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City of  
Santa Clarita

CITY OF SANTA CLARITA  
Master Case Number 05-060  
Sign Review 05-006  
Gateway Village Sign Program  
Per Code Section 17.19  
of the Unified Development Code

Date: May 3, 2005

Applicant: Rye Canyon Gateway Plaza, LLC  
16001 Ventura Blvd. #110  
Encino, CA 91436

Consultant: Signage Solutions  
1336 Allec Street  
Anaheim, CA 92805

Request: The applicant is requesting approval of a sign program for the Gateway Village Plaza located on the southwest corner of Newhall Ranch Road and Rye Canyon Road. The project site is zoned SP (Specific Plan), in the City of Santa Clarita

Findings: The Planning and Economic 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 decision. Therefore, this sign review proposal is approved, subject to the following conditions:

CONDITIONS OF APPROVAL / MITIGATION MEASURES

GENERAL

GC1. The approval of this project shall expire if not put into use within one (1) year from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code.



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GC9. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

#### PLANNING DIVISION

PL1. The applicant is granted approval for the proposed sign program for the Gateway Village Plaza, subject to the following conditions of approval. Prior to issuance of building permits for the proposed signs, the applicant shall provide final sign plans for review and approval by the Director of Planning and Economic Development.

#### *Monument Signs*

PL2. The applicant shall have permission to install a total of three (3) monument signs on the project site in accordance with the approved sign program. One (1) monument sign shall be permitted at each entrance on Rye Canyon Road and Newhall Ranch Road and one (1) monument sign shall be permitted along the south side of Newhall Ranch Road. All monument signs shall be developed in accordance with the Gateway Village Plaza sign program (Attachment A), prepared by Signage Solutions, and the following:

- a. Each monument sign, identified on the sign program as M1, shall identify "Gateway Village" and shall include a maximum of six (6) tenants. The monument sign shall not exceed seven feet (7'-0") in height and shall not exceed twelve feet (12'-0") in width. A maximum of 36 square feet of sign area shall be provided for tenant signage.

#### *Project Identification Sign*

PL3. The applicant shall have permission to install one (1) project identification sign in accordance with the approved sign program. Prior to the installation of the proposed sign, the applicant shall be required to obtain approval of a separate permit for the proposed wall. The project identification sign shall be installed at the southwest corner of Newhall Ranch Road and Rye Canyon Road and shall adhere to the following:

- a. The project identification sign, identified on the sign program as M2, shall identify "Gateway Village." The project identification sign shall be non-illuminated and shall not exceed one foot (1'-0") in height and ten feet (10'-0") in width.

#### *Anchor Tenant Signage (40,000 SF and over)*

PL4. The anchor tenant (Unit 1B) shall be permitted to install one (1) wall sign per elevation facing a street or parking lot for a maximum of two (2) wall

*Shop Tenant Signage*

PL6. Shop tenant signage shall be developed in accordance with the Gateway Village sign program (Attachment A) and the following:

- a. Building 1:
  - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
  - iii. One (1) shop tenant sign shall be allowed per elevation facing street or parking lot with up to a maximum of two (2) signs for each tenant.
- b. Building 2:
  - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
  - iii. One (1) shop tenant sign shall be allowed per elevation facing the parking lot with up to a maximum of one (1) sign for each tenant. No secondary signs (facing west) shall be permitted.
  - iv. Secondary signs may be considered for end cap tenant Unit 2N under city sign review. Where permitted, the maximum allowable area of the secondary wall sign shall not exceed half the allowable area of the primary wall sign.
- c. Building 3:
  - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
  - iii. One (1) shop tenant sign shall be allowed per elevation facing the parking lot with up to a maximum of one (1) sign for each tenant. No secondary signs (facing west) shall be permitted.
  - iv. Secondary signs may be considered for end cap tenants Unit 3A and Unit 3G. Under city sign review, Unit 3A may be permitted up to two (2) secondary signs and Unit 3G may be permitted up to one (1) secondary sign. Where permitted, the maximum allowable area of the secondary wall sign shall not exceed half the allowable area of the primary wall sign.

- PL13. The project shall be developed in substantial conformance with the approved sign program (Attachment A) on file with the Planning Division. Any changes shall be subject to the review and approval of the Director of Planning and Economic Development.
- PL14. 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.
- PL15. The signs shall not be located in such a manner as to impede traffic or sight visibility.
- PL16. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL17. This approval must be used within one (1) year from the date of issuance. This approval shall be considered null and void if not acted upon by May 3, 2006.
- PL18. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this permit. The notarized affidavit then must be returned to the Planning and Economic Development Department before approval is granted.

Should you have any questions regarding this approval, please contact me at (661) 255-4330.

Sincerely,



James Chow  
Assistant Planner I

GATEWAY VILLAGE

NEWHALL RANCH ROAD,  
AND RYE CANYON ROAD  
VALENCIA, CALIFORNIA

MAY 16 2005

PLANNING APPROVAL AS MARKED  
SUBJECT TO ALL APPLICABLE SECTIONS  
OF THE UNIFIED DEVELOPMENT CODE  
CITY OF SANTA CLARITA  
PLANNING AND ECONOMIC DEVELOPMENT  
*[Signature]*  
PLANNING DIVISION *FC*

- subject to MC # 05-060



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RECEIVED  
PLANNING DIVISION

MAY 04 2005

PLANNING & ECONOMIC DEVELOPMENT  
CITY OF SANTA CLARITA

SIGN PROGRAM

MAY 3, 2005



A PROJECT FOR:  
RKR, INCORPORATED  
16001 VENTURA BLVD.  
SUITE 110  
ENCINO, CA 91436

**GATEWAY VILLAGE**

NEWHALL RANCH ROAD,  
AND RYE CANYON ROAD  
VALENCIA, CALIFORNIA

**PROJECT DIRECTORY**

**Owner:** RKR, Incorporated  
16001 Ventura Blvd., Suite 110  
Encino, CA 91436  
Contact: Ron Rasak  
(818) 907-6644  
(fax) 907-6684

**Project Architect:** MCG Architecture  
1055 East Colorado Blvd, Suite 400  
Pasadena, CA 91106  
Contact: David Anderson  
(626) 793-9119  
(fax) 796-9295

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

**Governing Agent:** Architectural Review (ARC) and  
Newhall Land and Farming  
Company  
23823 Valencia Boulevard  
Valencia, CA 91355-2194  
Contact: Ms. Marian Miller  
(661) 255-4000  
(fax) 661-255-3960

**City Planning:** City of Santa Clarita  
Planning and Building Services  
23920 Valencia Blvd., Suite 300  
Santa Clarita, CA 91355  
(661) 259-2489

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<i>Design Guidelines</i>	3
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**SIGN TYPE SCHEDULE**

ITEM	SIGN TYPE	PAGE
<b>TENANT WALL SIGNS</b>		
WA	Anchor Tenant Signage	1.1
WM	Major Tenant Signage	1.2
WS	Shop Tenant Signage	1.3
WP	Pad Tenant Signage	1.4
BS	Blade Sign	1.5
E.1	Tenant Entry Info ID	1.6
E.2	Rear Entry ID	1.6
<b>GROUND MOUNTED SIGNS</b>		
M.1	Project/ Multi-Tenant Monument	2.1
M.2	Project ID on Wall	2.2
<b>PARKING/ REGULATORY SIGNS</b>		
PC	Parking Code Entry	3.1
S	Stop Signs	3.2
H	Handicap Stall	3.2
BA	Building Address	3.3

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GATEWAY VILLAGE

## SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Gateway Village. All Tenant's signage is subject to the Owner's, or it's managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
  2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Gateway Village.
- A. SUBMITTAL TO OWNER:  
Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city and ARC submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Santa Clarita Planning and Building Department.

Submittals shall include the following:

1. STOREFRONT ELEVATION:  
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. SHOP DRAWINGS:  
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
3. SAMPLE BOARD:  
Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Santa Clarita, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
  - b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
  - c. Mitigate problems in the application of this sign program.
- B. SUBMITTAL TO NEWHALL LAND AND FARMING COMPANY ARCHITECTURAL REVIEW COMMITTEE (ARC):  
Submittal requirements to be same as submittal to owner. See section A.
- C. SUBMITTAL TO CITY:  
A full set of plans must be approved and stamped by the Owner and ARC prior to permit application. Tenant or it's Sign Contractor must submit to the City of Santa Clarita, CA, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and it's Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

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

### TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.

2. The Owner must be notified 48 hours in advance prior to sign installation.
3. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.
4. The Owner may, at it's sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.
5. If the Tenant chooses to change it's exterior sign at anytime during the term of it's lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of it's lease agreement.
6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.
7. Tenant shall be responsible for the following expenses relating to signage for it's store:
  - Design consultant fees (if applicable).
  - 100% of approval and permit processing costs and application fees.
  - 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
  - All costs relating to sign removal, including repair of any damage to the building.
  - Tenant to provide wiring, power and final hook-up from Landlord's house panel to j-box. Landlord to provide empty conduit.

## DESIGN GUIDELINES

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

### A. CHANNEL LETTERS

- 5" deep .063 aluminum returns.
- .080 aluminum backs.
- 3/16" (min) acrylic faces.
- 3/4" - 1" trim cap.

### B. ILLUMINATION

Tenant signage should incorporate one or more of the following acceptable lighting methods subject to owner, ARC and City approval:

- Channel letters with neon.
- Channel letters with L.E.D lighting.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront.

### C. SIGN COLORS AND FINISHES

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

- Colors must be selected from Owner's Color Palette.
- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.

- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
- Neon colors should compliment related signage elements.

### D. TYPE STYLES AND LOGOS

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

### E. SIZES AND QUANTITIES

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

### F. MISCELLANEOUS SIGNAGE

- Drive thru signage. Menu board, directionals will be allowed and subject to approval on a case by case basis.
- Window display(s) will be allowed and subject to approval on a case by case basis.



## PROHIBITED SIGNS

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

- Outdoor advertising or advertising structures including A-frame signs or billboards.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- No billboard signs.
- No cabinets or can signs.
- Exposed conduits and raceways.
- Front lighting fixtures that compete with storefront design.
- Electrified neon attached to glass.
- Exposed neon without channel letters.
- Penants, banners and temporary signage require ARC approval and City of Santa Clarita approval.

## FABRICATION REQUIREMENTS

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

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

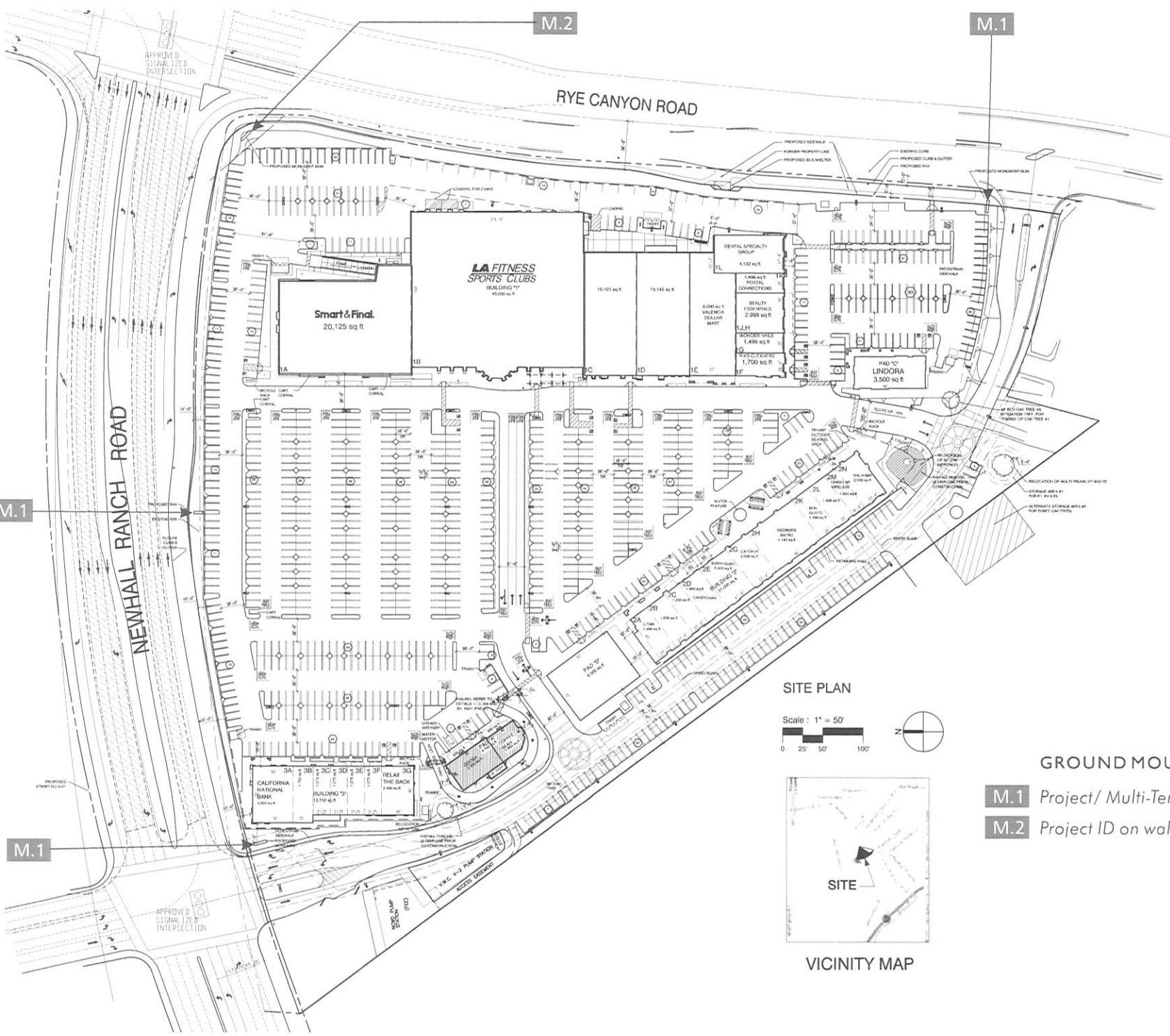


GATEWAY VILLAGE

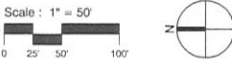


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GATEWAY VILLAGE



SITE PLAN



VICINITY MAP

GROUND MOUNTED SIGNS

- M.1 Project / Multi-Tenant Monument
- M.2 Project ID on wall

EXHIBIT



**WA ANCHOR TENANT SIGNAGE (40,000 SF and over)**

**MATERIALS:** All wall signs shall consist of channel letters and individually mounted with no raceway attachments.

**COPY:** Tenant name/ logo.

**SIGN AREA:** Anchor Tenant shall be permitted to install one (1) wall sign per elevation facing a street or parking lot for a maximum of two (2) wall signs.

- a. Primary Wall Sign (facing parking lot):
  - i. Single line of text: The maximum allowable letter height shall not exceed forty-eight (48") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed sixty (60") inches for two lines of copy.
- b. Secondary Wall Signs (facing street):
  - i. Single line of text: The maximum allowable letter height shall not exceed thirty-six (36") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed forty-eight (48") inches for two lines of copy.
  - iii. The maximum allowable area of the secondary wall sign shall not exceed half the allowable area of the primary sign.
- c. Accessory signs shall not be allowed.

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

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

**LIGHTING:** Signs will be internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon is prohibited.

The Maximum square footage permitted for all wall signs is one and a half (1 ½) square feet per linear foot of tenant store frontage. Secondary signs, where permitted, shall not exceed 50% of the allowable area of the primary sign. The maximum sign width for all wall signs shall not exceed 75% of the tenant store frontage.



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GATEWAY VILLAGE

1.1  
WA

**WM MAJOR TENANT SIGNAGE (10,000 SF to 39,999 SF)**

**MATERIALS:** All wall signs shall consist of channel letters and individually mounted with no raceway attachments.

**COPY:** Tenant name/ logo.

**SIGN AREA:** Major Tenant shall be permitted to install one (1) wall sign per elevation facing a street or parking lot for a maximum of three (3) wall signs.

- a. Primary Wall Sign (facing parking lot):
  - i. Single line of text: The maximum allowable letter height shall not exceed forty-two (42") inches. Approval subject to Newhall Land ARC review of building scale and Tenant Logo.
  - ii. Double line of copy: The maximum allowable height shall not exceed forty-eight (48") inches for two lines of copy.
  - iii. One (1) primary major tenant identification sign (facing parking lot) shall be allowed.
- b. Secondary Wall Signs (facing street):
  - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
  - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
  - iii. The maximum allowable area of the secondary wall sign shall not exceed half the allowable area of the primary sign.
  - iv. One (1) secondary major tenant identification sign (facing street) shall be allowed per building elevation, for a maximum of two (2) secondary wall signs.
- c. Accessory signs shall not be allowed.

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

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

**LIGHTING:** Signs will be internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon is prohibited.

The Maximum square footage permitted for all wall signs is one and a half (1 ½) square feet per linear foot of tenant store frontage. Secondary signs, where permitted, shall not exceed 50% of the allowable area of the primary sign. The maximum sign width for all wall signs shall not exceed 75% of the tenant store frontage.



WS

## SHOP TENANT SIGNAGE

**MATERIALS:** All wall signs shall consist of channel letters and individually mounted with no raceway attachments.

**COPY:** Tenant name/ logo.

- SIGN AREA:**
- a. Primary Wall Sign:
    - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
    - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
    - iii. One (1) shop tenant sign shall be allowed per elevation facing the parking lot with up to a maximum of one (1) sign for each tenant.
  - b. Secondary Wall Sign:
    - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
    - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
    - iii. No secondary signs (facing west) shall be permitted unless stated herein.
    - iv. Secondary signs may be considered for end cap shop tenants of Building 1. Where permitted, the maximum allowable area of the secondary sign shall not exceed half the allowable area of the primary wall sign. Under city sign review, Unit 3A may be permitted up to two (2) secondary signs, Unit 3G and Unit 2N may be permitted up to one (1) secondary sign.

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

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

**LIGHTING:** Externally illuminated with goose neck or equal lighting. Halo lit/ reverse pan channel internally illuminated with neon or flourescent lamps. Exposed neon prohibited.

The Maximum square footage permitted for all wall signs is one and a half (1 ½) square feet per linear foot of tenant store frontage. Secondary signs, where permitted, shall not exceed 50% of the allowable area of the primary sign. The maximum sign width for all wall signs shall not exceed 75% of the tenant store frontage.



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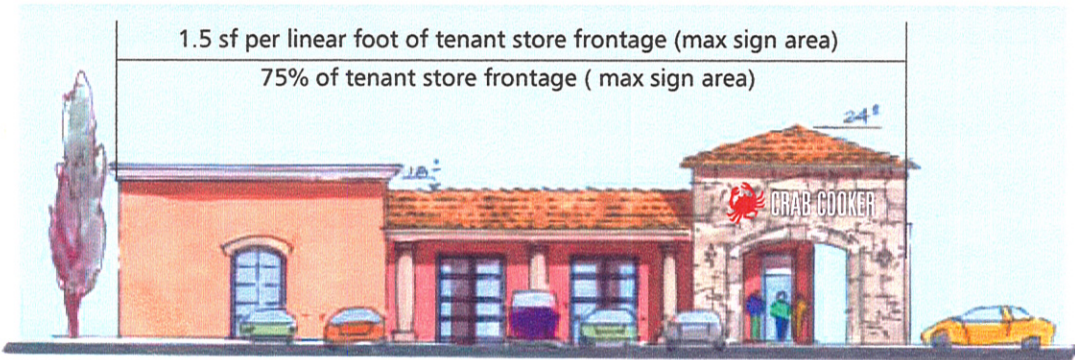
GATEWAY VILLAGE

1.3 WS

**WP SINGLE TENANT PAD SIGNAGE**

- MATERIALS:** All wall signs shall consist of channel letters and individually mounted with no raceway attachments.
- COPY:** Tenant name/ logo.
- SIGN AREA:**
- a. Primary Wall Sign:
    - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if letters are all the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
    - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches.
  - b. Secondary Wall Sign:
    - i. Single line of text: The maximum allowable letter height shall not exceed twenty-four (24") inches if all the letters are the same size. For logo graphics and first letter of text, the maximum allowable height shall not exceed thirty (30") inches.
    - ii. Double line of copy: The maximum allowable height shall not exceed thirty-six (36") inches for two lines of copy.
    - iii. The maximum allowable area of the secondary wall sign shall not exceed half the allowable area of the primary wall sign.
  - c. Pad A and Pad B:
    - i. One (1) pad tenant sign shall be allowed per elevation facing street or parking lot with a maximum of two (2) signs. No pad tenant sign shall be permitted on the west elevation.
  - d. Pad C:
    - i. One (1) pad tenant sign shall be allowed per elevation facing street or parking lot with a maximum of four (4) signs for each building.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.
- LIGHTING:** Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon prohibited.

The Maximum square footage permitted for all wall signs is one and a half (1 ½) square feet per linear foot of tenant store frontage. Secondary signs, where permitted, shall not exceed 50% of the allowable area of the primary sign. The maximum sign width for all wall signs shall not exceed 75% of the tenant store frontage.



**BS** DOUBLE SIDED BLADE SIGNAGE

**MATERIALS:** Aluminum panel painted automotive finish. Tenant graphics to applique 1/4" Sintra with vinyl accents. It is encouraged that blade signs be as two or three dimensional and iconic as possible.

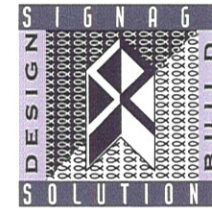
**COPY:** Tenant name/ logo.

**SIGN AREA:** 4 sq. Ft. maximum sign area per tenant

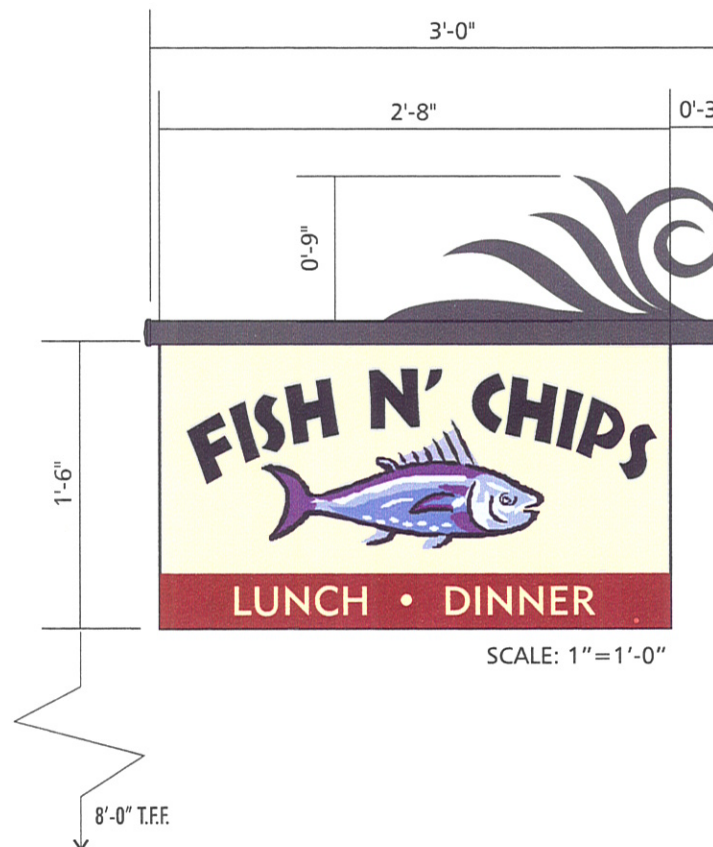
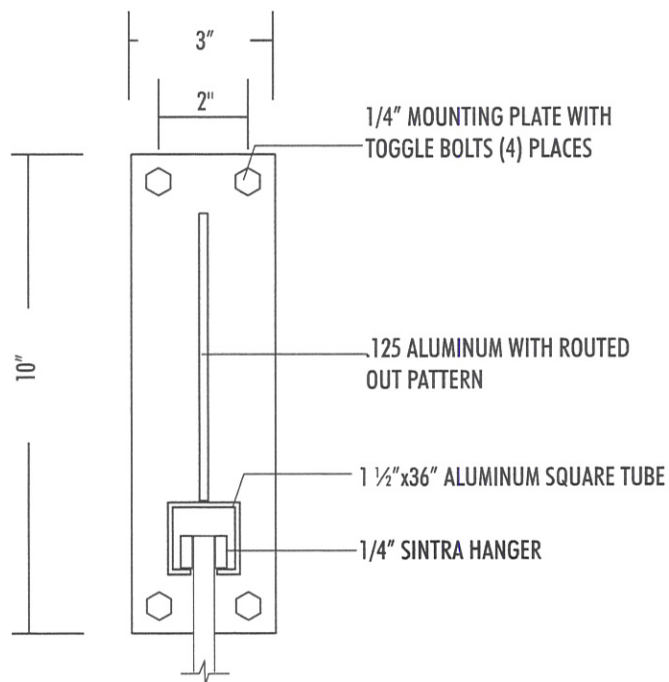
**TYPE FACE:** Custom tenant logotype/ name with Owner approval.

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

**LOCATION:** Located under building canopies.

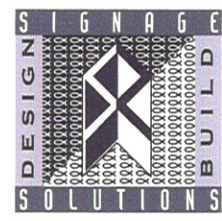


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GATEWAY VILLAGE





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E1 E2

**E1** TENANT ENTRY INFORMATION

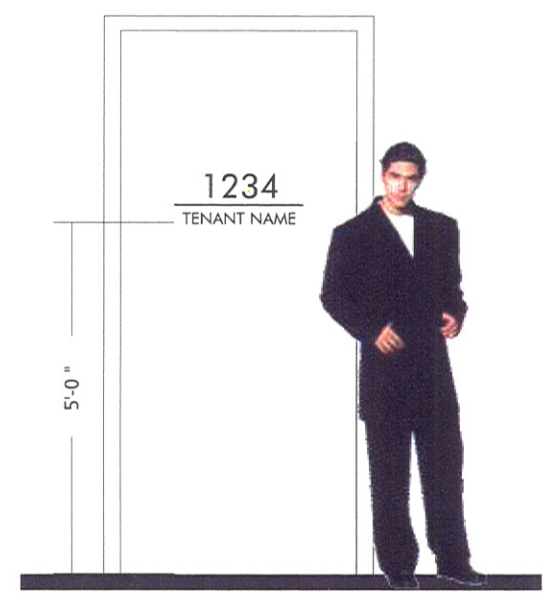
- MATERIALS:** Matte white vinyl letters on entry glass.
- COPY:** 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".
- SIGN AREA:** 2.5 sq. Ft. maximum sign area.
- TYPE FACE:** Futura Book.
- LOCATION:** Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

**E2** REAR ENTRY ID

- MATERIALS:** Vinyl letters on door in contrasting color.
- COPY:** 4" high Suite Letter or Address, 2" high Tenant Name.
- SIGN AREA:** 2.5 sq. Ft. maximum sign area.
- TYPE FACE:** Futura Book.
- NOTE:** No other signage is allowed on delivery side of building.



TYPICAL ELEVATION

**M.1 PROJECT TENANT MONUMENT**

**MATERIALS:** Double sided fabricated monument with smooth and Dryvit finishes. Copy to be routed out of aluminum and backed with plex. Project logo to illuminate. Base fabricated from aluminum with Dryvit finish.

**QUANTITY:** (3)

**SIGN AREA:** Tenant sign area 32sf. Sign Area 84-88 sf.

**TYPE FACE:** Futura Medium or recognized Tenant font style.

**COLORS:** All Tenant copy to be white. See Paint Schedule.

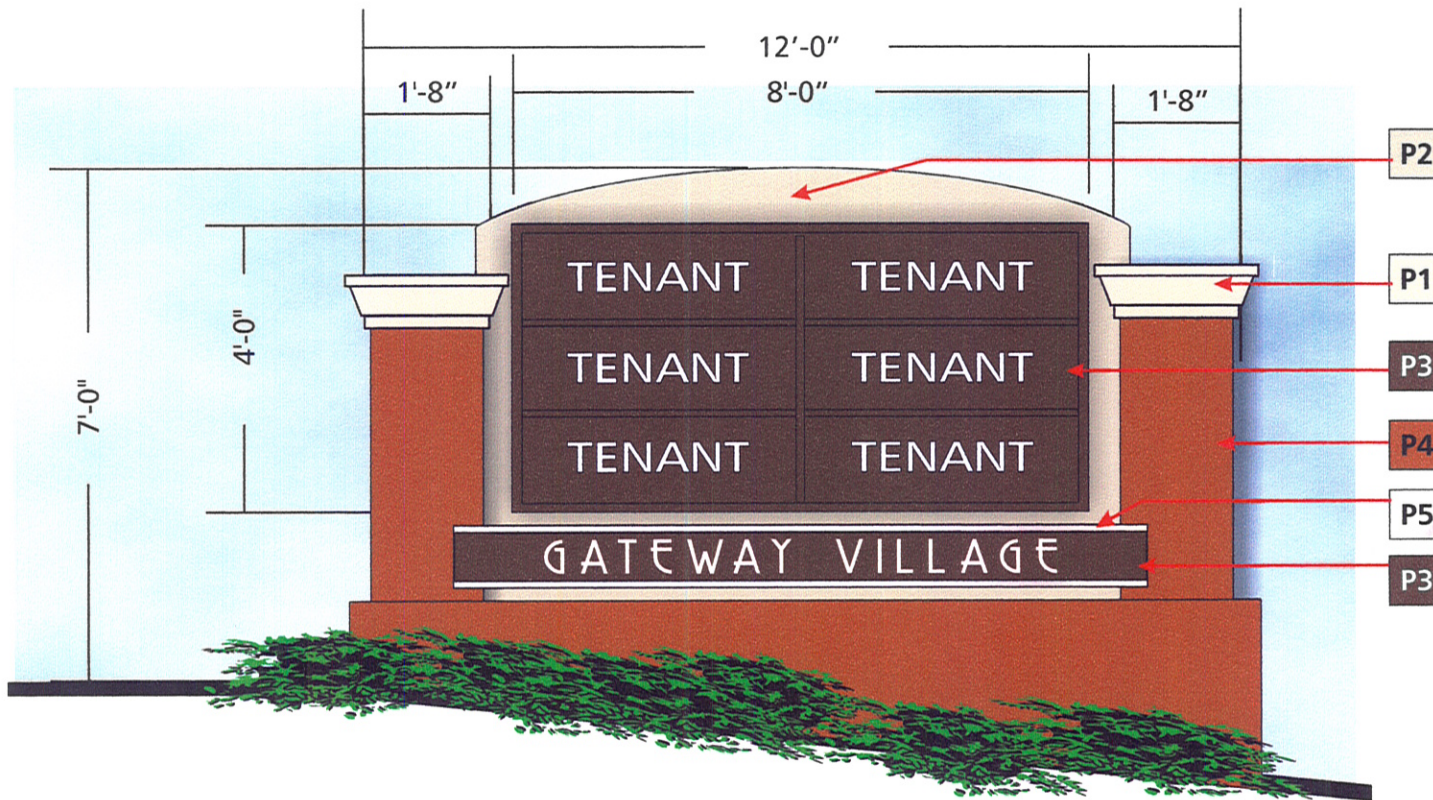
**ILLUM:** Internally with Flourescent lamps.

- P1** Frazee #8732W Frontier Tan (Dryvit)
- P2** Frazee #8733W Frontier Tan (Dryvit)
- P3** Matthews Dark Bronze #26077 (Smooth)
- P4** ICI #169 Brick Road (Dryvit)
- P5** Matthews #16771 (Smooth)



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

**M.2 PROJECT ID MONUMENT**

**MATERIALS:** Brick and stone wall by others. Logo to be 1/4" flat cut out aluminum.

**QUANTITY:** (1)

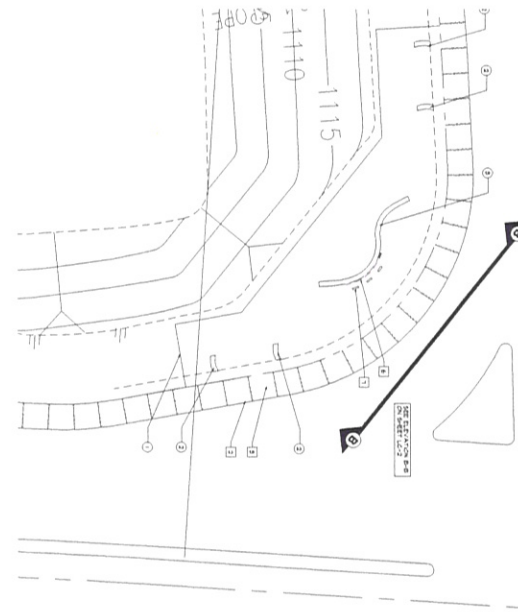
**ILLUM:** Non-illuminated.

- ① 6'-0" high stone veneer wall. Tuscan Villa Stone, by Coronado Stone Products (909-357-8295). Coat with transparent water repellent coating.
- ② Graphics by Signage Solutions
- ③ FINISH GRADE PER CIVIL ENG. PLAN
- ④ CONCRETE SIDEWALK PER CIVIL ENG. PLAN

**P3** Matthews Dark Bronze #26077 (Smooth)

**P5** Matthews #16771 (Smooth)

**P6** Matthews #11477 (Smooth) White



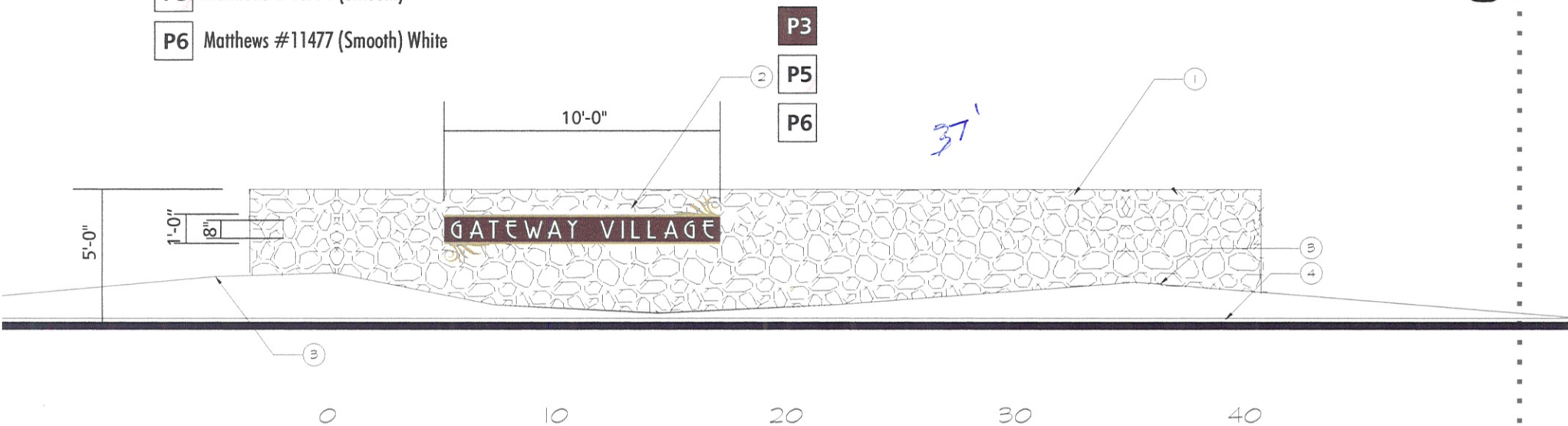
RYE CANYON ROAD

NEWHALL RANCH ROAD



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GATEWAY VILLAGE



SOUTHERN CORNER OF  
RYE CANYON RD. AND NEWHALL RANCH ROAD  
SCALE: 3/16" = 1'-0"

$$\begin{array}{r} 37 \\ \times 5 \\ \hline 185 \end{array}$$

M.2



## PARKING CODE ENTRY

**MATERIALS:** Aluminum Panel with silk-screened graphics. Mounted to 3" round aluminum post.

**QUANTITY:**

**SIGN AREA:** 5'-9" maximum height.

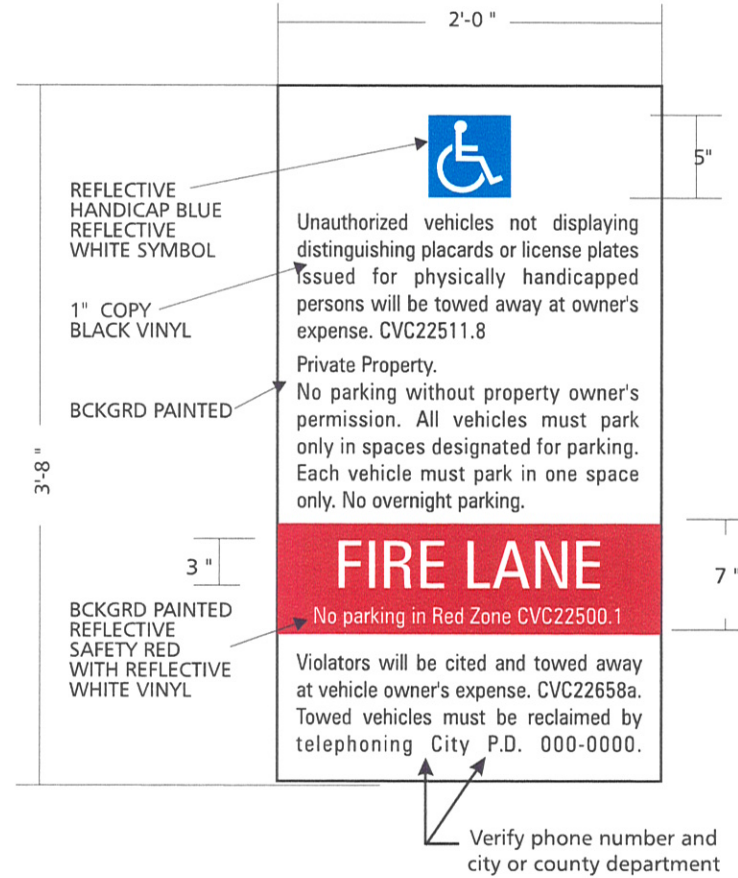
**TYPE FACE:** Helvetica Medium Condensed.

**COLORS:** See Color Schedule

**LIGHTING:** Non-illumination.



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



Scale: 1" = 1'-0"



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GATEWAY VILLAGE





# STOP & HANDICAP SIGNS

MATERIALS: Single faced aluminum sign.  
Mounted to 3" dia. round pipe.

SIGN AREA: 7'-0" maximum height.

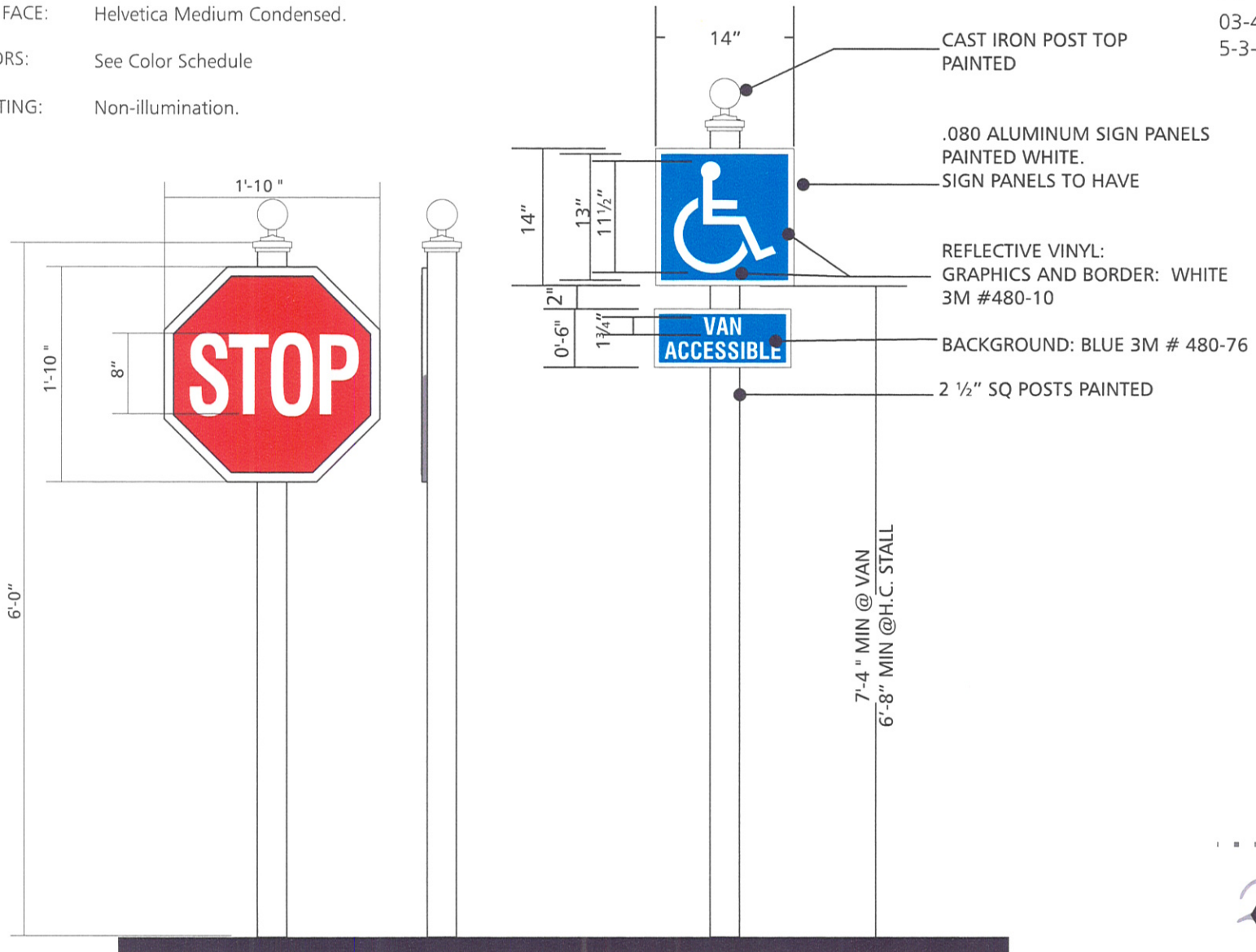
TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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GATEWAY VILLAGE

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



BA

BUILDING ADDRESS

MATERIALS: 12" high 1" thick gator foam address numbers.

QUANTITY:

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

12" 1 2 3 4

Final size to be determined upon Fire Department Inspector.



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GATEWAY VILLAGE

BA 33