

City of Santa Clarita
Master Case Number 02-249
Sign Review 02-018
(Sign Program for The Valencia Crossroads)
Per Code Section 17.19
of the Unified Development Code

Date: November 14, 2002

Applicant: Regency Centers, LP
Attn: Mac Chandler
555 South Flower Street, Suite 3500
Los Angeles, CA 90071

Request: The applicant is requesting approval of a sign program for the Valencia Crossroads Shopping Center located on the southeast corner of McBean Parkway and Valencia Boulevard. The project site is zoned Commercial Town Center (CTC), in the City of Santa Clarita.

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

CONDITIONS OF APPROVAL / MITIGATION MEASURES

1. The applicant shall have permission to install four monument signs on the project site in accordance with the approved sign program. One monument sign shall be located on either side of the Valencia Boulevard and McBean Parkway drive entrances only. No monument sign shall be permitted at the Del Monte Drive entrance to the project site. All monument signs shall be developed in accordance with the Valencia Crossroads sign program (Attachment A) prepared by Signage Solutions and the following:
 - a. Each monument sign shall identify "Valencia Crossroads" and shall include a maximum of three tenants. The monument sign shall not exceed seven feet, six inches (7'-6") in height and shall not exceed thirteen feet, one inch (13'-1") in width at its widest point (the base of the sign). A maximum of 36 square feet of sign area shall be provided for tenant signage with a maximum of one foot, six inch (1'-6") high lettering.

Anchor Tenant Signage (Over 39,999 Square Feet)

2. Anchor tenants shall be permitted to install wall signs on an elevation facing a street or parking area used for the proposed business. Wall signs shall be permitted with a maximum of 48" high letters for a single line of text, and a maximum of up to 60" in height for two lines of copy.
3. A maximum of two signs per building shall be allowed for each anchor tenant.

Major Tenant Signage (10,000 to 98,999 Square Feet)

4. Signs shall have a maximum of 40" high letters for a single line of text for each building elevation facing a parking lot. Two lines of copy shall not exceed 48" in height when facing a parking lot.
5. Signs shall have a maximum of 30" high letters for a single line of text for each building elevation facing the street. Two lines of copy shall not exceed 40" in height when facing the street.
6. One major tenant storefront identification sign is allowed per building elevation, not to exceed two signs per building.

Shop/Pad Tenant Signage

7. Signs shall have a maximum of 24" high letters for a single line of text with a maximum of a 26" high initial letter. Two lines of copy shall not exceed 36 inches in height.
8. Logos shall be permitted up to 36" in height and shall be included in the overall sign area calculation.
9. A maximum of two signs shall be permitted for each tenant. End cap tenants shall be considered for up to three signs under a sign review.
10. Pad tenants shall be held to the same standards as shop tenants with the exception of the following:
 - Each pad tenant shall be limited to either three wall signs per building, or two primary signs with two secondary signs/ logos per building. One sign per face will be permitted.
 - Secondary signs shall be no more than 50% of the primary sign area.
11. Blade signs shall be limited to a total of eight square feet in sign area for each tenant and shall be located under the building canopies.
12. The applicant shall submit revised sign plans for the community wall sign located on the northwest corner of the project site at the corner of Valencia Boulevard and McBean Parkway. These plans shall be subject to the approval of the Director of Planning and Building Services.

13. The maximum square footage permitted for all wall signs is one and a half (1½) square feet per linear foot of tenant store frontage.
14. The maximum sign length for all wall signs shall not exceed 75% of the storefront.
15. No exposed or open neon is allowed.
16. Prior to submittal of individual signs, the applicant shall submit written approval for the proposed signs from the property owner.
17. The project shall be developed in conformance with the approved sign program (Attachment A). Any changes shall be subject to further review by the Director of Planning and Building Services.
18. 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.
19. The signs shall not be located in such a manner as to impede traffic or sight visibility.
20. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
21. This approval must be used within one year from the date of issuance. This approval shall be considered null and void if not acted upon by November 7, 2003.
22. 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

ATTACHMENT

Attachment "A"



VALENCIA, CALIFORNIA

SIGN PROGRAM

OCTOBER 24, 2002

FINAL VERSION (WITH CITY COMMENTS)
EXCLUDING COMMUNITY WALL SIGN (T.B.D.)

Regency Centers
555 S. Flower St. #3500
Los Angeles, CA 90071



02-4120

Valencia Crossroads

RECEIVED
PLANNING DIVISION

OCT 28 2002

PLANNING AND BUILDING SERVICES
CITY OF SANTA CLARITA



02-4120
10-24-02

Valencia Crossroads

PROJECT DIRECTORY

Owner: Regency Centers
555 S. Flower St. #3500
Los Angeles, CA 90071
Contact: Edgar Pejoro
213-553-2255
(fax) 624-2280

Project Architect: Nadel Architects, Inc.
1990 So. Bundy Dr.
Los Angeles, CA 90025
Contact: Greg Palaski
(310) 826-2100
(fax) 826-0182

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

Governing Agent: Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355-2194
Contact: Keith D. Herren
(661) 255-4000
(fax) 661-255-3960

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

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REGULATORY SIGNS**

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SUBMITTALS & APPROVALS

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

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Valencia Crossroads.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Santa Clarita Planning and Building Department. Approval of plans by Owner shall not constitute or waiver from tenant requirements to comply with sign program.

Submittals shall include the following:

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

If shop drawings are rejected, Tenant must resubmit revised plans until Owner's approval is obtained. Requests to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the

City of Santa Clarita, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

B. SUBMITTAL TO NEWHALL LAND AND FARMING COMPANY:

Sumittal requirements to be same as submittal to owner. See section A.

C. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner and Newhall prior to permit application. Tenant or his sign contractor must submit to the City of Santa Clarita, CA, and will be responsible for all applicable applications and permit fees for the Planning and Building departments.

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

1. A stamped set of final drawings reflecting the Owner's, Newhall's and City's approval shall be on file in the Owner's office.
2. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program. Tenant is responsible for sign maintenance or Owner may do at tenant's expense.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign installation, removal and including repair of any damage to the building.
- If tenant sign goes dark, tenant must remove signs at Owner's request.
- All roof penetrations must be repaired by Owner at tenant's expense.

DESIGN GUIDELINES

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

- A. MIXED MEDIA FORMS AND EMBELLISHMENTS:
- Dimensional, geometric shapes or icon representing a tenant's product or service.
 - Sculpted wood, metal or Signfoam forms.
 - Painted, polished, etched, patina or abraded metals.
 - Etched or sandblasted glass or acrylic.
 - Screens, grids or mesh.
 - Glazed ceramic tile patterns or mosaic designs.
 - Cut steel or fabricated steel.
 - Dimensional letterforms with seamless edges.
 - Opaque acrylic materials with matte finishes.
 - Fauxstone effect finish.
 - Mixed media, three dimensional signs painted gold, silver or copper leaf or metallic paint finishes.
 - Oxidized and patina finishes.
 - Mixed media/3-dimensional signs using images, icons, logos, etc.
 - Front and halo illuminated channel letters. Note: acrylic face, internally illuminated channel letters will not be permitted unless successfully used as a part of an approved mixed media three-dimensional sign.
 - Halo illuminated letters, 3" deep minimum.
 - Dimensional, geometric shapes.
 - Sand blasted, textured and/or burnished metal leaf faced dimensional letters pin mounted from facade.
 - Signs mounted to hard canopies, eyebrows or other projecting architectural elements.

For example:

- a. Prismatic face letter forms with full strokes.
- b. Rounded face letter forms with radius faces and eased edges.
- c. Layered letterforms with face and liner. Letter face must be at least 1" thick, and the liner must be a minimum of 1/2" thick.
- d. Channel letters with clearplex faces.

B. ILLUMINATION:

Tenant signage should incorporate two or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

The following are prohibited:

- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- Can signs or cabinets.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a

harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.

D. TYPE STYLES:

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

E. SIZES AND QUANTITIES:

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

PROHIBITED SIGNS

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

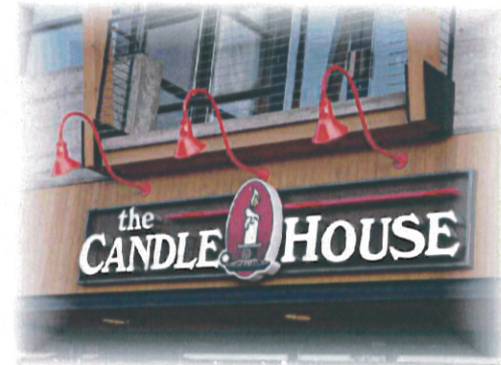
- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- No billboard signs.
- Open or exposed neon.
- No cabinets or can signs.
- No window signs except for as provided in this sign program.
- Unadorned rectangular cabinet signs with translucent or opaque faces.
- Temporary wall signs, pennants, banners, inflatable displays or sandwich boards.
- Window signs unless approved by the Owner (Note: box signs hanging in display windows are not allowed.)
- Gold leaf treatments on windows, box signs and exposed neon window displays without Owner's written approval. Note: Approval is at Owner's sole discretion. Off-the-shelf signs are discouraged.
- Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
- Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are not permitted).
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet this criteria.
- Paper, cardboard or Styrofoam signs, stickers, or decals hung around or behind storefronts.
- Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
- Simulated materials such as wood grained plastic laminates or wall coverings.
- Flashing, oscillating, animated lights or other moving sign components, except as specifically approved by the Owner.
- Rooftop signs or signs projecting above roof lines or parapets.
- Signs on mansard roofs or equipment screens.
- Advertising or promotional signs on parked vehicles.
- Exposed raceway, unless it forms a creative design element of the sign.
- Sign company decals in full view (limit to one placement only).

FABRICATION REQUIREMENTS

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

- A. All signs and related lighting components shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leak will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.
- P. Landlord to provide one (1) 120V junction box within 5 feet of sign location. Powered and controlled by house panel. Tenant to make all connections.



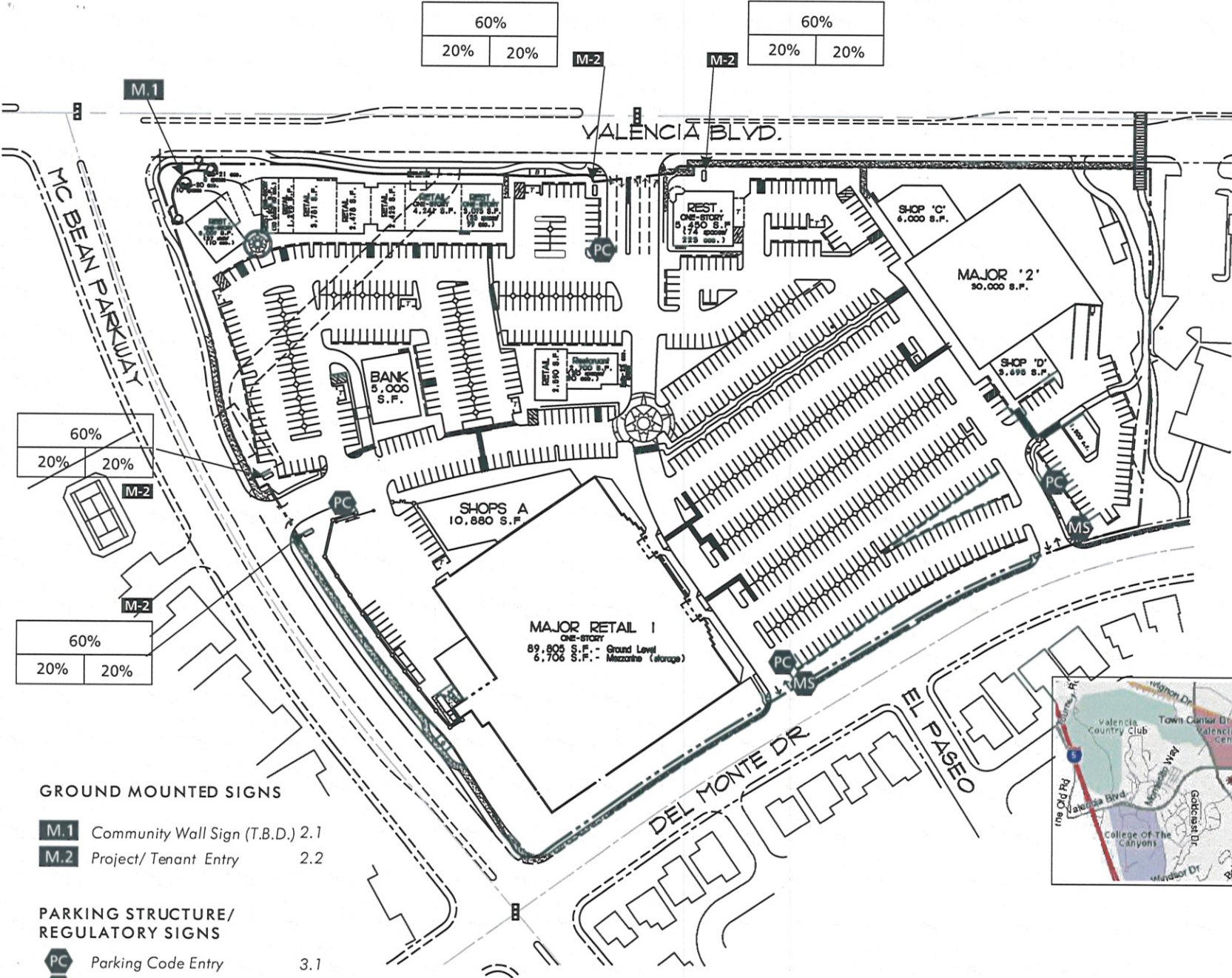
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Valencia Crossroads



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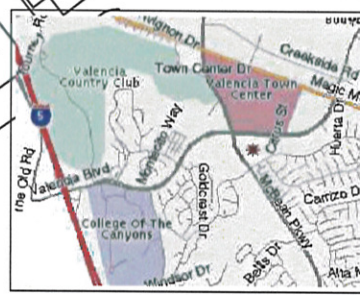
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GROUND MOUNTED SIGNS

- M.1** Community Wall Sign (T.B.D.) 2.1
- M.2** Project/Tenant Entry 2.2

PARKING STRUCTURE/REGULATORY SIGNS

- PC** Parking Code Entry 3.1
- S** Stop Signs 3.2
- H** Handicap Stall 3.2
- BA** Building Address 3.3
- MS** Miscellaneous Signs 3.4



EXHIBIT



WA ANCHOR TENANT SIGNAGE (39,999 SF AND OVER)

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: The maximum allowable letter height is not to exceed forty eight inches (48") for a single line. Maximum sign height not to exceed sixty inches (60") for two lines of copy. The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage up to 200 sf per elevation.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot up to a maximum of two (2) signs per building. Sign on second elevation can be the same size as storefront sign. Signs must maintain a twelve inch (12") buffer between architectural features (i.e. cornices, arches and expansion joints).

TYPE FACE: Custom colors logotype/ or colors with Owner approval.

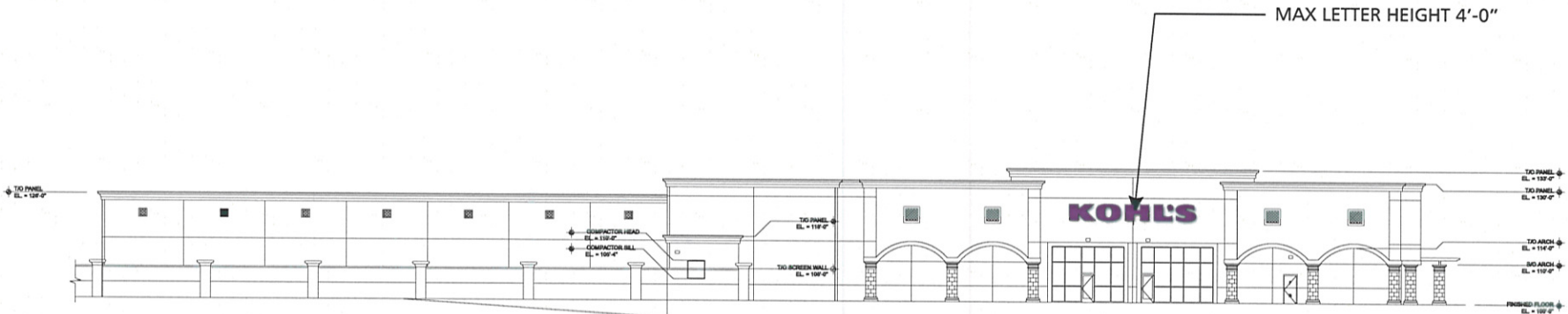
COLORS: Signs will be internally illuminated with neon or flourescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal.

LIGHTING: Exposed neon is prohibited.



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Dalencia Crossroads



REAR ELEVATION
332'-11"



FRONT ELEVATION
332'-11"



WM MAJOR TENANT SIGNAGE (10,000 TO 38,999 SF)

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGN AREA: Elevation (facing parking lot): The maximum allowable letter height is not to exceed forty inches (40") for a single line. Maximum sign height not to exceed forty-eight inches (48") for two lines of copy.

Elevation (facing street): The maximum allowable letter height is not to exceed thirty inches (30") for a single line. Maximum sign height not to exceed forty inches (40") for two lines of copy.

The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage up to 200 sf per elevation.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot up to a maximum of two (2) signs per building.

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

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

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal. Exposed neon is prohibited.



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Dalencia Crossroads

WS SHOP TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: The maximum allowable letter height is not to exceed twenty four inches (24") for a single line. In addition the initial letter of sign may have up to a twenty six inch (26") high letter. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of two (2) signs. Three (3) signs may be considered for end cap tenants under city sign review. Signs must maintain a four inch (4") buffer between architectural features (i.e. cornices and arches).

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

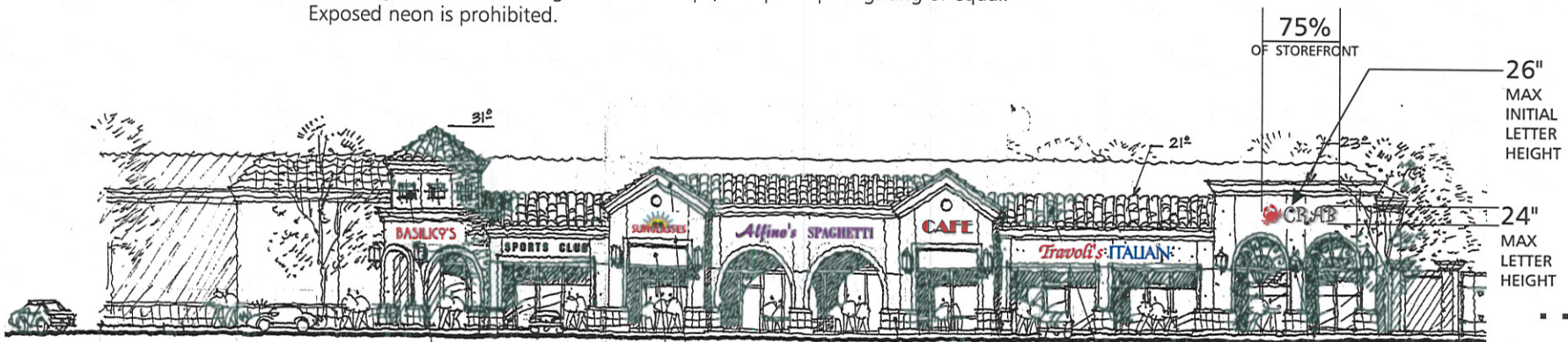
COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal. Exposed neon is prohibited.



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Valencia Crossroads



WP

PAD TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: The maximum allowable letter height is not to exceed twenty four inches (24") for a single line. In addition the initial letter of sign may have up to a twenty six inch (26") high letter. Double line of copy shall not exceed thirty six inches (36") in height.

Maximum sign length not to exceed seventy five percent (75%) of storefront.
Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

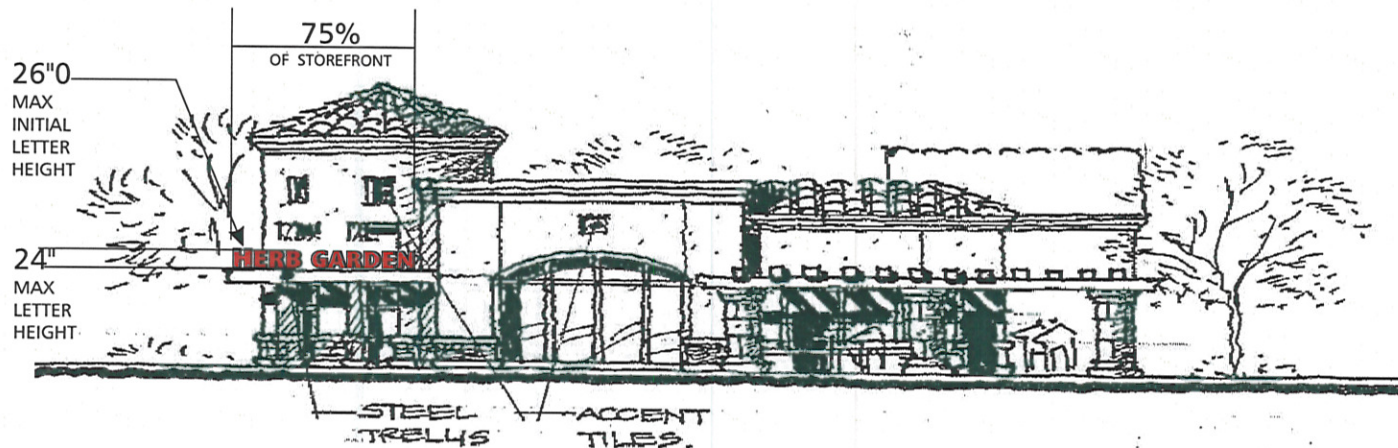
The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage. One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of either (3) signs per building - or two (2) primary signs and two (2) secondary signs (defined as 50% of a primary sign) or logo symbols.

Signs must maintain a four inch (4") buffer between architectural features (i.e. cornices and arches).

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

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

LIGHTING: Signs will be internally illuminated with neon or fluorescent lamps or externally illuminated with goose neck lamps, compact spot lighting or equal. Exposed neon is prohibited.



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Valencia Crossroads

1.4
WP

U UNDER CANOPY/BLADE SIGNAGE

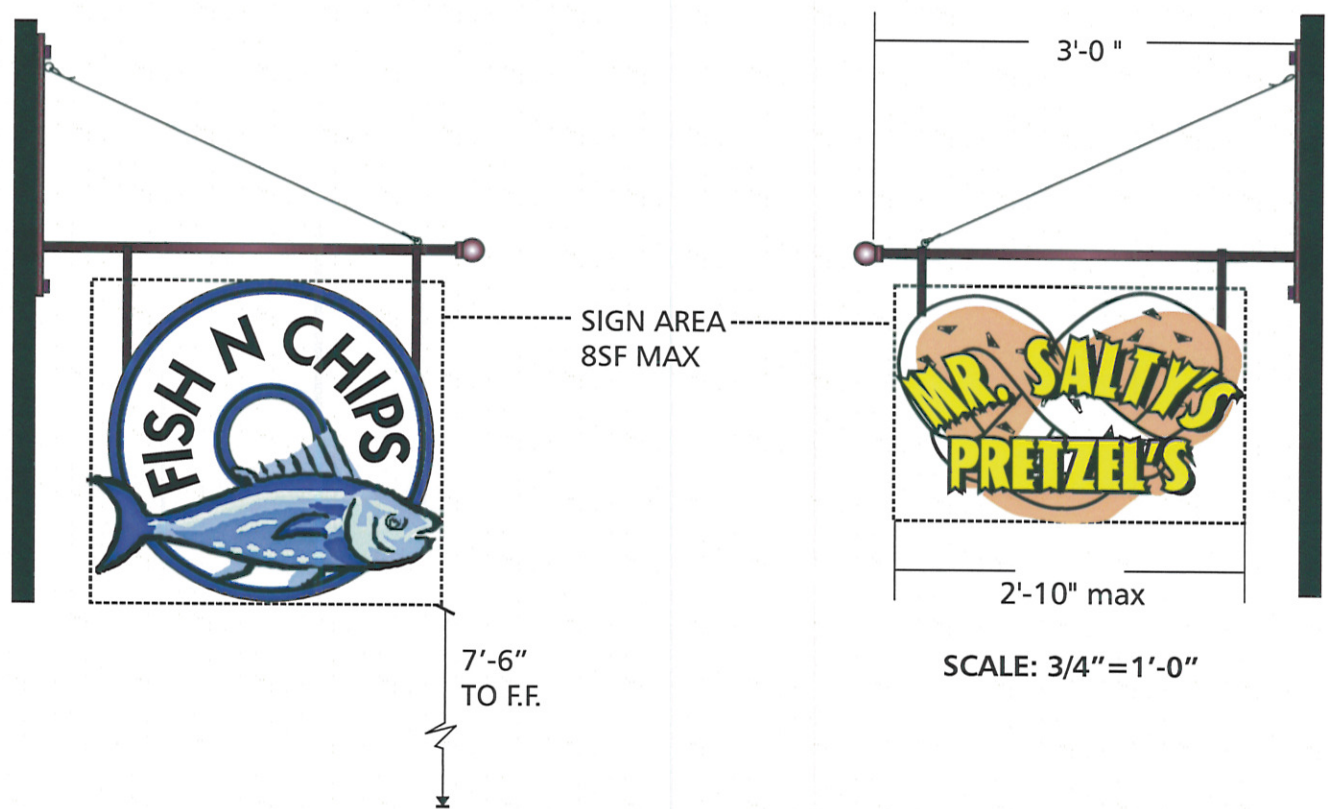
MATERIALS: A Variety of materials can be used to build a blade sign. It is encouraged that blade signs be as two or three dimensional and iconic as possible.

COPY: Tenant name/ logo.

SIGN AREA: 8 sq. ft. maximum sign area per tenant

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

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



E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry inside glass.

COPY: 6" High suite letter or address, tenant entry info 12" x 12".

SIGN AREA: 2.5 sq. ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or suite number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

E2 REAR ENTRY ID

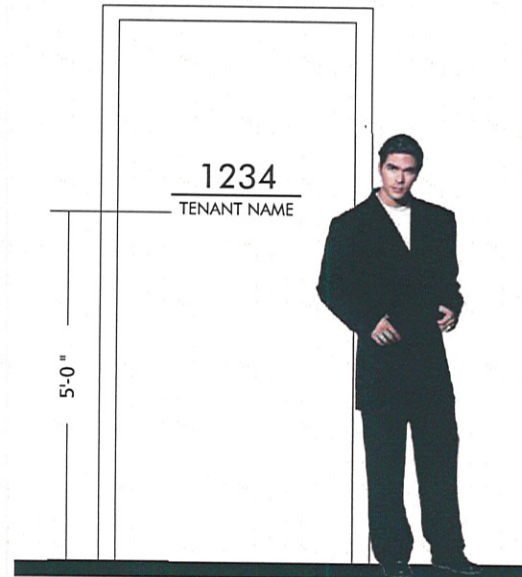
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high suite letter or address, 2" high tenant name.

SIGN AREA: 2.5 sq. ft. maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery side of building.



TYPICAL ELEVATION



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Valencia Crossroads

M.1 COMMUNITY WALL SIGN



02-4120
10-24-02

Valencia Crossroads

FINAL DESIGN TO BE DETERMINED

M.1
2.1

M.2 PROJECT/TENANT ENTRY MONUMENT

MATERIALS: Single sided fabricated monument with smooth and metal finishes. Tenant panels to be fabricated from aluminum with routed out graphics. Tenant copy is pushed thru 1/2" clear plex with vinyl overlay. Mounted to ledger stone base. Project logo is fabricated from aluminum. Graphics to be layered.

QUANTITY: (4)

SIGN AREA: Sign area 36 sq ft. maximum.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

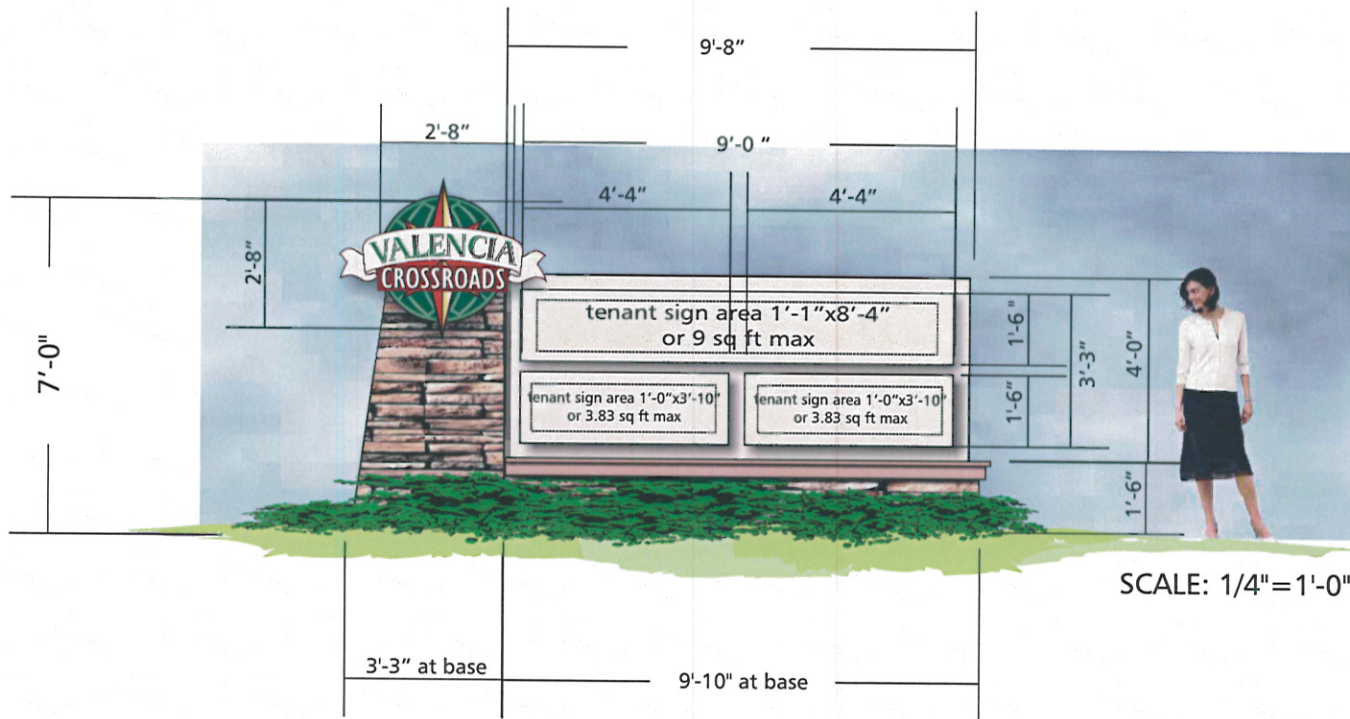
COLORS: See Paint Schedule.

ILLUM: Internally with Flourescent lamps.



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Valencia Crossroads





PARKING CODE ENTRY

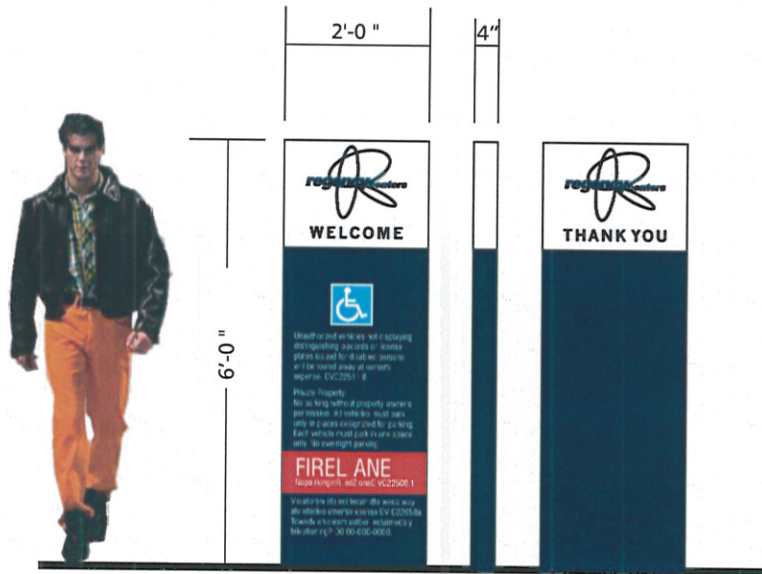
MATERIALS: Aluminum monolith double sided sign with vinyl graphics.

QUANTITY: (3)

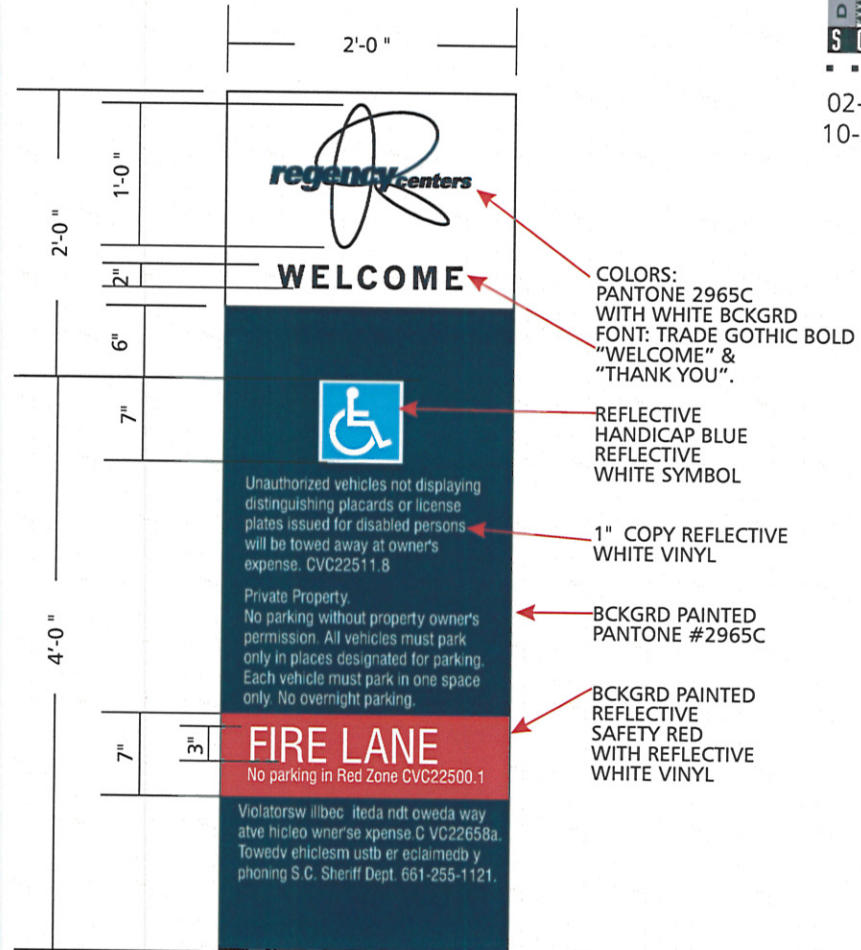
SIGN AREA: 6'-0" maximum height.

TYPE FACE: Helvetica Medium Condensed.
Trade Gothic Bold.

LIGHTING: Non-illumination.



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



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



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STOP & HANDICAP SIGNS

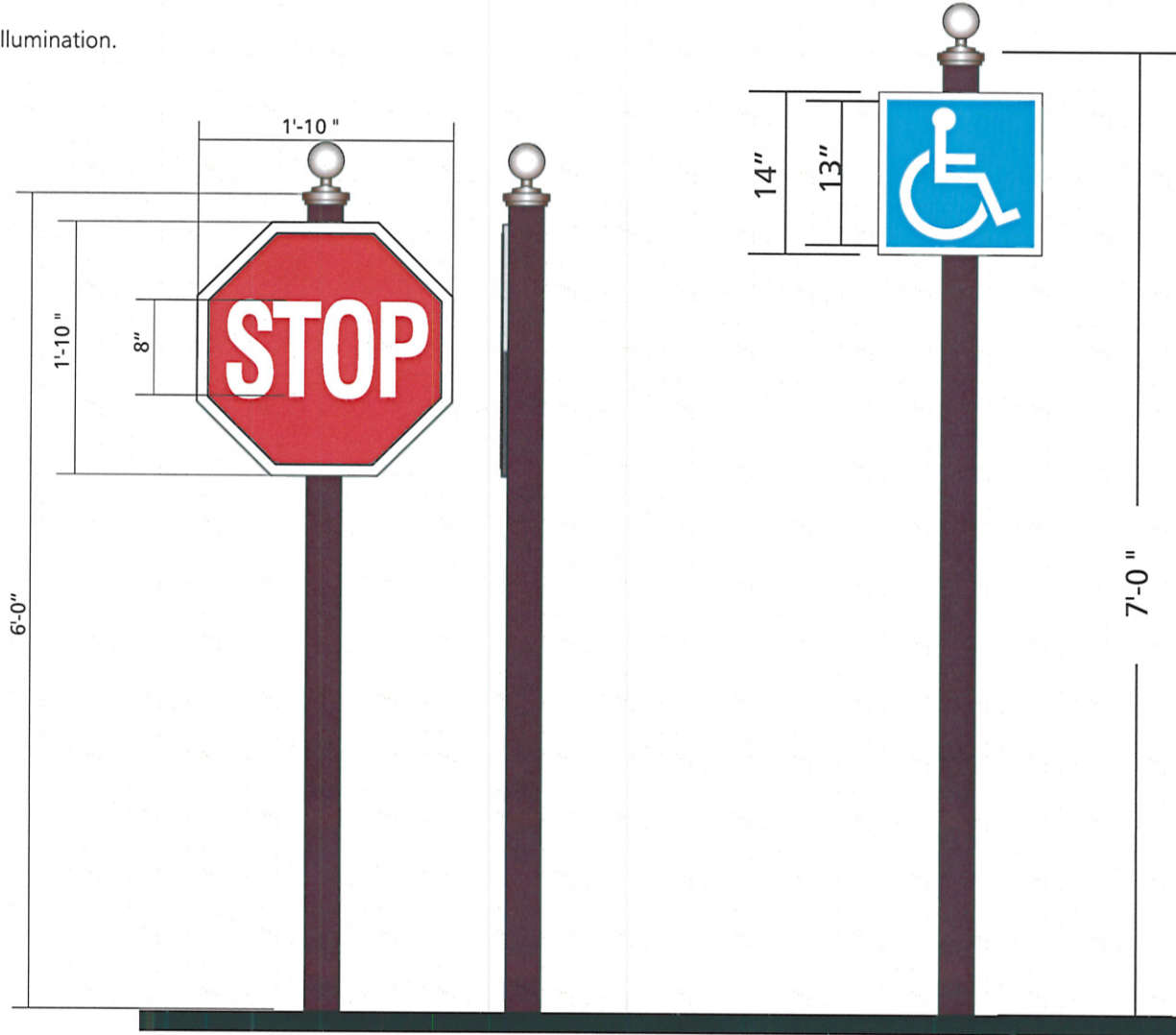
MATERIALS: Single faced aluminum sign.
Mounted to 2½" square post.

SIGN AREA: 7'-0" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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



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BUILDING ADDRESS

MATERIALS: 12" high 1 1/2" thick gator foam address numbers.

QUANTITY:

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

1'-0" 1 2 3 4



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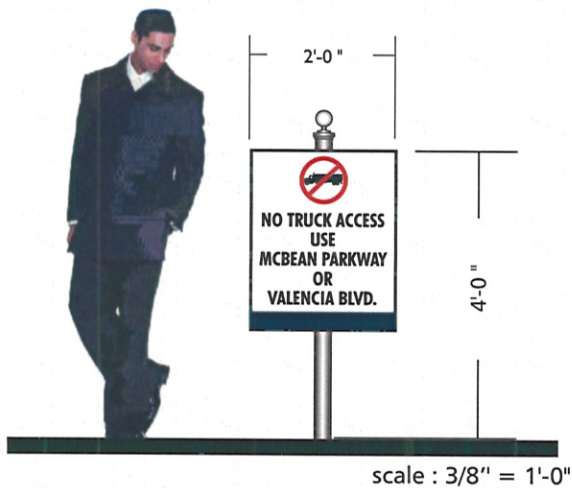
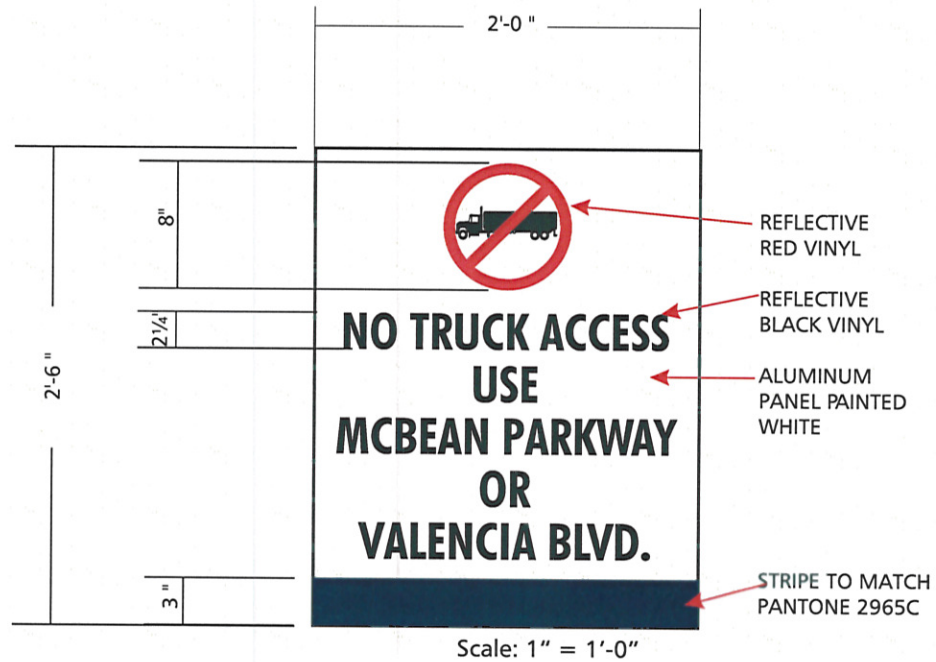
MISCELLANEOUS SIGNS

MATERIALS: Single faced aluminum sign.
Mounted to 2 1/2" dia. pipe.

QUANTITY: (2) Two.

SIGN AREA: 4'-0" maximum height.

LIGHTING: Non-illumination.



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