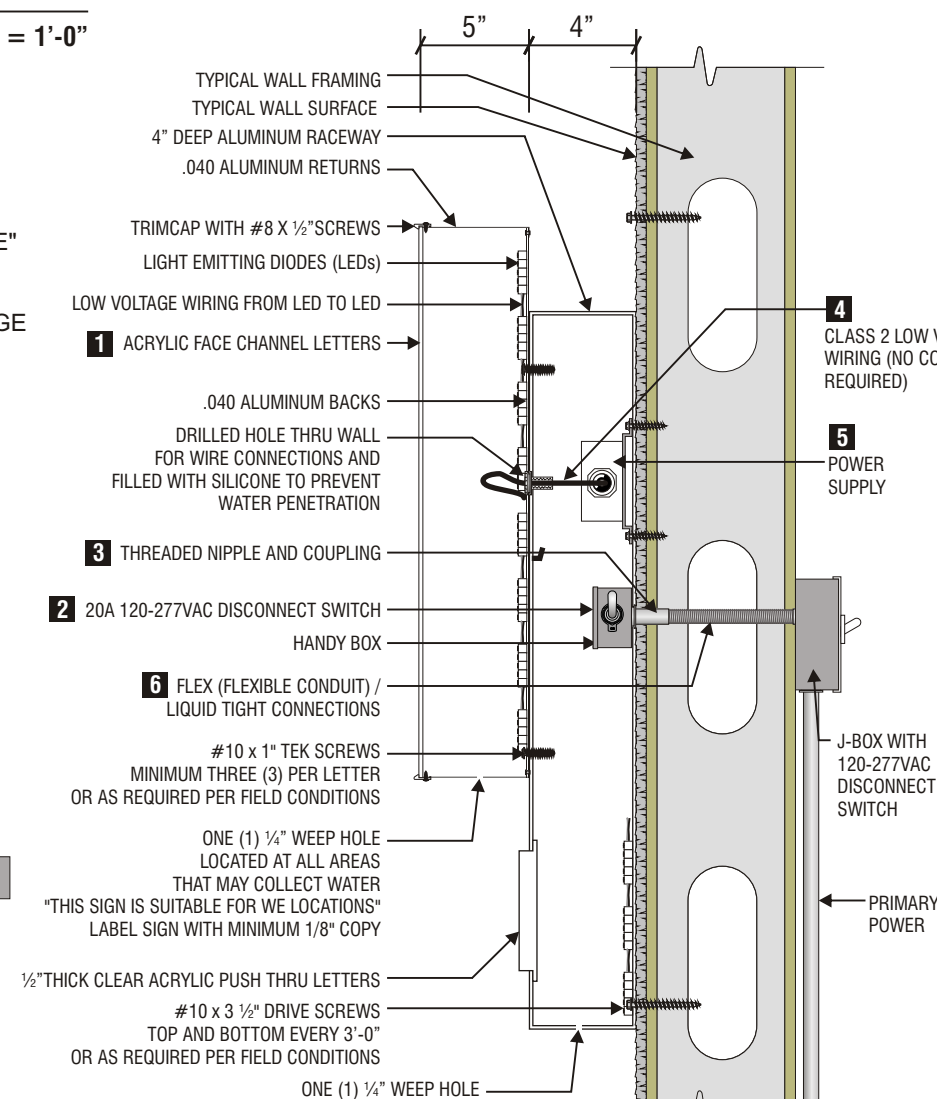
Note to All Contractors

120 Sign Voltage

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



2 LETTER LAYOUT - PLAN VIEW
NOT TO SCALE



1 TYPICAL SECTION DETAIL
SCALE: NTS



Client:
PROVIDENCE
 Medical Institute
 Location:

Newhall Ranch Rd. &
 McBean Parkway
 Valencia, CA 91355

Page 8 of 12

Scale:
 3/4" = 1'-0"
 Date:
 11.02.12 (3.0)
 Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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SIGN D CUSTOM FABRICATED FACE LIT CHANNEL LETTERS MOUNTED TO FULL RACEWAY Square Feet: 68.25
 QUANTITY: ONE (1) SET REQUIRED SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

PROVIDENCE LETTERS: CUSTOM FABRICATED ALUMINUM FACE LIT CHANNEL LETTERS
FACES: WHITE ACRYLIC WITH TRANSLUCENT VINYL OVERLAYS WITH 3/4" BLACK TRIMCAP EDGE
RETURNS: 5" DEEP BLACK RETURNS
ILLUMINATION: WHITE LED MODULES WITH POWER SUPPLIES LOCATED INSIDE RACEWAY
ATTACHMENT: LETTERS FLUSH MOUNTED TO RACEWAY
RACEWAY: 4" DEEP ALUMINUM RACEWAY PAINTED WHITE - EXACT COLOR TO BE DETERMINED. RACEWAY MOUNTED FLUSH WITH WALL.

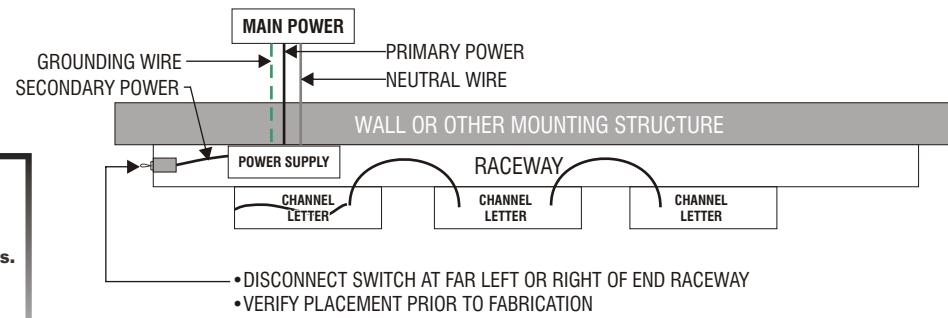
MEDICAL INSTITUTE: URGENT CARE LETTERS TO BE ROUTED FROM RACEWAY WITH PUSH THRU CLEAR ACRYLIC AND VINYL OVERLAY
 LETTERS ILLUMINATED WITH WHITE LED'S INSIDE RACEWAY.
 POWER SUPPLIES LOCATED INSIDE RACEWAY

- 3M 230-157 "COBALT BLUE"
- AVERY ORANGE #A9180-T
- 3M 220-20 "WHITE"
- 3M 230-33 "RED"

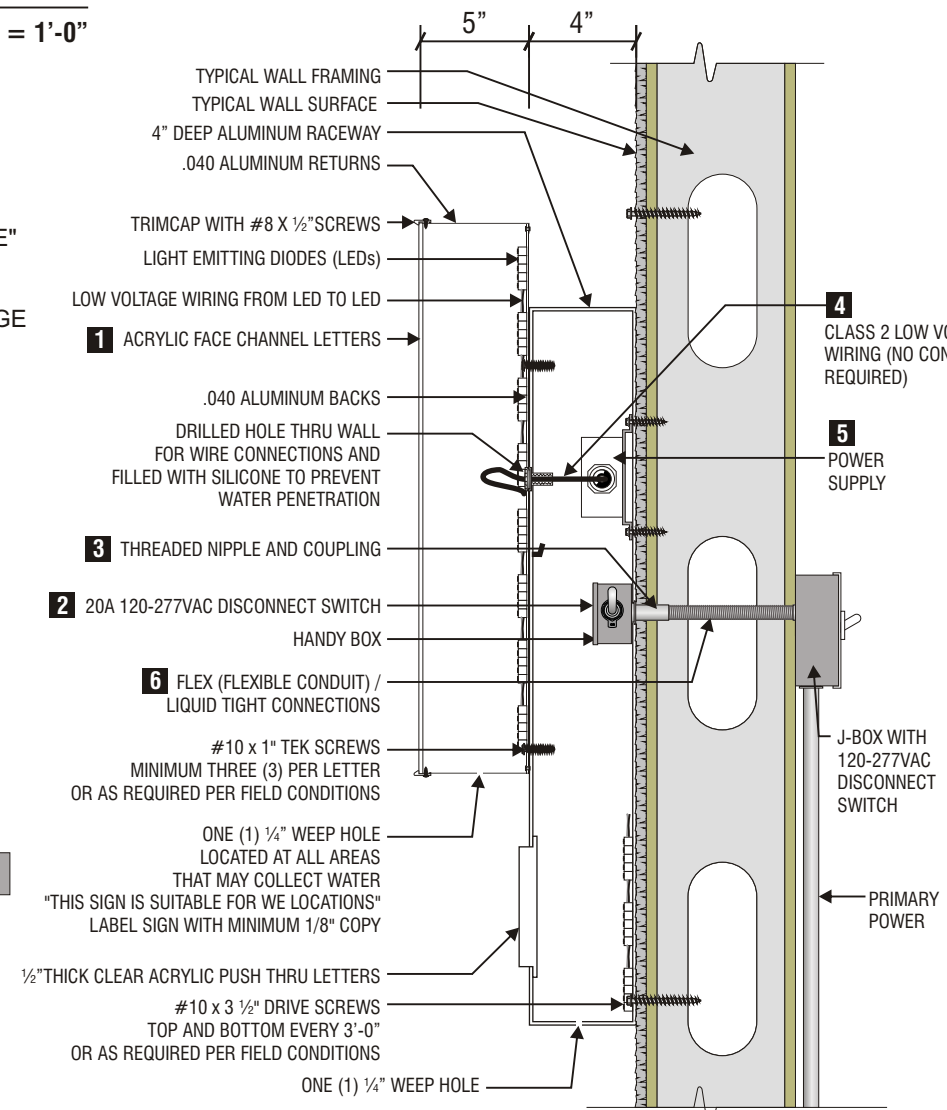
NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

Note to All Contractors

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



2 LETTER LAYOUT - PLAN VIEW
 NOT TO SCALE



1 TYPICAL SECTION DETAIL
 SCALE: NTS



1 FRONT ELEVATION - EXISTING CONDITIONS
SCALE: nts



2 FRONT ELEVATION - PROPOSED SIGN
SCALE: nts

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 9 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
- R2 11-8-12 mdm (.75) modify package
- R3 11-12-12 mdm (1.00) delete Santa Margarita
- R4 11-13-12 mdm (1.50) modify raceway design.
- R5 11-14-12 mdm (1.50) change the rear sign design
- R6 11-15-12 mdm (.5) modify Red in Urgent Care.
- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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1 FRONT ELEVATION - EXISTING CONDITIONS
SCALE: nts



2 FRONT ELEVATION - PROPOSED SIGN
SCALE: nts

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 10 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

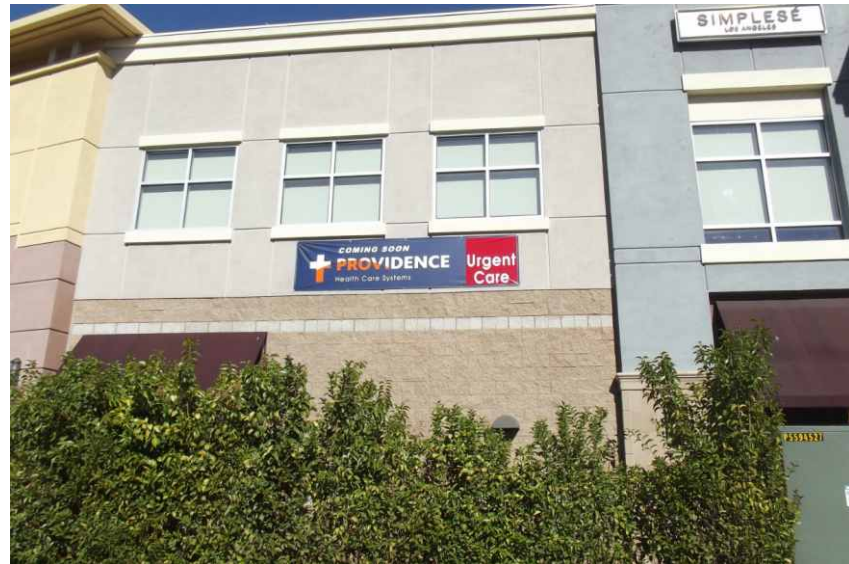
- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
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1 REAR ELEVATION - EXISTING CONDITIONS
SCALE: nts



2 REAR ELEVATION - PROPOSED SIGN
SCALE: nts

Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 11 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

- R1 11-5-12 mdm (.5) move sign C to new location on front elevation
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- R3 11-12-12 mdm (1.00) delete Santa Margarita
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- R7 11-16-12 mdm (.5) modify raceway
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Client:



Location:

Newhall Ranch Rd. &
McBean Parkway
Valencia, CA 91355

Page 12 of 12

Scale:

Date:

11.02.12 (3.0)

Revisions:

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- R3 11-12-12 mdm (1.00) delete Santa Margarita
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- R5 11-14-12 mdm (1.50) change the rear sign design
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- R7 11-16-12 mdm (.5) modify raceway
- R8 12-02-12 mdm (.1) add return and trimcap color.

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SIGN E

NON-ILLUMINATED SINGLE FACE FLAT CUT OUT LETTERS MOUNTED TO FENCE

QUANTITY: ONE (1) SET REQUIRED

SCALE: nts

SPECIFICATIONS:

LETTERS: FLAT CUT OUT LETTERS ATTACHED TO FLAT BACKER
 FACES: LETTERS PAINTED TO MATCH VINYL COLORS
 BACKER: FLAT CUT OUT BACKER ATTACHED TO EXISTING FENCE

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION



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