



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Santa Clarita, California 91355-2196  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

**CITY OF SANTA CLARITA  
COMMUNITY DEVELOPMENT DEPARTMENT  
MASTER CASE NO. 21-053  
SIGN REVIEW NO. 21-007  
PER CODE SECTION 17.23.190 OF THE  
UNIFIED DEVELOPMENT CODE**

Date: April 5, 2021

Applicant: YESCO Signs, LLC  
Attn: Scott Hampton  
10235 Bellegrave Ave.  
Jurupa Valley, CA 91752

Request: The applicant is requesting approval of an amendment to the Plaza at Golden Valley Master Sign Program, including text indicating that all directional and drive-through signage shall defer to the Section 17.51.080 of the Unified Development Code, and outlining signage requirements for standalone drive-through buildings.

Findings: In granting this approval, the Director finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth in Class 11 of Section 15311(a) (Accessory Structures) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions:

**CONDITIONS OF APPROVAL**

GENERAL CONDITIONS

GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).



- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The use shall not be re-established or resumed after the one hundred eighty (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than sixty (60) days prior to expiration.
- GC4. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
- GC5. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant. If the City fails to notify the applicant or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys' fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.
- GC6. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.
- GC7. The applicant and property owner shall comply with all inspections requirements as deemed necessary by the City of Santa Clarita.
- GC8. The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City codes and other appropriate ordinances including, but not limited to, the California Building Code (Building, Mechanical, Plumbing, Electrical, Green Building, and Energy Codes), Fire Code, Unified Development Code (Grading Code and Undergrounding of Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.
- GC9. This grant shall not be effective for any purpose until the applicant has filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.

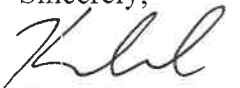
- GC10. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved.
- GC11. It is hereby declared and 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. This approval shall revise the existing Plaza at Golden Valley Master Sign Program to include text that all directional and drive-through signage shall defer to the Section 17.51.080 of the Unified Development Code (page 3) and include signage requirements for standalone drive-through buildings (page 17 and 18).
- PL2. Unless otherwise approved by this permit, the proposed project shall comply with the UDC including, but not limited to, Section 17.51.080 (Sign Regulations).
- PL3. No other signage is included in this approval.
- PL4. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes, additional signage, or corporate branding shall be subject to further review by the Director of Community Development.
- PL5. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the UDC not addressed above. The applicant shall comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL6. The applicant shall obtain all necessary building permits from the Building and Safety Division.
- PL7. No exposed or open neon is permitted.
- PL8. Exposed conduit and raceways shall be prohibited.

Should you have any questions regarding this approval, please contact me at (661) 255-4915 or by email at [kirvin@santa-clarita.com](mailto:kirvin@santa-clarita.com).

Sincerely,



Kendall Irvin  
Planning Technician

REMOVED CITY OF SANTA CLARITA  
PLANNING APPROVAL / STAMP  
DATED: MARCH 26, 2010



S I G N P R O G R A M

*Santa Clarita, California*

 **YESCO**  
LOS ANGELES DIVISION

10235 BELLEGRAVE AVENUE, JURUPA VALLEY, CA 91752  
TELEPHONE: (909) 923-7668, FAX: (909) 923-5015  
WWW.YESCO.COM

**ultrasigns**  
ELECTRICAL ADVERTISING  
TEL: 858-569-1400 FAX: 858-569-1453  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520

THE PLAZA AT GOLDEN VALLEY SIGN CRITERIA

REVISED MARCH 29, 2021 TN / RD Note: All additions and/or modifications to current MSP shown clouded in red.

# The Plaza at Golden Valley Sign Program

## PROJECT DIRECTORY

**OWNER:** TERRAMAR RETAIL CENTERS  
C/O 5973 AVENIDA ENCINAS, STE.300  
CARLSBAD, CA 92008  
TEL (760) 804-8600  
FAX (760) 804-8602

**ARCHITECT:** NADEL ARCHITECTS, INC.  
625 BROADWAY, SUITE 1025  
SAN DIEGO, CA 92101  
TEL (619) 232-8424  
FAX (619) 232-7179

**ORIGINAL SIGN CONSULTANT:** ULTRASIGNS ELECTRICAL ADVERTISING  
9025 BALBOA AVENUE, #150  
SAN DIEGO, CA 92123  
TEL (858) 569-1400 Ext. 106  
FAX (858) 569-1453

**REVISED BY:** YOUNG ELECTRIC SIGN CO  
10235 BELLEGRAVE AVENUE  
JURUPA VALLEY, CA 91752  
TEL (909) 923-7668  
FAX (909) 923-5015

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# The Plaza at Golden Valley Sign Program

## A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the Tenant or his sign contractor at their expense, upon demand by the Owner, or his agent, hereinafter called Landlord and/or the City of Santa Clarita.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City of Santa Clarita.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

All direction and drive-through signage will defer to the City standards stated under Unified Development Code Section 17.51.080 of the Sign Regulations.

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each Tenant shall submit to Landlord for written approval, three (3) colored copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined. Plans will show each elevation where a sign is proposed to be installed with full scaled dimensions noted on the drawings. Elevation frontages will also be detailed.

2. Each in-line Tenant will be required to provide a double-faced under-canopy, non-illuminated sandblasted blade sign. (See page 25 for details) Sign will be sized at 1'6" h. X 3'6" width sandblasted redwood construction with matthews satin acrylic polyurethane finish. Background recessed, border and graphics raised. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.

3. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).

4. The Tenant shall pay for all signs, related materials, installation fees & permits (including final inspection costs).

5. The Tenant shall obtain all necessary permits.

6. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.

7. It is the responsibility of the Tenants sign company to verify all conduit and transformer locations and service access prior to fabrication.

8. Should a sign be removed, it is the Tenant's responsibility to patch all holes and paint surface to match the existing color.

## *The Plaza at Golden Valley Sign Program*

### C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance. Landlord will require proof of this coverage as well as determining the amount of coverage and no job will be undertaken without the proper certificates of insurance on file with Landlord.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, or General Electric or comparable quality L.E.D. illumination, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products (such as Matthews) can be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders. Generally speaking the logo element of any sign display, if any, should not exceed 10% of the overall area of the display. However, the landlord may grant exceptions for Regional or National chains who have a logo ratio established that is greater than 10%.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard .
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed.
10. Signs must be made of aluminum or non-ferrous metals that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.

## The Plaza at Golden Valley Sign Program

### D. SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project.

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo-lit channel letters
- Reverse pan channel letters with halo-illumination
- Push thru letters and logos in aluminum logo cabinets
- Logo modules with applied vinyl graphics.
- Flat cut out dimensional shapes and accents
- Aluminum or non-ferrous metal screen mesh

The use of at least two types of the above to be incorporated into each sign design is encouraged.

The idea of using dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment.

The use of dimensional and layered icons is also encouraged.

Stacked copy is permitted as per attached Exhibit pages.

Ascending and descending shapes shall not be included in allocated square footage except for the area they occupy.

All in-line sub-major, pad, or shop tenants who have leased space shall be allocated at least one sign for each building wall face with street or parking lot frontage. (Maximum 3 Signs for building end cap locations). NOTE: PAD A TENANTS ARE NOT ALLOWED SIGNS ON THE REAR OF THEIR BUILDING. ONLY ANCHOR TENANTS ARE ALLOWED SIGNS ORIENTED TOWARD AND INTENDED TO BE VIEWED FROM THE ADJACENT FREEWAY.

Free-standing, single tenant pad buildings may have a sign display on no more than three(3) of their four building wall elevations. Primary entrance elevations may have (with Landlord and City approval) more than one sign display as long as the combined area total doesn't exceed the maximum allowable sq. footage for that elevation, and the tenant space is at least 10000 sq. ft.

Each business establishment fronting on and/or oriented toward one or more public street, highway, parkway, including but not limited to, parking lot, alley, open mall, trail, landscaped open space, or other access point shall be permitted a maximum of 1.5 sq. ft. of wall sign area for each one linear foot of building frontage. This applies to all faces of a building with the above referenced frontage and each frontage shall be computed separately. NOTE: Rear signage facing the Fair Oaks Ranch community will not be allowed, subject to the discretion and separate approval of the Director of Community Development at the City of Santa Clarita.

The sign width is up to 80% of leased frontage of tenant space or the architectural element of which the sign is placed, whichever is the smallest. Refer to following exhibits for maximum sign heights allowed.

Regardless of the allowable square footage allowance for a tenant sign, the display must be balanced and proportional to the area upon which it is installed, as determined by Landlord or Landlord's Agent.



## *The Plaza at Golden Valley Sign Program*

### E. PROHIBITED SIGNS:

#### 1. Signs constituting a Traffic Hazard

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Letters painted directly on the building will not be permitted.

3. Wall signs may not project above or below the top or bottom of a parapet, the roof line at the wall, roof line or attached to the building.

4. There shall be no signs that are flashing, moving or audible.

5. Signs must be architecturally compatible with the entire center.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibits for Tenant wall signs.

#### 7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.

8. Any sign not approved first by the landlord and then permitted by the City of Santa Clarita under their sign codes. City prohibited signs are detailed in Code #17.19.200 Prohibited Signage.

9. With the exception of temporary sale banners as allowed by the City of Santa Clarita, there are no signs allowed on permanent banners or canopies (defined awnings).

### F. ABANDONMENT OF SIGNS:

Any Tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord. All costs of sign removal & disposal, plus wall patching and painting will be charged-back to Tenant's account.

### G. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

# The Plaza at Golden Valley Sign Program

## SECTION A

New single faced internally illuminated Lexan faced channel letter display.

Use standard aluminum construction with Matthews (or equivalent) semi gloss acrylic polyurethane finish.

Faces use translucent Lexan with 3/4" trim cap to match return color, illuminate with 30 ma neon.

Paint 5" deep returns a color that either matches the face color, or provides good contrast to the fascia upon which it is installed. Letters to be pegged-off 1/2" minimum from face of building.

## SECTION B

New single faced internally illuminated Lexan faced channel letter display with through face and halo illumination.

Use standard aluminum construction with Matthews (or equivalent) semi gloss acrylic polyurethane finish,

Faces use Lexan with 3/4" trim cap. illuminate with 30 ma neon through face and halo.

Paint returns a color that either matches the face color, or provides good contrast to the fascia upon which it is installed.

## SECTION C

New single faced internally illuminated aluminum faced channel letter display with through face and halo illumination.

Use standard aluminum construction with Matthews (or equivalent) semi gloss acrylic polyurethane finish.

Route out where graphics occur and back up with Lexan. illuminate with 30 ma neon through face and halo.

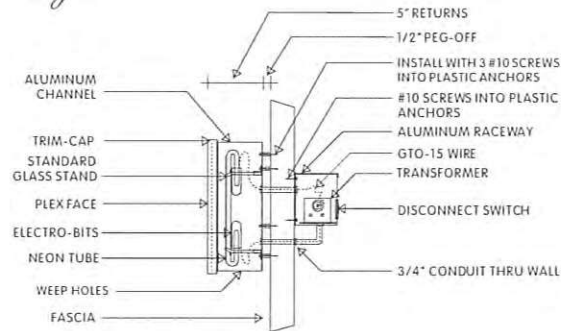
Paint returns a color that either matches the face color, or provides good contrast to the fascia upon which it is installed.

## SECTION D

Same as "C" except route out where graphics occur and push through 1/2" clear plex with applied vinyl overlays.

### Notes:

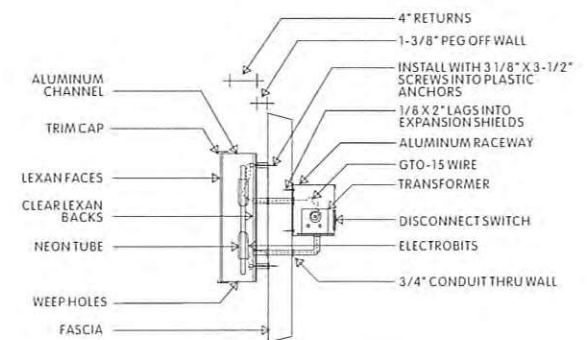
1. All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.
2. Signage may be illuminated with L.E.D.'s as per Section C.



SECTION 'A'

SIGN TO BE UL APPROVED AND BEAR UL LABEL

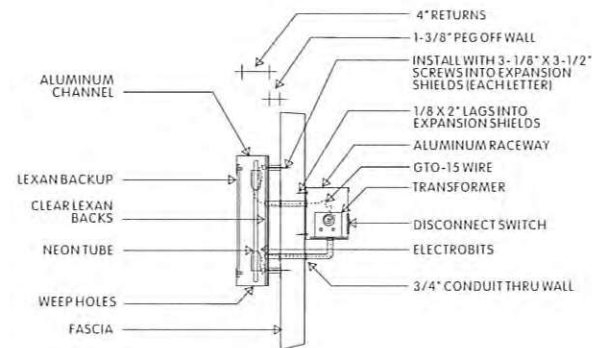
### LEXAN FACED CHANNEL LETTERS WITH ELECTRO-BITS



SECTION B

SIGN TO BE UL APPROVED AND BEAR UL LABEL

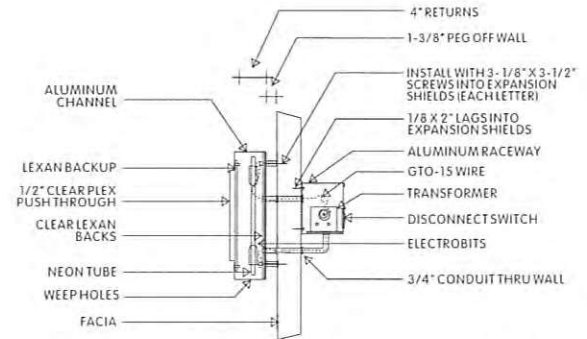
### LEXAN FACED CHANNEL LETTERS THROUGH FACE AND HALO ILLUMINATION



SECTION C

SIGN TO BE UL APPROVED AND BEAR UL LABEL

### REVERSE PAN CHANNELS THROUGH FACE AND HALO ILLUMINATION



SECTION D

SIGN TO BE UL APPROVED AND BEAR UL LABEL

### REVERSE PAN CHANNELS THROUGH FACE AND HALO ILLUMINATION PUSH THROUGH GRAPHICS

# The Plaza at Golden Valley Sign Program

MAXIMUM 80%  
OF ADJACENT SURFACE LENGTH

6'-0" MAX.  
LETTER HEIGHT

70% OF ADJACENT  
SURFACE HEIGHT  
OR 8'-0" MAX  
(WHICHEVER IS LESS)

## ANCHOR TENANT

**ANCHOR TENANTS ( 80,000 SQUARE FEET AND LARGER )**

( CURRENT PROPOSED ANCHOR TENANTS ARE TARGET, KOHL'S AND LOWE'S )

SIZE: 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 350 SQUARE FEET TOTAL PER ELEVATION.

REAR ELEVATION SIGNS: YES - 72" MAX. HEIGHT

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)

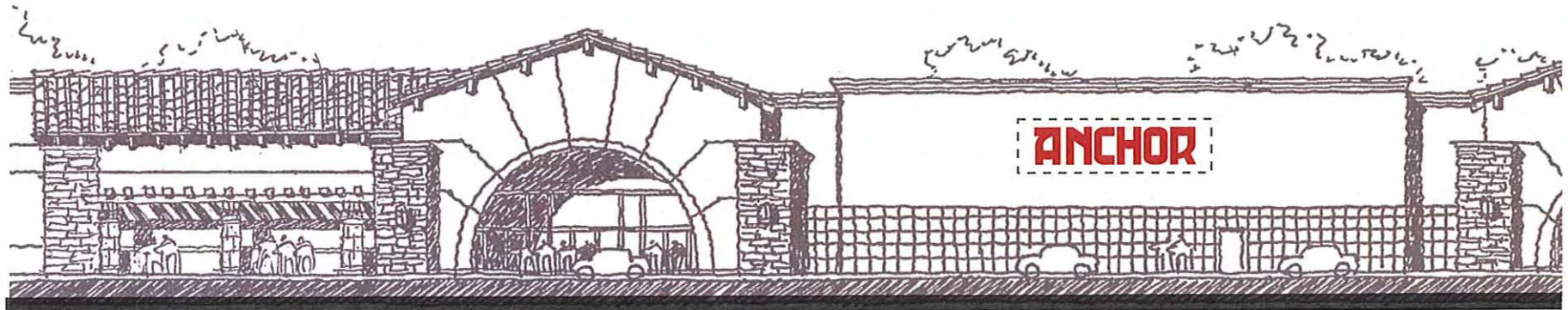
LENGTH: EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

STACKED COPY: YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE

MINIMUM LETTER HEIGHT ALLOWED IS 1'-0"



TYPICAL ANCHOR TENANT ELEVATION SCALE: 1/16" = 1'-0"

**NOTE:** Each Tenant will be required to provide a double-faced under-canopy, non-illuminated blade sign. Sign background will be 1'6" high x 3'6" wide x 2" thick sandblasted wood with raised tenant name and graphics. See page 27. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.

**ultrasigns**

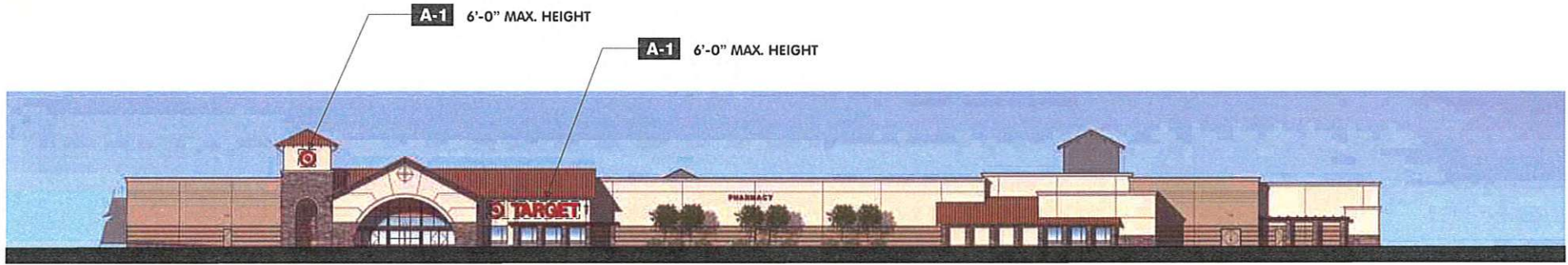
ELECTRICAL ADVERTISING

TEL: 858-569-1400 FAX: 858-569-1453  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520

*The Plaza at Golden Valley Sign Program*

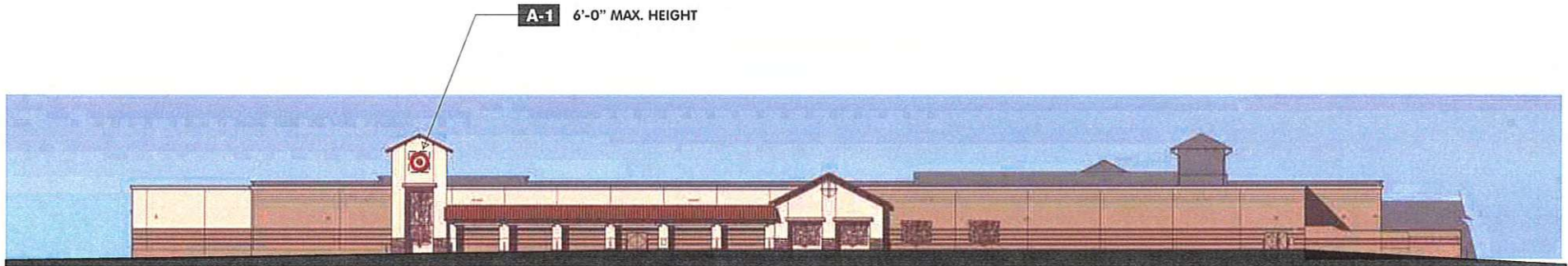
This page was superseded by  
MC19-018 (KI).

**NOTE:**  
SIGNAGE ENVELOPE SHOWN IS BASED ON RATIOS ONLY  
ACTUAL SIGN AREA IS BASED ON 1.5 SQ. FT. FOR 1 LINEAR FOOT  
OF FRONTAGE AS PER THE CITY OF SANTA CLARITA



FRONT ELEVATION

NO SCALE

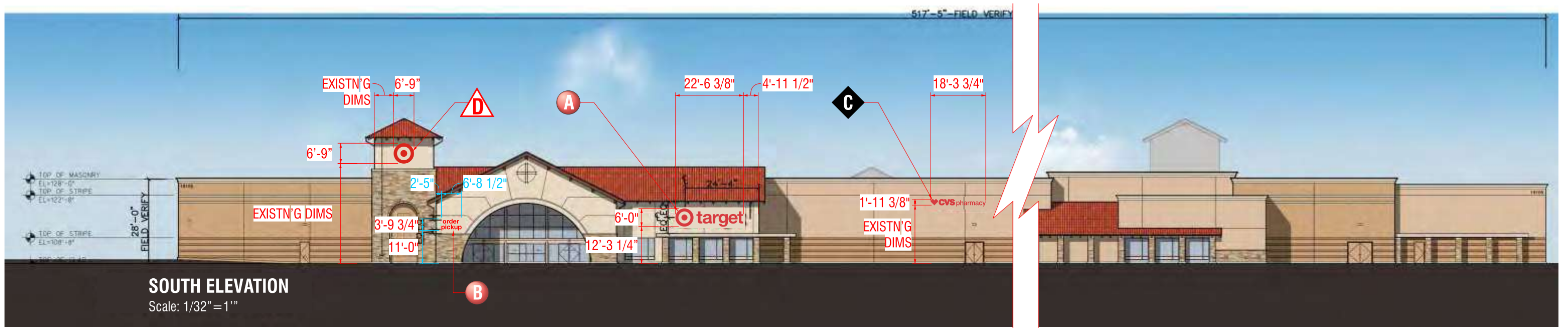


REAR ELEVATION

NO SCALE

**ANCHOR TENANT**

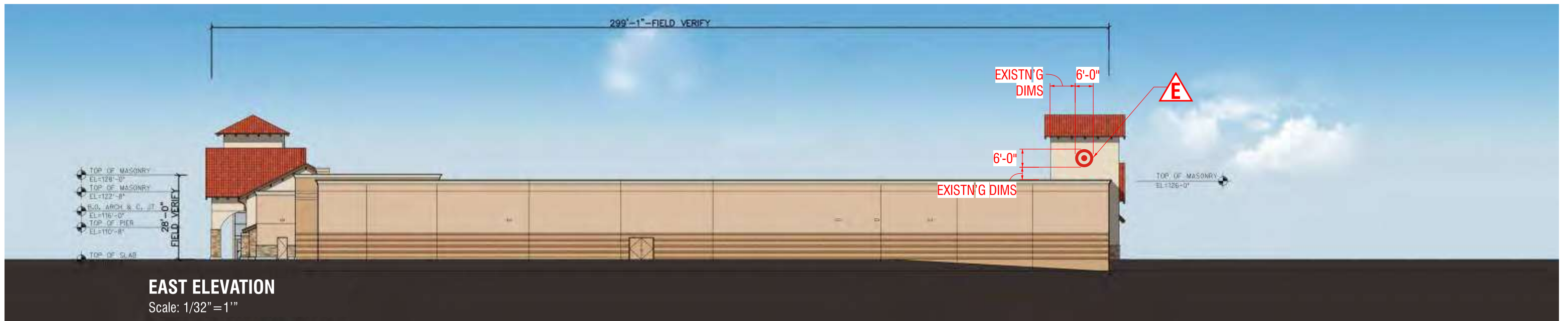
**ultrasigns**  
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9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520



**SOUTH ELEVATION**  
Scale: 1/32" = 1'

This page supersedes Page 9  
per MC19-018 (KI).

COLOR KEY	
	C-10 MUSLIN
	C-11 STONE HOUSE
	RAL 8025 "PALE BROWN"
	C-20 CHAMPAGNE



**EAST ELEVATION**  
Scale: 1/32" = 1'



**VISUAL COMMUNICATIONS**  
www.FederalHeath.com

4602 North Avenue Oceanside, CA 92056  
(760) 941-0715 Fax (760) 941-0719

Manufacturing Facilities:  
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Delaware, OH - Racine, WI

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Idaho Falls, ID - Eules, TX - Jacksonville, TX - San Antonio, TX  
Houston, TX - Corpus Christi, TX - Indianapolis, IN  
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH  
Willowbrook, IL - Tunica, MS - Atlanta, GA  
Tampa, FL - Daytona Beach, FL - Orlando, FL



**Building Quality Signage Since 1901**

Revisions:  
R1-02.13.18 CHC Update site sign with survey info. Remove Garden Center Sign information.  
R2-05.29.18 VA/JK Update elevation, delete proposed Sign D, and re-label existing Sign B as Existing Sign D, revise Sign A to LC-3 & Sign B to stocked letter sets.  
R3-11.08.18 JD/CHC Added notes for signs A & B, and updated dimension of sign E & F as per survey attached.  
R4-02.08.19 JP/JK Updated elevation and updated sign D to be refurbished.  
R5-02.12.19 CHC Correct placement of signs E & F on site plan.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_  
Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Boyd Hippenstiel**  
Project Manager: **James Tebelman**  
Drawn By: **Jody Graham**

 Underwriters Laboratories Inc.  ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store: #T2030  
19105 GOLDEN VALLEY RD  
SANTA CLARITA, CA 91310

Job Number: **23-44774-10**  
Date: **FEB. 2, 2018**  
Sheet Number: **3** Of **12**  
Design Number: **23-44774-10-R6**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC



**NORTH ELEVATION**

Scale: 1/32" = 1'"

This page supersedes Page 9  
per MC19-018 (KI).

COLOR KEY	
	C-10 MUSLIN
	C-11 STONE HOUSE
	RAL 8025 "PALE BROWN"
	C-20 CHAMPAGNE



**WEST ELEVATION**

Scale: 1/32" = 1'"

**NO FEDERAL HEATH SCOPE OF WORK**



**VISUAL COMMUNICATIONS**  
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**Building Quality Signage Since 1901**

Revisions:  
R1-02.13.18 CHC Update site sign with survey info. Remove Garden Center Sign information.  
R2-05.29.18 VA/JK Update elevation, delete proposed Sign D, and re-label existing Sign B as Existing Sign D, revise Sign A to LC-3 & Sign B to stocked letter sets.  
R3-11.08.18 JD/CHC Added notes for signs A & B, and updated dimension of sign E & F as per survey attached.  
R4-02.08.19 JP/JK Updated elevation and updated sign D to be refurbished.  
R5 02.12.19 CHC Correct placement of signs E & F on site plan.  
R6 03.07.19 JD/CHC Revise signs G & H to reflect white background/ red logo and lower case letters

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Boyd Hippenstiel**

Project Manager: **James Tebelman**

Drawn By: **Jody Graham**

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

Store: #T2030  
19105 GOLDEN VALLEY RD  
SANTA CLARITA, CA 91310

Job Number: **23-44774-10**

Date: **FEB. 2, 2018**

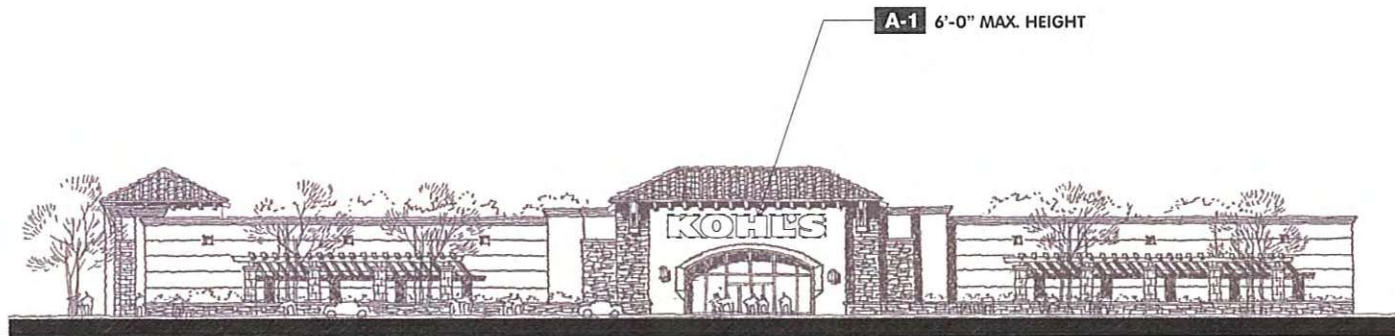
Sheet Number: **4** Of **12**

Design Number: **23-44774-10-R6**

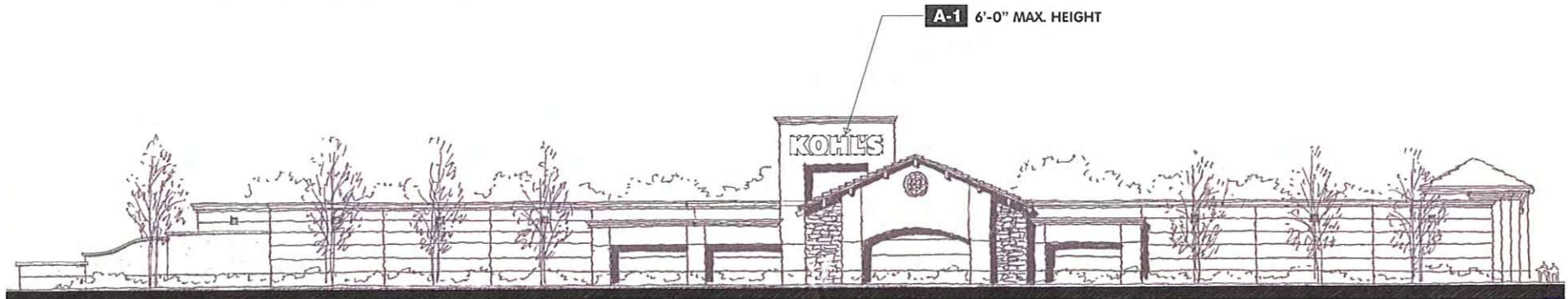
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

# The Plaza at Golden Valley Sign Program

**NOTE:**  
SIGNAGE ENVELOPE SHOWN IS BASED ON RATIOS ONLY  
ACTUAL SIGN AREA IS BASED ON 1.5 SQ. FT. FOR 1 LINEAR FOOT  
OF FRONTAGE AS PER THE CITY OF SANTA CLARITA



FRONT ELEVATION SCALE: 1/32" = 1'-0"



REAR ELEVATION SCALE: 1/32" = 1'-0"

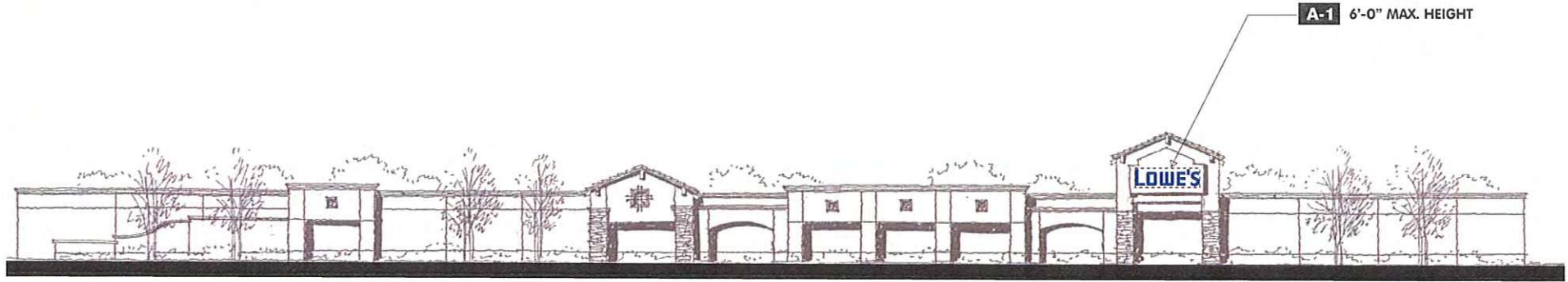
**ANCHOR TENANT**

# The Plaza at Golden Valley Sign Program

**NOTE:**  
SIGNAGE ENVELOPE SHOWN IS BASED ON RATIOS ONLY  
ACTUAL SIGN AREA IS BASED ON 1.5 SQ. FT. FOR 1 LINEAR FOOT  
OF FRONTAGE AS PER THE CITY OF SANTA CLARITA



FRONT ELEVATION SCALE: 1/32" = 1'-0"



REAR ELEVATION SCALE: 1/32" = 1'-0"

## ANCHOR TENANT

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# The Plaza at Golden Valley Sign Program



**MAJOR TENANTS ( 15,000 TO 79,999 SQUARE FEET )**

- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 350 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF IT FACES A PUBLIC STREET OR RIGHT OF WAY, BUT NOT SR-14 FREEWAY.
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE
- MINIMUM LETTER HEIGHT ALLOWED IS 1'-0"



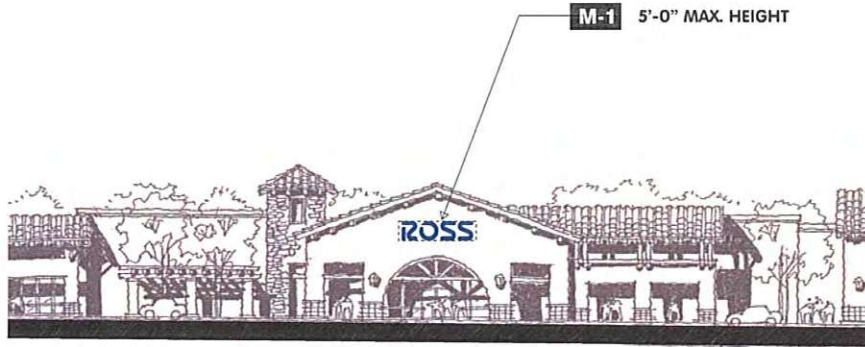
TYPICAL MAJOR TENANT ELEVATION SCALE: 1/16" = 1'-0"

**NOTE:** Each Tenant will be required to provide a double-faced under-canopy, non-illuminated blade sign. Sign background will be 1'6" high x 3'6" wide x 2" thick sandblasted wood with raised tenant name and graphics. See page 27. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.

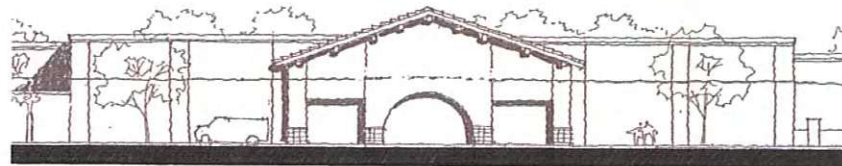
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# The Plaza at Golden Valley Sign Program

**NOTE:**  
SIGNAGE ENVELOPE SHOWN IS BASED ON RATIOS ONLY  
ACTUAL SIGN AREA IS BASED ON 1.5 SQ. FT. FOR 1 LINEAR FOOT  
OF FRONTAGE AS PER THE CITY OF SANTA CLARITA



FRONT ELEVATION SCALE: 1/32" = 1'-0"



REAR ELEVATION SCALE: 1/32" = 1'-0"

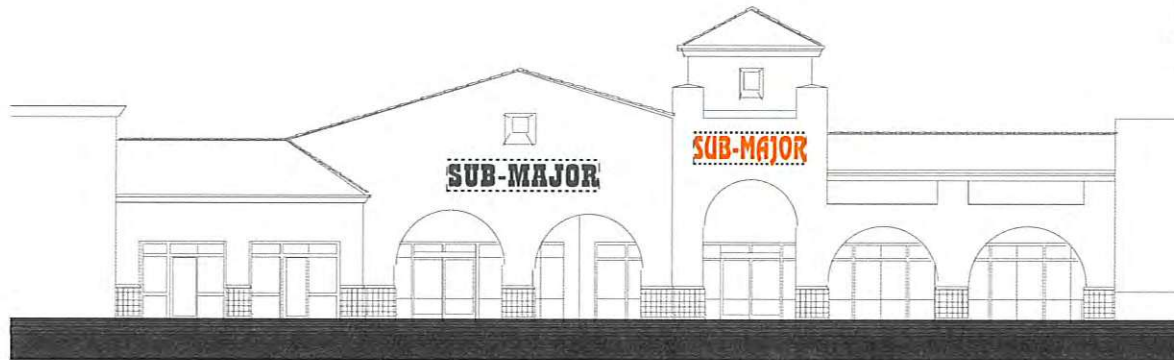
**NOTE:** LIST OF MAJORS IS PRELIMINARY AND SUBJECT TO CHANGE

## MAJOR TENANT

# The Plaza at Golden Valley Sign Program



**SUB-MAJOR TENANTS ( 5,000 TO 14,999 SQUARE FEET )**



TYPICAL SUB-MAJOR TENANT ELEVATION SCALE: 1/16" = 1'-0"

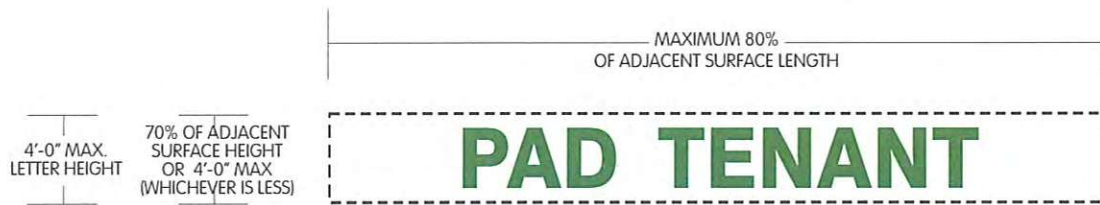
- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY, BUT NOT SR-14 FREEWAY.
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE
- MINIMUM LETTER HEIGHT ALLOWED IS 1'-0"

**NOTE:**  
SIGNS WILL NOT BE ALLOWED ON THE REAR OF PAD BUILDING A.

**NOTE:** Each Tenant will be required to provide a double-faced under-canopy, non-illuminated blade sign. Sign background will be 1'6" high x 3'6" wide x 2" thick sandblasted wood with raised tenant name and graphics. See page 27. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.

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# The Plaza at Golden Valley Sign Program



**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.

**REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY, BUT NOT SR-14 FREEWAY.

**MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

**HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)

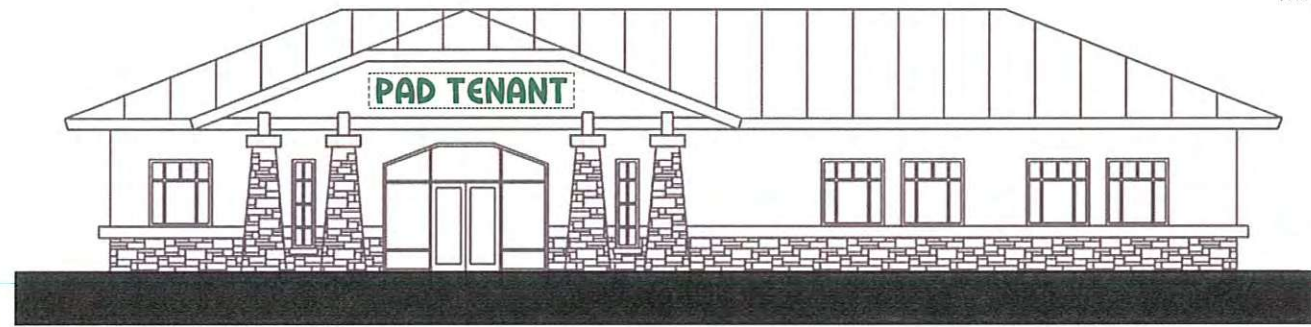
**LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK

**STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE

MINIMUM LETTER HEIGHT ALLOWED IS 1' 0".

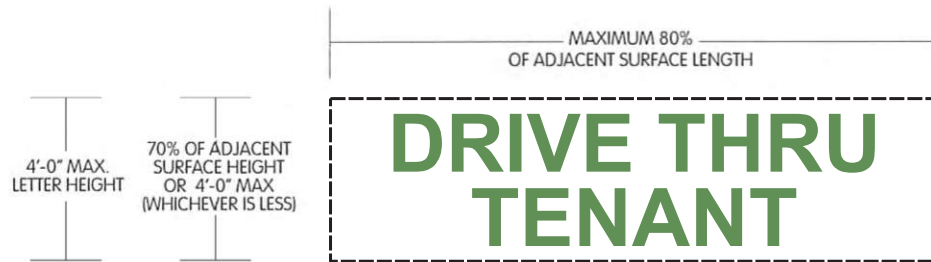


TYPICAL PAD TENANT ELEVATION SCALE: 3/32" = 1'-0" (NOTE: ELEVATION SHOWN IS FOR REPRESENTATIONAL PURPOSE ONLY)

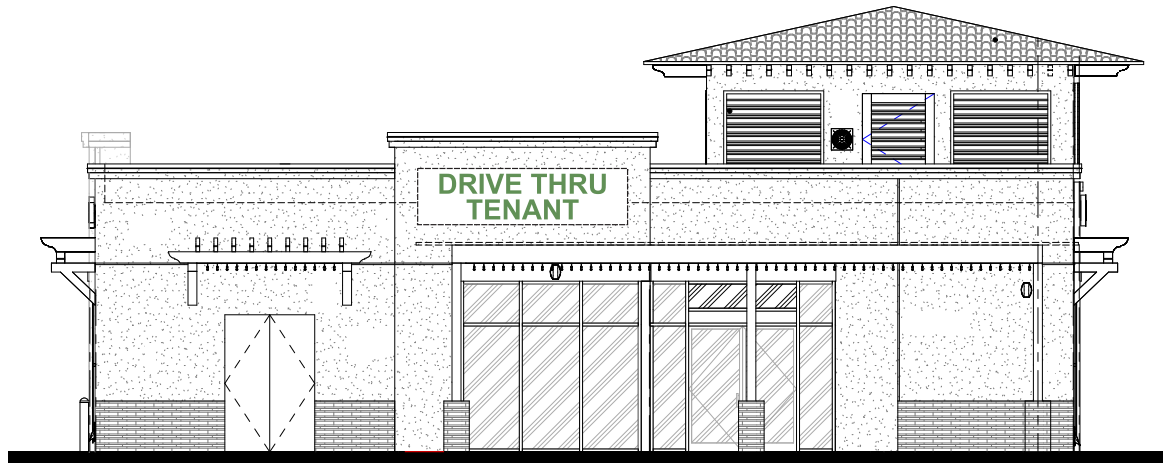
**NOTE:**  
SIGNS WILL NOT BE ALLOWED ON THE REAR OF PAD BUILDING A.

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DRIVE THRU TENANT BUILDING SIGN SPECIFICATIONS



- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE. MINIMUM LETTER HEIGHT ALLOWED IS 1" 0".



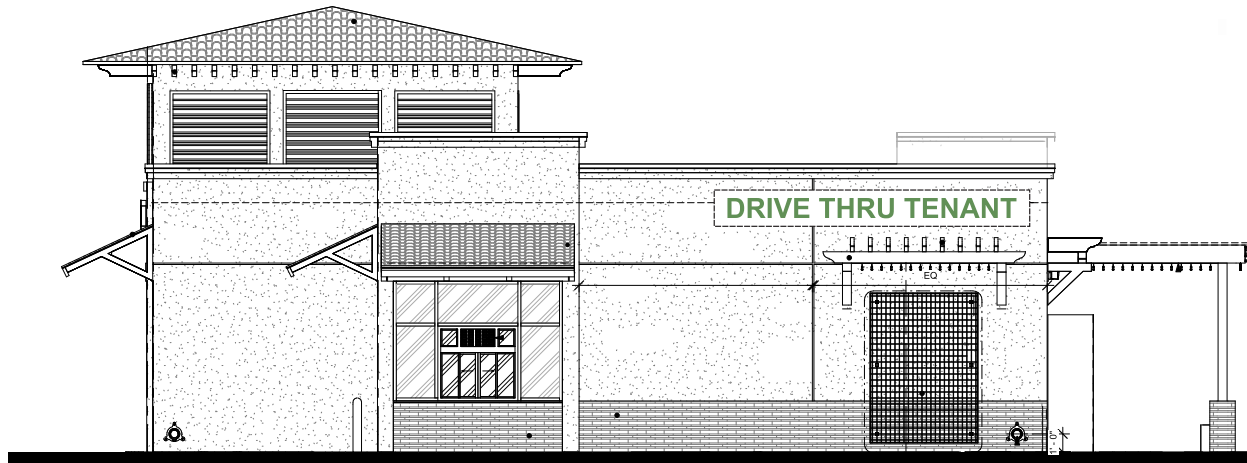
TYPICAL PAD TENANT ELEVATION

SCALE: 3/32" = 1'-0"

(NOTE: ELEVATION SHOWN IS FOR REPRESENTATIONAL PURPOSE ONLY)



- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
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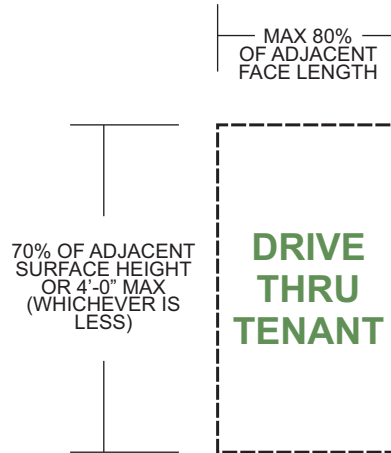


TYPICAL PAD TENANT ELEVATION

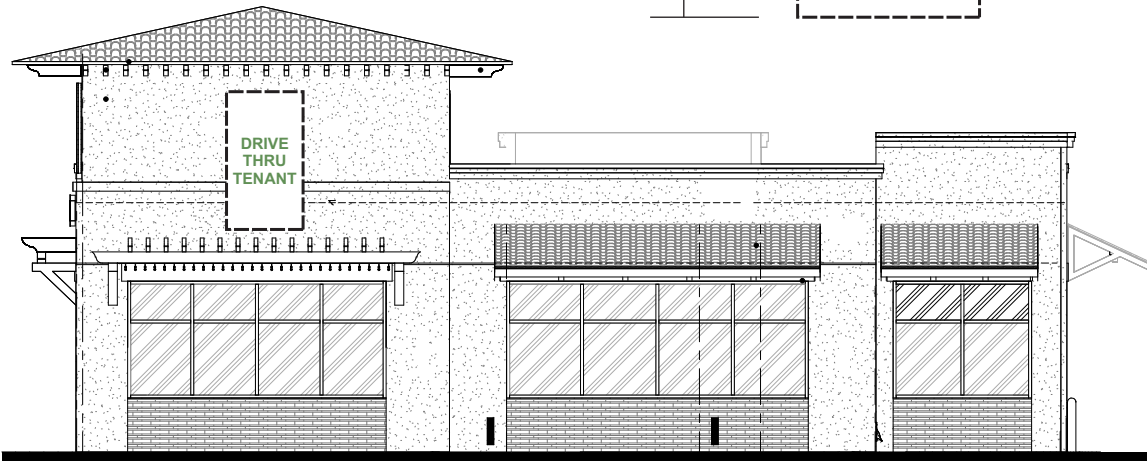
SCALE: 3/32" = 1'-0"

(NOTE: ELEVATION SHOWN IS FOR REPRESENTATIONAL PURPOSE ONLY)

## DRIVE THRU TENANT BUILDING SIGN SPECIFICATIONS



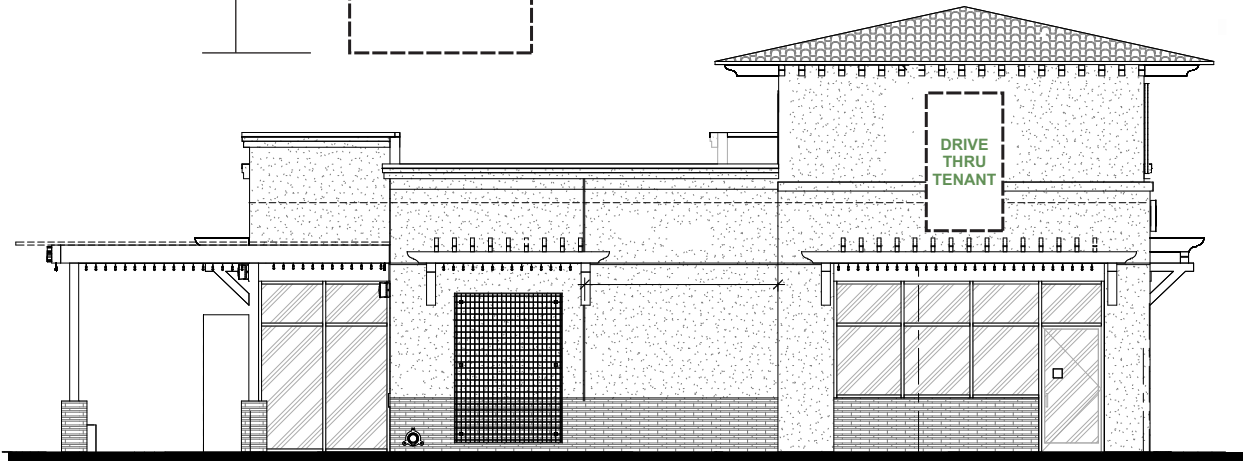
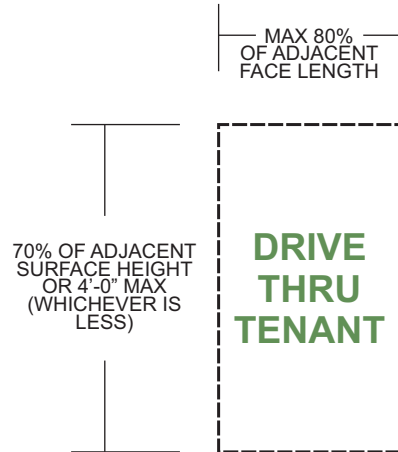
- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE
- MINIMUM LETTER HEIGHT ALLOWED IS 1" 0".



TYPICAL PAD TENANT ELEVATION SCALE: 3/32" = 1'-0"

(NOTE: ELEVATION SHOWN IS FOR REPRESENTATIONAL PURPOSE ONLY)

## DRIVE THRU TENANT BUILDING SIGN SPECIFICATIONS



TYPICAL PAD TENANT ELEVATION

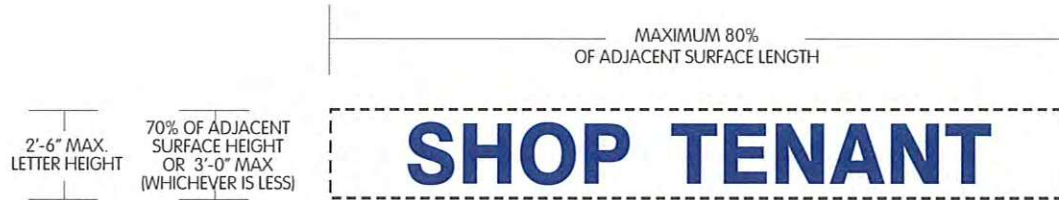
SCALE: 3/32" = 1'-0"

(NOTE: ELEVATION SHOWN IS FOR REPRESENTATIONAL PURPOSE ONLY)

- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 250 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF FACING A PUBLIC STREET OR RIGHT OF WAY
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE
- MINIMUM LETTER HEIGHT ALLOWED IS 1" 0".



# The Plaza at Golden Valley Sign Program



SHOP TENANTS (UP TO 4,999 SQUARE FEET )



TYPICAL SHOP TENANT ELEVATION SCALE: 1/16" = 1'-0"

- SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 150 SQUARE FEET TOTAL PER ELEVATION.
- REAR ELEVATION SIGNS:** YES IF IT FACES A PUBLIC STREET OR RIGHT OF WAY , BUT NOT THE SR-14 FREEWAY.
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 or 2 LINES OF COPY)
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- STACKED COPY:** YES, PROVIDED THAT THE MAXIMUM HEIGHT DOES NOT EXCEED THE LIMITS ABOVE
- MINIMUM LETTER HEIGHT ALLOWED IS 1'-0"

**NOTE:**  
SIGNS WILL NOT BE ALLOWED ON THE REAR OF PAD BUILDING A.

**NOTE:** Each Tenant will be required to provide a double-faced under-canopy, non-illuminated blade sign. Sign background will be 1'6" high x 3'6" wide x 2" thick sandblasted wood with raised tenant name and graphics. See page 27. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.

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# The Plaza at Golden Valley Sign Program

**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES, MAXIMUM OF 150 SQUARE FEET TOTAL PER ELEVATION.

**REAR ELEVATION SIGNS:** NO

**MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA,

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

**HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE (1 OR 2 LINES OF COPY)

**LENGTH:** EIGHTY PERCENT OF ADJACENT SURFACE (1 OR 2 LINES OF COPY)

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK

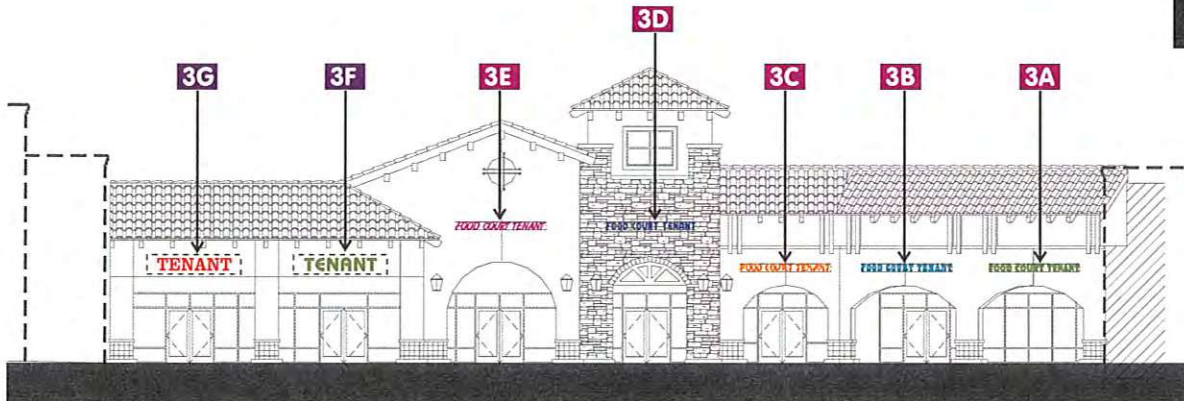
**STACKED COPY:** NO

**NOTE:** Each Tenant will be required to provide a double-faced under-canopy, non-illuminated blade sign. Sign background will be 1'6" high x 3'6" wide x 2" thick sandblasted wood with raised tenant name and graphics. See page 27. This blade sign is required in addition to the illuminated wall sign/s that each tenant is required to provide for their space.



**FOOD COURT TENANT**

SHOP BUILDING 3 TENANTS (UP TO 4,999 SQUARE FEET)

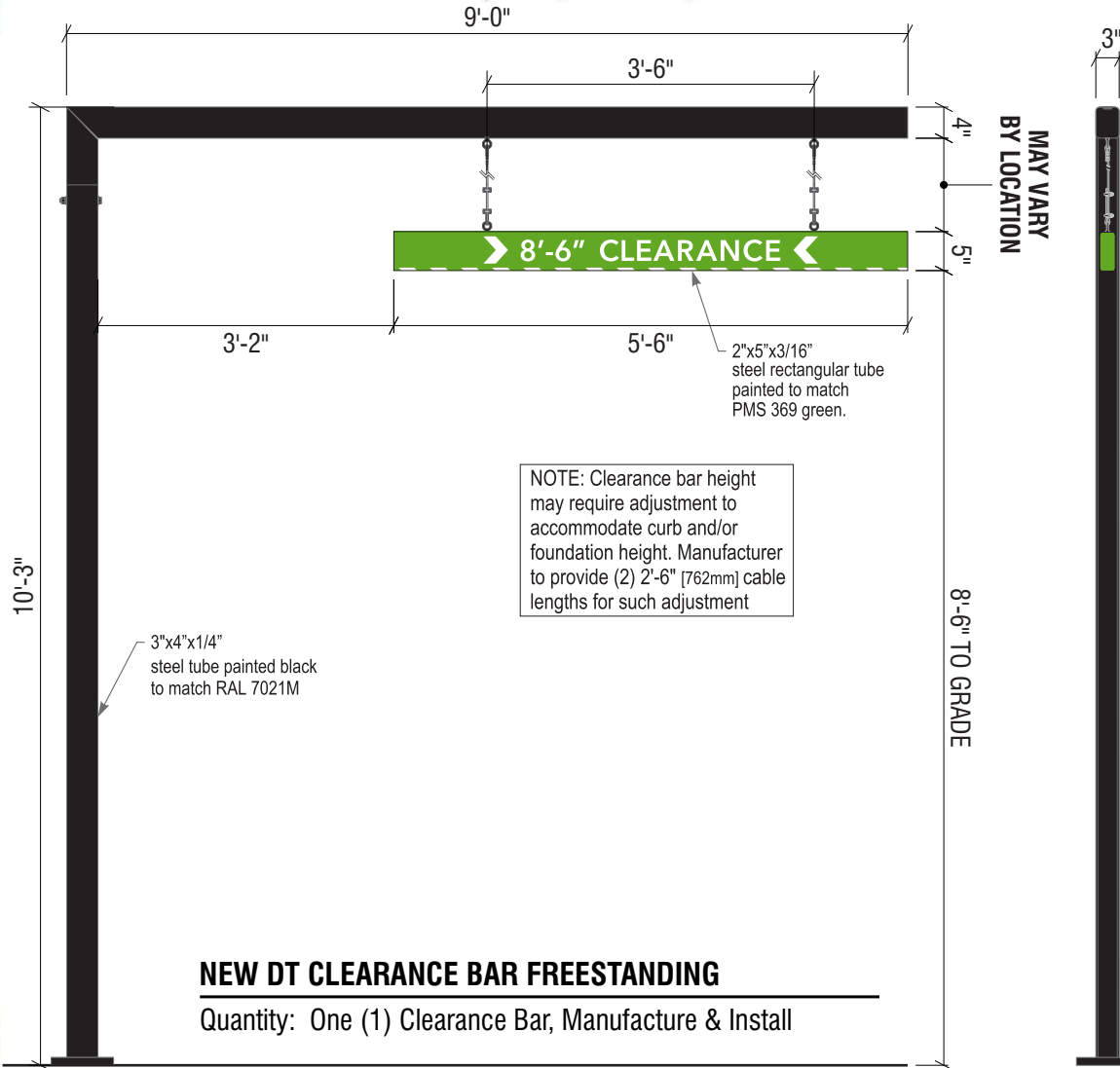


TYPICAL FOOD COURT TENANT ELEVATION SCALE: 1/16" = 1'-0"

*The Plaza at Golden Valley Sign Program*

**DRIVE THRU TENANT GROUND SIGN SPECIFICATIONS**

**Sign Specifications:**



**Scraper Bar:**

- 2"x5" steel tube painted to match PMS 369 green.
- Flush steel end caps painted to match PMS 369 green.
- Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

**Support:**

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation, which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation.

This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft.
10'-3"	2.29

**NEW DT CLEARANCE BAR FREESTANDING**



Quantity: One (1) Clearance Bar, Manufacture & Install

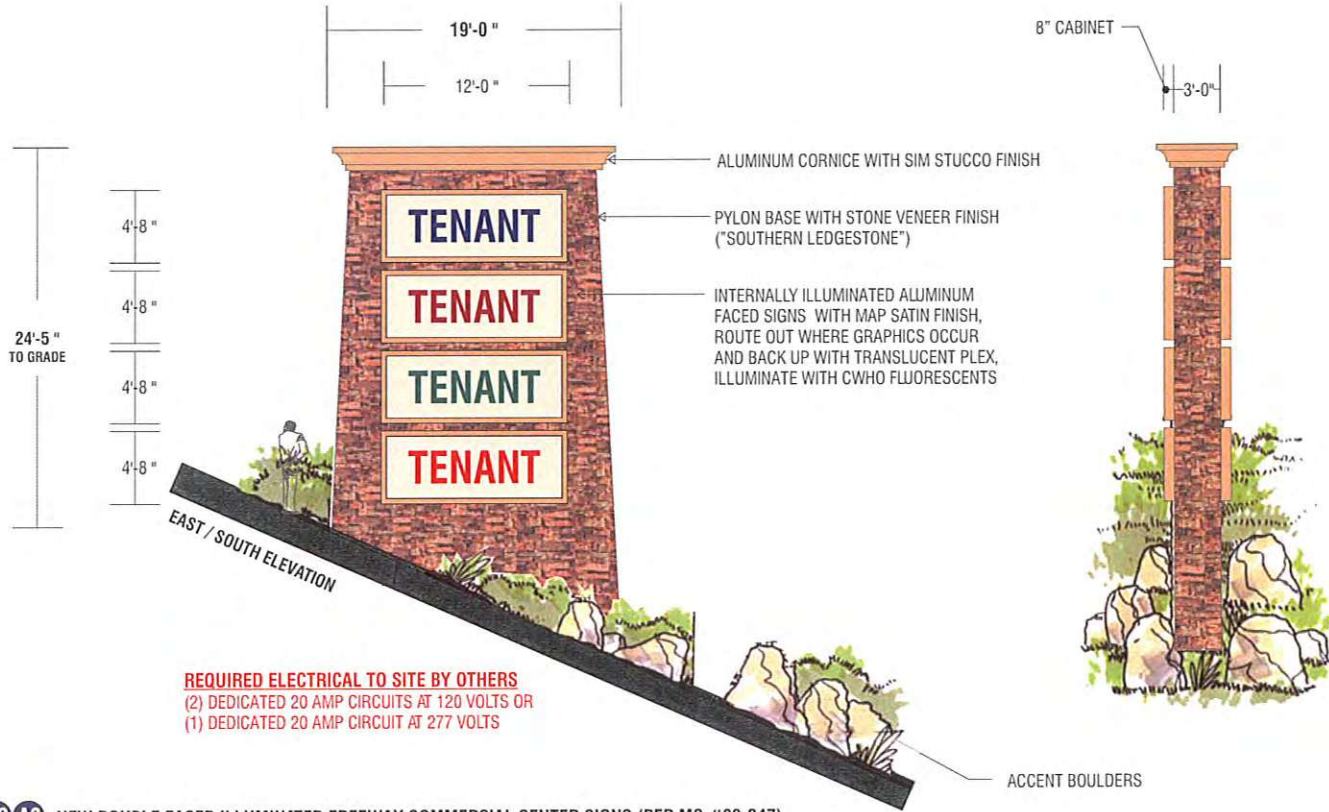
Front Elevation View

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

Right Side View

# The Plaza at Golden Valley Sign Program

-  FRAZEE #7750W BEACH BASKET
-  FRAZEE #7764M COFFEE N CREAM
-  EL DORADO - MOUNTAIN LEDGE BUCKSKIN



TENANT PANEL BACKGROUND COLORS OTHER THAN "BEACH BASKET" WILL BE ALLOWED IF PART OF RECOGNIZED RETAILER TRADEMARKS, AND WILL OTHERWISE BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SANTA CLARITA.

\*NOTE: ANY INDIVIDUAL PANEL MAY BE SPLIT INTO NO MORE THAN EQUAL HALVES

**REQUIRED ELECTRICAL TO SITE BY OTHERS**  
 (2) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR  
 (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS

**SIGN A1 A2 A3 NEW DOUBLE FACED ILLUMINATED FREEWAY COMMERCIAL CENTER SIGNS (PER MC #03-347)**

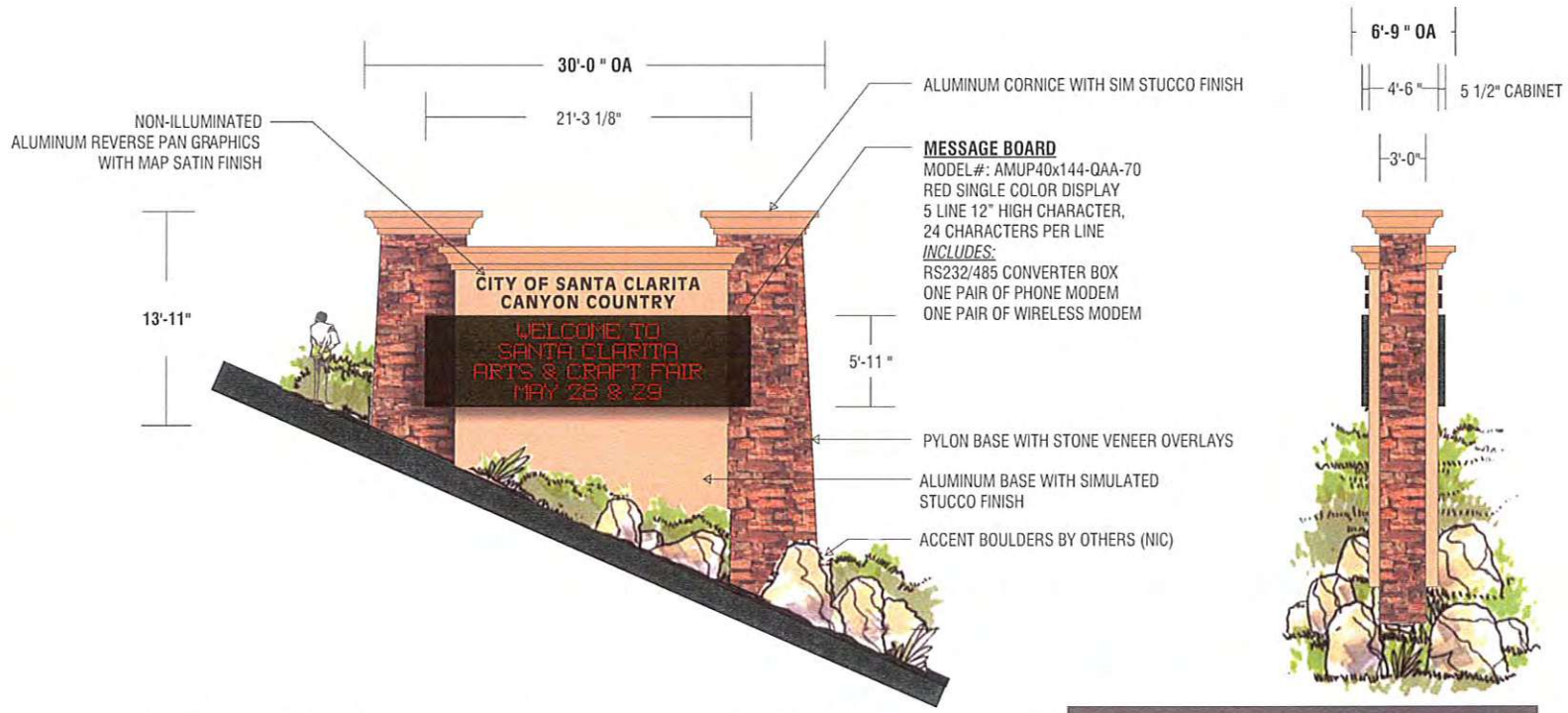
(MAKE THREE) SCALE: 1/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING,  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS,  
 SIGN TO BE UL APPROVED AND BEAR UL LABEL,  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.  
 TOTAL SIGN AREA PER SIGN 228 SQ. FT. MAX HEIGHT 25 FT.  
**\*\*NOTE: THESE SIGNS WILL BE USED EXCLUSIVELY AND IN PERPETUITY BY "THE PLAZA AT GOLDEN VALLEY" TENANTS**

**ultrasigns**

ELECTRICAL ADVERTISING  
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 SAN DIEGO, CA 92123-1520

# The Plaza at Golden Valley Sign Program

- SW #1351 PLEASANT GOLD
- FRAZEE #7764M COFFEE N CREAM
- EL DORADO - MOUNTAIN LEDGE BUCKSKIN



**SIGN B** **NEW DOUBLE FACED ILLUMINATED OFF-SITE COMMERCIAL SIGN (PER MC #03-347)**  
 (MAKE ONE) SCALE: 1/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING,  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS,  
 SIGN TO BE UL APPROVED AND BEAR UL LABEL,  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.  
 TOTAL SIGN AREA **156.5** **MAX HEIGHT 25'-0"**





**REQUIRED ELECTRICAL TO SITE BY OTHERS**  
 (1) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR  
 (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS

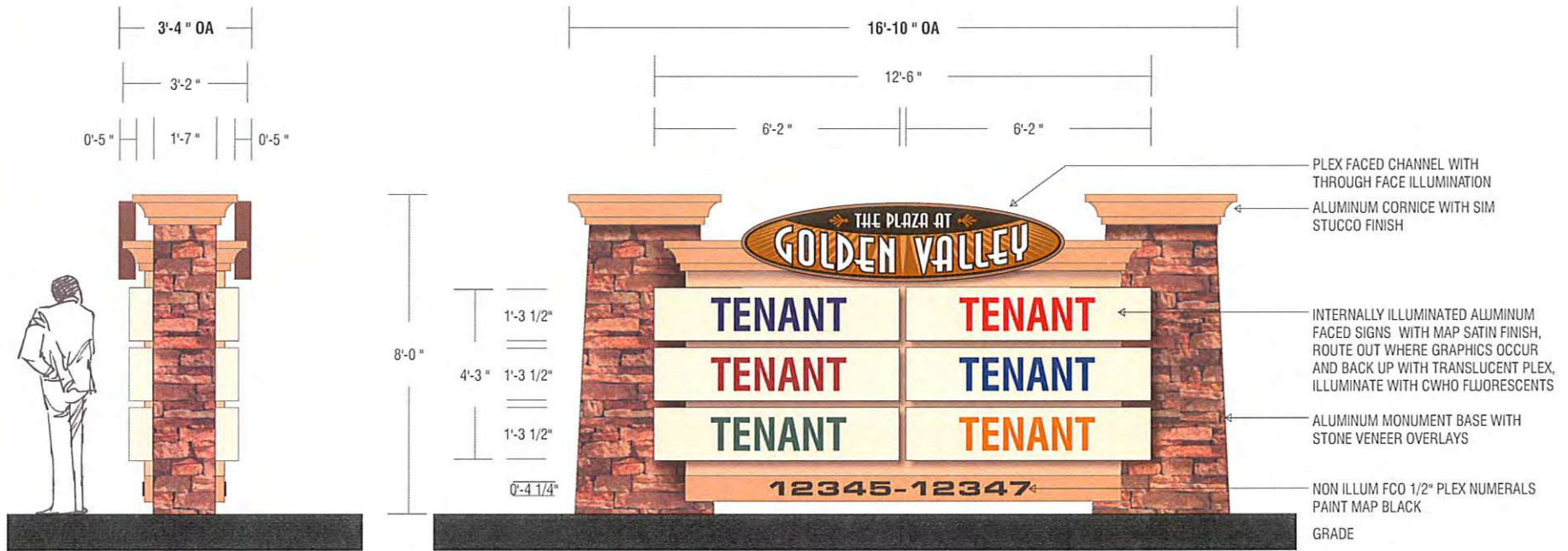
**NOTES: MESSAGE BOARD SHALL BE USED BY**  
 1. CITY OF SANTA CLARITA  
 2. AUTOMOBILE DEALERSHIPS  
 3. THE PLAZA AT GOLDEN VALLEY BUSINESSES  
 4. THE GOLDEN VALLEY RESIDENTIAL DEVELOPERS  
 TO ADVERTISE GOLDEN VALLEY TRACT 52414 HOME SALES (ONLY UNTIL SOLD OUT)  
 \*USE SUBJECT TO FORMAL AGREEMENT AND CITY APPROVAL

**THIS PAGE HAS  
BEEN INTENTIONALLY  
DELETED**

**ultrasigns**  
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# The Plaza at Golden Valley Sign Program

-  SW #1351 PLEASANT GOLD
-  FRAZEE #7750W BEACH BASKET
-  FRAZEE #7764M COFFEE N CREAM
-  EL DORADO - MOUNTAIN LEDGE BUCKSKIN



## MAKE FOUR WITH THIS PANEL CONFIGURATION

- D3** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAYS SCALE: 3/8" = 1'-0"
- D5 D6** USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGN TO BE UL APPROVED AND BEAR UL LABEL, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

## REQUIRED ELECTRICAL TO SITE BY OTHERS

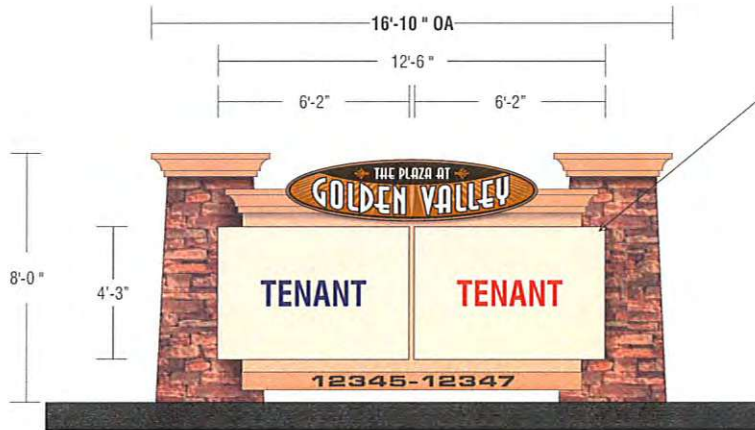
- (1) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR
- (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS

\*NOTE: IF A PANEL DOES NOT UTILIZE THE "BEACH BASKET" BACKGROUND COLOR A MINIMUM 1 1/2" "BEACH BASKET" BORDER ON ALL FOUR (4) SIDES MUST BE INCLUDED

SIGN AREA SQUARE FOOTAGE  
53.125 SQ.FT.

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SAN DIEGO, CA 92123-1520

# The Plaza at Golden Valley Sign Program

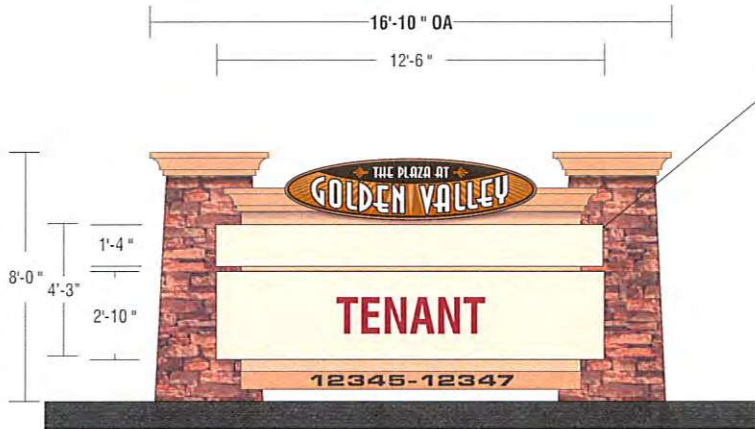


**MAKE ONE WITH THIS PANEL CONFIGURATION**

INTERNALLY ILLUMINATED ALUMINUM FACED SIGNS WITH MAP SATIN FINISH, ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH TRANSLUCENT PLEX, ILLUMINATE WITH CWHO FLUORESCENTS

- D1 NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAYS** (MAKE ONE) SCALE: 1/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGN TO BE UL APPROVED AND BEAR UL LABEL, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

**REQUIRED ELECTRICAL TO SITE BY OTHERS**  
 (1) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR  
 (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS



**MAKE ONE WITH THIS PANEL CONFIGURATION**

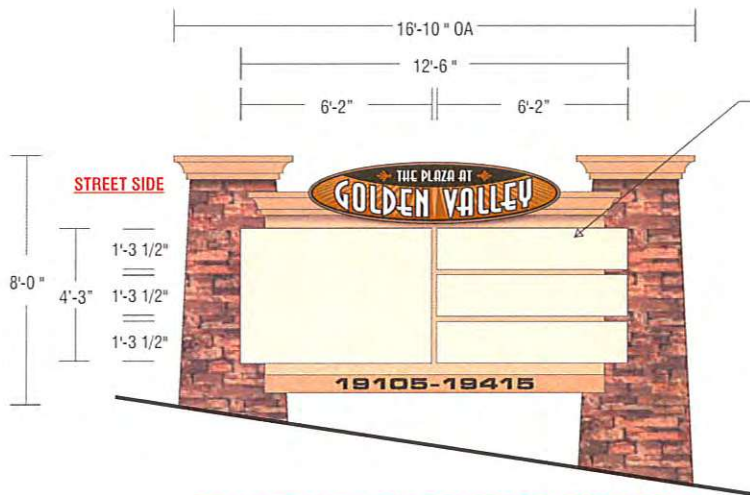
INTERNALLY ILLUMINATED ALUMINUM FACED SIGNS WITH MAP SATIN FINISH, ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH TRANSLUCENT PLEX, ILLUMINATE WITH CWHO FLUORESCENTS

- D2 NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAYS** (MAKE ONE) SCALE: 1/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGN TO BE UL APPROVED AND BEAR UL LABEL, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

**REQUIRED ELECTRICAL TO SITE BY OTHERS**  
 (1) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR  
 (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS

\*NOTE: IF A PANEL DOES NOT UTILIZE THE "BEACH BASKET" BACKGROUND COLOR A MINIMUM 1 1/2" "BEACH BASKET" BORDER ON ALL FOUR (4) SIDES MUST BE INCLUDED





INTERNALLY ILLUMINATED ALUMINUM FACED SIGNS WITH MAP SATIN FINISH, ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH TRANSLUCENT PLEX, ILLUMINATE WITH CWHO FLUORESCENTS

**D4** **NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAYS** (MAKE ONE) SCALE: 1/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGN TO BE UL APPROVED AND BEAR UL LABEL, VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

**REQUIRED ELECTRICAL TO SITE BY OTHERS**  
 (1) DEDICATED 20 AMP CIRCUITS AT 120 VOLTS OR  
 (1) DEDICATED 20 AMP CIRCUIT AT 277 VOLTS

**TENANT PANEL AND GRADE CONFIGURATION**

**TENANT GRAPHICS TO APPEAR IDENTICAL ON OPPOSITE FACE (NOT BACK TO BACK)**

\*NOTE: IF A PANEL DOES NOT UTILIZE THE "BEACH BASKET" BACKGROUND COLOR A MINIMUM 1 1/2" "BEACH BASKET" BORDER ON ALL FOUR (4) SIDES MUST BE INCLUDED

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# The Plaza at Golden Valley Sign Program

-  FRAZEE #7750W BEACH BASKET
-  FRAZEE #7764M COFFEE N CREAM
-  EL DORADO - MOUNTAIN LEDGE BUCKSKIN

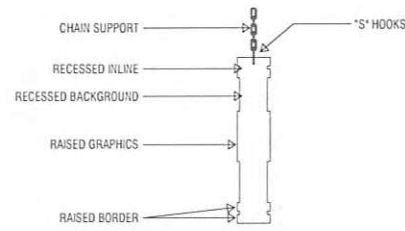
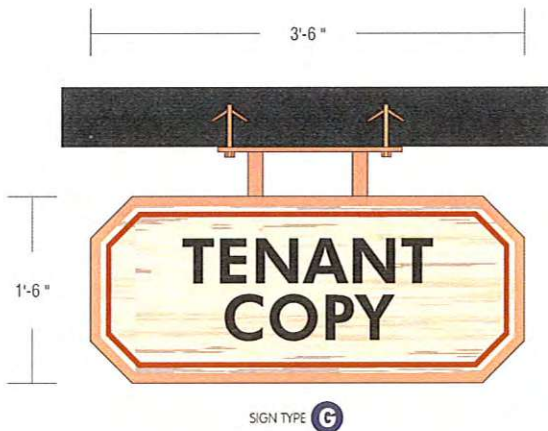
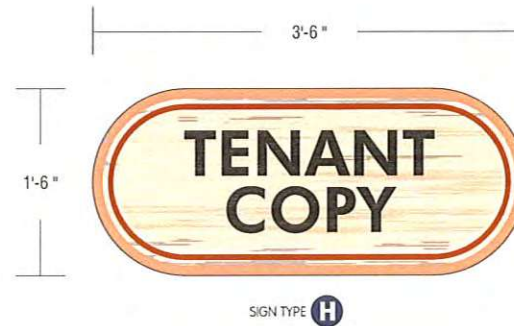


SIGN **E1 E2** **NEW SINGLE FACED NON-ILLUMINATED DIRECTIONAL SIGN (VERIFY QUANTITY)** SCALE: 3/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS,  
 SIGN TO BE UL APPROVED AND BEAR UL LABEL,  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

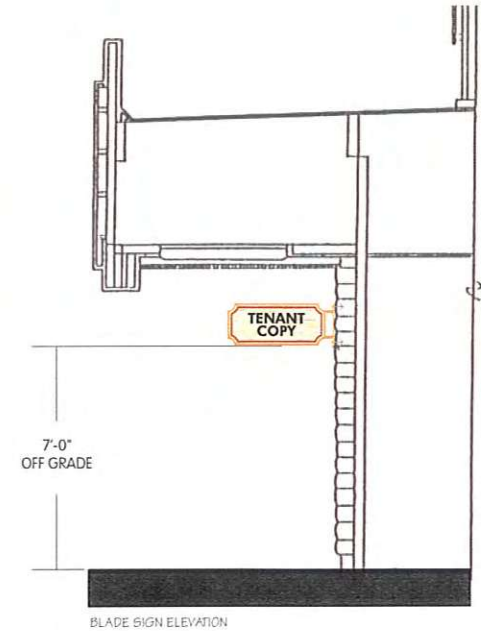
**NOTE: QUANTITY AND PLACEMENT OF SIGNS TO BE DETERMINED.**

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# The Plaza at Golden Valley Sign Program



SECTION  
SANDBLASTED REDWOOD UNDER CANOPY



- FRAZEE #7750W BEACH BASKET
- FRAZEE #7764M COFFEE N CREAM
- SINCLAIR #CM8514

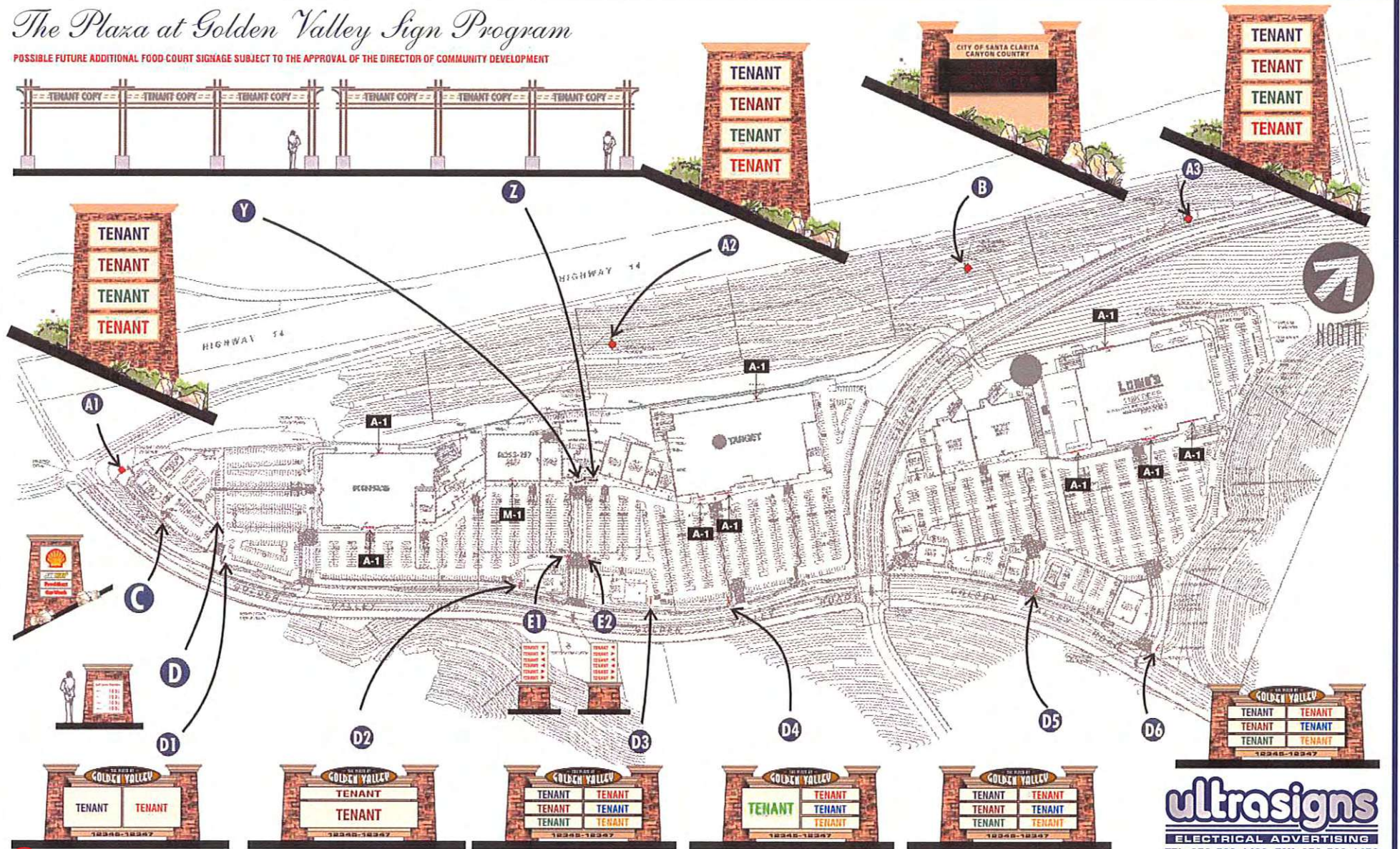
**It is the Tenant's responsibility to design and install the tenant building sign and blade sign simultaneously. Location of undercanopy signs must be approved by Landlord.**

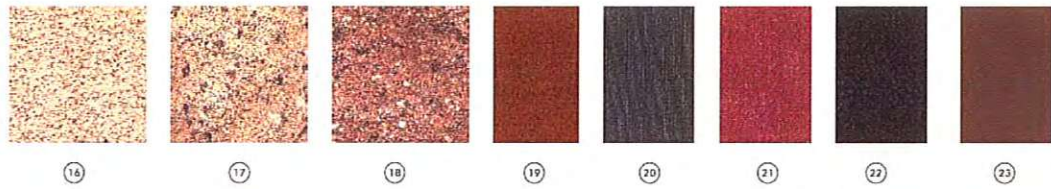
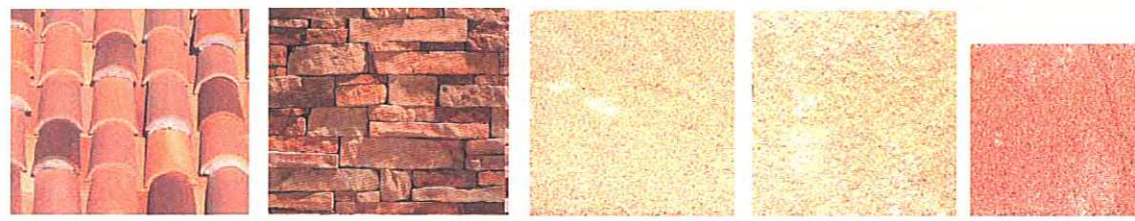
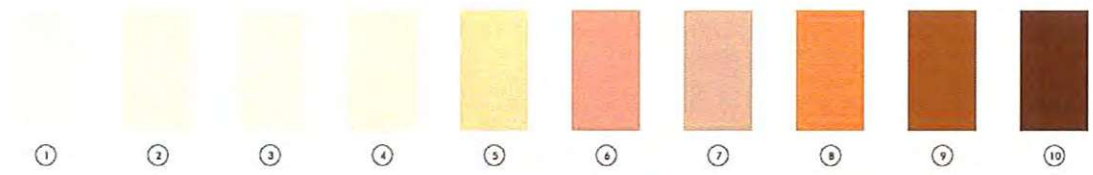
**DOUBLE FACED NON ILLUMINATED UNDER CANOPY DISPLAYS** SCALE 1" = 1'-0"  
USE 2" THICK SANDBLASTED REDWOOD CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH, BACKGROUND RECESSED, BORDER AND GRAPHICS RAISED

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# The Plaza at Golden Valley Sign Program

POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT





**EXTERIOR PAINTS**

1. FRAZEE - 7750W BEACH BASKET
2. FRAZEE - 7751 BEACH GRASS
3. SHERWIN WILLIAMS - SW1367 YELLOW FLICKER
4. SHERWIN WILLIAMS - SW1356 HARVEST MOON
5. SHERWIN WILLIAMS - SW1351 PLEASANT GOLD
6. SHERWIN WILLIAMS - SW 2185 TOWER TAN
7. SHERWIN WILLIAMS - SW2206 ROW HOUSE TAN
8. FRAZEE - 7764M COFFEE N CREAM
9. SINCLAIR - CM8514
10. SHERWIN WILLIAMS - SW2181 CATTAIL BROWN

**ROOF TILES**

11. DELEO CLAY TILE CO. - TUSCANY

**STONE**

12. EL DORADO STONE - MOUNTAIN LEDGE - BUCKSKIN
13. VALLEY BUILDING MATERIALS - SLATE - DESERT SUNSET LIGHT
14. VALLEY BUILDING MATERIALS - SLATE - PISTACHIO
15. VALLEY BUILDING MATERIALS - SLATE - REDHILL STONE

**CONCRETE BLOCKS**

16. PRECISION CMU BLOCK - ANGELUS BLOCK - CHAMPAGNE
17. SPLIT FACE CMU BLOCK - ANGELUS BLOCK - SANDSTONE
18. SPLIT FACE CMU BLOCK - ANGELUS BLOCK - SIENNA BROWN

**WOOD STAIN**

19. OLYMPIC STAIN - CHOCOLATE

**FABRIC AWNING**

20. SUNBRELLA - FRESIST - FOREST GREEN #8637
21. SUNBRELLA - FRESIST - BURGUNDY #8631
22. SUNBRELLA - FRESIST - BLACK #8608

**STOREFRONT**

23. TIGER BRYLAC - RAL COLOR - RAL 8025

**COLORS AND MATERIALS**

**GOLDEN VALLEY RANCH**  
SANTA CLARITA, CALIFORNIA



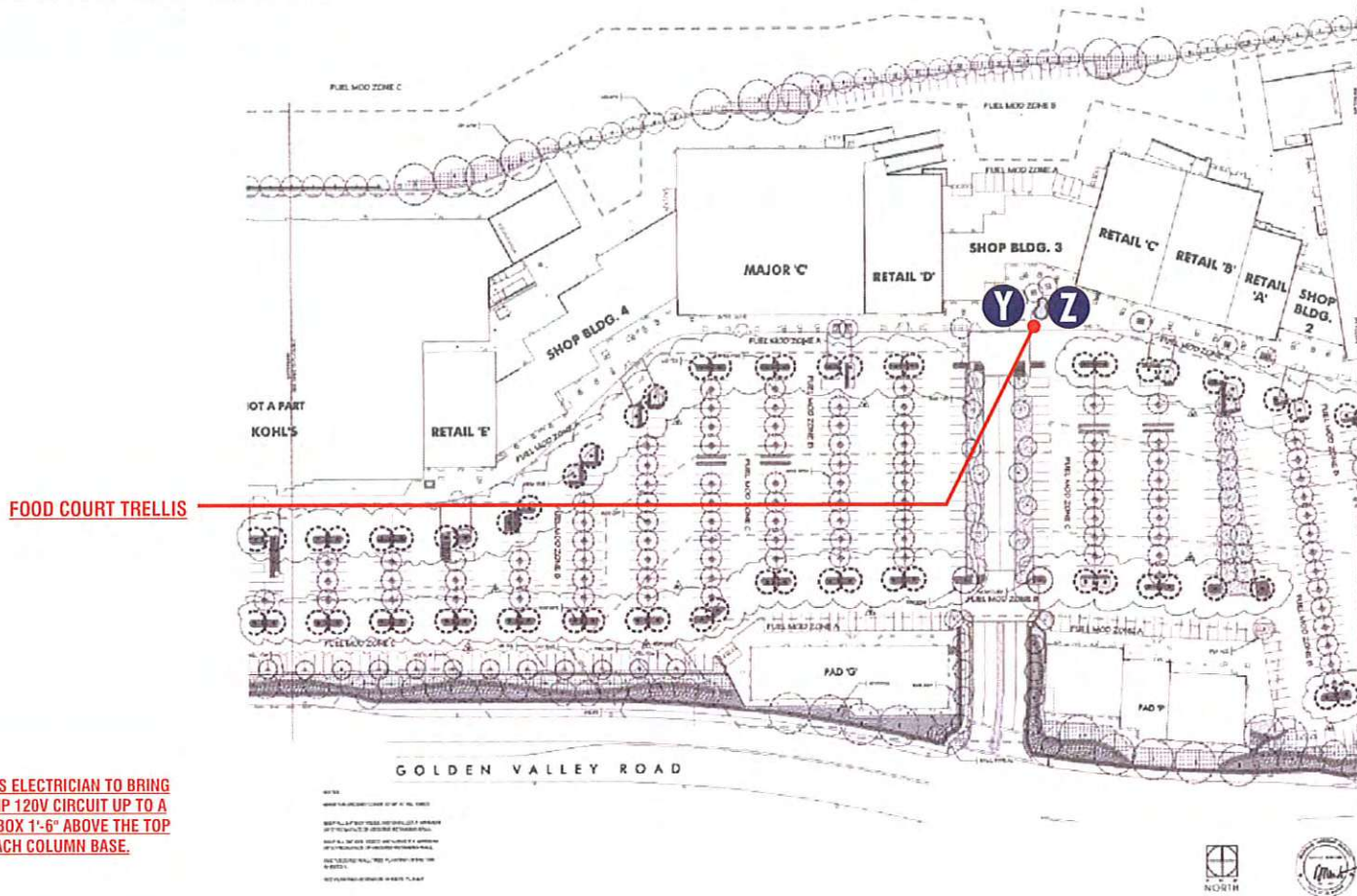
DATE: March 4, 2023  
PROJECT: 82734 00

3483 MICROCOURSE DR. 3L-11 103  
SAN DIEGO, CA 92121  
TEL: 858.569.4424 / 858.569.8829  
WWW.NADELARCH.COM



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**POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
MAY BE PURSUED AT DEVELOPER'S DISCRETION**



**LANDLORDS ELECTRICIAN TO BRING  
ONE 20 AMP 120V CIRCUIT UP TO A  
JUNCTION BOX 1'-6" ABOVE THE TOP  
OF EACH COLUMN BASE.**

**SITE PLAN**

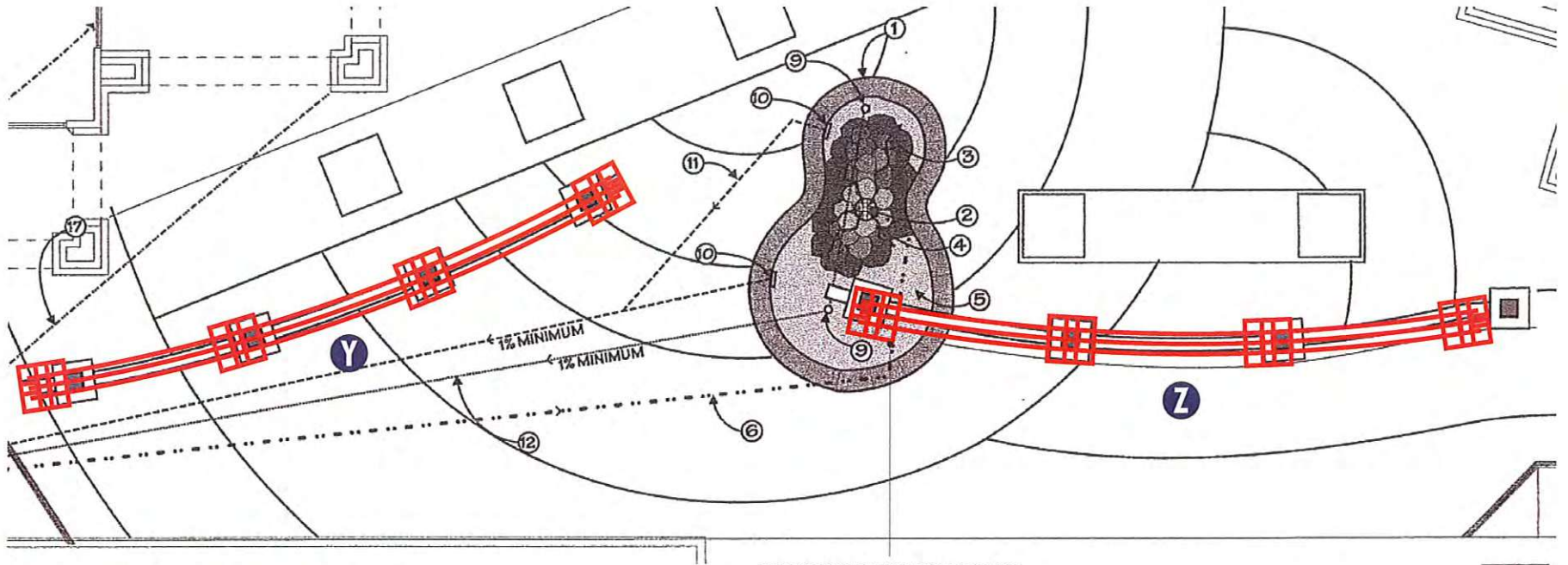
POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
MAY BE PURSUED AT DEVELOPER'S DISCRETION



FOOD COURT TRELLIS - ORIGINAL CONCEPTUAL RENDERING

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**POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
MAY BE PURSUED AT DEVELOPER'S DISCRETION**



**DETAIL AT FOOD COURT TRELLIS SCALE 1/8" = 1'-0"**

THIS POST OCCURS INSIDE WATER FEATURE

**GENERAL NOTES:**

- THE RACEWAYS WILL BE SUPPLIED AND IN PLACE AND ALL PENETRATIONS SHOULD BE ALIGNED WITH THAT RACEWAY.
- NO EXPOSED CONDUIT IS ALLOWED.
- THE BACKS OF ALL SIGN ELEMENTS ARE TO BE PAINTED TO MATCH THE BACKGROUND MESH COLOR.
- NO GOLD TRIM CAP WILL BE ALLOWED.
- NEON OR LED ILLUMINATION ARE ACCEPTABLE METHODS OF ILLUMINATION.
- ALL SIGNS MUST BE PROVIDED AND INSTALLED BY A CALIFORNIA STATE LICENSED CONTRACTOR WITH A C45 LICENSE.
- ALL COMPANIES INVOLVED IN SIGN INSTALLATIONS MUST BE INSURED AND LIABLE FOR ANY DAMAGE DONE TO THE EXISTING STRUCTURE DURING INSTALLATION.
- INSTALLATION WILL BE INSPECTED BY PROPERTY MANAGEMENT FOR COMPLIANCE WITH THESE ISSUES.

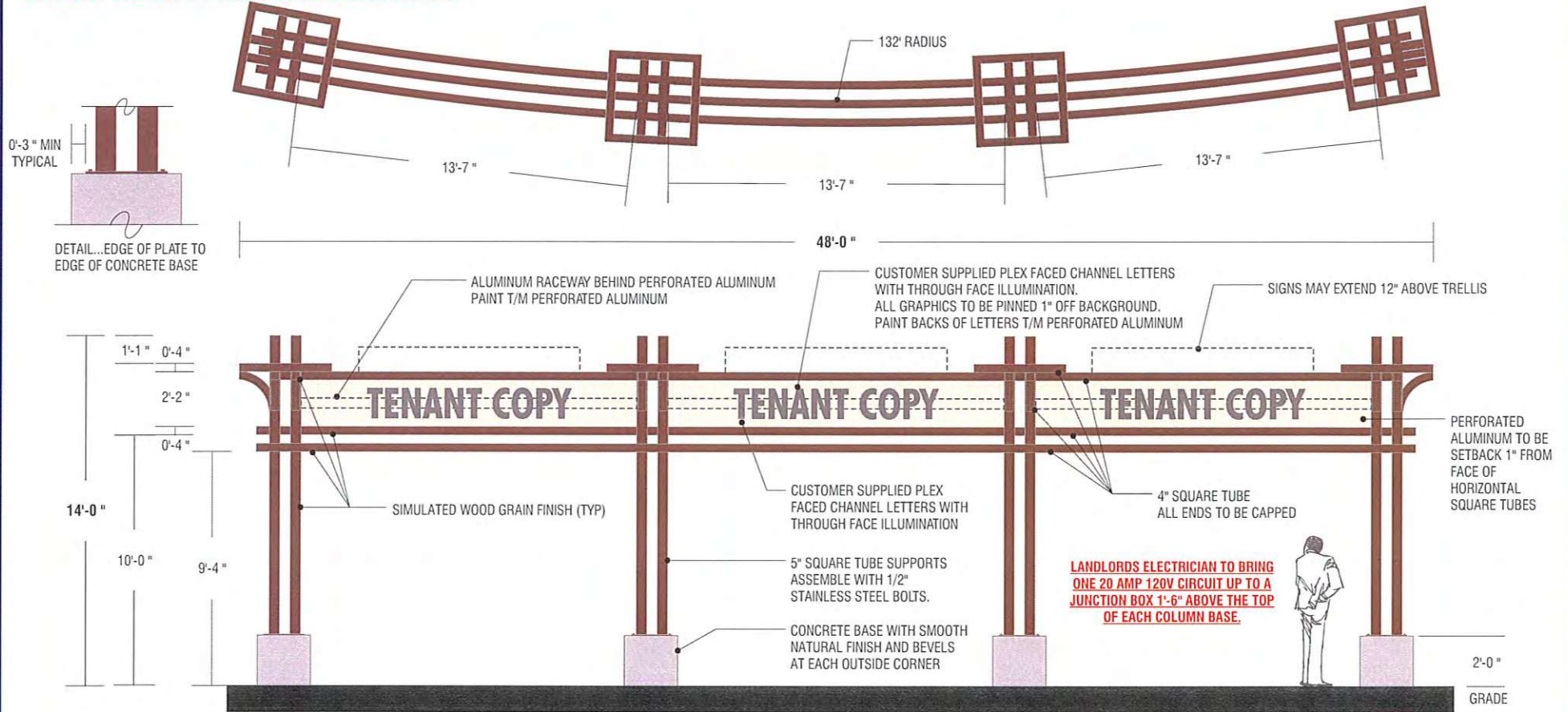


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**POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
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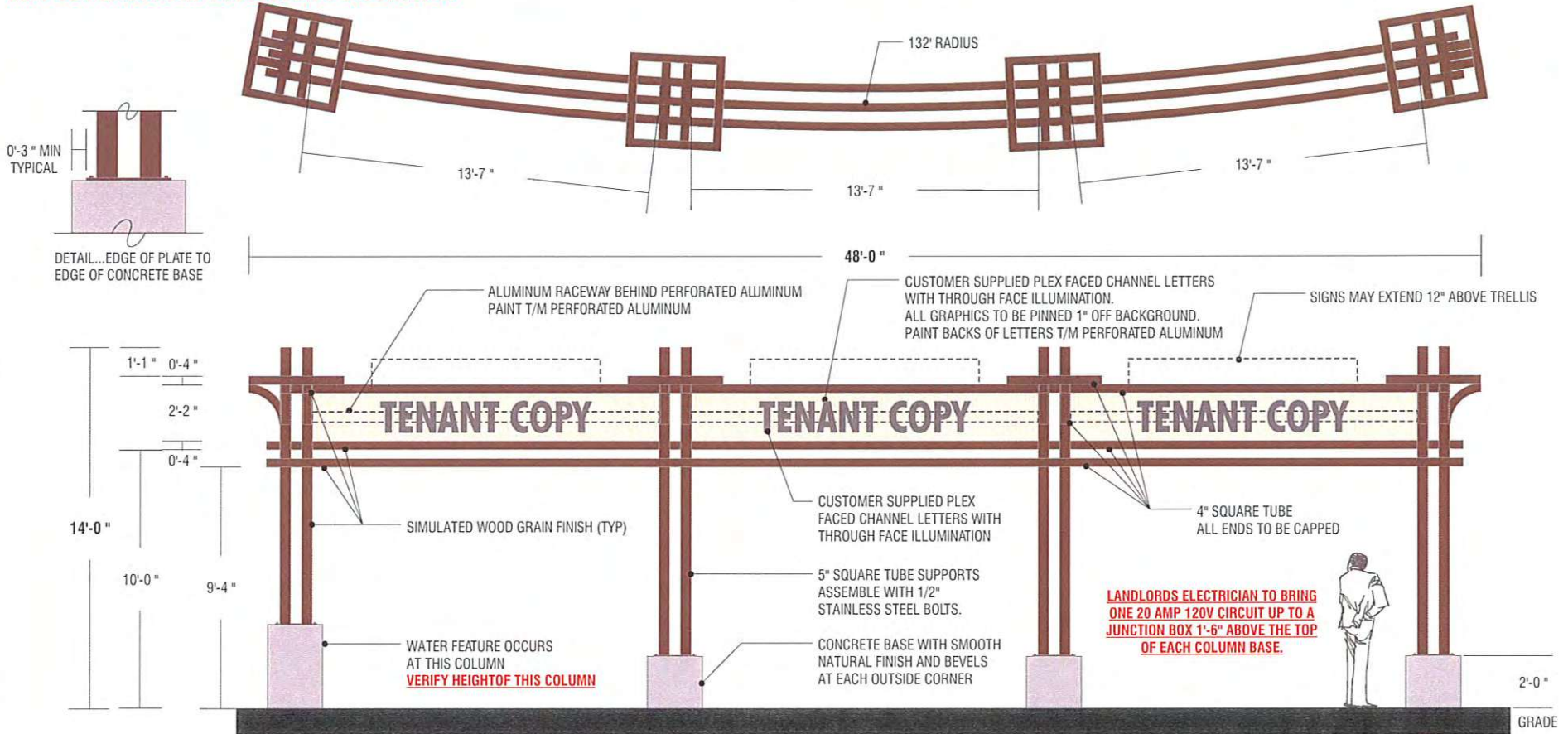
**STRETCHED VIEW**

**Y** **NEW FOOD COURT TRELLIS WITH AREA FOR FUTURE SIGNS**  
SCALE 1/4"=1'-0"  
USE STANDARD ALUMINUM CONSTRUCTION WITH BASE PLATES AND ANCHOR BOLTS,  
**ELECTRICAL TO RUN THROUGH THE FRAMEWORK**

SW #2181 CATTAIL BROWN  
FRAZEE #7750W BEACH BASKET

**ultrasigns**  
ELECTRICAL ADVERTISING  
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**POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
MAY BE PURSUED AT DEVELOPER'S DISCRETION**



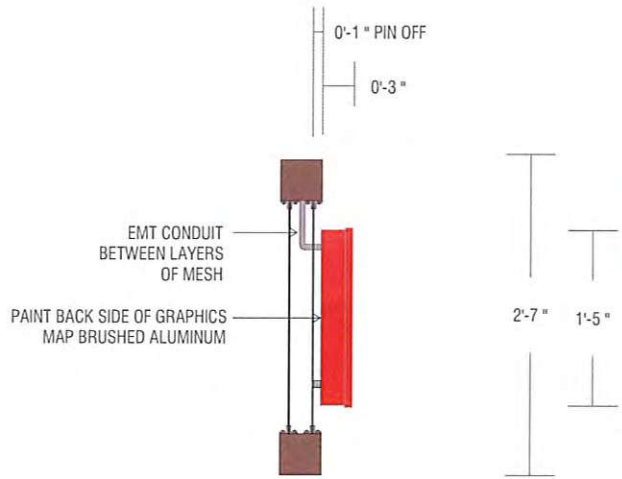
**STRETCHED VIEW**

- Z** **NEW FOOD COURT TRELLIS WITH AREA FOR FUTURE SIGNS**  
SCALE 1/4" = 1'-0"  
USE STANDARD ALUMINUM CONSTRUCTION WITH BASE PLATES AND ANCHOR BOLTS.  
**ELECTRICAL TO RUN THROUGH THE FRAMEWORK**

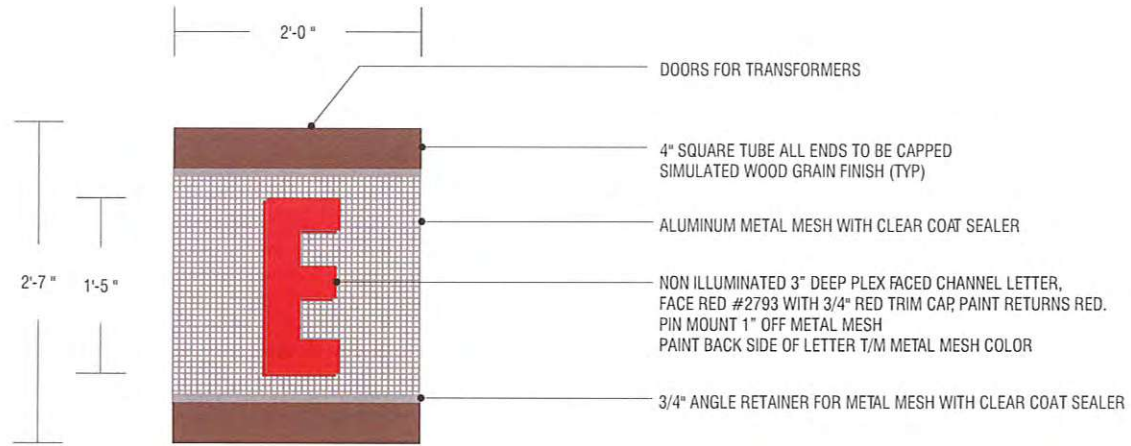
- SW #2181 CATTAIL BROWN
- FRAZEE #7750W BEACH BASKET

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**POSSIBLE FUTURE ADDITIONAL FOOD COURT SIGNAGE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT;  
MAY BE PURSUED AT DEVELOPER'S DISCRETION**

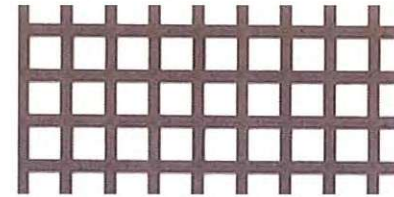


**SECTION WITH TWO LAYERS OF MESH**  
SCALE 1"=1'-0"

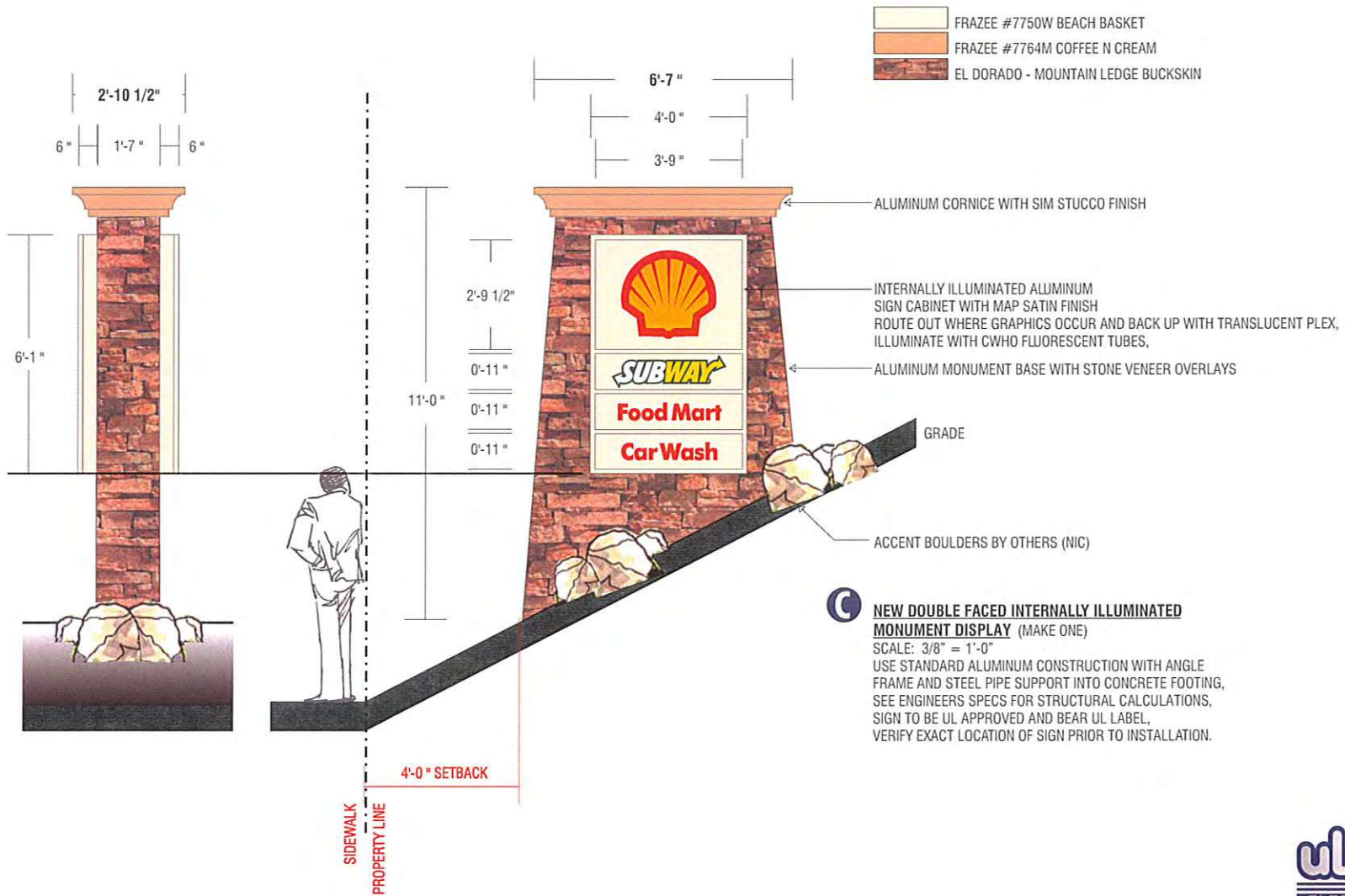


**SAMPLE FOR CUSTOMER REVIEW**  
SCALE 1"=1'-0"

- SW #2181 CATTAIL BROWN
- NATURAL ALUMINUM WITH CLEAR COAT SEALER
- MAP BRUSHED ALUMINUM



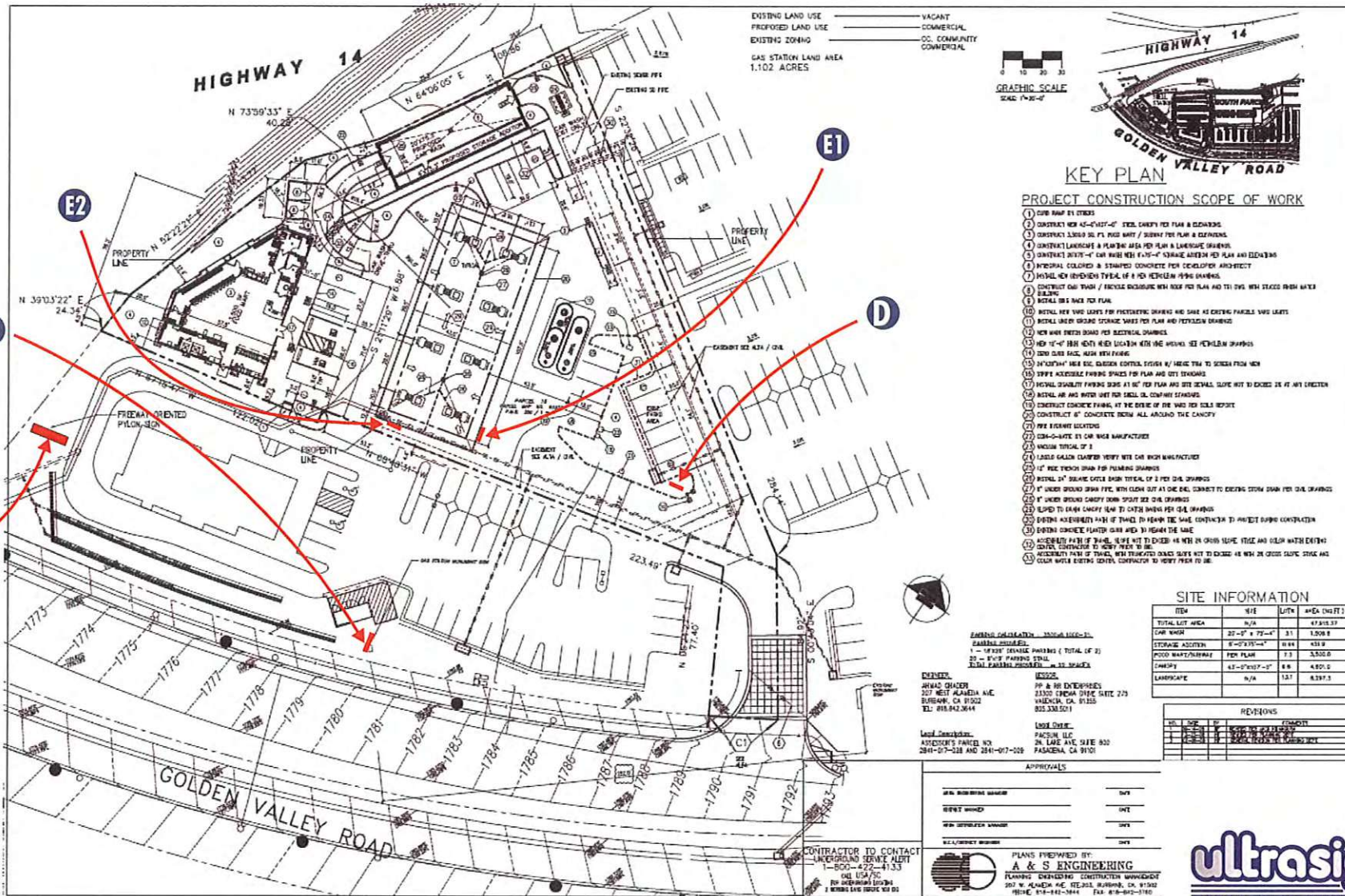
**METAL MESH SAMPLE - ONE HALF SCALE**  
1/2" OPENINGS AT 11/16" OC STRAIGHT PATTERN



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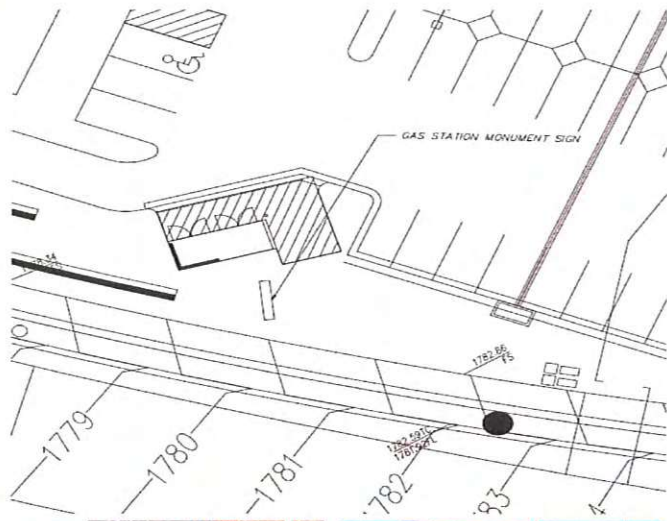
**C** PROPOSED ELEVATION



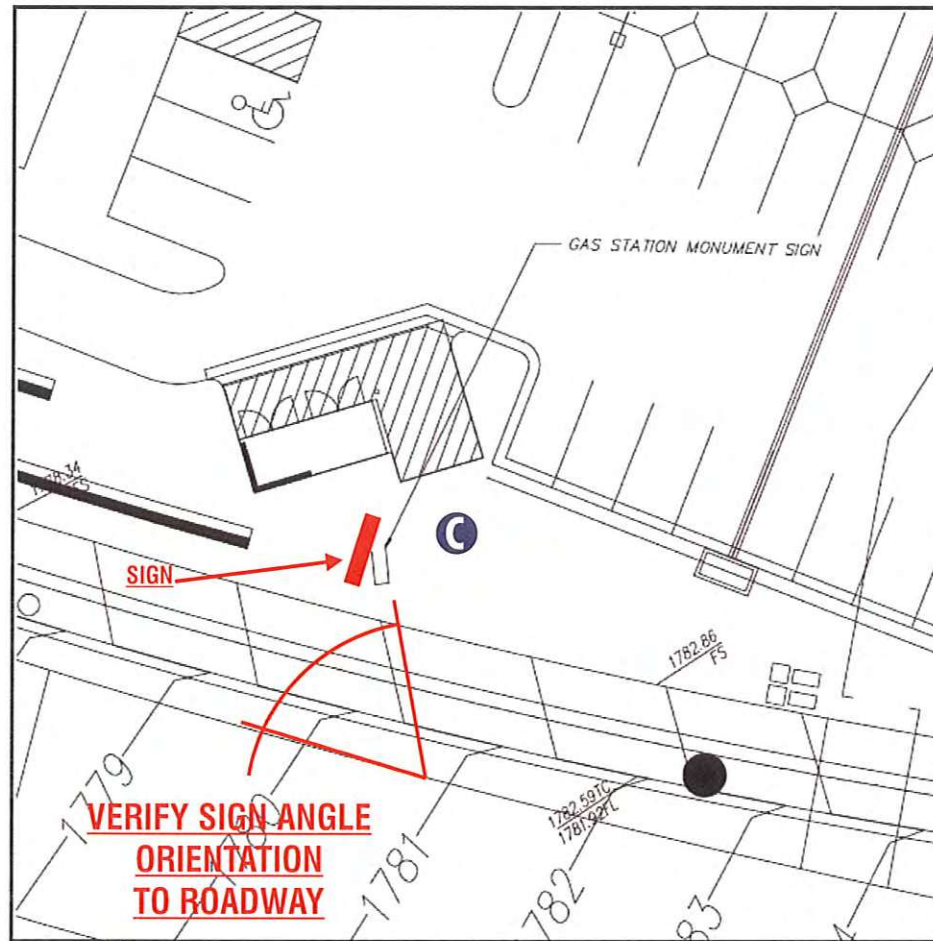
41

THE PLAZA AT GOLDEN VALLEY SIGN CRITERIA  
 REVISED MARCH 29, 2021 TN / RD Note: All additions and/or modifications to current MSP shown clouded in red.

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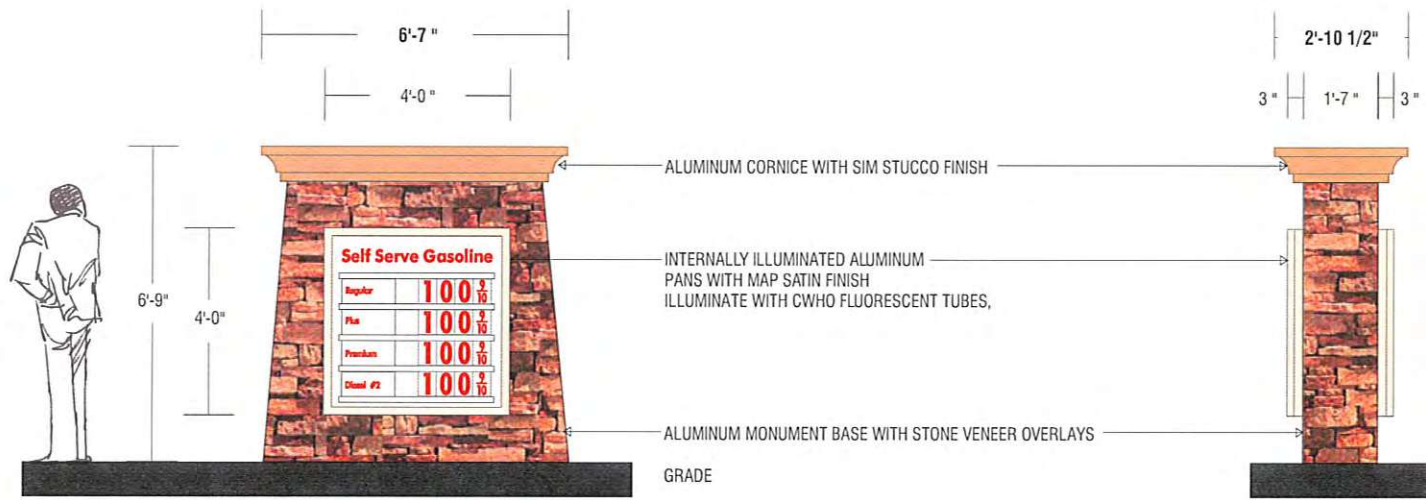
**SITE PHOTOS**



**SITE PLAN DETAIL**





**ultrasigns**

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**D** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT DISPLAY (MAKE ONE)

SCALE: 3/8" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CONCRETE FOOTING,  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS,  
 SIGN TO BE UL APPROVED AND BEAR UL LABEL,  
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

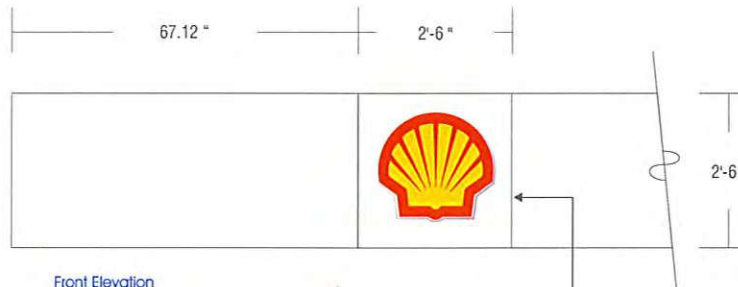
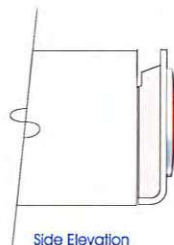
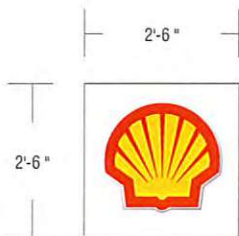
-  WHITE
-  FRAZEE #7750W BEACH BASKET
-  FRAZEE #7764M COFFEE N CREAM
-  EL DORADO - MOUNTAIN LEDGE BUCKSKIN





**SITE PLAN DETAIL**

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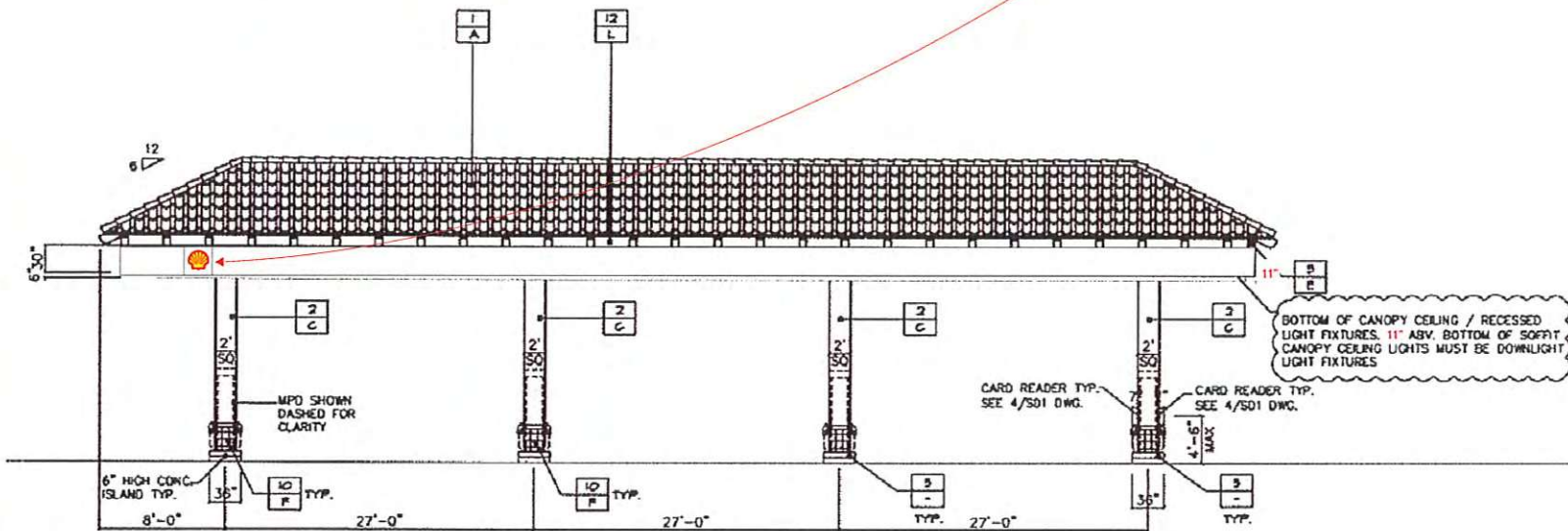


Illuminated Pecten Panel

**E** 1

**NEW PECTEN DISPLAY**  
SCALE: 1/2" = 1'-0"

SINGLE-FACE INTERNALLY-ILLUMINATED  
PECTIN DISPLAY w/ FACE & SIDE  
ILLUMINATED PER CORPORATE STANDARDS



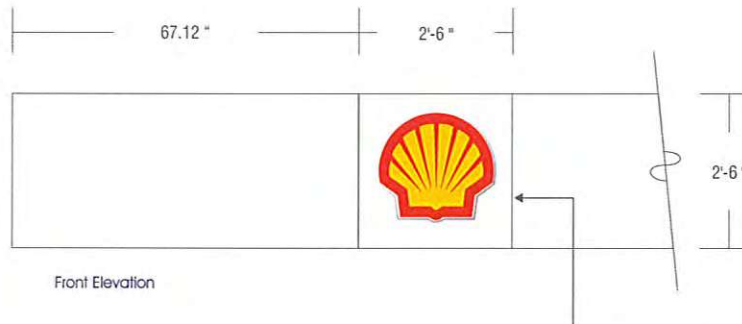
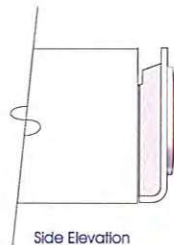
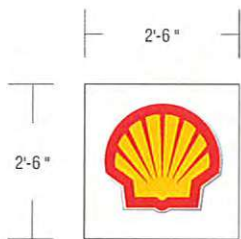
CANOPY EAST ELEVATION

SCALE: 3/32" = 1'-0"

BOTTOM OF CANOPY CEILING / RECESSED LIGHT FIXTURES. 11" ABV. BOTTOM OF SOFFIT. CANOPY CEILING LIGHTS MUST BE DOWNLIGHT LIGHT FIXTURES

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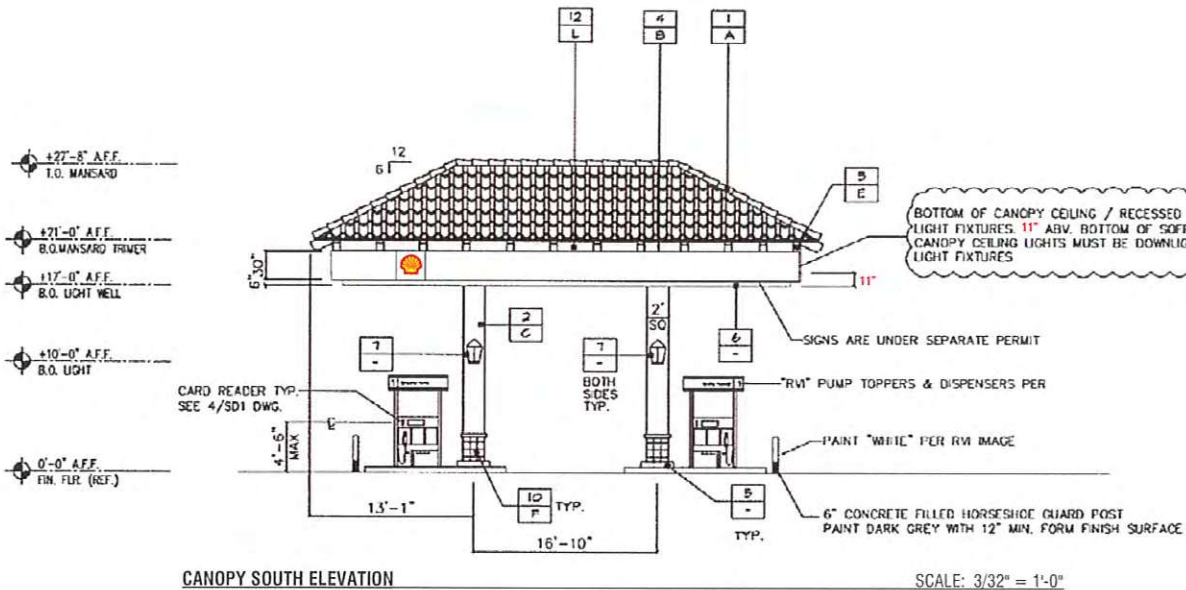
Illuminated Pecten Panel

**E<sup>2</sup>**

**NEW PECTEN DISPLAY**

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

SINGLE-FACE INTERNALLY-ILLUMINATED  
PECTEN DISPLAY w/ FACE & SIDE  
ILLUMINATED PER CORPORATE STANDARDS



CANOPY SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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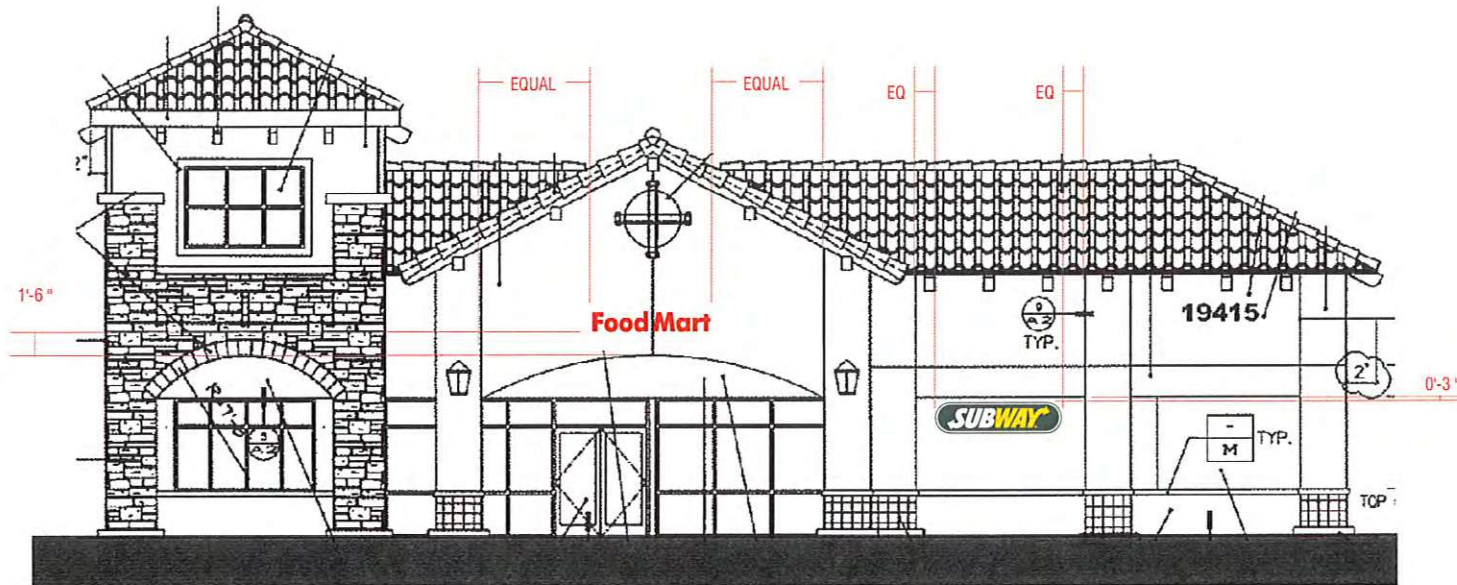
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7'-7"   
 15 1/2"   
 **Food Mart**

**F** NEW SINGLE FACED INTERNALLY ILLUMINATED PLEX FACED CHANNEL LETTER DISPLAY   
 SCALE 1/2"=1'-0"

8'-2"   
 2'-0"   
 **SUBWAY**

**G** NEW SINGLE FACED INTERNALLY ILLUMINATED PLEX FACED CHANNEL MODULE DISPLAY   
 SCALE 1/2"=1'-0"



FOOD MART EAST ELEVATION

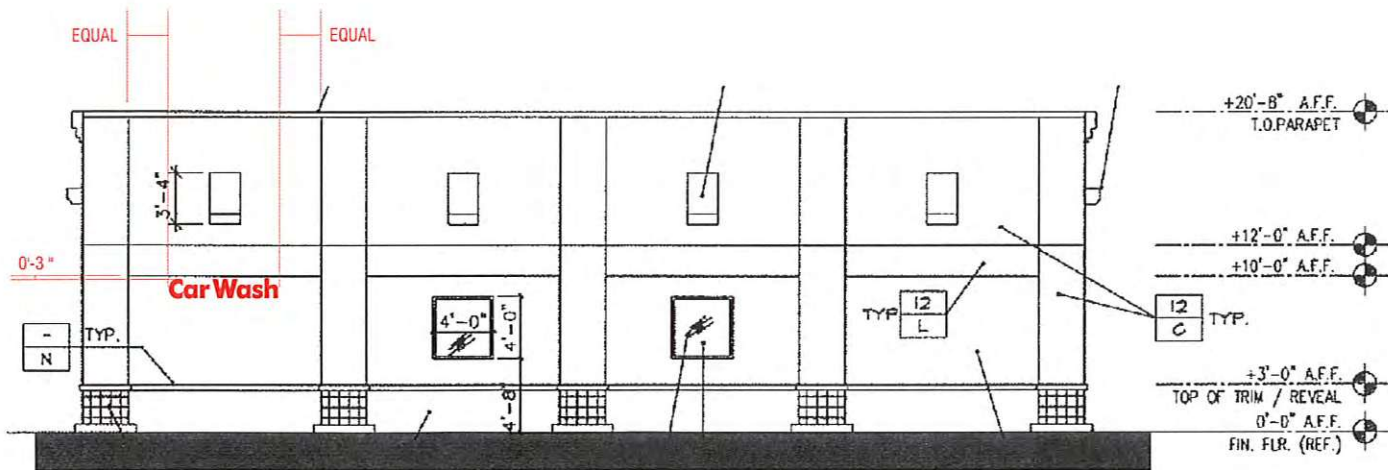
SCALE: 1/8" = 1'-0"

7'-0"

15 1/2"

# Car Wash

**H** NEW SINGLE FACED INTERNALLY ILLUMINATED PLEX FACED CHANNEL LETTER DISPLAY  
SCALE 1/2" = 1'-0"



CAR WASH EAST ELEVATION

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

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