

Project Location:

Thomas Guide Page 4550, Grid F-1
River Court
25106 - 25261 Avenue Tibbitts &
27509 - 27533 Avenue Hopkins
Valencia, CA
91355

Signage Design:

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

City Planning Department:

City of Santa Clarita
Economic Development
Contact: Patrick Leclair
23920 Valencia Boulevard
Suite 300
Valencia, CA
91355
Tel: 661.255.4330



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

8 / 2 9 / 2 0 1 1



PROJECT SITE PLAN / SIGN LOCATIONS

River Court
 25106 - 25261 Avenue Tibbitts &
 27509 - 27533 Avenue Hopkins
 Valencia, CA 91355

Date

8/29/11

Scale

NTS

Drawn by

Cary Llewelyn



imagefactor

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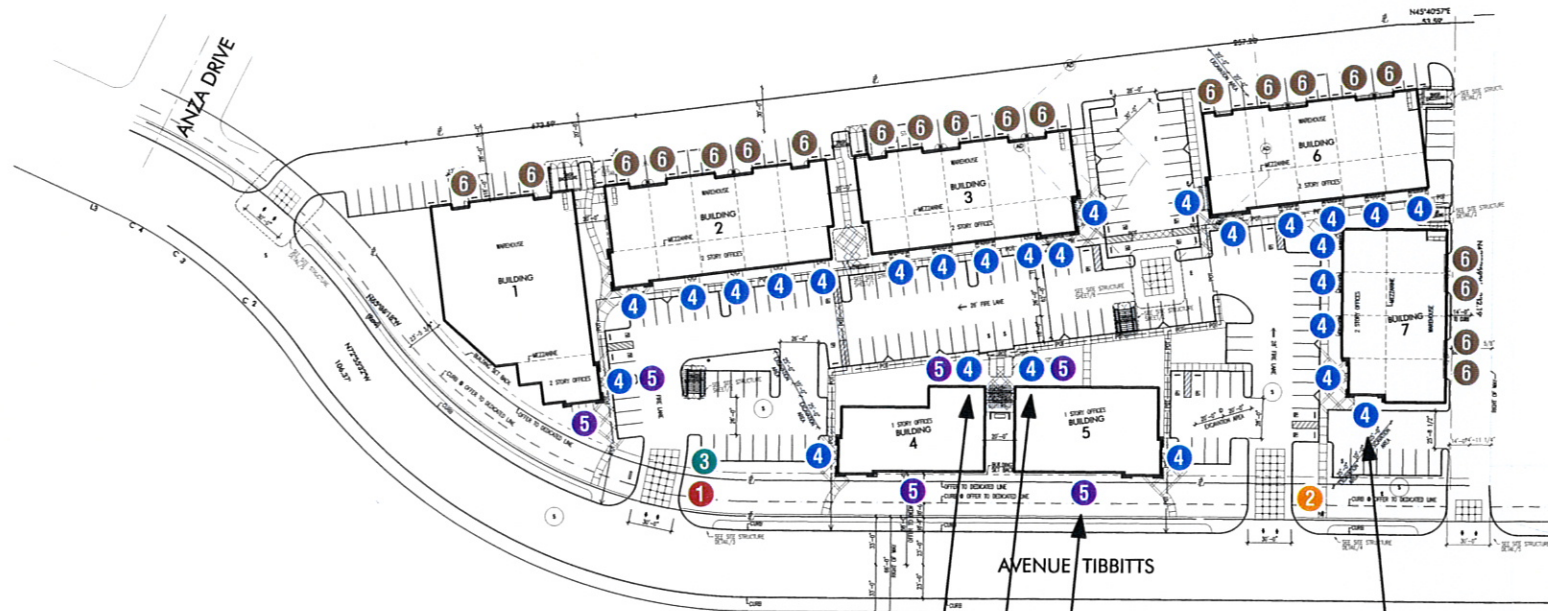
imagefactor.com



CONSULTATION

DESIGN

FABRICATION

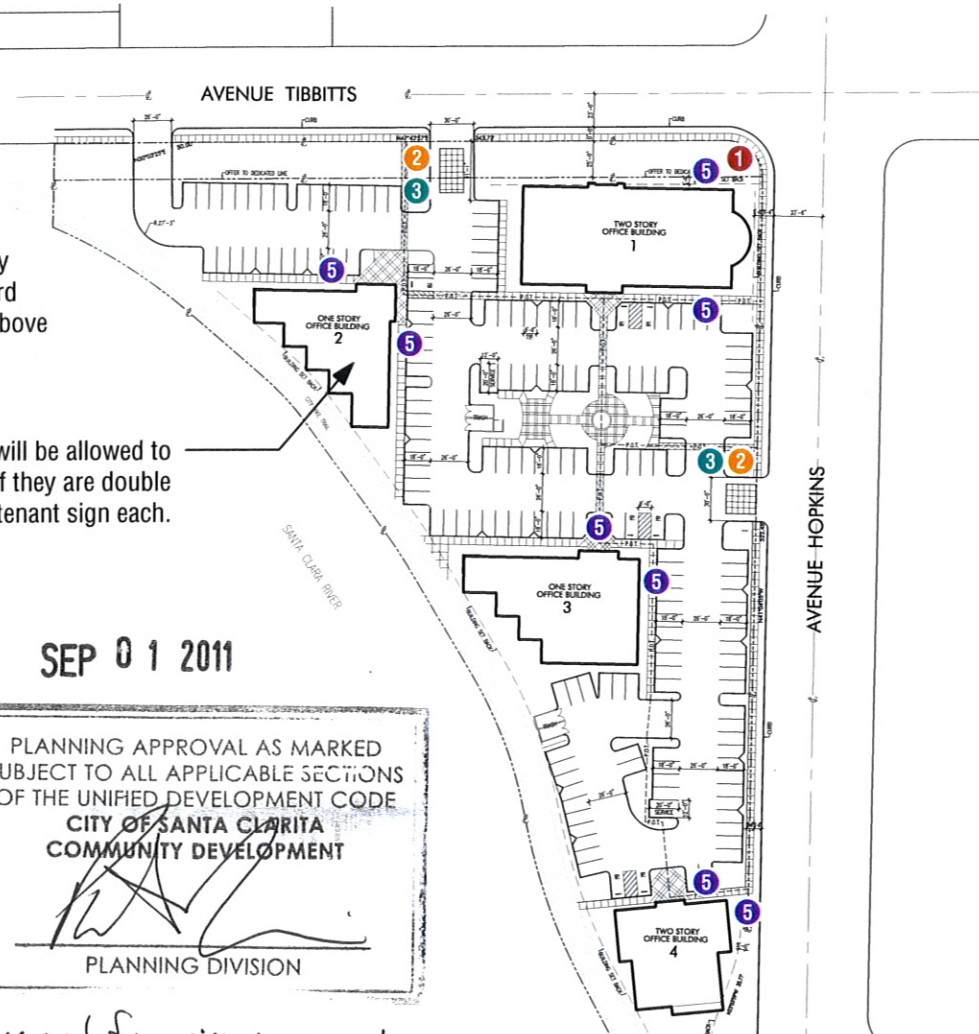


This sign type 4 will only be allowed if building is split and shared by two separate tenants.

If buildings 4 and 5 are single occupant buildings they will each be allowed (1) major tenant sign, (1) secondary tenant sign and (1) standard tenant sign above entrance, if they are double occupant buildings each occupant will be allowed (1) major tenant sign and (1) standard tenant sign above their entrance.

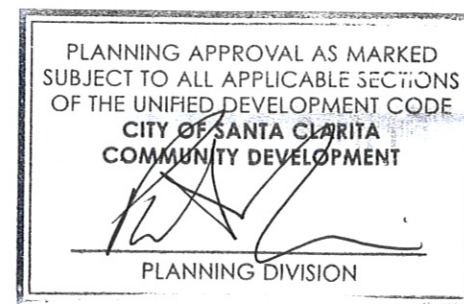
Corner / end units may be allowed (2) standard tenant signs located above storefront glass.

If buildings 1, 2, 3 or 4 are single occupant building they will be allowed to have (1) major tenant sign and (1) secondary tenant sign, if they are double occupant building both occupants will be allowed (1) major tenant sign each.

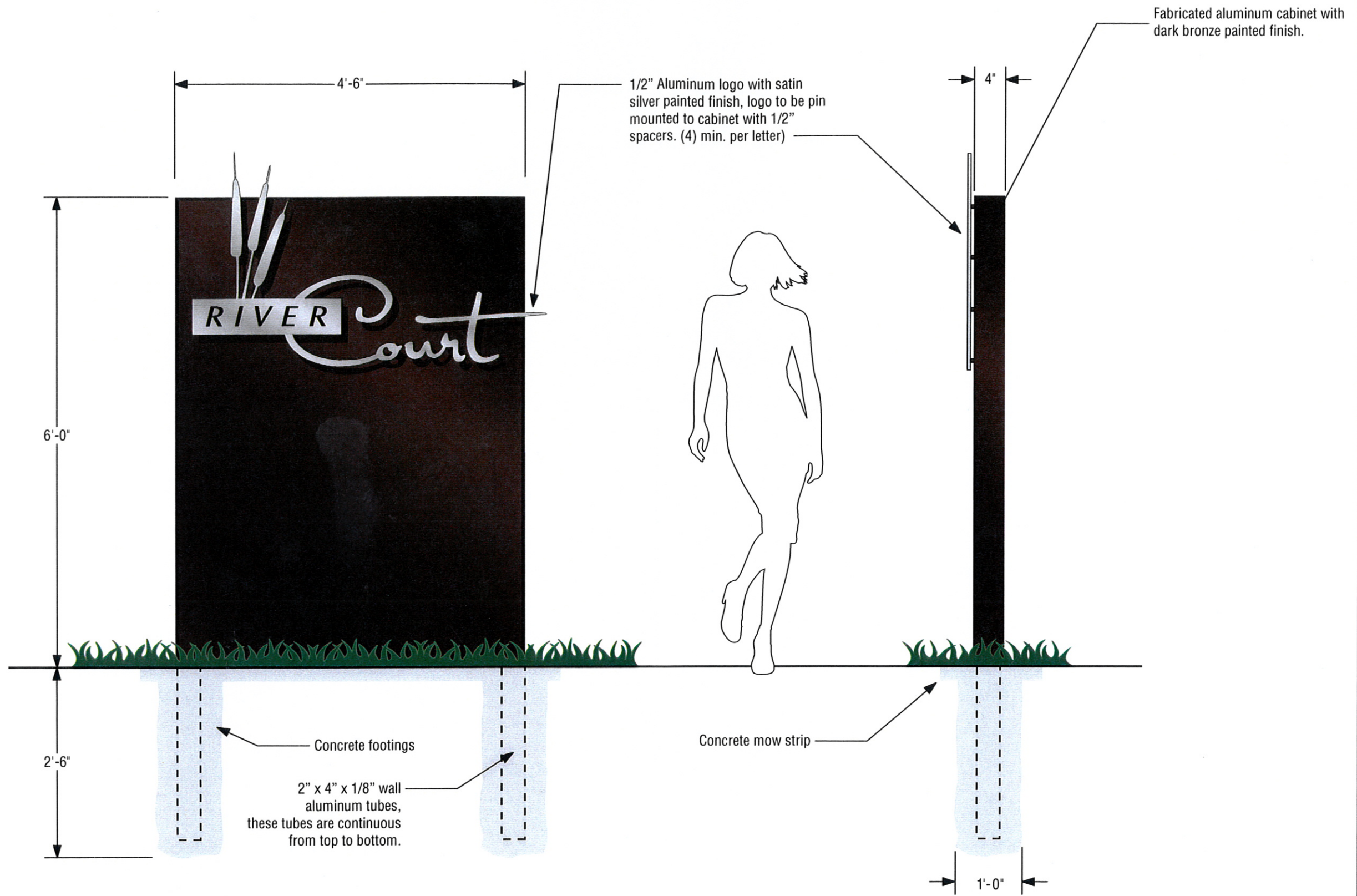


Sign Types	Qty.	Description
1 Sign Type 1.1 - 1.2	(2)	Project identification monument (identifies project only)
2 Sign Type 2.1 - 2.4	(4)	Secondary project identification signage (identifies project only)
3 Sign Type 3.1 - 3.2	(2)	Legal notice / parking information (post and panel type sign)
4 Sign Type 4.1 - 4.27	(27)	Standard tenant identification signage (panel above entrance)
5 Sign Type 5.1 - 5.14	(14)	Major tenant identification signage (wall sign)
6 Sign Type 6.1 - 6.21	(21)	Tenant identification at rear of building (panel on man door)

SEP 01 2011



Approval for sign program only
 Signs under separate approvals.



SIGN TYPE 1 ELEVATION OF MONUMENTS
(2) TOTAL

SIGN TYPE 1 SECTION VIEW OF MONUMENTS
(2) TOTAL

SIGN TYPE 1 / PROJECT ID MONUMENT

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8/29/11

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3/4" = 1'-0"

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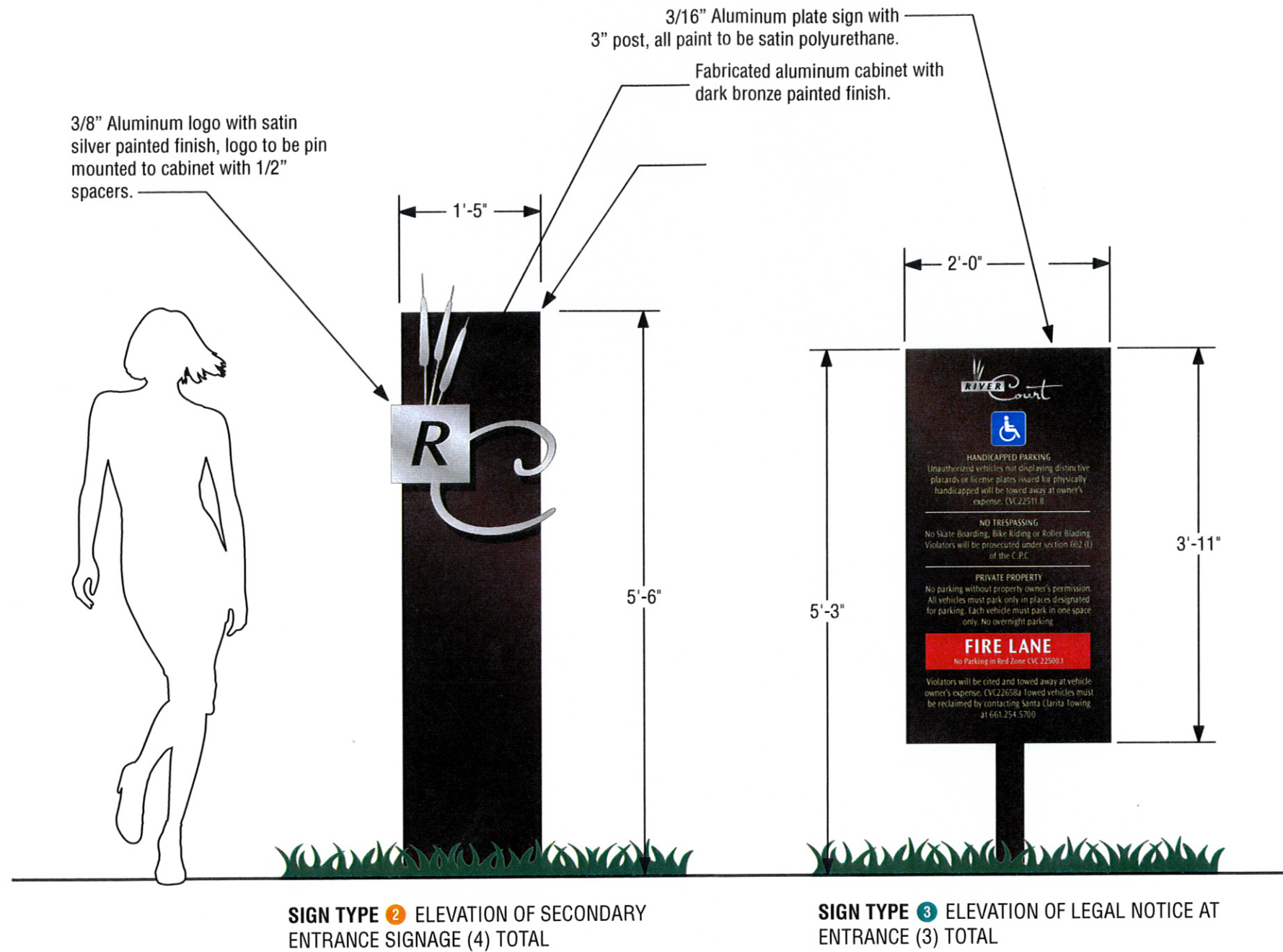
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SIGN TYPES 2 & 3

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Scale

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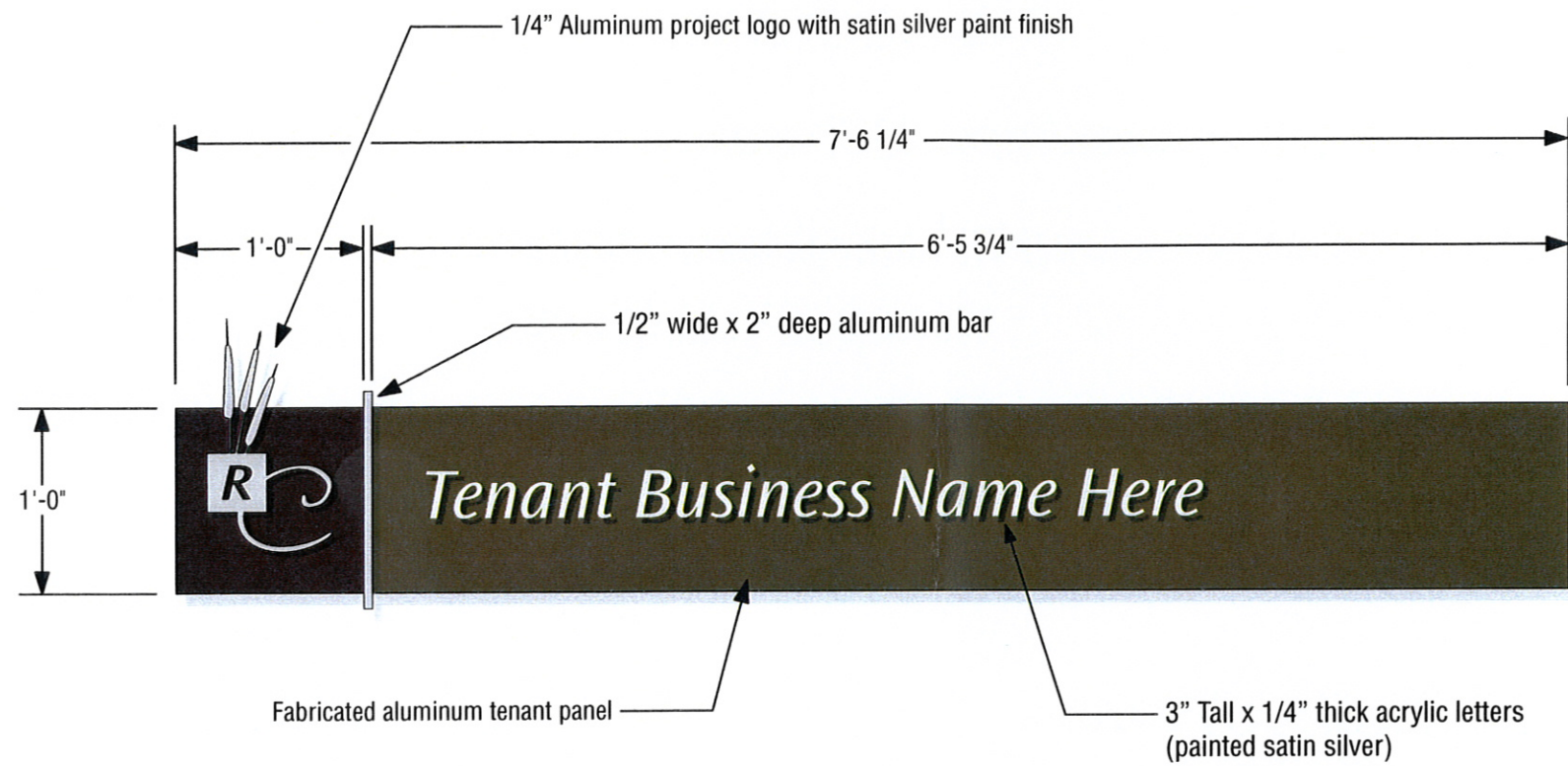
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SIGN TYPE 4 STANDARD TENANT IDENTIFICATION SIGN LOCATED ABOVE ENTRANCES AS PER SITE PLAN

- * 40 Characters max. including spaces
- * Letter height is 3" tall.

SIGN TYPE 4 / STANDARD TENANT ID

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1" = 1'-0"

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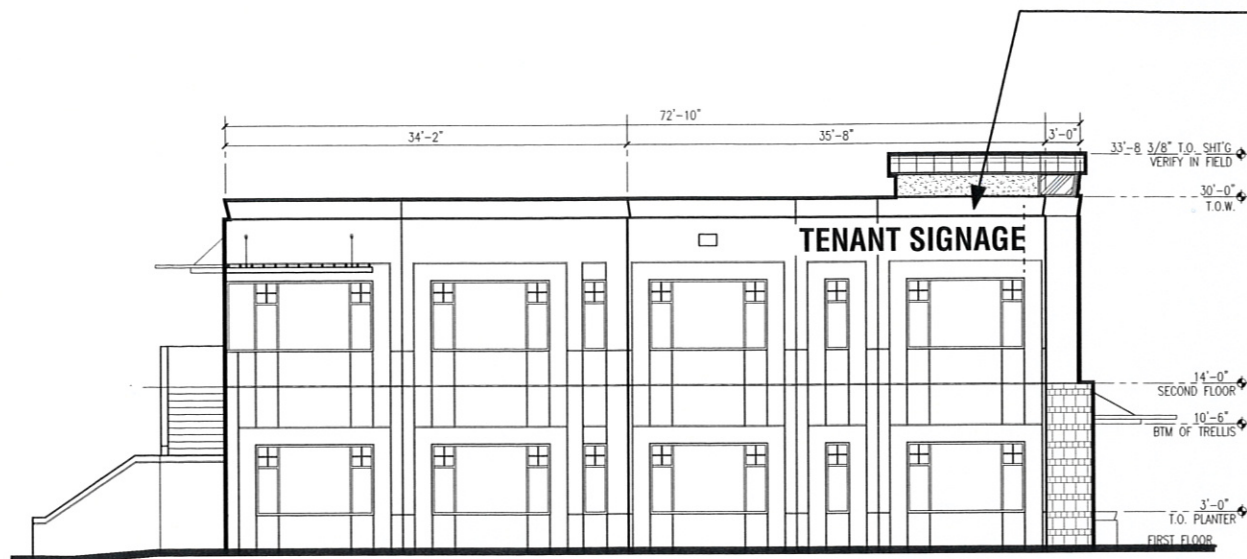
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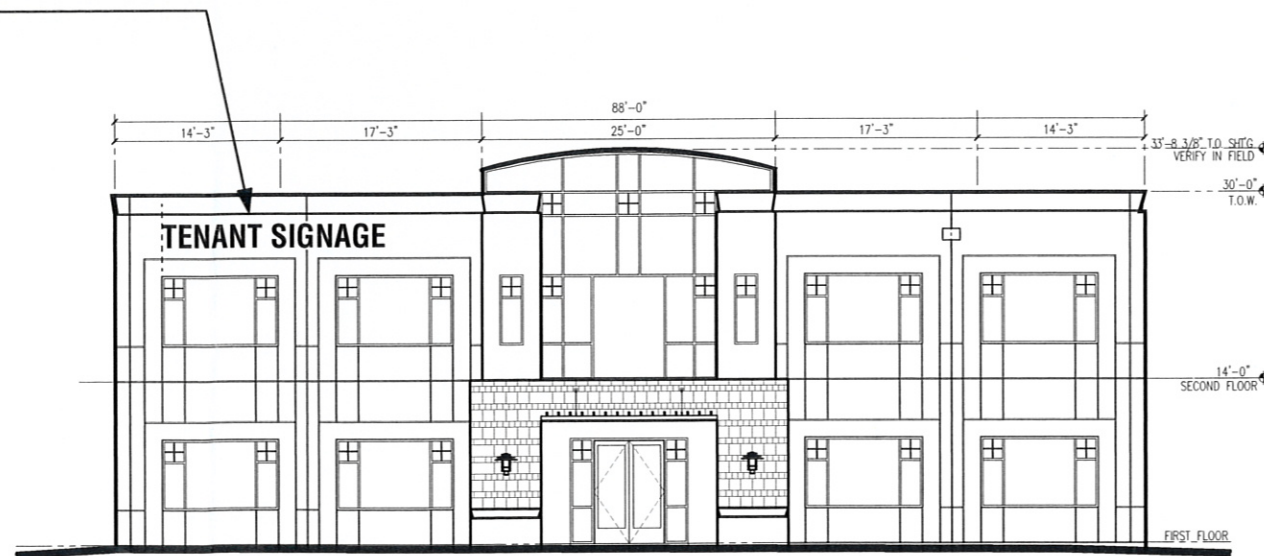


SIGN TYPE 5 MAJOR TENANT IDENTIFICATION
BUILDING #4 EAST ELEVATION SHOWN ABOVE

2-1/2" Deep fabricated aluminum letters / logo, signage to be flush right and lined up with edge of window, all letters / logo to be painted with satin polyurethane paint to match corporate colors, building signage can be illuminated or non-illuminated but signage must be fabricated out of aluminum with open backs (reverse channel type).

- * Letter height not to exceed 26"
- * Logo height not to exceed 30"
- * Illuminated signage must use warm white LEDs for illumination no neon will be allowed on this project.
- * All signage to be reverse channel type, no acrylic faced letters will be allowed.
- * (2) signs maximum per building, one sign per elevation.
- * Sign area: Major tenants will be allowed 1-1/2 square feet of signage for each linear foot of the elevation it will be located on.
- * Maximum length of sign must not exceed 30'-0" or 75% of the total width of the elevation it will be located on (which ever is less).
- * If there are (2) tenants in one building, each tenant may be allowed to have (1) sign (no building will be allowed more than (2) Major tenant ID signs.
- * Major tenants will be allowed to use their corporate logos / fonts but will be limited to a maximum of (3) colors.

2-1/2" Deep fabricated aluminum letters / logo, signage to be flush left and lined up with edge of window, all letters / logo to be painted with satin polyurethane paint to match corporate colors, building signage can be illuminated or non-illuminated but signage must be fabricated out of aluminum with open backs (reverse channel type).



SIGN TYPE 5 MAJOR TENANT IDENTIFICATION
BUILDING #4 NORTH ELEVATION SHOWN ABOVE

SIGN TYPE 5 / MAJOR TENANT ID

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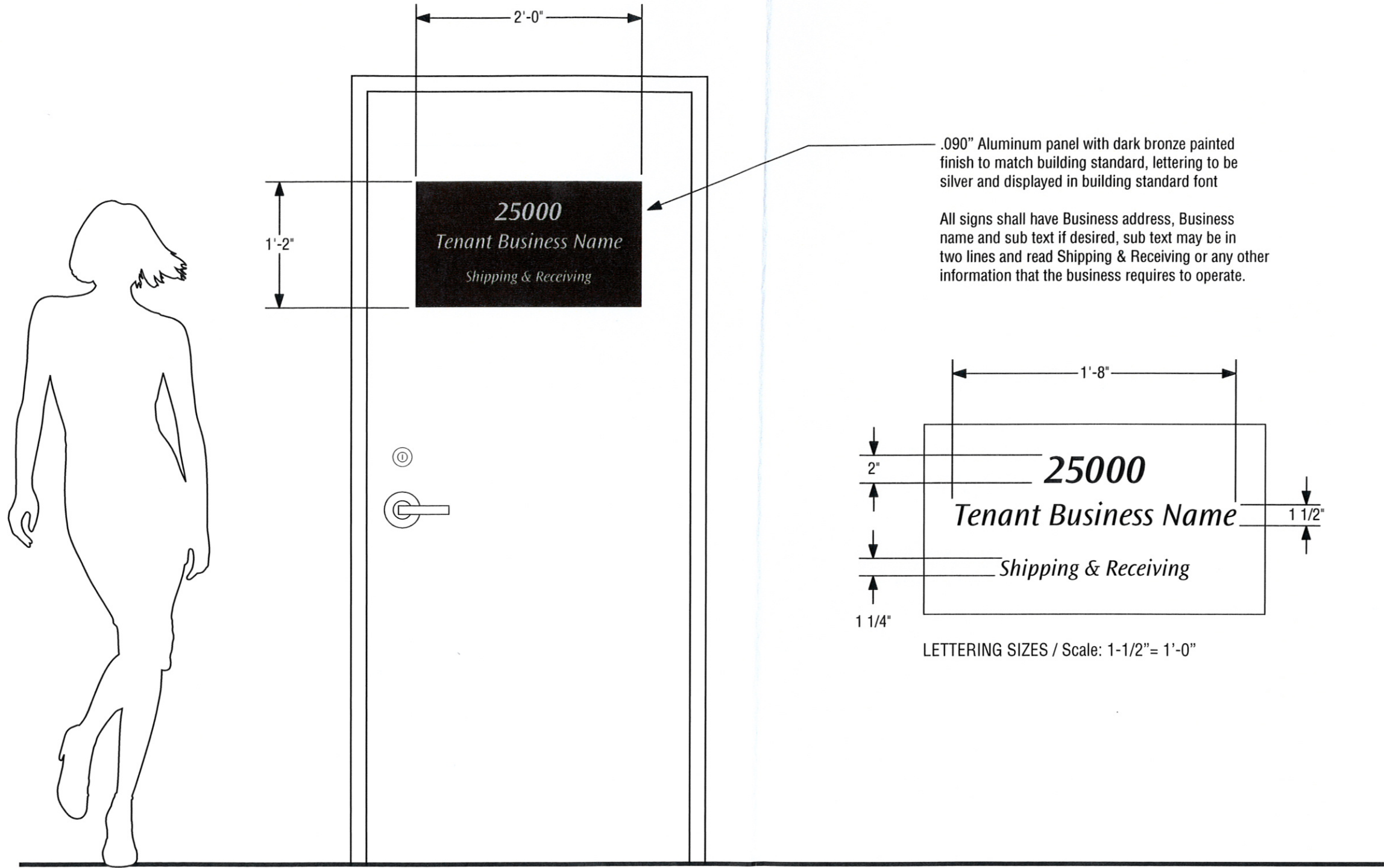


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SIGN TYPE 6 / REAR MAN DOOR ID

River Court
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Scale

As Noted

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SIGN TYPE 6 TENANT IDENTIFICATION AT REAR OF BUILDING / Scale: 1" = 1'-0"