



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 15-061
SIGN REVIEW 15-005
PER CODE SECTION 17.51.080 OF THE
UNIFIED DEVELOPMENT CODE**

Date: July 21, 2015

Applicant: The New Home Company
Attn: Rick Bianchi
85 Enterprise, #450
Aliso Viejo, CA 92656

Location: On APN# 2849-001-027 along the live-work units on Prima Way.

Request: The applicant is requesting approval of a sign program for the live-work units along Prima Way within the Villa Metro community. The proposed sign program will regulate the signs for all commercial businesses that locate in the live-work units.

Findings: In granting this approval, the Director finds that the required Burden of Proof set forth in Section 17.51.080 of the Santa Clarita Municipal Code has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth in Class 3 of Section 15303 (Small Structures) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions:

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

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



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

Development Code (Grading Code and Undergrounding of Utilities Ordinance), Utilities Code (Sanitary Sewer and Industrial Waste Ordinance), and Highway Permit Ordinance.

- GC9. This grant shall not be effective for any purpose until the applicant has filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.
- GC10. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved.
- GC11. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

- PL1. The applicant shall have approval for the sign program for the live-work units along Prima Way within the Villa Metro development as shown on the attached sign program plans. The approved signs are limited to wall signs above the entry for each of the commercial spaces.
- PL2. Any changes to the approved sign design shall be subject to the code in place at the time of permit issuance and may require a new Sign Review application.
- PL3. The applicant and property owner shall comply with all inspection requirements deemed necessary by the City of Santa Clarita.
- PL4. 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. The applicant shall comply with all standards of all other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL5. The applicant shall obtain all necessary building permits from the Building and Safety Division.

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

Sincerely,



Patrick Leclair
Associate Planner

VILLA METRO

VALENCIA



LIVE / WORK RESIDENTIAL / RETAIL SIGN CRITERIA

NOVEMBER 1, 2013

VILLA METRO / THE NEW HOME COMPANY



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1. **Purpose of Sign Regulations:** The purpose of these regulations is to provide a comprehensive system of regulations for *signs* that are visible from the *right-of-way*. The intent of these regulations is to provide a set of standards that are designed to optimize communication and quality of *signs* while protecting the public and the aesthetic character of the Community

2. **When Sign Regulations Apply:** This Criteria applies to all *signs* within the Community unless otherwise specifically regulated by the City.

3. **City Sign Regulations:** All signs shall also comply with Santa Clarita Municipal Code 17.19. *All signs will require a city permit provided by the Community Development Department (CDD).*

TYPE OF SIGN PERMITTED

Each Live/Work Tenant is allowed • one (1) wall sign (R.1.) for each Live/Work Owner’s frontage. Each Live/Work Owner is allowed on every entrance door • one (1) window identification set of vinyl (R.2.1 THRU R.2.4) that includes name, logo, address and hours of operation and required regulatory vinyl.

TYPE OF SIGN COPY PERMITTED

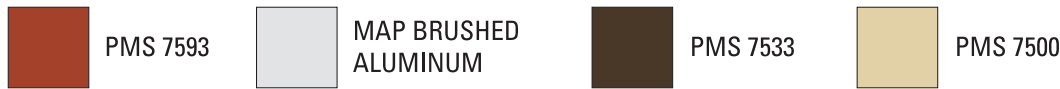
Wording of the signage shall be limited to the Retail Owner’s trade name, and shall generally not include specification of merchandise sold or services rendered, regardless of Retail Tenant’s “legal name”. Logos may be permitted at the discretion of the Board of Director’s (BOD).

An exception shall be made to this requirement to allow the tenant to include the product sold, (i.e., shoes, dresses, etc.), when identifications of Retail Owner is impossible without same and it is part of Retail Owner’s trade name or insignia, (i.e. Tony’s Tacos, Betty’s Bakery, etc.).

The Board of Director’s (BOD) shall be the judge in its discretion as to conformity in accordance herewith.

APPROVED EXTERIOR COLORS FOR THIS PROJECT

Any other color request must be approved by The Board of Director’s (BOD).



APPROVED TYPESTYLES FOR THIS PROJECT

Any other font request must be approved by The Board of Director’s (BOD).

Helvetica Bold :

**ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890**

Helvetica Regular :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Optima Bold :

**ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890**

Optima Regular :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890



- A. Prior to any construction of the wall sign, the Live/Work Owner shall submit a sign permit application and three (3) sets of the Live / Work Owner's Plans to the **Board of Directors (BOD) for approval before it is submitted to the CDD.**
- B. Prior to issuance of a sign permit, the applicant shall submit a certificate of insurance evidencing a liability insurance policy. The permittee shall maintain insurance for the duration of the time the sign is actually installed on building.
- C. The liability insurance shall be renewed every year by the Applicant.

COLORS AND MATERIALS DISCUSSION

It is the intent of these guidelines to support creative expression, eye-catching design and high quality sign materials on the part of all Villa Metro Owner's. Within this context, the following material and color guidelines shall be followed:

- A. Neon and "day glow" colors are prohibited
- B. Reflective and rainbow vinyl's are prohibited
- C. Colors shall be used in combination to ensure legibility, contrast and distinction
- D. Using one of the approved tenant colors on all wall signs.
- E. Using the same type of sign supports, or method of mounting for all signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the Board of Director's (BOD).

The **Board of Directors** shall be the judge in its discretion as to tenant's conformity with the Villa Metro design guidelines for this property.

SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign.

Live / Work Owner's Signage at Villa Metro will be called **RETAIL IDENTIFICATION SIGNAGE**, which will be installed at (and restricted to) the first floor level, and is to be installed on building facades.

RETAIL IDENTIFICATION SIGNAGE

- Each Live / Work Owner will have one non-illuminated wall sign that shall not be taller than the top of the wall or facade to which it is attached.
- Each wall sign shall not exceed a maximum of six (6) square feet per face.
- In all permitted zones, wall-mounted signs shall not exceed a height of twelve (12) feet to top of sign.
- Each Live / Work Owner shall be required to have a regulatory set of signs either vinyl on glass or wall mounted that include handicap access and no smoking symbols.
- Each Live / Work tenant shall be required to have a proposition 65 warning sign either vinyl on glass or wall mounted.
- All address numbers will be a minimum of four (4) inches high, and will be installed by builder.
- Each Live / Work Owner must apply the sign permit number to each approved sign so that the approval of the sign can be verified by field inspection.

RETAIL SIGNAGE

GENERAL SIGN INSTALLATION / FABRICATION REQUIREMENTS

- Each Live / Work Owner or its sign contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Live / Work Owners's sign.
- Each Live / Work Owner shall be responsible for the performance of its sign contractor.
- All bolts, fasteners, and hardware shall be corrosion resistant (i.e. stainless steel, aluminum, brass or bronze). No black iron materials of any type will be permitted.
- The sign contractor on drawings submitted to The Board of Directors (BOD), shall indicate location of all supports in sign panels on building walls. Sign contractor shall install signage in accordance with the approved drawings.
- All sign installation will be coordinated with the The Board of Directors (BOD) prior to initiation of any work by the Live / Work Owner and/or his subcontractors.
- All materials used in fabrication and installation of materials shall be of high quality.
- All wall mounted signs affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building and is not projecting more than four (4) inches from building face.

SIGN TYPE R.1 - S/F LIVE / WORK TENANT NON-ILLUMINATED WALL SIGN



- QUANTITY:** 22
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 13
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 24" h x 36" w; 6 SQUARE FEET MAXIMUM
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** TO BE APPROVED BY THE DIRECTOR
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** NON-ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 HQ DIRECT PRINT
- 3 PROTECTIVE CLEARCOAT
- 4 1" SQUARE ALUMINUM TUBE PAINTED

1" ALUMINUM TUBE FRAME AROUND SIGN FACE
SIGN ATTACHED TO BUILDING WITH BOLTS AND NYLON ANCHORS.

COLORS TO BE APPROVED BY THE DIRECTOR.
SIGN FACE 6 SQUARE FEET MAXIMUM.

A		PMS 7593C
B		WHITE



FRONT ELEVATION - PRIMA WAY

1A

SCALE 3/32" = 1' - 0"

RETAIL SIGNAGE

SUBMITTAL REQUIREMENTS FOR LIVE / WORK OWNER'S PLANS APPROVAL

All signs, both interior and exterior, visible from public and common areas must receive The Board of Directors (BOD) approval first. Within (30) days the (BOD) will approve or disapprove the Live / Work Owner's Plans. Once approved by the (BOD), Live / Work Owner's Plans can then be submitted to the Community Development Department (CDD) for approval. Live / Work Owner should plan ahead and anticipate a (30) thirty day BOD review process before Live / Work Owner's Plans can be submitted to the Community Development Department (CDD).

The **Board of Directors** may reject any sign that, in its sole opinion, is incompatible with the aesthetics of Villa Metro.

In the event of any conflict between the Live / Work Owner and The Board of Directors (BOD) as to the application of these criteria, The Director's decision shall be final and binding upon the Live / Work Owner.

These criteria have been established for the purpose of assuring an outstanding Live / Work community for the mutual benefit of all occupants and are consistent with the architectural design of Villa Metro. Although Live / Work Owner is encouraged to develop individual signs in an imaginative and varied manner, conformity with criteria will be enforced, and any installed non-conforming or unapproved signs must be brought into conformity at the expense of the Live / Work Owner.

SIGN CRITERIA & PLAN SUBMITTAL GUIDELINES

Prior to Live / Work Owner preparing calculations, designs, construction drawings, specifications and material submittals (collectively referred to as Live / Work Owner's Plans), which pertain to Live / Work Owner's work, Live / Work Owner's architect, contractor and engineers shall thoroughly familiarize themselves with all applicable building codes and all existing field conditions.

Live / Work Owner and Live / Work Owner's Sign Contractor shall make a physical on-site inspection of the premises to verify the "as built" location, conditions and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Live / Work Owner.

Live / Work Owner's plans shall be prepared in full knowledge of, and in compliance with, all City, County, State and National ordinances, rules and regulations.

Within thirty (30) days after the close of escrow, (unless otherwise noted), Live / Work Owner agrees to submit fully detailed, dimensioned and scaled preliminary drawings, prepared at Live / Work Owner's expense, to the **Board of Directors (BOD)**.



RETAIL SIGNAGE

SIGN CRITERIA & PLAN SUBMITTAL GUIDELINES

The preliminary submittal is intended to acquaint the Board of Directors with the Live / Work Owner's basic design intentions and to correct any conflict with the design criteria prior to commencing with construction drawings. Simplicity and resilience in material selection are important; however, the material selection, its method of application or its detail of construction, should be consistent with the criteria for Villa Metro.

DRAWINGS RECEIVED VIA FACSIMILE WILL NOT BE REVIEWED, DUE TO THE POOR IMAGE QUALITY OF THE TRANSMITTED DOCUMENTS.

All signs shall be wall mounted as designated within the limits of the design standards. Due to the varied architectural design of Villa Metro, building wall signs must be placed above the entrance door of Live / Work Owner's entrance as determined by the Board of Directors (BOD). Under no circumstances will sign extend into adjacent Live / Work Owner's spaces. Signage must be of a high quality of design and media consistent with the design of Villa Metro.

REVIEW PROCESS

The Board of Director's (BOD) shall review and approve Live / Work Owner's Plans for conformance to the Villa Metro design criteria. The Director of the BOD's approval shall not be deemed to certify that Live / Work Owner's plans comply with building codes and jurisdictional permitting, and shall not relieve Live / Work Owner of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines. **The Live / Work Owner's plans will first be sent to the Board of Directors for approval. The BOD will then have (30) days to approve The Live / Work Owner's plans. Once approved by the The Board of Directors (BOD), the Live / Work Tenants Plans must be submitted to the City of Santa Clarita Community Development Department (CDD) for approval.**

RETAIL SIGNAGE

SIGN DESIGN PACKAGE SUBMITTAL REQUIREMENTS

Live / Work Owner's Licensed Sign Contractor shall first submit fully detailed and dimensioned Live / Work Owner's Plans directly to the The Board of Director's (BOD) for approval prior to submitting the Live / Work Owner's Plans to the Community Development Department (CDD) for approval and fabrication of signage. Drawings must be fully detailed and dimensioned and shall include, but not be limited to, the following information:

- A. Three (3) sets of prints which show an elevation of the storefront including signage and graphics; showing all doors, architectural features, etc., and sections through the storefront.
- B. Detailed sections through building wall and signage are required. These fully detailed and dimensioned preliminary drawings shall be drawn to scale as noted:
 - Building front plan, elevation and sectional views to scale.
 - Details of signage at 1/2" scale or larger.
 - Building front signage at 1/2" scale or larger.
- C. Additional information to be included:
 1. Color rendering of the proposed building front elevation including any graphics and signage. Any photographs of Live / Work Owner's existing building front should also be submitted.
 2. Letterstyle and typeface specifics.
 3. Color and finish qualities of all portions of signage.
 4. Material specifications and thickness.
 5. Mounting technique and hardware.

RETAIL SIGNAGE

PROHIBITED RETAIL SIGNAGE AND MEDIA

No sign of any type other than those types previously described in the Villa Metro Sign Criteria will be allowed to become attached to or temporarily placed on Villa Metro property.

No temporary window signs, advertising place cards, banners or pennants shall be affixed or maintained upon the glass panes and supports of the show windows and doors or upon the exterior walls of the storefront or building, unless written approval is obtained from the The Board of Director's (BOD).

Transparent panels, photo murals or similar applications shall not be included in building fronts unless written approval is obtained from The Board of Director's (BOD).

Signs that resemble traffic control signs, traffic signals or devices or which bear the words "stop", "go slow", "caution", "danger", "warning" or other similar words or emergency lights or signals.

Signs that have flashing copy, that are animated or moving or have black lights or components thereof or lights and signs with stroboscopic lights, intermittent lights, rotary beacons, chasing lights or zip lights.

Signs with one copy message that flashes on and off or with two or more copy messages that alternate or change, either on the same or different portions of the sign.

Additionally, the following Live / Work Sign Types are expressly forbidden:

- Exposed neon expressed in a simple single or double stroke application.
- Signs employing luminous-vacuum formed plastic letters.
- Signs employing un-edged or uncapped plastic logos or letters with no returns and exposed fastenings.
- Neon and "day glow" paint, vinyl (except as described in the incidental signs section) and paper colors are prohibited.
- Reflective, rainbow or other patterned vinyl's are prohibited.
- Signs utilizing paper, cardboard, Styrofoam signs, stickers or decals hung around, on or behind building fronts applied to or located behind buildings front glazing.
- Portable signs (including A-Frame signs)
- Projecting signs
- Roof signs and Off-site signs



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

RETAIL SIGNAGE

PROHIBITED RETAIL SIGNAGE AND MEDIA

- The stamps, decals or other displays of the sign manufacturer's identity cannot be displayed on any portion of the sign, other than when expressly required by jurisdictional requirements.
- Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
- No simulated materials (i.e. wood grained plastic laminates, etc.) or wall coverings permitted.
- Neon strands or string lights highlighting the roof lines, gables, cornices, eaves or other architectural features, is prohibited, except as allowed subject to an approved special event permit or temporary holiday decoration.
- Temporary or permanent lighting of any type is permitted only with The Board of Director's (BOD) written approval.
- Multiple or repetitive signs or those using corporate shields, crests, logos or insignia are permitted only with The Board of Director's (BOD) written approval provided that these signs conform to other applicable criteria.

VIOLATIONS OF SIGN REGULATIONS

IT IS UNLAWFUL TO DO THE FOLLOWING:

- Place, post, paint or secure any sign, pennant, flag, banner, balloon or similar attention-seeking device on public or private property or within the public right-of-way unless otherwise provided in the Municipal Code or specific state statute.
- Place any lettering, card, poster or notice of any kind on any curb, sidewalk, street, pole, post utility box, hydrant, bridge, tree, building or other surface that is located on public property or in the public right-of-way unless otherwise provided in the Municipal Code or specific state statute.
- Display any sign without the required Sign Permit Sticker.
- Erect any sign on any premises contrary to the provisions of this division.

Violations of any provisions of this division shall be subject to the enforcement provisions of The CCR's and applicable City Codes. Violations of this division shall be treated a strict liability offense regardless of intent.

Owner/Developer: Name: The New Home Company
Address: 95 Enterprise, Suite 325
Aliso Viejo, CA 92656
Tel.: (949) 382-7800
E-mail: cchristian@thenewhomecompany.com
Contact: Chris Christian (Site Manager)

Architect: Name: Robert Hidey Architects
Address: 7585 Irvine Center Drive, Suite 200 Irvine, CA 92618
Tel.: (949) 665-1550
E-mail: schow@roberthidey.com
Contact: Stan Chow

Signage Consultant: Name: Outdoor Dimensions
Address: 5325 Hunter Ave., Anaheim, CA. 92807
Tel.: (714) 578-9555
Fax: (714) 693-9578
E-Mail: tlmoeb@outdoordimensions.com
Contact: Teresa Moe

V.P. Construction: Name: The New Home Company
Address: 95 Enterprise, Suite 325 Aliso Viejo, CA 92656
Tel.: (949) 355-9659
E-mail: pdibble@thenewhomecompany.com
Contact: Pat Dibble



TYPE	QTY.	DESCRIPTION
LIVE / WORK	22	LIVE / WORK NON-ILLUMINATED WALL SIGN



SIGN TYPE R.1 - S/F LIVE / WORK TENANT NON-ILLUMINATED WALL SIGN

- QUANTITY:** 22
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 13
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND HQ DIGITAL PRINT ON VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 24" h x 36" w; 6 SQUARE FEET MAXIMUM
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** TO BE APPROVED BY THE DIRECTOR
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** NON-ILLUMINATED

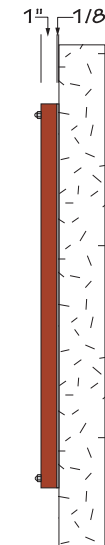
CONSTRUCTION GUIDELINES

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 HQ DIRECT PRINT
- 3 PROTECTIVE CLEARCOAT
- 4 1" SQUARE ALUMINUM TUBE PAINTED
- 5 DECORATIVE ALUKMINUM ACORN NUT

1" ALUMINUM TUBE FRAME AROUND SIGN FACE ATTACHED TO SIGN FACE WITH RECESSED SCREW AND DECORATIVE ACORN NUT. SIGN AND BORDER ATTACHED TO BUILDING WITH VHB TAPE AND GE SILICONE.

COLORS TO BE APPROVED BY THE DIRECTOR OF THE CDD.
SIGN FACE 6 SQUARE FEET MAXIMUM.

(A)		PMS 7593C
(B)		WHITE



1 | **FRONT VIEW: DETAIL**
SCALE: 1" = 1' - 0"

SIDE VIEW

SIGN TYPE R.1 - S/F LIVE / WORK TENANT NON-ILLUMINATED WALL SIGN



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- COLORS:** TO BE APPROVED BY THE DIRECTOR
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** NON-ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 1/8" ALUMINUM SIGN FACE PAINTED
- 2 HQ DIRECT PRINT
- 3 PROTECTIVE CLEARCOAT
- 4 1" SQUARE ALUMINUM TUBE PAINTED

1" ALUMINUM TUBE FRAME AROUND SIGN FACE
SIGN ATTACHED TO BUILDING WITH BOLTS AND NYLON ANCHORS.

COLORS TO BE APPROVED BY THE DIRECTOR.
SIGN FACE 6 SQUARE FEET MAXIMUM.

A		PMS 7593C
B		WHITE



FRONT ELEVATION - PRIMA WAY

1A

SCALE 3/32" = 1' - 0"

SIGN TYPE R.2.1 - S/F INCIDENTAL RETAIL SIGN

- QUANTITY:** 1 PER LIVE / WORK TENANT
- LOCATION:** ON RETAIL ENTRANCE DOOR
- COPY:** TENANT NAME, LOGO AND HOURS OF OPERATION
- MATERIALS:** WHITE VINYL
- SIGN AREA:** SIGN SIZE 20" h x 14" w; 1.94 SQUARE FEET
2 SQUARE FEET MAXIMUM
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** WHITE
- TYPE FACE:** OPTIMA BOLD AND CLIENT LOGO
- LIGHTING:** NON-ILLUMINATED

S/F INCIDENTAL RETAIL SIGN

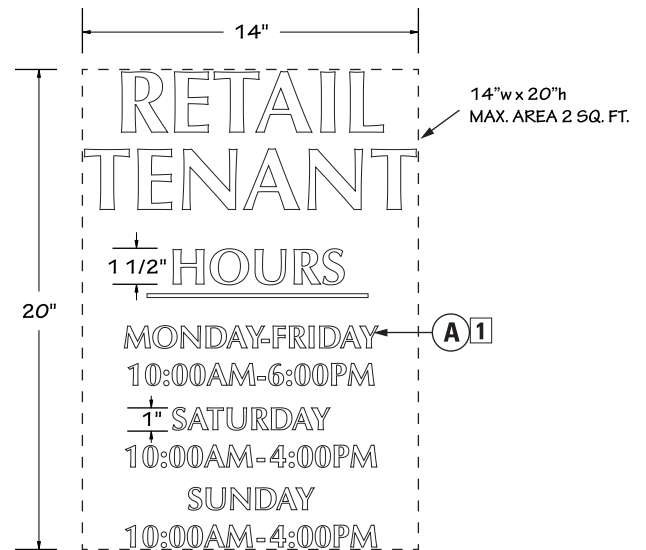
- 1 WHITE DIE CUT REVERSE VINYL

SIGN AREA 1.94 SQ. FT.

VINYL PLACED ON INSIDE OF DOOR
 MAXIMUM 2 SQUARE FEET SIGN
 AREA ALLOWED
 NOTE: VERBIAGE IS FOR ILLUSTRATION ONLY
 COPY WILL VARY WITH TENANT



1 | **EAST ELEVATION - TYPICAL**
 SCALE: 3/16" = 1' - 0"



2 | **DETAIL: TENANT I.D. VINYL**
 SCALE: 1 1/2" = 1' - 0"

SIGN TYPE R.2.2 - S/F RETAIL REGULATORY SIGNS

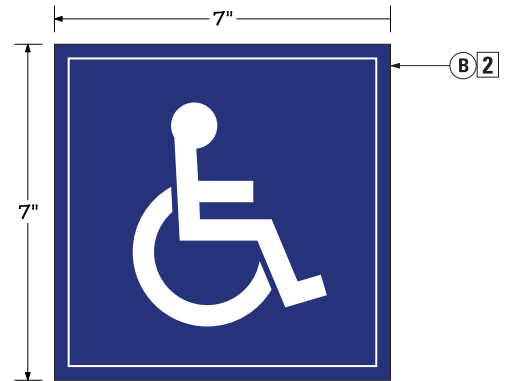
QUANTITY: 1 PER LIVE / WORK TENANT
LOCATION: ON RETAIL ENTRANCE DOOR
COPY: N/A
MATERIALS: VINYL
SIGN AREA: 1 SQUARE FEET
LETTER HEIGHT: N/A
LOGO HEIGHT: N/A
COLORS: WHITE AND BLUE
TYPE FACE: N/A
LIGHTING: NON-ILLUMINATED

- 1 WHITE DIE-CUT VINYL
- 2 HQ C.G.V. LOGO

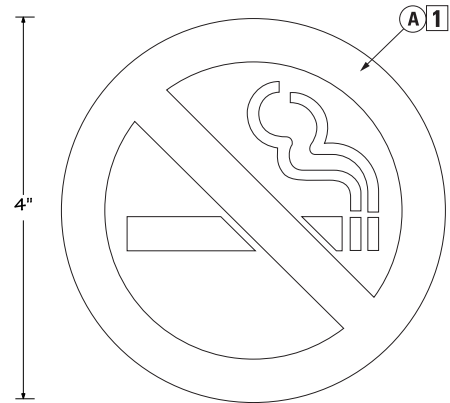
(A)	WHITE
(B)	MATCH FEDERAL BLUE



1 EAST ELEVATION - TYPICAL
 SCALE: 3/16" = 1' - 0"



3 DETAIL: HANDICAP ACCESS STICKER
 SCALE: 3" = 1' - 0"



2 DETAIL: NO SMOKING VINYL
 SCALE: 1 : 2 (HALF SIZE)

SIGN TYPE R.2.3 - S/F RETAIL ADDRESS NUMBERS

QUANTITY: 1 PER LIVE / WORK TENANT
LOCATION: ON ENTRANCE DOOR WINDOW
COPY: TBD
MATERIALS: VINYL
SIGN AREA: 1 SQUARE FEET
LETTER HEIGHT: 6 INCHES
LOGO HEIGHT: N/A
COLORS: WHITE
TYPE FACE: OPTIMA BOLD
LIGHTING: NON-ILLUMINATED

1 WHITE REVERSE DIE-CUT VINYL



VINYL PLACED ON INSIDE OF WINDOW
 NOTE: NUMBERS TO CORRESPOND WITH
 RETAIL TENANTS ADDRESS
 ADDRESS TO BE SUPPLIED BY BUILDER



1 | **EAST ELEVATION - TYPICAL**
 SCALE: 3/16" = 1' - 0"



2 | **DETAIL: RETAIL ADDRESS NUMBERS**
 SCALE: 3" = 1' - 0"

SIGN TYPE R.2.4 - S/F RETAIL REGULATORY PROP. 65

- QUANTITY:** 1 PER LIVE / WORK TENANT
- LOCATION:** ON LIVE / WORK TENANT ENTRANCE DOOR WINDOW
- COPY:** PROP. 65 REGULATORY COPY
- MATERIALS:** VINYL
- SIGN AREA:** 1 SQUARE FEET
- LETTER HEIGHT:** 1/2" AND 5/8"
- LOGO HEIGHT:** N/A
- COLORS:** WHITE
- TYPE FACE:** GARAMOND BOLD
- LIGHTING:** NON-ILLUMINATED

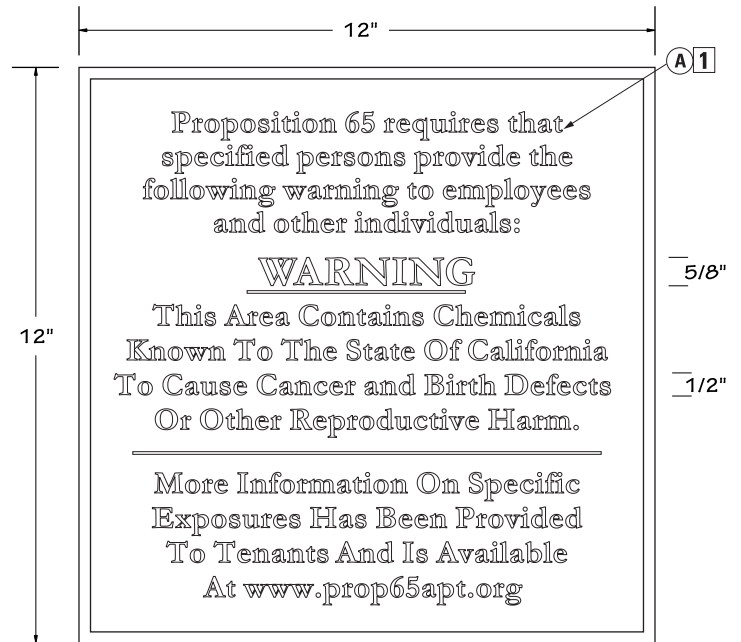
WHITE REVERSE DIE-CUT VINYL

(A) WHITE

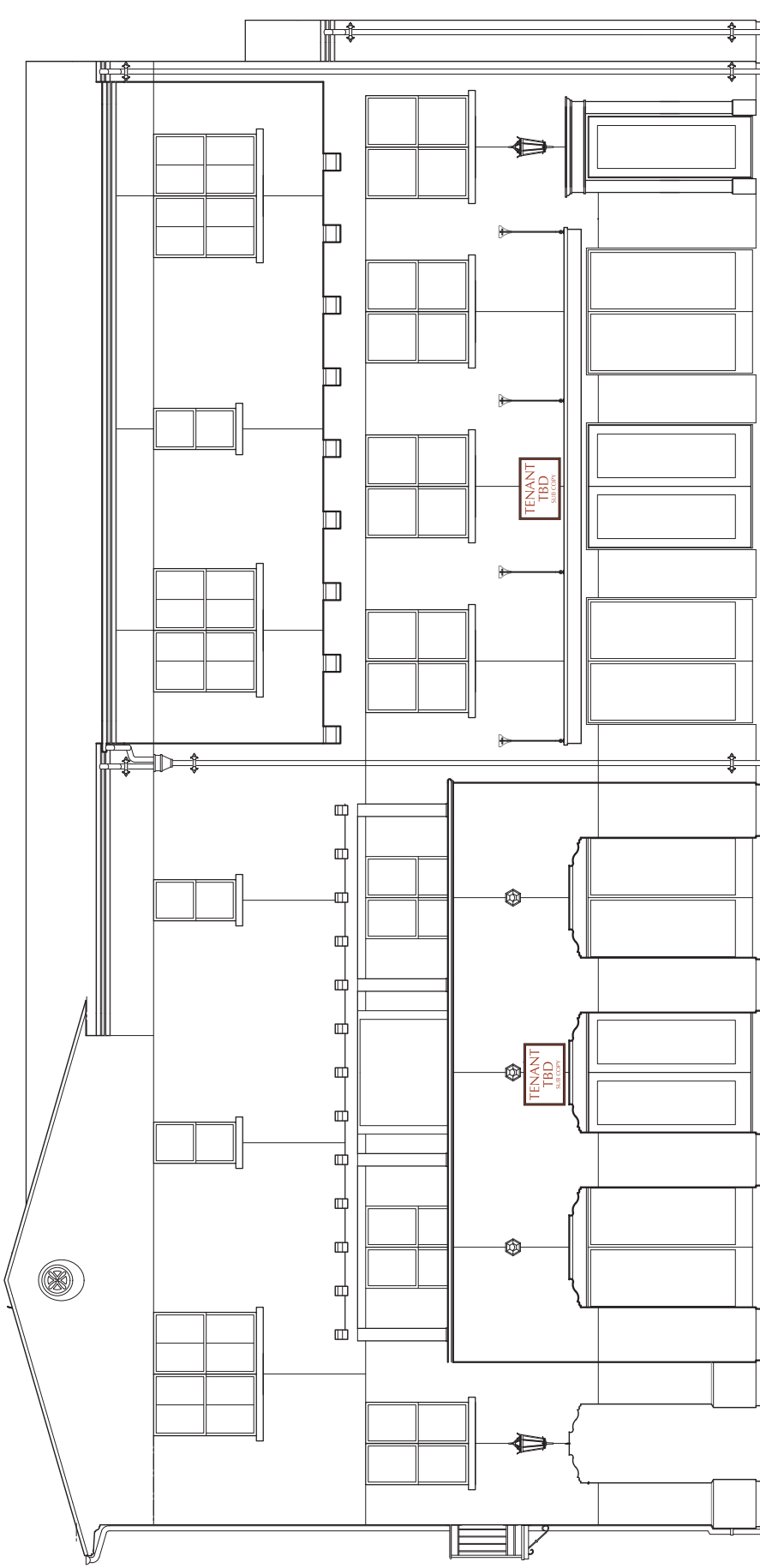
VINYL PLACED ON INSIDE OF WINDOW



1 EAST ELEVATION - TYPICAL
SCALE: 3/16" = 1' - 0"



2 DETAIL: PROP. 65
SCALE: 3" = 1' - 0"



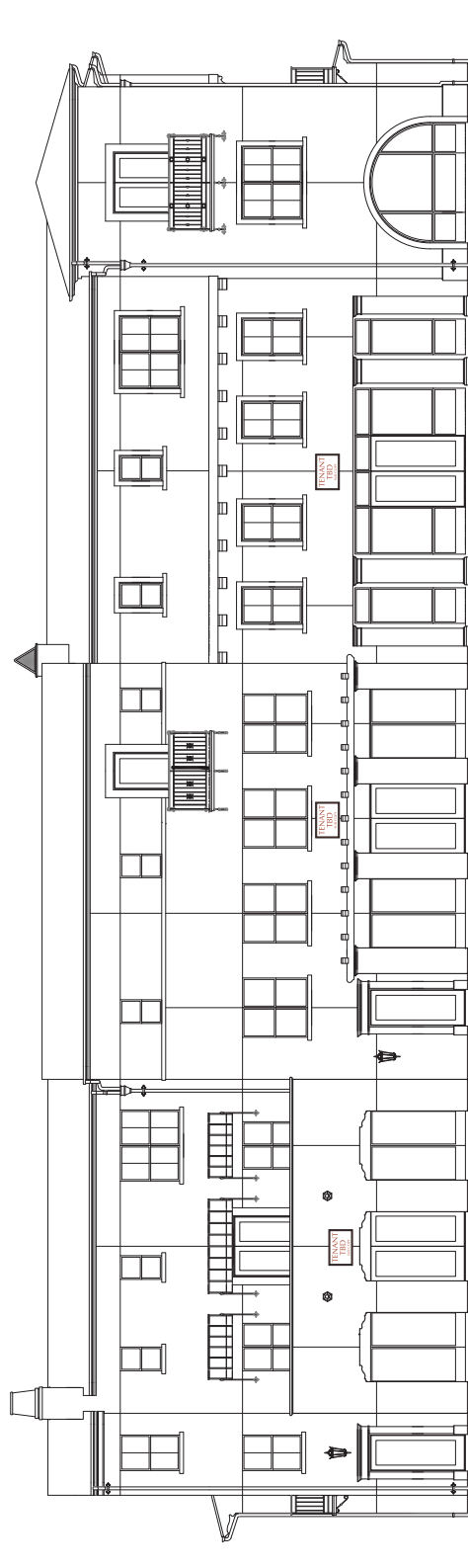
1 FRONT VIEW: DETAIL
SCALE: 1/8" = 1' - 0"



1 FRONT VIEW: DETAIL
SCALE: 1/16" = 1' - 0"



1 FRONT VIEW: DETAIL
SCALE: 1/16" = 1' - 0"



1 | FRONT VIEW: DETAIL
 SCALE: 1/16" = 1' - 0"