



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • 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**

Master Case Number 09-147

Sign Review 09-013

Per Code Section 17.19

of the Unified Development Code

Date: November 30, 2009

Applicant: Valencia Town Center Venture, LLC  
11601 Wilshire Boulevard, 11<sup>th</sup> Floor  
Los Angeles, CA 90025

Request: The applicant is requesting approval of an enhanced sign program for the commercial center identified as “The Patios at Valencia Town Center” located at 24021 Valencia Boulevard. The project site is located in the CTC (Commercial Town Center) zone, in the City of Santa Clarita.

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

**CONDITIONS OF APPROVAL / MITIGATION MEASURES**

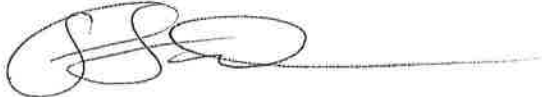
1. This approval allows for the construction of the signage identified in enhanced sign plan submittal dated November 2009.
2. All signs in Zone B shall utilize externally lit or “halo” effect signs and excludes the use of internally lit plastic channel letters with the exception of directional signage. These sign restrictions shall not apply to the interior courtyards which are not visible from the parking lot or public right-of-way (Zone A).
3. Wall signs shall adhere to the standards outlined on approved sign program submitted by the applicant.
4. No exposed or open neon is allowed in Zone B.



5. The project shall be developed in conformance with the approved plans on file with the Planning Division. Any changes shall be subject to further review by the Director of Community Development.
6. 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.
7. All signs shall be located in such a manner as to not impede traffic or sight visibility.
8. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
9. 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 November 30, 2010.
10. The applicant must sign the attached notarized affidavit to confirm acceptance of the above conditions. The notarized affidavit must be returned to the Community Development Department before approval is granted.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Follstad', with a horizontal line extending to the right.

Fred Follstad, AICP  
Associate Planner



# The Patios

AT VALENCIA TOWN CENTER

## TENANT SIGN CRITERIA

PLANNING APPROVAL AS MARKED  
SUBJECT TO ALL APPLICABLE SECTIONS  
OF THE UNIFIED DEVELOPMENT CODE  
CITY OF SANTA CLARITA  
COMMUNITY DEVELOPMENT



PLANNING DIVISION

NOV 30 2009

# Table of Contents

INTRODUCTION	2
DEFINITION OF PATIOS EXPANSION	3
TENANT SIGN ZONES	4
TENANT SIGNAGE CRITERIA	5-12
SIGN EXAMPLES	13-14
TENANT SIGN SIZE MATRIX	15
TENANT SUITE ADDRESS	16-17





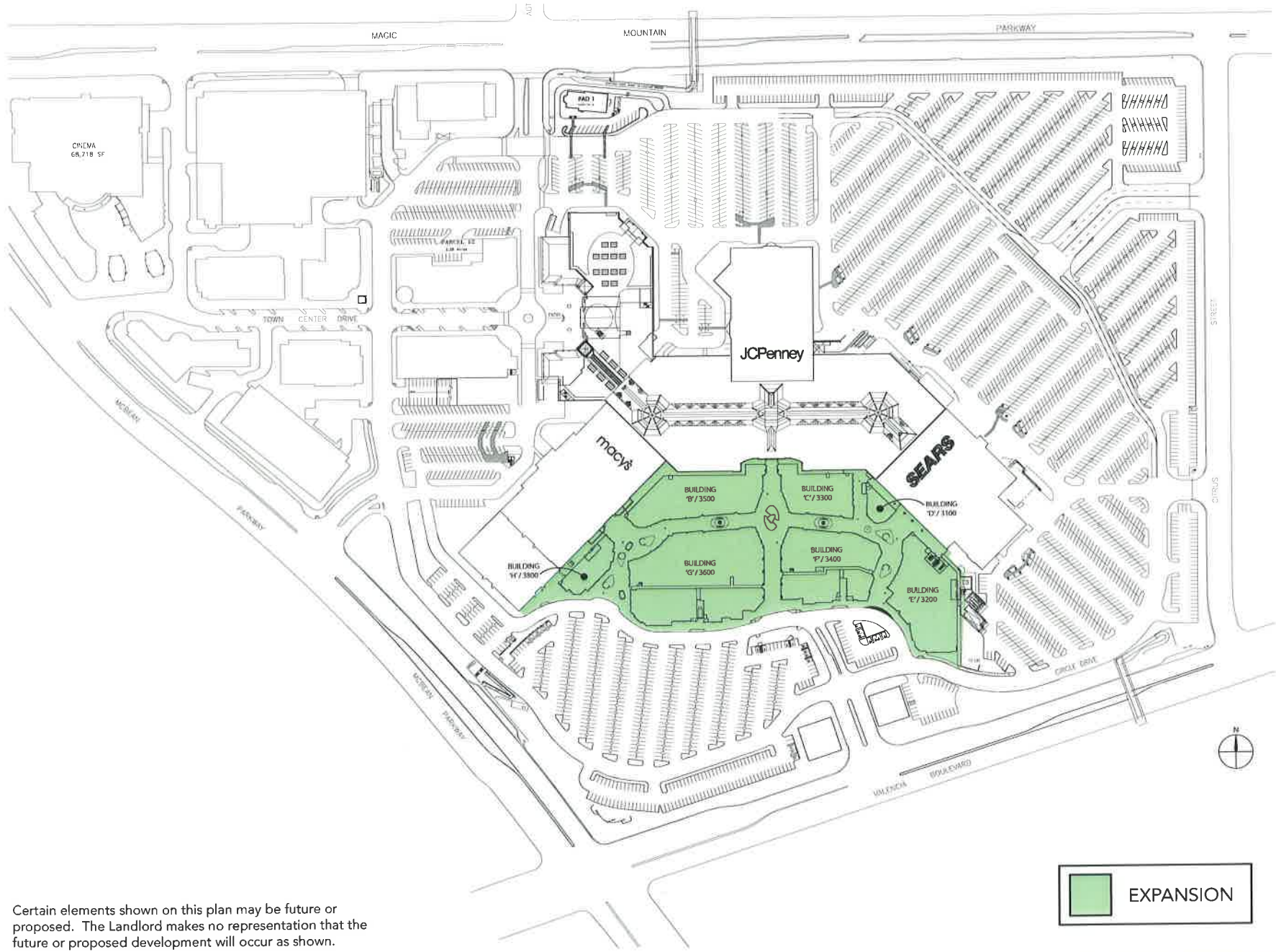
## INTRODUCTION

This Tenant Sign Criteria governs all Tenant sign design, fabrication and installation for the Patios at Westfield Valencia Town Center. Our objective is to allow the maximum expression of a store's individual personality and character while maintaining a cohesive level of quality throughout the center.

The criteria herein has been prepared for review and approval by the Santa Clarita planning division in accordance with Section PL12 of Resolution P07-15, Exhibit A, Master Case 06-122 and is not intended to contradict any code requirements that may govern this project. It remains the responsibility of the Tenant's Architect, Engineers and Contractors to verify and comply with all applicable codes.

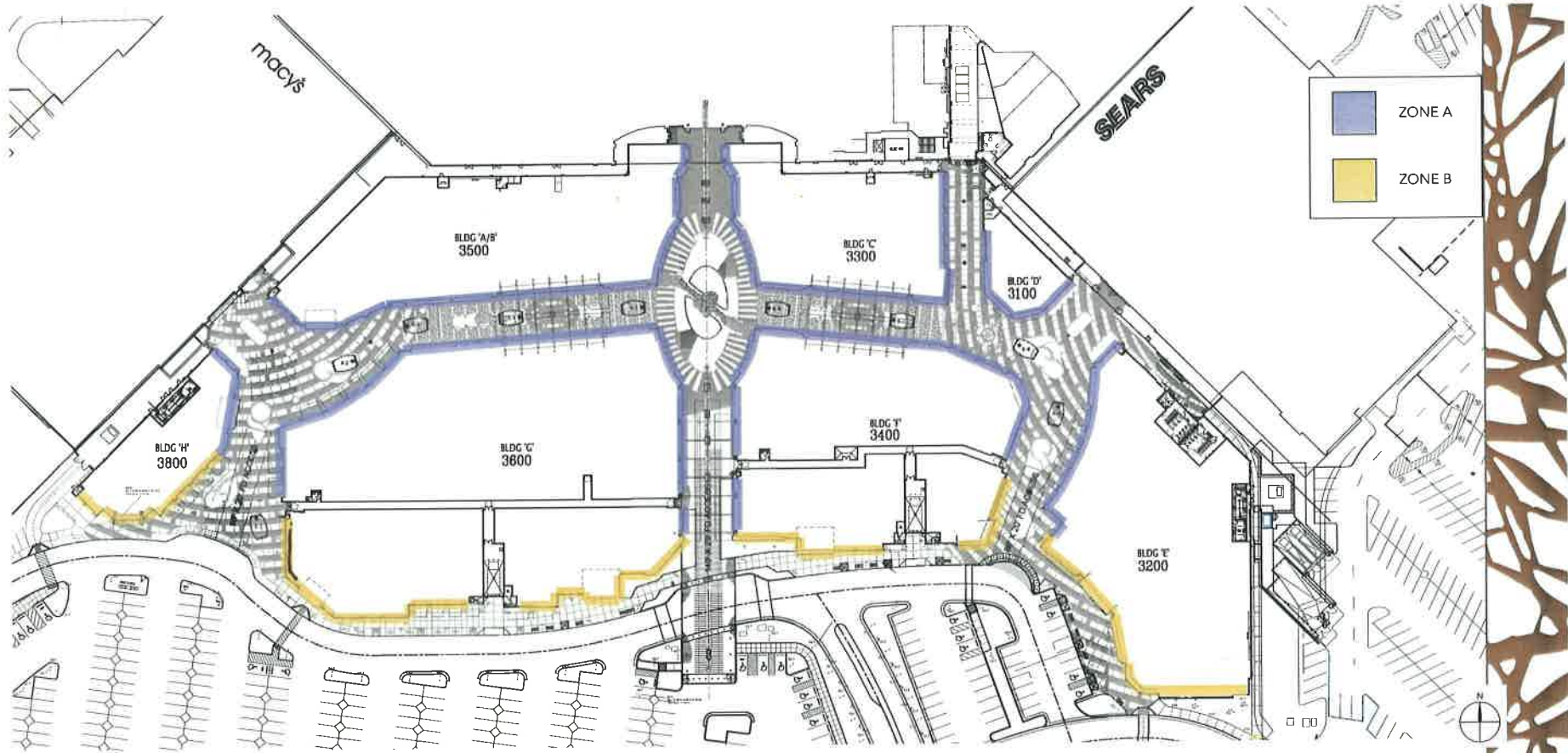


# OVERALL CENTER PLAN



Certain elements shown on this plan may be future or proposed. The Landlord makes no representation that the future or proposed development will occur as shown.





### TENANT SIGN ZONES

Tenant spaces are located in 2 sign zones, as indicated above, either facing the interior of The Patios, or facing the exterior parking lot. Zone B has requirements over and above those for Zone A.

ZONE A – Locations facing the interior of The Patios where Tenant sign design must meet Landlord approval.

ZONE B – Locations facing the exterior parking lot where Tenant sign design must meet both Landlord approval and City Planning design review approval.

The Landlord reserves the right to update and modify these criteria and shall coordinate with the City of Santa Clarita Planning department on any revisions impacting its obligations in Zone B per its Conditions of Approval (Section PL12; Resolution P07-15; Exhibit A; Master Case 06-122).

## TENANT SIGNAGE CRITERIA

Purpose of Tenant Signage Design Criteria:

This Signage Design Criteria is provided to guide designers, architects, and tenants in the development of tenant identity signs at Valencia Town Center.

- A. The objectives are:
  1. To generate varied and creative tenant signage through application of imaginative design treatments and distinctive logos and typestyles.
  2. To establish signage as a design element that contributes to a "shopping district" environment unique to Valencia Town Center.
  3. To provide standards of acceptability for signs in order to facilitate the review and approval process.
- B. A map of designated areas is located on the Tenant Signage District Plan. Tenants and their designers are to refer to that map and select a combination of at least two sign types, and no more than four, from the designated district assigned to their store.
- C. Any signs fabricated and installed without prior approval in writing from the Landlord may be removed by the Landlord. All costs for removal, including but not limited to patch and repair of the building, will be at the tenant's expense.
- D. The Tenant Signage Design Criteria is part of the Tenant's Lease and the Tenant is required to comply with these requirements.

### Tenant Signage Within Valencia Town Center:

All tenants are encouraged to push the boundaries and design exciting signage. Every signage submission approval is at the discretion of the Landlord and the Landlord may approve signage that exceeds the limits listed in the following criteria on a case-by-case basis.

Valencia Town Center is divided into the following signage areas:

- I. In Line Tenants
  - Zone A: Interior Facing
  - Zone B: Exterior Facing
- II. Pad Building Tenants

Tenant Signage Allowed Within Each District:

The tenants must have certain required sign types. They are listed below. In addition to the two required sign types, tenants are allowed to have signs selected from the "optional" signage. A maximum selection of four sign types are allowed per tenant, as noted below, or as allowed by the landlord on a case by case basis.

Signage located on the rear elevation is not permitted, unless specifically approved in writing by the Landlord or the tenant designs an entrance exclusively for public use in that elevation. Service entries or fire exits are not considered public entries, therefore are prohibited from having primary signage.

Variations away from these designated areas need approval from the Landlord prior to being submitted to the City for permit. The maximum allowable square footage area of each sign is to be determined based on the lineal frontage of the store front, it's location in Valencia Town Center, and the City of Santa Clarita signage ordinances.

Note: A separate sign permit is required from the City of Santa Clarita prior to installation of any sign.

### In Line Tenants Guidelines:

1. Primary Signage: REQUIRED. Suggested sign type:
  - a. Reverse pan channel halo lit individual dimensional letters.
  - b. Internally lit push thru letters, except in Zone B.
  - c. Dimensional letters, externally illuminated (gooseneck lighting prohibited)





- d. One primary sign per elevation – maximum of two
- 2. Secondary Signage: REQUIRED
  - e. Blade sign – one sign maximum per elevation
- 3. Optional Signage:
  - a. Inlaid entry vestibule floor sign
  - b. Applied window graphics
  - c. Wall mounted plaques
  - d. Identity on valance of awning, if applicable
  - e. Canopy sign, if applicable

**Pad Building Signage Guidelines:**

- 1. Primary Signage: REQUIRED
  - a. Reverse pan channel halo lit individual dimensional letters.
  - b. Dimensional letters, externally illuminated (gooseneck lighting prohibited)
  - c. One primary sign per elevation – maximum of two
- 2. Secondary Signage: REQUIRED
  - a. Blade sign – one sign maximum per elevation
- 3. Optional Signage:
  - a. Inlaid entry vestibule floor sign
  - b. Applied window graphics
  - c. Wall mounted plaques
  - d. Identity on valance of awning, if applicable
  - e. Canopy sign, if applicable

**Signage Calculation Guidelines:**

- 1. The maximum sign area for each tenant shall be 1 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix.

Letter height maximums:

The maximum letter height shall be 24", inclusive of ascenders, descenders, and swooshes.

If letters are stacked, entire sign area not to exceed 36".

**Sign Locations:**

Tenants are allowed primary signage on elevations, which contain public entrances or show windows.

**Number of Primary Signage Options:**

- A. Inline tenants: One primary sign
- B. Corner tenants: Two primary signs
- C. Pad tenants: Three primary signs

**Signage Details and Specifications:**

A. Applied Window Graphics (excluding "Operational Signs", which are addressed below):

- 1. Only trade name or graphic logo may be used.
- 2. Store description, advertisements, or tag lines not permitted.
- 3. Metallic or colored tapes are to be used.
- 4. The entire graphic to be mounted below 48" from finished floor.
- 5. All applied graphics to be adhered to interior side of glass.
- 6. Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

B. Awnings Graphics:

Made of canvas, the awning projects perpendicular from the storefront façade above the entrance doors and acts as a protection against the elements or as a decorative feature. The name of the Tenant is applied to the awning valance, on the lower, vertical portion of the canopy only. Awnings and awning signage will not have any illumination.

- 1. Letters – To be silkscreen, printed or sewn on the vertical surface of the awning valance only.
- 2. Trade name and/or logo may be on awning valance only. No tag lines, merchandise descriptions, services or advertisements allowed.
- 3. Light fixtures to illuminate the awning are prohibited, as well as back lit awnings.



### C. Back Door Signs:

Signs placed on the back entrance of Tenants for purposes of delivery and access. Design standards to be given to all tenants at time of landlord approval of tenant improvement plans.

1. Maximum 1 square foot.
2. Painted aluminum plaque with tenant name and suite number in vinyl applied to plaque. No tag lines or slogans allowed.
3. Mounted to access door or immediate adjacent wall.

### D. Blade Signs:

A double-sided sign mounted perpendicular to the building facade and suspended on a decorative metal bracket, usually placed near the store-front entrances.

1. Each tenant is required to have one double-faced hanging sign per public/customer entrance.
2. The creative use of logo shapes is encouraged in the design of the blade sign.
3. Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-dimensional effect are encouraged in designated districts.
4. Blade signs are to be fabricated of painted metal only. Use of acrylics, Sentra, or other material other than metal are prohibited.
5. Signs are to be wall mounted from a metal bracket, or suspended from the trellis with metal supports.
6. Placement to be reviewed with consideration of all adjacent signs.
7. Signs to be mounted with minimum of 8' of clearance from the bottom of the blade sign to finished floor.
8. Signs to project a maximum of 3 1/2 feet, inclusive of bracket.
9. Trade name or logo only, no taglines, slogans, or advertising allowed.
10. No two tenants are to locate their blade sign on the same demising pier.
11. External illumination will be considered on a case by case

basis.

### E. Building Address Signage:

If the tenant is responsible for construction of the building, the address of the building needs to be applied to the exterior façade as determined by the Landlord. The numbers must be visible to the street. Landlord to provide tenants with drawing of desired design intent to tenant.

1. Letters to be 1' – 6" high.
2. Letters to be 3/4" dimensional metal, pinned 3" from wall facade.
3. Address signs are required for each Tenant and not included in square area calculations or not counted towards the three-maximum sign limit.
4. To be coordinated with the Landlord prior to installation.

### F. Canopy Signs:

Made from metal, the canopy projects perpendicular from the storefront façade above the entrance doors and/or display windows and acts as protection against the elements. The name and/or logo of the tenant is applied to the canopy with individual dimensional letters either on the face of the canopy, resting on top of the canopy, or suspended below the canopy.

1. Letters to be non-illuminated.
2. Letters to be made of cut out metals.

### G. Corner Treatments:

1. When the tenant occupies a corner store location and there is a corner entry / architectural feature, tenant must locate primary identity over the corner entry.
2. Vertical marquees are encouraged.

### H. Inlaid Entry Vestibule Floor Signs:

A pattern, medallion, individual letters, or sign recessed into the floor, located solely within tenant lease line at the entry vestibule of the store and integrated flush into the surrounding flooring system.

1. Signage is required to be within the Tenant's lease line and may not extend beyond the storefront.



2. Sign must be fabricated out of durable, non-slip materials
3. When vacating tenant space, tenant is to replace flooring to appear as new.

#### I. Interior Signage:

1. Signage is to be oriented to and viewed from the interior of the store only.
2. Signage, mounted inside the store, viewed from the pedestrian walkway is prohibited.

#### J. Menu Boards:

1. Menu boards to be mounted directly next to main customer entrance doors.
2. Menus are to be enclosed in weather proof, metal enclosure, maximum of four square feet in size.
3. Menus can be illuminated by a concealed light source integrated into the design of the enclosure.
4. Back-lit menu boards are prohibited.

#### K. Operational Signs:

Operational signage indicating suite number, hours of operation, telephone numbers, specialty rules and regulations is specific to each Tenant. Operational signs are required. No tag lines or slogans allowed.

1. Maximum letter height of 3/4".
2. Mounted to interior surface of glass, on or adjacent to entrance door and mounted no higher than 60".
3. Total area of sign shall not exceed 6 square feet.

#### L. Storefront Signs:

1. Individual letters – Reverse pan channel – halo illumination
  - a. Reverse channel letters are to be of painted metal.
  - b. All seams are to be welded and ground smooth.
  - c. Channel depth to be no more than 4".
  - d. Letter channels are to be peg mounted 1" maximum from face of wall.
  - e. Peg mounts are to be threaded anchor bolts with finished round sleeves and are to be painted the color of the fascia.

#### 2. Individual letters - External illumination

- a. External illumination to be provided by a separate light fixture(s) of a design that is complimentary to the overall sign design concept and the building architecture.
- b. Pre-manufactured square or rectangle light boxes/bars are not allowed.
- c. Individual letters to be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion.
- d. If peg-mounted, the individual letters are to be peg mounted minimum 1" from face of wall.
- e. All light fixture designs are to be submitted to the Landlord for approval prior to purchase and installation.

#### M. Suite Number Signage:

The suite number are to be designed as determined by the Landlord. The Landlord will provide a drawing which describes design intent.

1. Letters to be 6" high Antique White vinyl applied second surface.
2. Numbers to be centered over entry doors, 2" above mullion.
3. Numbers are to be fabricated in the specific font as noted in the design drawing supplied by Landlord.
4. Address signs are required for each Tenant and not included in square area calculations or not counted towards the three-maximum sign limit.

#### N. Vertical Marquee:

A large double-sided cabinet sign mounted perpendicular to the building facade and mounted on a metal bracket. Individually illuminated letters can be applied to cabinet structure.

1. All vertical marquees will need special permission and to be reviewed by the Landlord prior to submittal for signage permit. An special condition application can be obtained from the Landlord.
2. Placement of marquees will not interfere with and must coordinate with the building façade elements (i.e. projecting trim or parapets, joint lines, etc.)





O. Wall Mounted Plaque:

1. Wall mounted plaques with concealed fasteners or exposed fasteners designed as a feature treatment approved by Landlord.
2. Allowable materials are cast or built up metal.
3. Non-illuminated or externally illuminated only.
4. Size to be submitted for approval.
5. Location to be adjacent to entry doors and submitted for approval.
6. No taglines, slogans, service or product descriptions allowed in text.

**Prohibited Sign Types:**

A. The following sign types and finishes shall be prohibited at Valencia Town Center (Exceptions to these criteria must be specifically approved in writing by Landlord prior to fabrication and installation of any sign).

1. Illuminated sign boxes.
2. Interior signage meant to be viewed from the exterior of the store.
3. Signs with tag lines, slogans, phone numbers, service description, or advertising.
4. Monument style signage.
5. Illuminated canopies.
6. Signs with exposed raceways, conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
7. Rotating, animated and flashing signs.
8. Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
9. Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
10. Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
11. Signs attached, painted or otherwise affixed to awnings,

- tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
12. Balloons and inflatable signs.
13. Any signs including freestanding signs advertising the availability of employment opportunities.
14. Signs which emit sound, odor or visible matter.
15. Signs which bear or contain statements, words or pictures of an obscene, pornographic or immoral character, as deemed so by the Landlord.
16. Fluorescent or reflective sign colors.
17. Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
18. Signs made with plastic, lexan, or acrylic, translucent or opaque. Clear faces are allowed if used to protect neon.
19. Back plates behind signage are prohibited, as well as boxes that act as back plates.
20. A-frame type signs.

**Calculating Signage Area:**

Copy area shall be computed by surrounding each graphic element with an square or rectangle shape, calculating the area. Elements such as swashes, simple lines, back plates or other decorative touches must be included within limits of the geometric shape shall be included as part of the copy area.

Letter height shall be determined by measuring the tallest letter of a tenant's identity, inclusive of swashes, ascenders, and descenders.

Signage is not to exceed 70% of the length of the storefront, nor 2/3rds of the height of the perceived sign band.

**General Signage Design Guidelines:**

A. Design Objective:

1. The primary objective of the sign design criteria is to generate high quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, typestyles, and graphic elements for unique storefront signage at Valencia Town Center.



2. Signs may be located above or adjacent to entries or storefronts only; exceptions will be considered for corner tenants.
3. All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to concept development of any sign.
4. Signs that incorporate creative logos or graphic elements along with the business identity are encouraged.
5. Store name to consist of "Trade Name" only. Tag lines, bylines, merchandise or service descriptions are not allowed.
6. Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin at least 8" from any edge of the sign face area.
7. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord.
8. Any special conditions or deviations from the guidelines in the sign criteria are to be approved in writing after submittal to the Landlord.
9. Back plates of any kind are not allowed behind signage.

#### B. Typestyles:

Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them, provided that said images are architecturally compatible and approved by the Landlord. Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

#### C. Lighting:

The use of creative signage lighting is expected and encouraged

with the following criteria:

1. Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.
2. Only letters and logos shall transmit light while the back plate or background remains solid opaque. No backlighting allowed.
3. Exposed fixtures, shades, or other elements are to contribute to the design of the sign
4. Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.

#### D. Colors:

1. The color of the letter face and letter return shall be the same, no multi-colored letters allowed.
2. Color of letter face and returns are to contrast with building colors for good daytime readability.
3. All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal.

#### E. Materials:

##### 1. Acceptable sign material treatments are:

- a. Dimensional geometric shapes coated or burnished for variety in color and texture
- b. Painted metal
- c. Screens, grids, or mesh
- d. Etched or brushed metal
- e. Cut, abraded, or fabricated steel or aluminum
- f. Dimensional letter forms with seamless edge treatments
- g. Glass

##### 2. The following materials are prohibited:

- a. Fluorescent or reflective materials such as polished mirror
- b. Simulated materials, i.e. wood-grained plastic laminate and wall covering
- c. Sentra or cardboard
- d. Internal illuminated letters with acrylic front face. Acceptable at roadways.
- e. Trim cap retainers



## Construction Requirements:

### A. General:

1. All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in these regulations and all other applicable codes and ordinances.
2. All signs must meet all standards set forth by Valencia Town Center Sign Criteria and must be approved by the Landlord before permit submittal.
3. The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over Valencia Town Center nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

### B. Fabrication Requirements:

1. All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
2. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of Valencia Town Center.
3. All formed metal, such as letter forms, shall be fabricated using full-weld construction with all joints ground smooth.
4. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
5. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
6. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
7. Surfaces with color mixes and hues prone to fading (e.g.,

pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.

8. Joining of materials (e.g., seams) shall be finished in such a 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.
9. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
10. All lighting must match the exact specifications of the approved working drawings.
11. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
12. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameled iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
13. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures, not easily visible to the public. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
14. Penetrations into building walls, where required, shall be made waterproof and warranted as such by the tenant's sign contractor.
15. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
16. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
17. Signs illuminated with neon shall use 30 m.a.





transformers. The ballast for fluorescent lighting shall be 430 m.a. Fluorescent lamps will be single pin (slimline) with 12" center to center lamp separation maximum.

### Approvals of Tenant Signage:

#### A. Artwork Submittals:

1. All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to development of any signage.

#### B. Concept Drawing Submittal:

1. Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval three sets of Concept drawings reflecting the design of all sign types.
2. If applicable, sign concept drawings are to be submitted concurrently with storefront design and awning design. Partial submittals will not be accepted.

#### C. Shop Drawing Submittal:

1. Upon approval of concept plans in writing from Landlord, three complete sets of shop drawings are to be submitted for Landlord approval, including:
  - a. Fully-dimensioned and scaled shop drawings @ 1/2"=1'-0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
  - b. Elevations of storefront @ 1/2"=1'-0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
  - c. Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
  - d. Section through letter and/or sign panel @ 1/2"=1'-0" showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

- e. Cut-sheets of any external light fixtures.
- f. Full-size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.

2. All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the concept design as approved by the Landlord.
3. Within fifteen (15) working days after receipt of Tenant's working drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained. A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.
4. Requests to establish signs that vary from the provisions of these sign criteria shall be submitted to the Landlord for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:
  - a. Encourage exceptional sign design and creativity.
  - b. Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria.
5. Following Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Santa Clarita sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish the Landlord with a copy of said permits prior to installation of Tenant's sign.
6. Signs shall be inspected upon installation by both the Landlord and the City of Santa Clarita to assure conformance. Any work deemed unacceptable shall be corrected or modified at the Tenant's sole cost and expense as required by the Landlord.

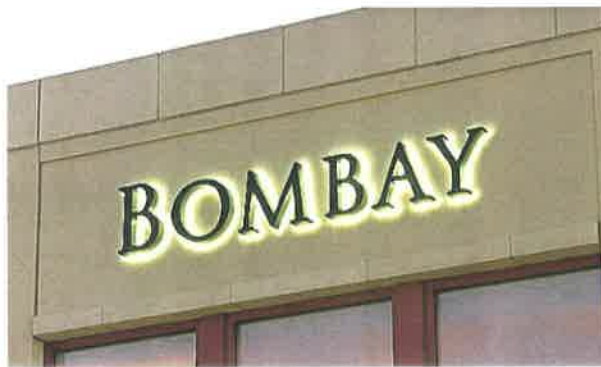


Signage Examples





Fascia Signs



Blade Signs







### TENANT SIGNAGE SIZE MATRIX

SIGN TYPE	In Line Tenants	Pad Building
<b>Storefront Signs</b>		
Sign Letter Max Height	24"	24"
Sign Logo Max Height	24"	24"
Max sign height, if letters stacked	36"	36"
<b>Blade Sign</b>	6 sq ft	6 sq ft
<b>Steel Canopy</b>		
Sign Letter Max Height	12"	14"
<b>Wall Mounted Plaque</b>	4 sq ft	6 sq ft
<b>Window Graphics</b>		
Sign Letter & Logo Max Height	8"	8"
<b>Awning Sign</b>		
Sign Letter Max Height	6"	8"
<b>Inlaid Floor/Sidewalk**</b>	20 sq ft	20 sq ft

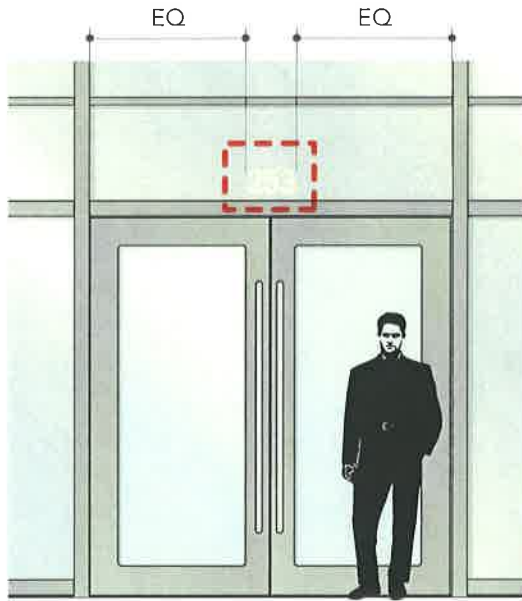
<b>Max. Sign Area &amp; Calculation</b>	1 sq ft / 1 linear ft (not to exceed 70% of storefront)	1 sq ft / 1 linear ft (not to exceed 70% of storefront)
-----------------------------------------	---------------------------------------------------------	---------------------------------------------------------

(Sign Area / Linear Store Front)

\*\*Excluded from area calculation formula



TENANT SUITE ADDRESS



1 LOCATION ELEVATION, TYP.  
SCALE: 1/4"=1'-0"

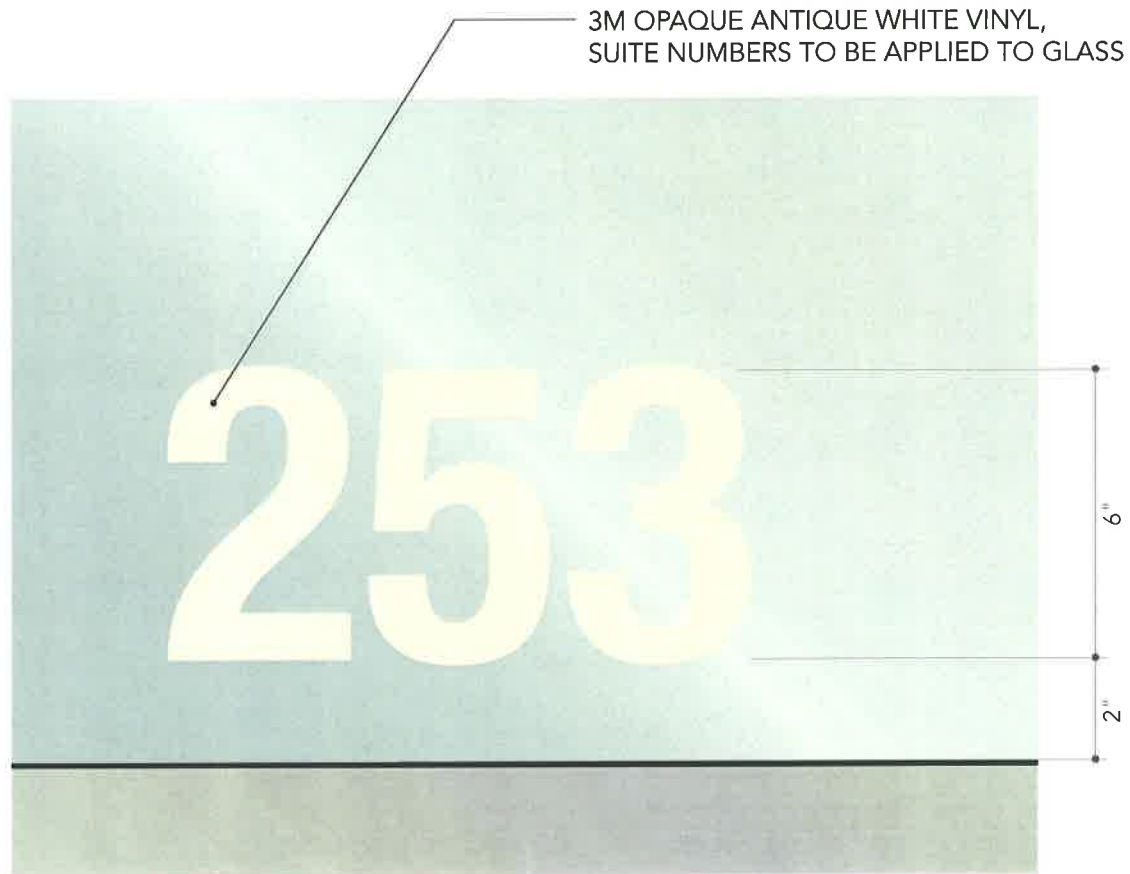
NOTES:

- COPY TO BE LOCATED ON GLASS PANEL CENTERED ABOVE ENTRY DOOR. 2" ABOVE THE MULLEIN SYSTEM, TO BE APPLIED SECOND SURFACE.
- ALL COPY, LOCATION, AND QUANTITY TO BE PROVIDED TO SIGN FABRICATOR BY OWNER, BASED ON PROTOTYPE.

Helvetica Neue - 77 Bold Condensed

**1234567890**





2 SUITE IDENTITY NUMBERS, DETAIL - TYP.  
SCALE: 3"=1'-0"

