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City of
Santa Clarita

Sign Program Folder

City of Santa Clarita
Master Case Number 04-125
Sign Review 04-04
Per Code Section 17.19
of the Unified Development Code

Date: May 26, 2004

Applicant: AD/S
2950 Palisades Drive
Corona, CA 92880

Request: The applicant is requesting approval for the sign program for the industrial building development located at the intersection of Hercules Street and Constellation Way. The project site is located in the Rye Canyon Business Park in the BP (Business Park) zone. The project site is identified as Lot 15 of the Rye Canyon Business Park.

Findings: The Planning and Building Services Department has determined 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

1. The applicant shall have approval to construct the following signs:

Wall Signs – All wall signs shall adhere to the criteria established in the sign plan submitted to the Planning Division including, but not limited to: Maintaining a maximum height of 2'-0" and a maximum width of 15'-0". All logos shall not exceed 2'-6" in height.

Internal Auto Directional Signs – Directional signs shall be permitted throughout the site as shown in the sign plan submitted to the Planning Division. These directional signs shall not exceed a maximum height of 4'-6" and a sign area of 2'-6" in height and 2'-0" in width. Signs shall not restrict visibility for vehicle or pedestrian traffic on the project site.

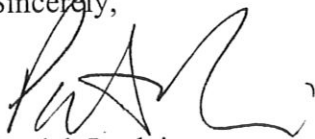


Regulatory Signs – Regulatory signs shall be permitted where needed.

2. No exposed or open neon is allowed.
3. The project shall be developed in conformance with the approved plans. Any changes shall be subject to further review by the Director of Planning and Building Services.
4. 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.
5. The sign shall not be located in such a manner as to impede traffic or sight visibility.
6. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
7. 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 26, 2005.
8. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Planning and Building Services Department before approval is granted.

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

Sincerely,

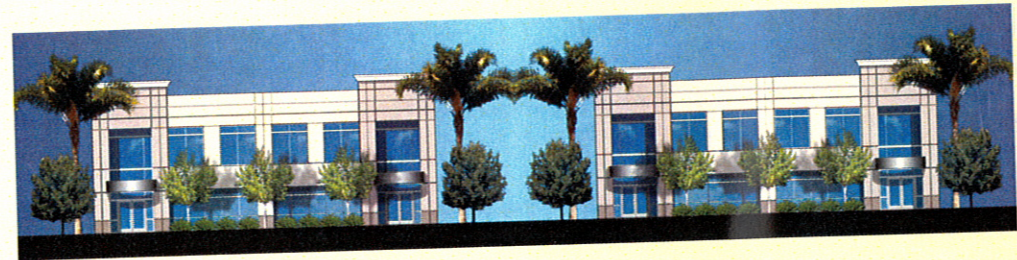


Patrick Leclair
Assistant Planner II

RYE CANYON BUSINESS PARK

S I G N P R O G R A M

LOT 15
SANTA CLARITA, CA



September 10th, 2004

Owner / Developer

Low Archibald Group
4921 Birch Street - Suite 100 Newport Beach, Ca. 92660
Tel. 949.752.8199 Fax 949.752.8299

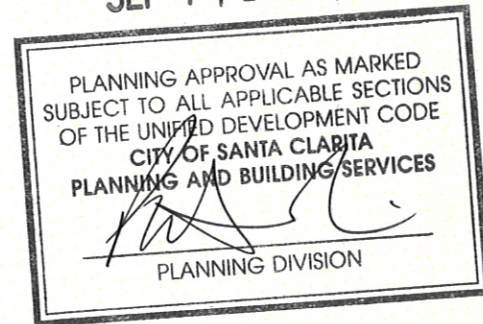
Project Architect

HPA, Inc.
4931 Birch Street Newport Beach, Ca. 92660
Tel. 949.863.1770 Fax.

Sign Consultant

Architectural Design & Signs
2950 Palisades Dr. Corona, Ca. 92880
Tel. 909.278.0680 Fax. 909.278.0681

SEP 14 2004



*Revised 9/10/04 to
include monument signs
MC# 04-125*



AD/S
ARCHITECTURAL
DESIGN & SIGNS

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RYE CANYON BUSINESS PARK - Planned Sign Program

OBJECTIVE:

The purpose of this Planned Sign Program is to provide adequate and aesthetically pleasing "building" and ground mounted internal directional signage in conformance with the provision set forth in the Rye Canyon Business Park, Planning & Design Guidelines.

The intent of this Planned Sign Program is to provide standards and specifications that assure consistent quality, size and placement of tenant signs through-out the project known as Rye Canyon Business Park, Santa Clarita, California.

Maintenance:

All signs within Rye Canyon Business Park shall be maintained in an as-new condition.
Rye Canyon Business Park's management shall make periodic inspections of signs on site.
Any deficiencies shall be immediately corrected by the party responsible for the said signs.

Approvals:

All signing must have written approval from both Rye Canyon Business Park's management or its designee to the Architectural Committee and the City of Santa Clarita to be implemented. Prior to City review eligible sign applicant's shall first obtain the approval of the Rye Canyon Business Park's management or its designee by submitting the following:

1. For preliminary approval, submit in triplicate the following to Rye Canyon Business Park's management or its designee:
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Proposed materials, finishes and colors, in writing and samples of requested.
2. For final approval submit in triplicate shop drawings with the following information:
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Details, materials, finishes and colors.
3. For City approval submit shop drawings as approved by Rye Canyon Business Park's management or its designee to the City of Santa Clarita Community Development Department, then to the Building Department to obtain sign and building permits. **NO GROUND MOUNTED SIGNS** may be installed by the tenant.
4. Final color, size and location of all signs shall be approved by the owner or its designee prior to installation of the signs. Final drawings must be submitted to the owner or its designee for approval.

Uncertainty of Sign Standards:

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to both Rye Canyon Business Park's management or its designee and the Association of clarification and determination. Rye Canyon Business Park's management shall then approve signing that best meets the intent of the Planned Sign Program.

Compliance Requirement:

No person shall erect, re-erect, construct, enlarge, move, improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by Rye Canyon Business Park's management and the City of Santa Clarita Community Development Department. All such non-conforming or unapproved signs(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s).

DESIGN CRITERIA

General Sign Standards

1. Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limits of letters, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed on.
 2. The location of all applicable ground mounted signs shall conform to the City of Santa Clarita site distance triangle standard.
 3. All tenant signs attached to the building shall be formed by individual letters and shall be surface mounted. All signs shall be a single-line-of-copy signs. Two-line signs may be allowed subject to review and approval of Rye Canyon Business Park's management. No "cabinet signs" or signs painted directly on the building will be permitted.
 4. All attachment hardware will be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing.
 5. All on-building signs shall be mounted directly onto or into the building surface. No "raceway" or other visible means of attachment may be used. Letters of logos may not be located closer than one half of the letter height to any building edge or architectural feature. Graphics may not cross over any horizontal or vertical reveals.
- illuminated letters must be fabricated out of 3/4" thick Sintra®

Sign Type A: Internal Directional Signage:

This sign type is provided for a ground mounted Auto Directional sign.

Sign may be illuminated with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel.

This sign may not be located within the sight distance triangle. See design for specifications.

Sign Type B:

On-Building Business Identification Sign:

This sign is provided for on-building business identification.

Signs provided for "on-building" business identification may be either illuminated or non-illuminated.

Illuminated Signs:

- a. Letters may be either standard five (5) inch thick internally illuminated channel letters, or three (3) inch deep reverse halo-illuminated letters, fabricated out of aluminum.
- b. Letters shall not exceed two (2'-0") feet high or fifteen (15'-0") feet overall length for each tenant.
- c. Logo's shall not exceed two-feet-six-inches (2'-6") high.
- d. Each tenant will be permitted only one (1) sign per elevation facing a street, highway or parkway frontage plus one (1) per secondary public entrances (with restrictions). Secondary entrance signs may not exceed one-half sign area ordinarily permitted on the facade. See elevation and location exhibits.
- e. Colors of graphics will be subject to the approval of Rye Canyon Business Park's management or its designee. See elevation and location exhibits.

Non-illuminated Signs:

- a. Letters may be either standard five (5") inch deep channel letters, or three (3") deep reverse channel letters, or Flat Cut Out (FCO) 3/4" Sintra[®]
- b. Letters shall not exceed two (2'-0") feet (24") high or fifteen (15'-0") feet overall length for each tenant.
- c. Logos shall not exceed two-feet-six-inches (2'-6") high.
- d. Only one (1) sign will be permitted per elevation for each tenant. See elevation and location exhibits.
- e. Colors of graphics will be subject to the approval of Rye Canyon Business Park's management or its designee. See elevation and location exhibits.

Sign Type C: Regulatory Signs:

(i) **Combined Legal Notice Sign**

This sign type is provided for towing of an improperly parked vehicle on the project. This sign combines handicap, fire-lane and private property parking regulations. This sign type shall be cut from the aluminum plate and attached to an aluminum post. All graphics shall be high performance vinyl as noted in exhibit.

(ii) **Handicap Parking Sign**

This sign type will consist of 2" deep aluminum cabinet and the same material specifications as Sign Type B. One sign shall be placed in front of each handicap-parking stall. This sign type shall conform to the exhibit.

(iii) **Stop Sign**

This sign type will consist of square aluminum post and aluminum sign panels. Stop signs to be placed in locations per code requirement.

(iv) **Address Signs**

Each building will have a minimum of two (2) building address numerals. Each set shall be located on the concrete spandrel at the top of the building and painted to match project color. See elevation and sign location exhibits for placement.

Sign Type D: Monument Sign :

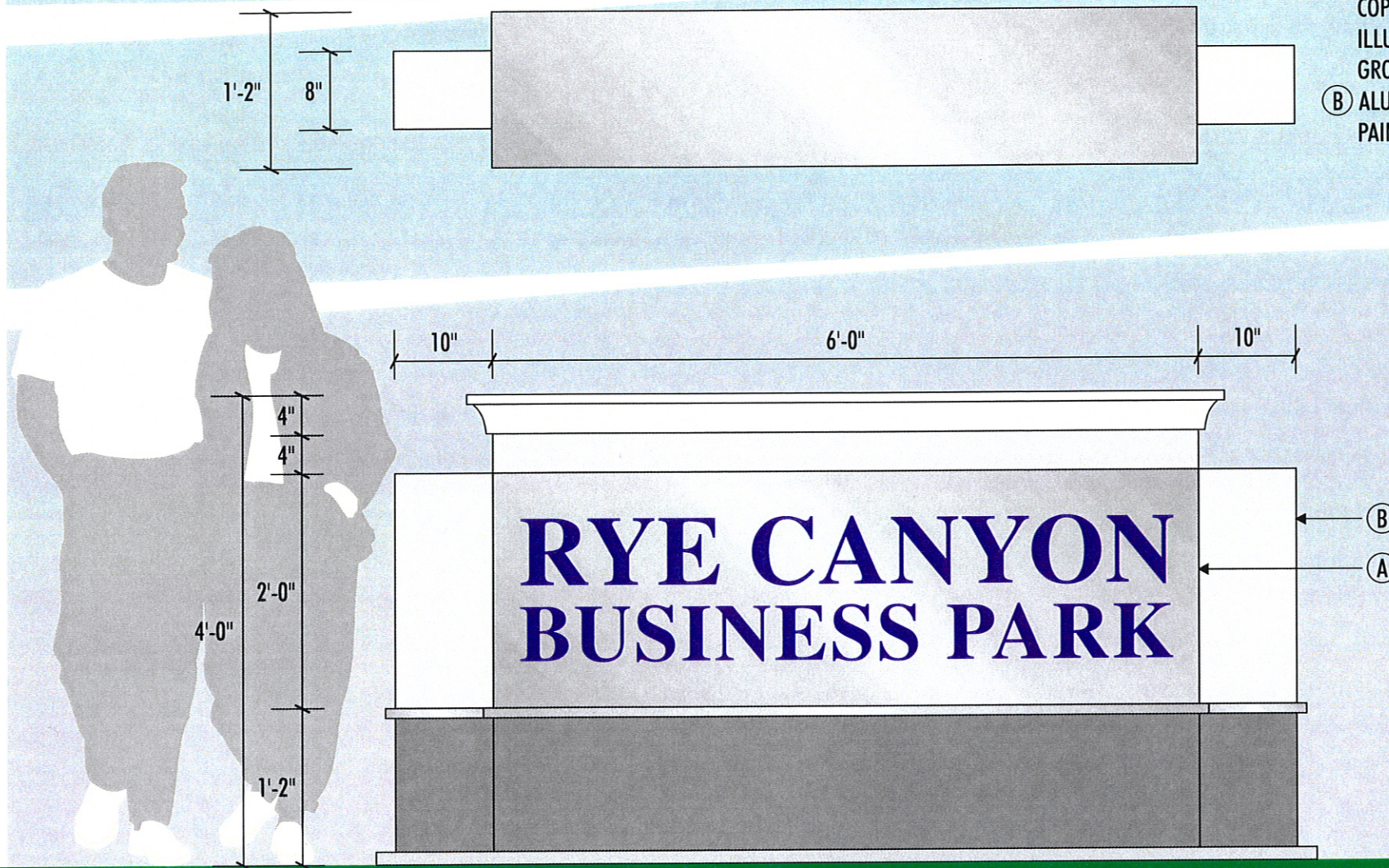
This sign type is provided for a ground mounted Monument sign.
Sign may be internally illuminated or illuminated with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel.
This sign may not be located within the sight distance triangle. See design for specifications.

SPECIFICATIONS:

- Ⓐ INTERNALLY ILLUMINATED OR NON ILLUMINATED CURVED ALUMINUM CABINET PAINTED SILVER TO MATCH BUILDING CANOPIES. COPY TO BE ROUTED AND BACKED UP WITH ACRYLIC. ILLUMINATION TO BE FLUORESCENT LAMPS OR GROUND MOUNTED UPLIGHTS.
- Ⓑ ALUMINUM POLE COVER AND ALUMINUM CAP PAINTED TO MATCH BUILDING COLUMNS.

QTY: TWO (2)

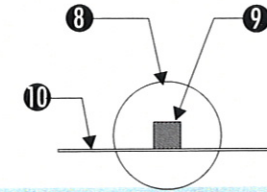
SIGN AREA = 12 SQ. FT.



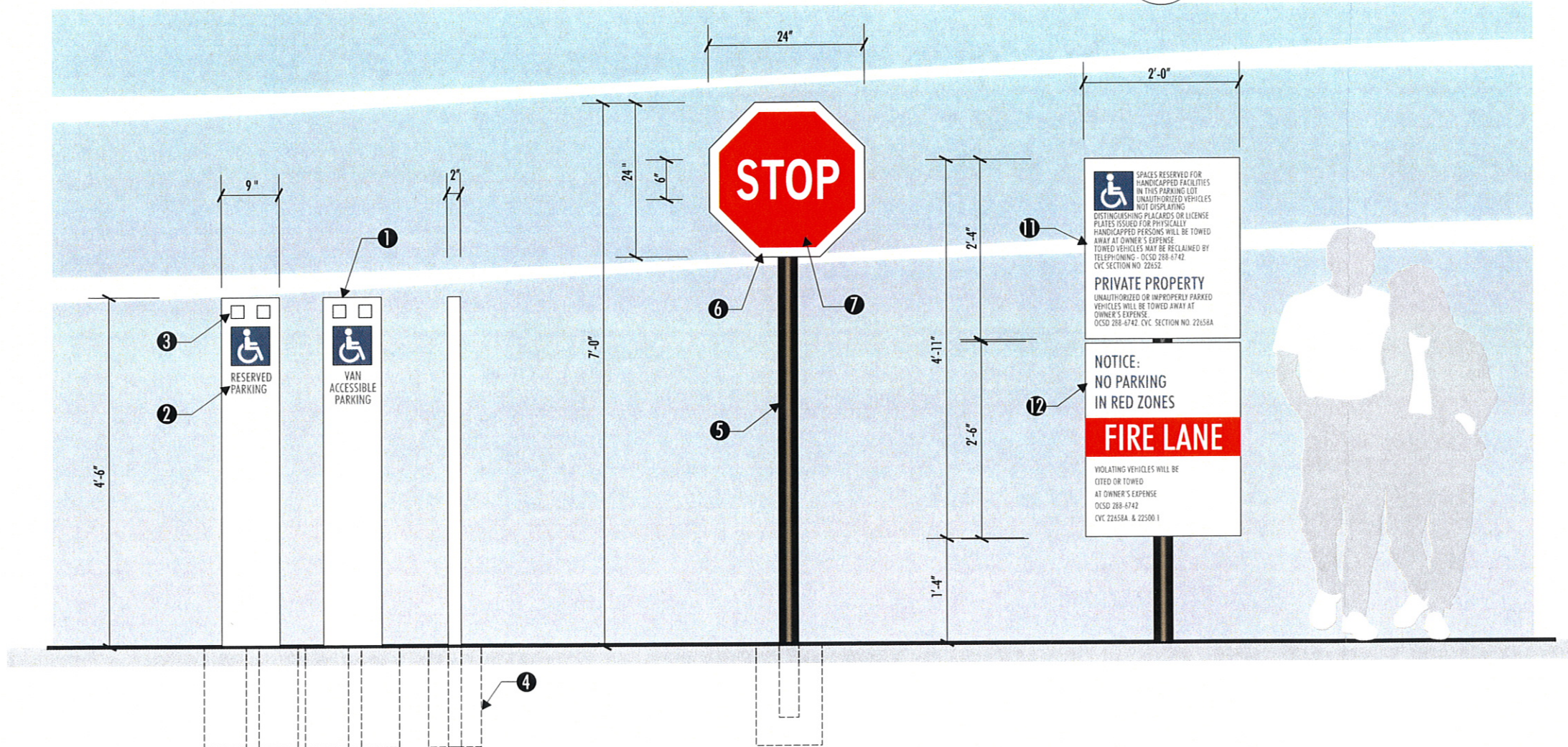
SCALE: 3/4" = 1'-0"

LEGENDS

- ① 2" DEEP X 4'-6" TALL FABRICATED ALUMINUM HANDICAP PARKING CABINETS PAINTED PROJECT COLOR
- ② TYPESTYLE OCEAN SANS REGULAR. TYPE AND LOGO TO BE 280-75 REFLECTIVE 'BLUE' VINYL
- ③ VINYL SQUARE DECORATION - SANDSTONE 220-89
- ④ CONCRETE FOOTING AS REQUIRED BY ENGINEERING. PROVIDE 12" DIAMETER SMOOTH FINISH MOWSTRIP IN SOD AREAS.
- ⑤ 3" SQUARE CAPPED ALUMINUM TUBE PAINTED PROJECT COLOR
- ⑥ 1/4" THICK ALUMINUM SIGN PLATE PAINTED PROJECT COLOR. BLIND MOUNT TO POST.
- ⑦ REFLECTIVE RED & WHITE VINYL GRAPHICS
- ⑧ CONCRETE MOWSTRIP TO BE SMOOTH TROWELED.
- ⑨ 3" SQUARE CAPPED ALUMINUM TUBE PAINTED
- ⑩ 1/4" THK. ALUMINUM SIGN PLATE PAINTED TO MATCH POST WITH APPLIED H.P. VINYL GRAPHICS. BLIND MOUNT TO POST
- ⑪ 6" SYMBOL-BLUE, 1" COPY-BLUE, 2" COPY-DARK GREY
- ⑫ 2" COPY-RED, 4" COPY-WHITE, 6" BAND-RED, 1" COPY-RED



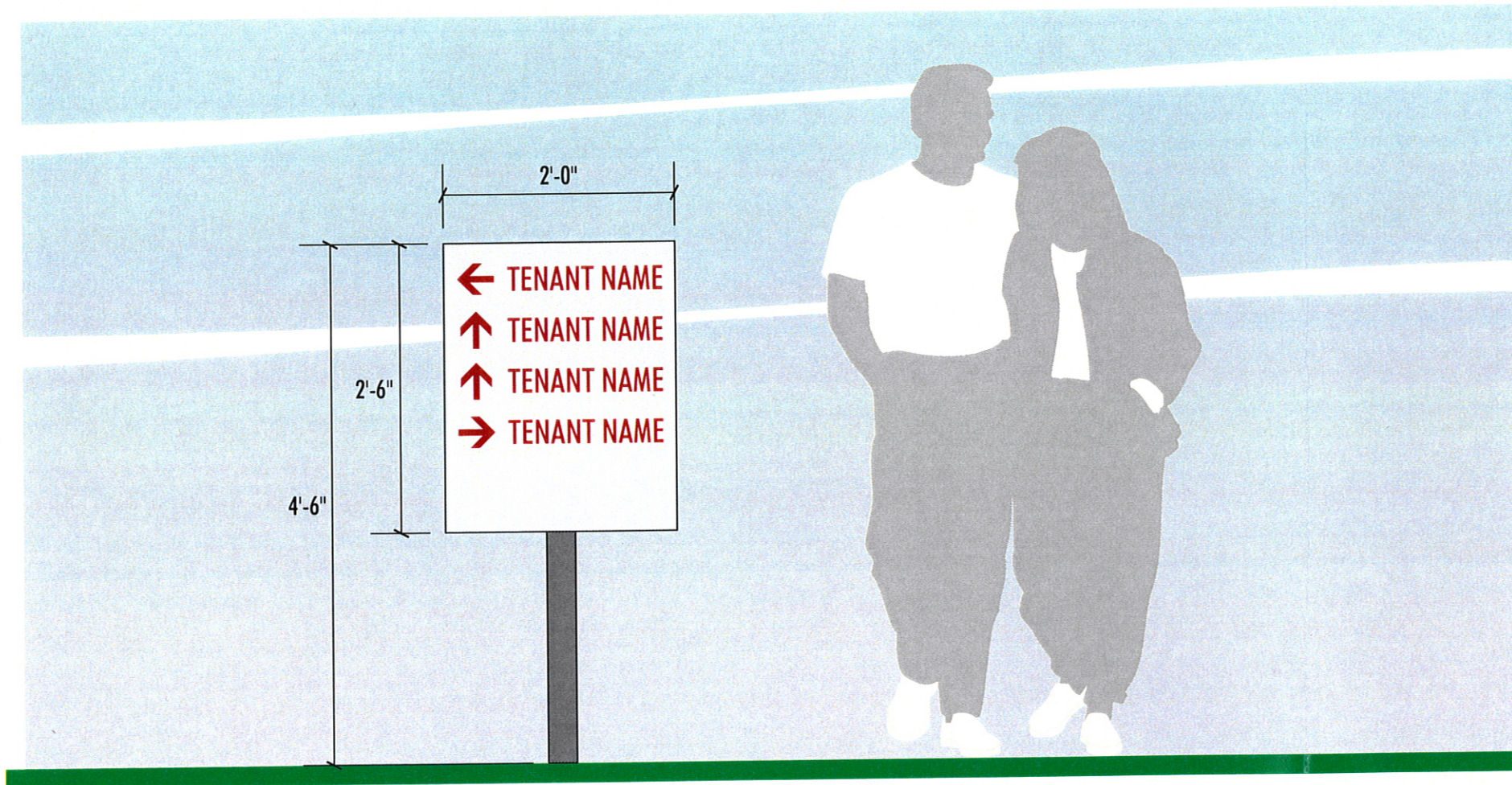
PLAN VIEW



SPECIFICATIONS:

- ALUMINUM PAINTED TO MATCH PROJECT COLOR.
- ALUMINUM SQ. TUBE POLE PAINTED TO MATCH PROJECT COLOR.
- COPY TO BE VINYL OVERLAY. (COLOR TO BE DETERMINED).

NOTE: ALL PAINT AND VINYL COLORS TO MATCH PROJECT COLORS OR TO BE DETERMINED BY CLIENT.

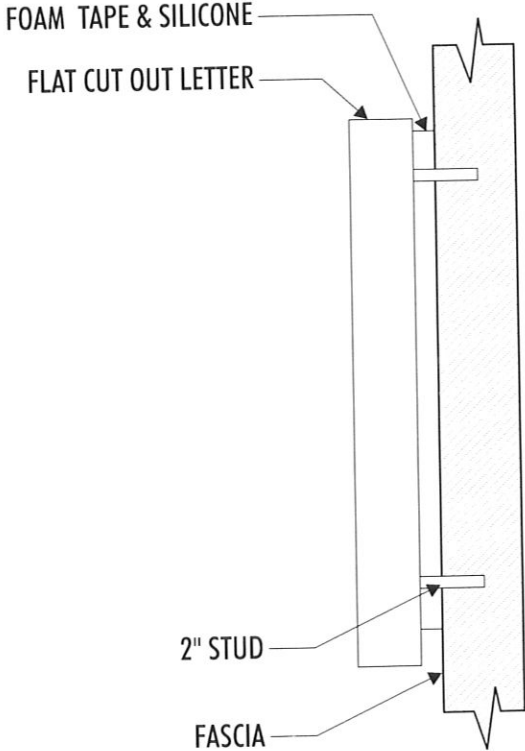


SCALE: 3/4" = 1'-0"



SPECIFICATIONS:
3/4" THICK SINTRA COPY.
FACE AND RETURN COLORS TO BE DETERMINED BY LANDLORD.
COPY TO BE STUD MOUNTED TO BUILDING WALL.

ATTACHMENT DETAIL





ATTACHMENT DETAIL

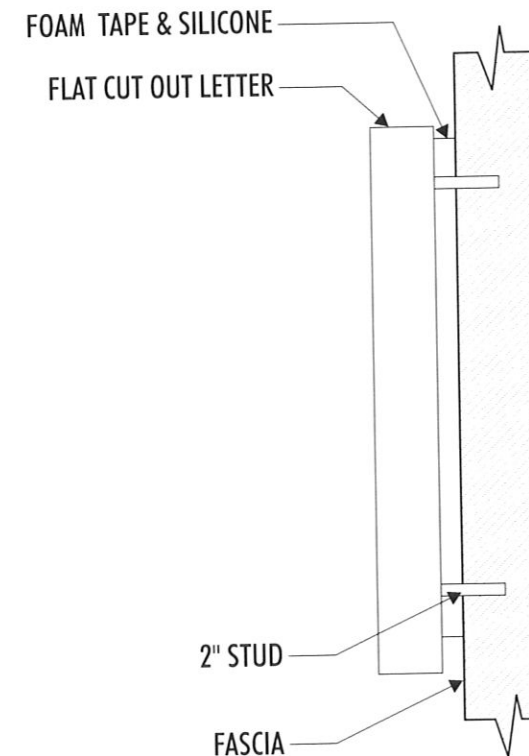
SPECIFICATIONS:

3/4" THICK SINTRA COPY.

FACE AND RETURN COLORS MAY BE PER TENANTS CORPORATE COLORS.
COPY TO BE STUD MOUNTED TO BUILDING WALL.

MAXIMUM AREA FOR SIGNS:

1.50 SQ. FT. OF SIGN AREA PER EACH LINEAR FOOT OF LEASED
BUILDING FRONTAGE WITH A 2FT. MAX. HEIGHT AND 15FT. MAX.
LENGTH.

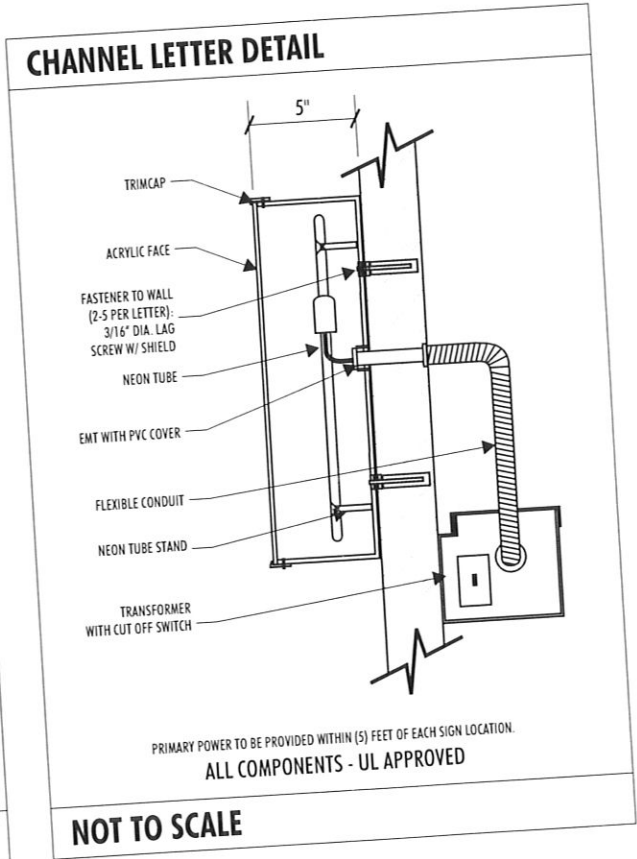
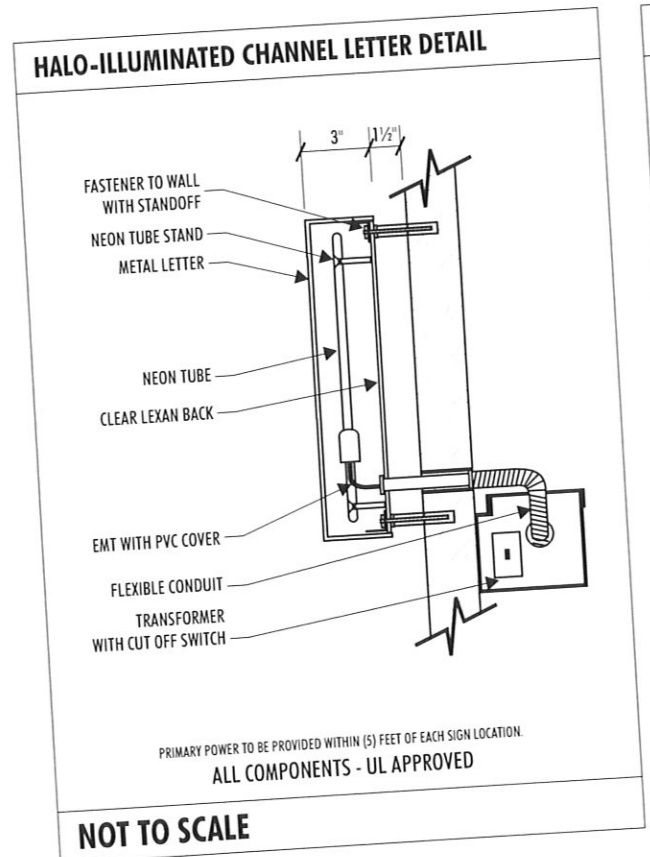




CHANNEL LETTER SPECIFICATIONS:
 5" DEEP STANDARD INDIVIDUAL ILLUMINATED CHANNEL LETTERS.
 FACE COLORS MAY BE PER TENANTS CORPORATE COLORS.
 TRIM CAP AND RETURNS MAY BE PER TENANTS CORPORATE COLORS.
 ILLUMINATION TO BE NEON AND COLOR TO BE DETERMINED BY COLOR OF FACE.

REVERSE HALO-ILLUMINATED CHANNEL LETTER SPECIFICATIONS:
 3" DEEP STANDARD INDIVIDUAL HALO-ILLUMINATED CHANNEL LETTERS.
 FACE AND RETURN COLORS MAY BE PER TENANTS CORPORATE COLORS.
 ILLUMINATION TO BE NEON AND COLOR TO BE DETERMINED BY COLOR OF FACE.

MAXIMUM AREA FOR SIGNS:
 1.50 SQ. FT. OF SIGN AREA PER EACH LINEAR FOOT OF LEASED
 BUILDING FRONTAGE WITH A 2FT. MAX. HEIGHT AND 15FT. MAX.
 LENGTH.



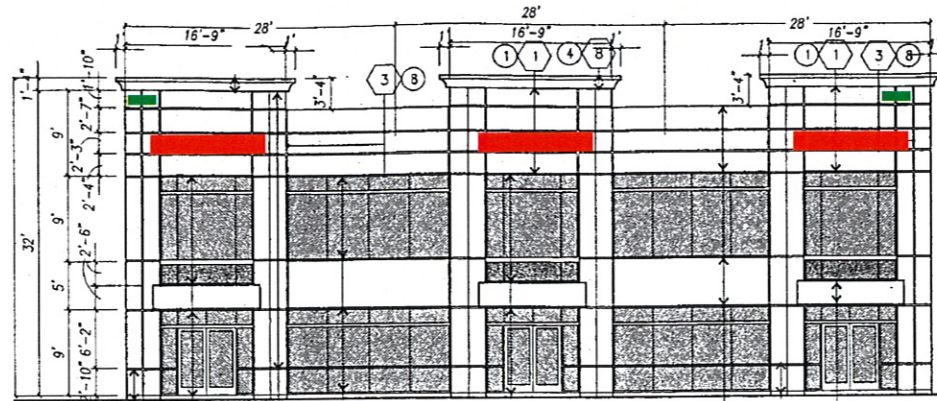
ELEVATIONS
BUILDING TYPE 'F'

ALL SIGN LOCATIONS WERE PICKED AT RANDOM. FINAL LOCATIONS TO BE DETERMINED BY OWNER/LANDLORD.

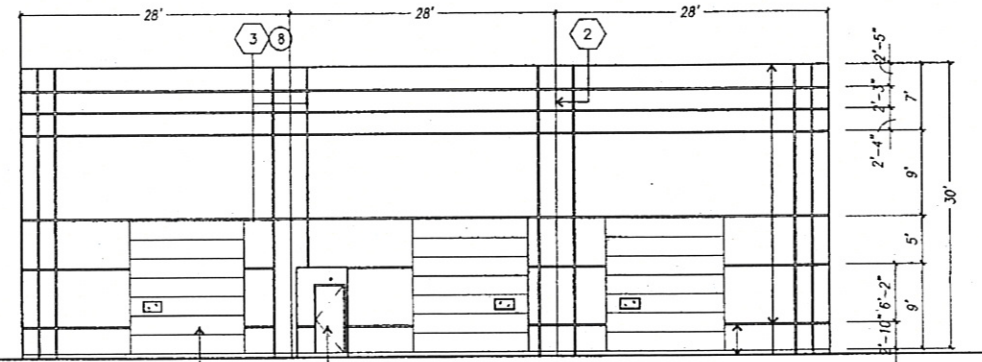
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- Letters shall not exceed two (2'-0") feet high or fifteen (15'-0") feet overall length for each tenant.
- Logo's shall not exceed two-feet-six-inches (2'-6") high.
- Each tenant will be permitted only one (1) sign per elevation facing a street, highway or parkway frontage plus one (1) per secondary public entrances (with restrictions). Secondary entrance signs may not exceed one-half sign area ordinarily permitted on the facade.

 = ADDRESS NUMBERS

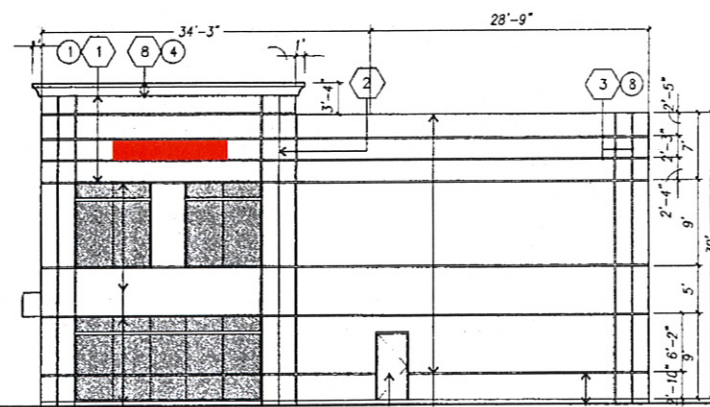
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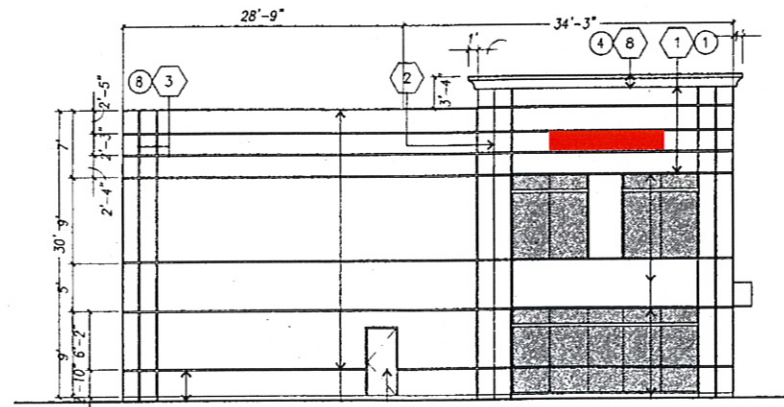
FRONT ELEVATION
SCALE: 1" = 20'-0"



REAR ELEVATION
SCALE: 1" = 20'-0"



SIDE ELEVATION

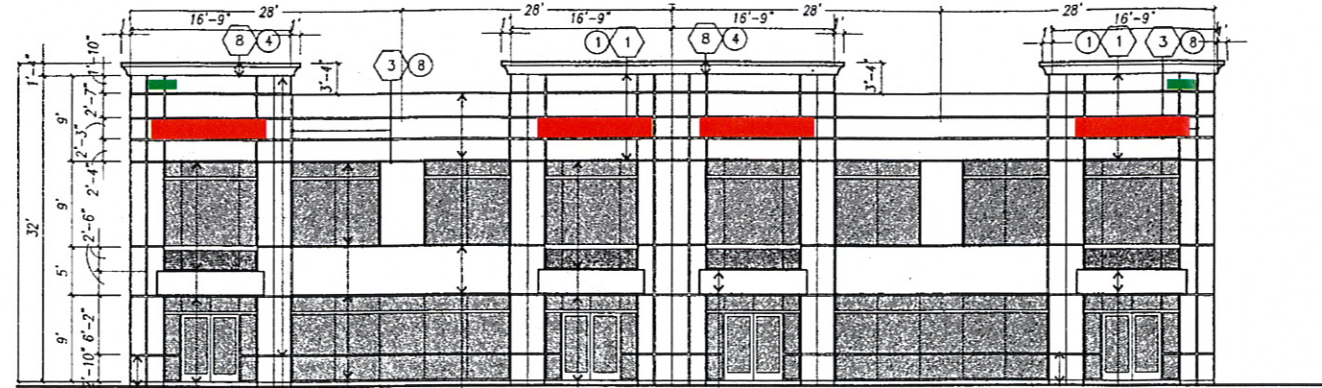


SIDE ELEVATION

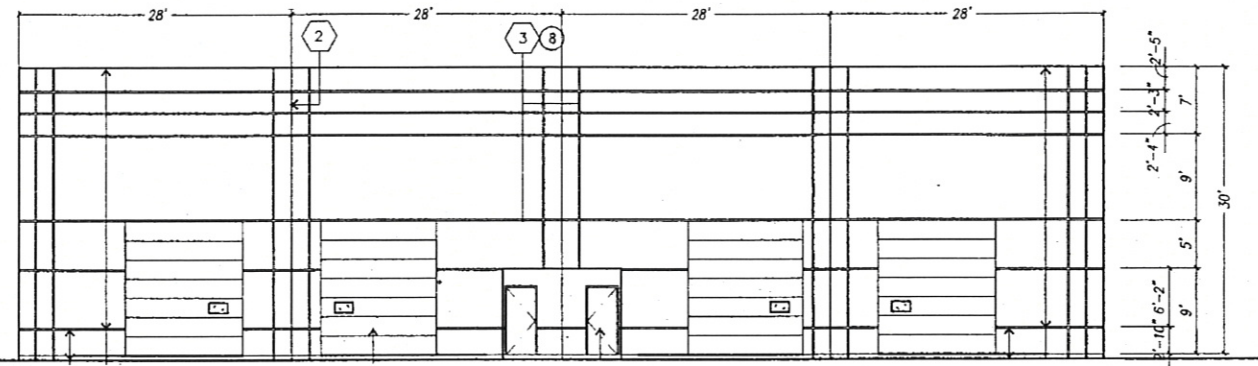
ALL SIGN LOCATIONS WERE PICKED AT RANDOM. FINAL LOCATIONS TO BE DETERMINED BY OWNER/LANDLORD.

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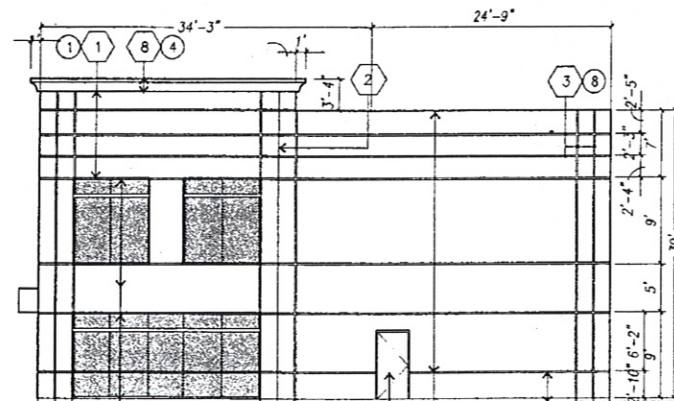
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- = TENANT ID BUILDING SIGNS



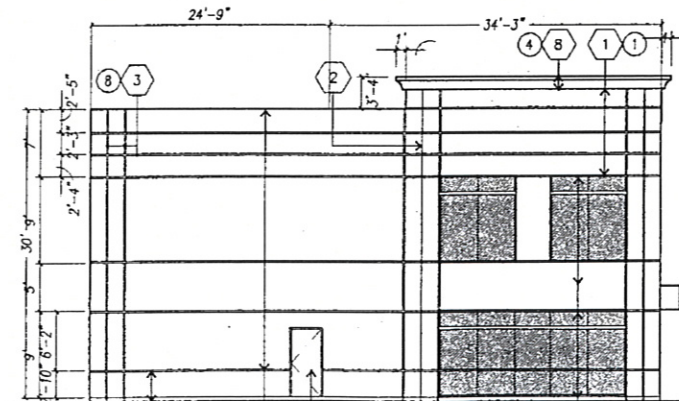
FRONT ELEVATION
SCALE: 1" = 20'-0"



REAR ELEVATION
SCALE: 1" = 20'-0"

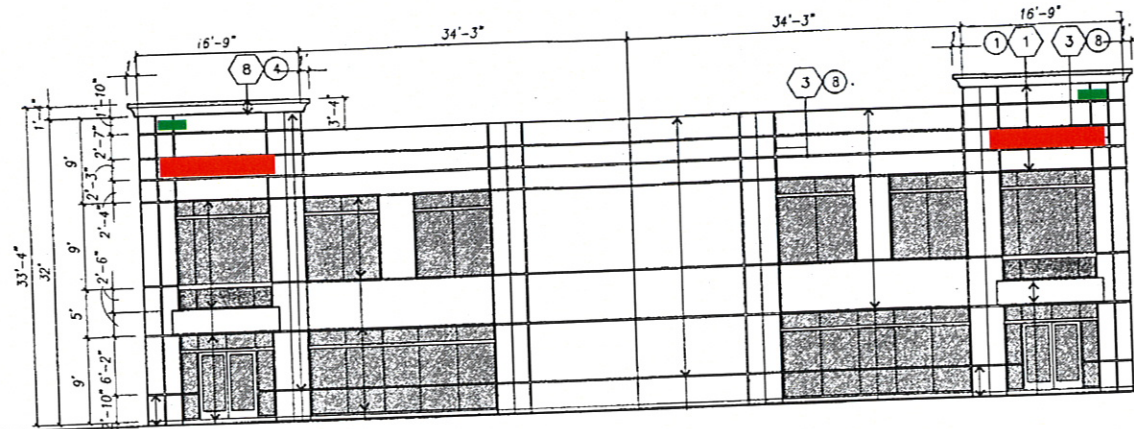


SIDE ELEVATION
SCALE: 1" = 20'-0"

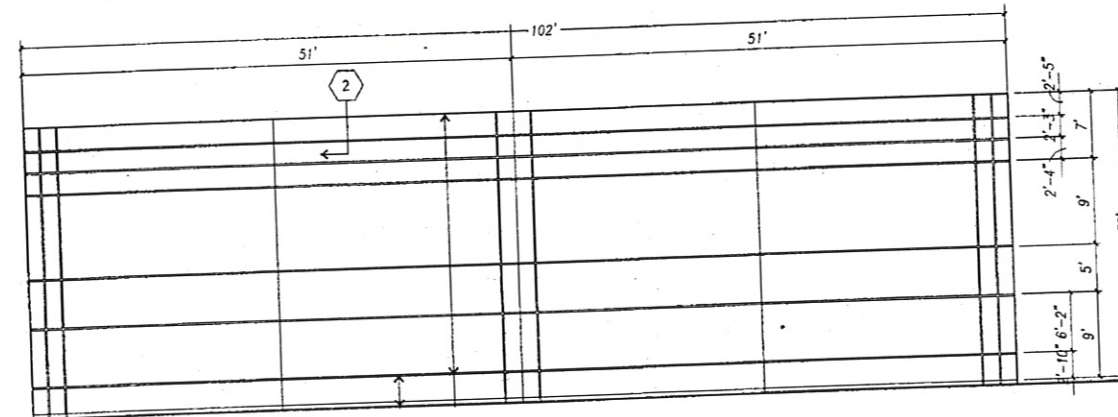


SIDE ELEVATION
SCALE: 1" = 20'-0"

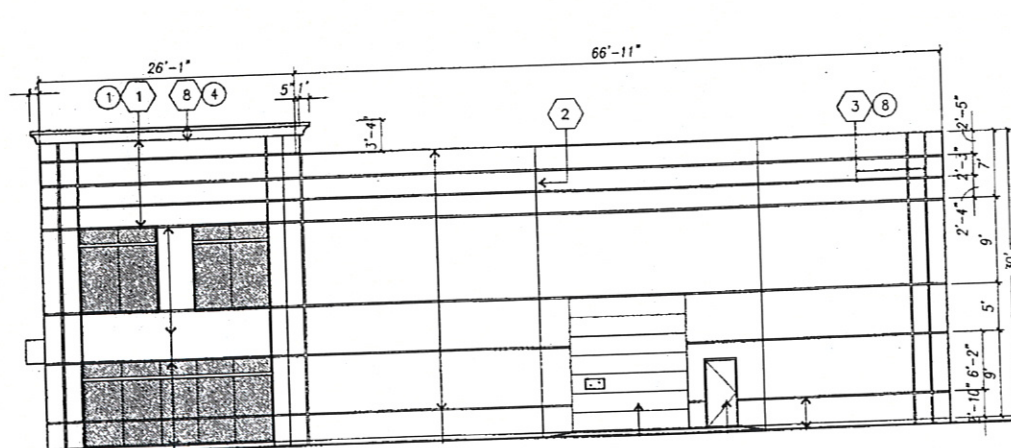
ELEVATIONS
BUILDING TYPE 'D'



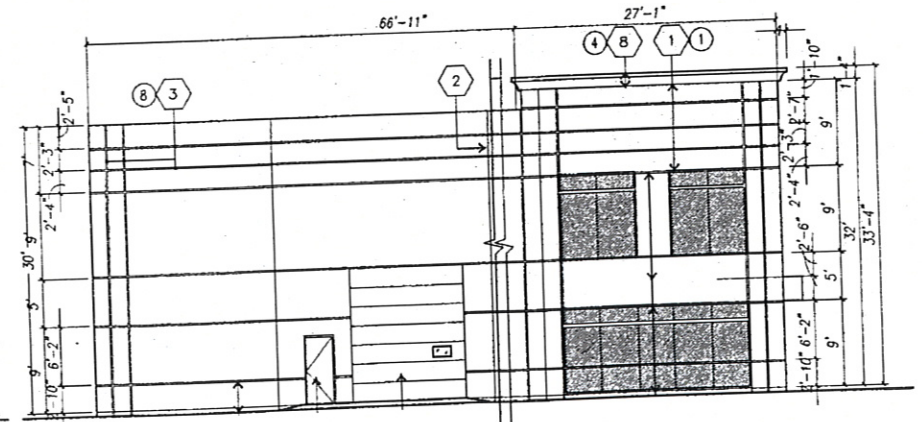
FRONT ELEVATION
SCALE: 1" = 20'-0"



REAR ELEVATION
SCALE: 1" = 20'-0"



SIDE ELEVATION



SIDE ELEVATION
SCALE: 1" = 20'-0"

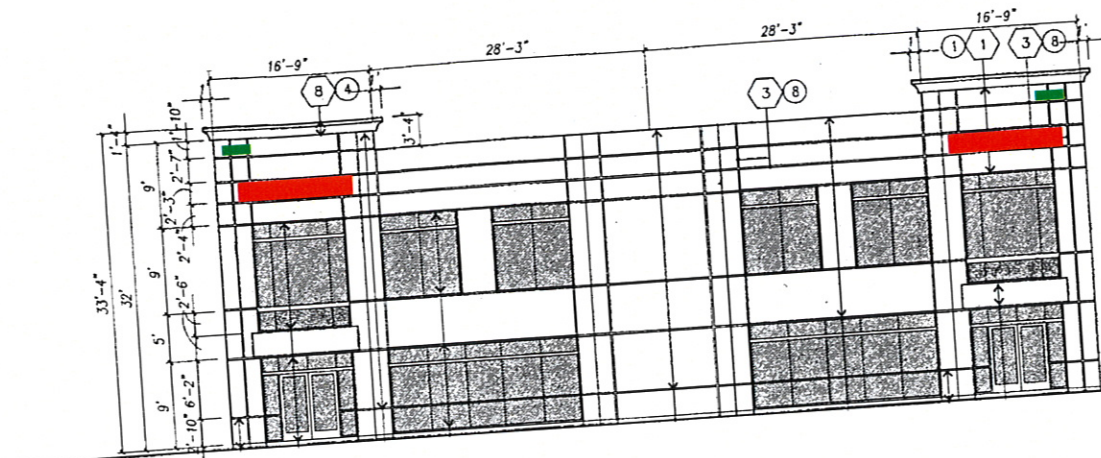
ALL SIGN LOCATIONS WERE PICKED AT RANDOM. FINAL LOCATIONS TO BE DETERMINED BY OWNER/LANDLORD.

- Letters may be either standard five (5) inch thick internally illuminated channel letters, or three (3) inch deep reverse halo-illuminated letters, fabricated out of aluminum.
- Letters shall not exceed two (2'-0") feet high or fifteen (15'-0") feet overall length for each tenant.
- Logo's shall not exceed two-feet-six-inches (2'-6") high.
- Each tenant will be permitted only one (1) sign per elevation facing a street, highway or parkway frontage plus one (1) per secondary public entrances (with restrictions). Secondary entrance signs may not exceed one-half sign area ordinarily permitted on the facade.

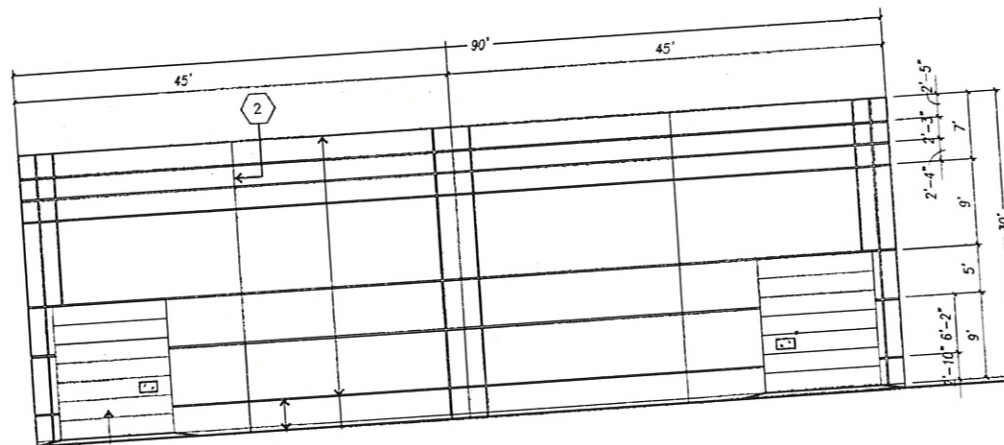
= ADDRESS NUMBERS

= TENANT ID BUILDING SIGNS

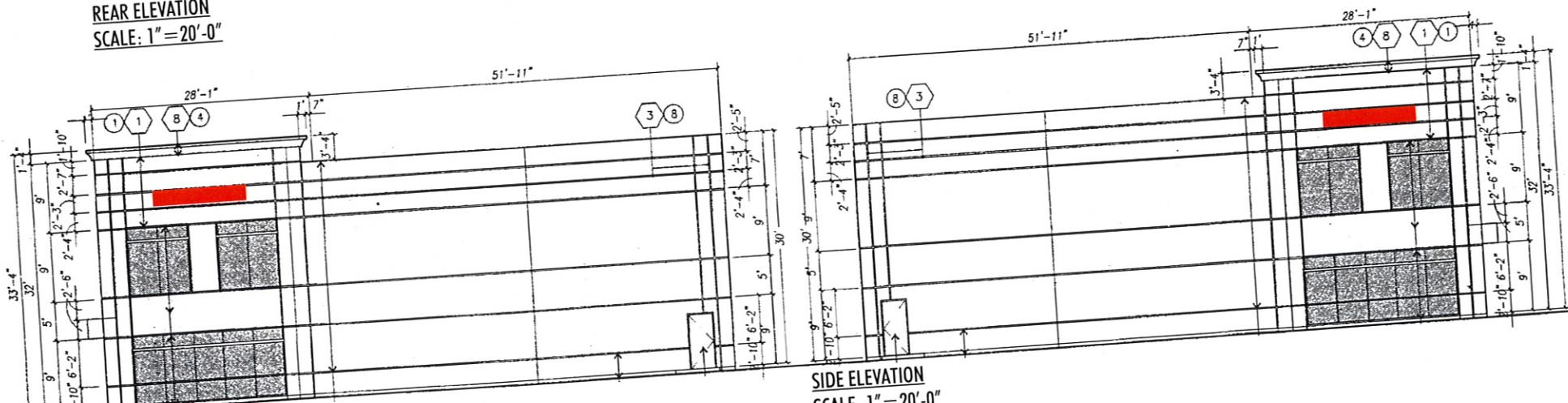
**ELEVATIONS
BUILDING TYPE 'C'**



FRONT ELEVATION
SCALE: 1" = 20'-0"



REAR ELEVATION
SCALE: 1" = 20'-0"



SIDE ELEVATION
SCALE: 1" = 20'-0"

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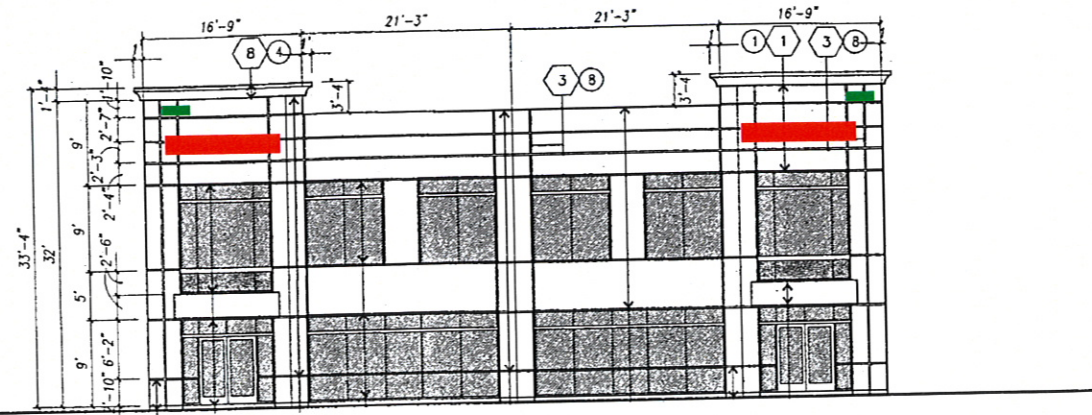
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 = TENANT ID BUILDING SIGNS

**ALL SIGN LOCATIONS WERE PICKED
AT RANDOM. FINAL LOCATIONS TO BE
DETERMINED BY OWNER/LANDLORD.**

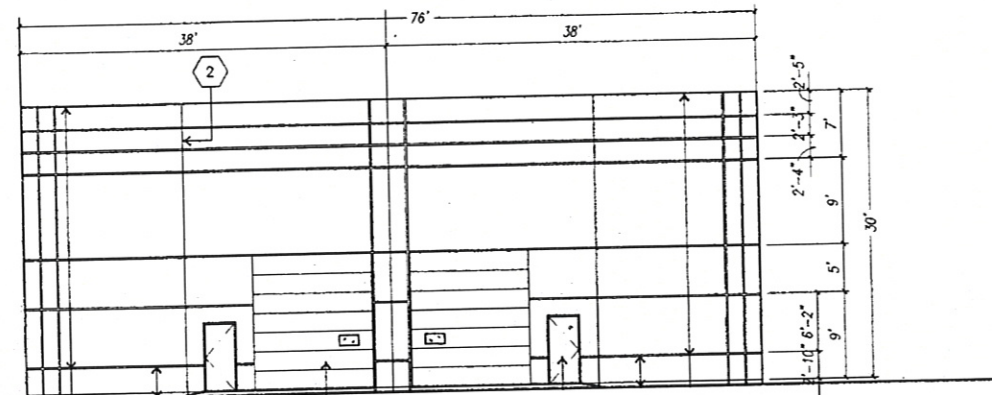
- Letters may be either standard five (5) inch thick internally illuminated channel letters, or three (3) inch deep reverse halo-illuminated letters, fabricated out of aluminum.
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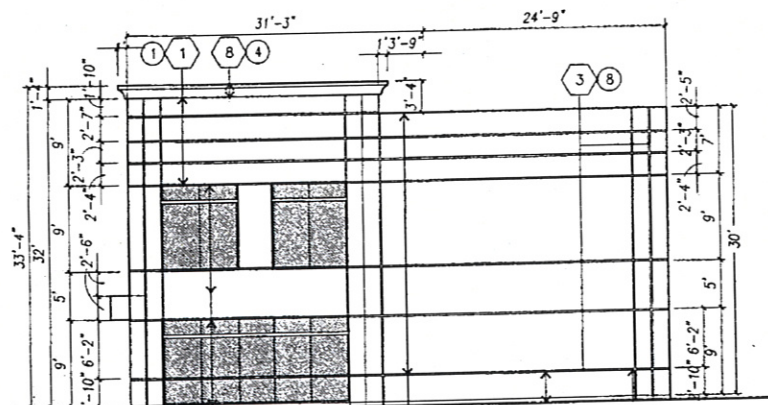
= TENANT ID BUILDING SIGNS



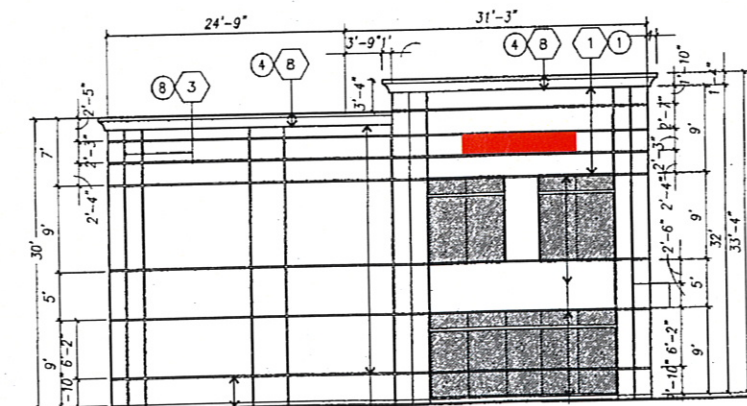
FRONT ELEVATION
SCALE: 1" = 20'-0"



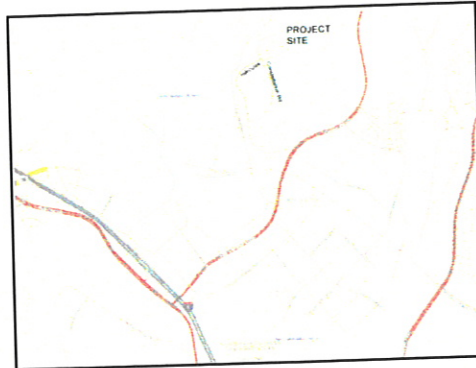
REAR ELEVATION
SCALE: 1" = 20'-0"



SIDE ELEVATION
SCALE: 1" = 20'-0"



STREET-SIDE ELEVATION at BUILDING A-2
SCALE: 1" = 20'-0"



VICINITY MAP

ALL SIGN LOCATIONS WERE PICKED AT RANDOM. FINAL LOCATIONS TO BE DETERMINED BY OWNER/LANDLORD.

- Letters may be either standard five (5) inch thick internally illuminated channel letters, or three (3) inch deep reverse halo-illuminated letters, fabricated out of aluminum.
- Letters shall not exceed two (2'-0") feet high or fifteen (15'-0") feet overall length for each tenant.
- Logo's shall not exceed two-feet-six-inches (2'-6") high.
- Each tenant will be permitted only one (1) sign per elevation facing a street, highway or parkway frontage plus one (1) per secondary public entrances (with restrictions). Secondary entrance signs may not exceed one-half sign area ordinarily permitted on the facade.

- = AUTO DIRECTIONAL SIGNS
- = TENANT ID BUILDING SIGNS
- = MONUMENT SIGNS

