



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  
COMMUNITY DEVELOPMENT DEPARTMENT  
MASTER CASE NO. 22-235  
SIGN REVIEW NO. 22-023  
PER CODE SECTION 17.23.190 OF THE  
UNIFIED DEVELOPMENT CODE**

Date: February 2, 2023

Applicant: Lee Carter  
11041 Santa Monica Blvd #711  
Los Angeles, CA 90025

Request: The applicant is requesting approval of an amendment to the Opus Corporate Center at Valencia Gateway Master Sign Program, now known as the Commons at Valencia Gateway Master Sign Program, for the property located at 25124 Springfield Court.

Findings: In granting this approval, the Director finds that the required Burden of Proof set forth in Section 17.23.190 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 1 of Section 15301 (Existing Facilities) 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.0

- 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.

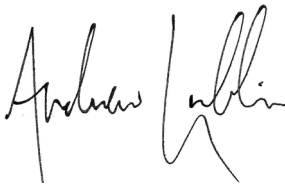
GC11. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

- PL1. This amendment to the Opus Corporate Center Master Sign Program permits tenants to use corporate colors in their signage instead of charcoal gray, subject to landlord approval.
- PL2. This approval shall supersede the Opus Corporate Center Master Sign Program which was previously approved under Master Case No. 21-058.
- PL3. Unless otherwise approved by this permit, the proposed project shall comply with the UDC including, but not limited to, Section 17.51.080 (Sign Regulations).
- PL4. No other signage is included in this approval.
- PL5. Any proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes, additional signage, or corporate branding shall be subject to further review by the Director of Community Development.
- PL6. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the UDC not addressed above. The applicant shall comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL7. The applicant shall obtain all necessary building permits from the Building and Safety Division.
- PL8. No exposed or open neon is permitted.
- PL9. Exposed conduit and raceways shall be prohibited.

Should you have any questions regarding this approval, please contact me at (661) 255-4062 or by email at [acollier@santa-clarita.com](mailto:acollier@santa-clarita.com).

Sincerely,

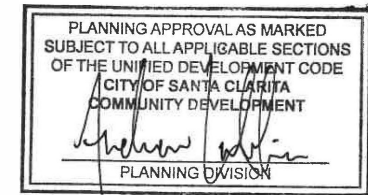


Andrew Collier  
Assistant Planner I

# THE COMMONS AT VALENCIA GATEWAY

## COMMERCIAL SIGN PROGRAM

Prepared For:  
The Commons  
At Valencia Gateway  
25124 & 25152 Springfield Court  
Santa Clarita, CA 91355



MC22-235  
-Subject to conditions  
of approval

UPDATED BY:



SIGN CRITERIA PACKAGE  
PREPARED BY



## A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the Commons at Valencia Gateway reflects the integrity and overall aesthetic values of the Architect and Lessor. Conformity of this program will be strictly enforced and any non-conforming signs will be removed by the Lessor at the expense of the Owner.

## B. GENERAL LESSOR / OWNER REQUIREMENTS

1. Prior to the manufacturing of any sign at the Commons Valencia Gateway the Owner shall submit to the Lessor for written approval two copies of detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors and method of attachment. The approval must be obtained prior to submittal to the City.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Lessor.
3. Prior to the installation of any sign, the Owner shall obtain a sign permit from the City of Santa Clarita.
4. The Owner shall pay for all signs, related materials and installation fees (including final inspection fees).

## C. GENERAL SPECIFICATIONS

1. Sign sizes must be limited to maximum widths shown on Owner's elevations, and also shall not exceed the general sizes outlined. Lessor shall have final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All penetrations of exterior fascia are to be sealed watertight (color to match sign criteria).
5. Signs shall be placed in locations as shown on the elevations with Lessor approval.
6. Any Owner signs left thirty (30) days after vacating premises shall become the property of the Lessor, unless previous arrangements have been agreed upon by Lessor and Owner.

### ITEM #

### DESCRIPTION

1.0	BUILDING A - SOUTH ELEVATION
2.0	BUILDING A - NORTH ELEVATION
3.0	BUILDING A - WEST ELEVATION
4.0	BUILDING A - EYEBROW SIGNAGE
5.0	BUILDING B - SOUTH ELEVATION
6.0	BUILDING B - NORTH ELEVATION
7.0	BUILDING B - EAST ELEVATION
8.0	BUILDING B - WEST ELEVATION
9.0	BUILDING B - EYEBROW SIGNAGE
10.0	EXTERIOR MONUMENT SIGN - FRONT VIEW
11.0	EXTERIOR MONUMRNT SIGN - REAR VIEW
12.0	CHANNEL LETTER SECTION DETAIL
13.0	SITE MAP

### THE COMMONS AT VALENCIA GATEWAY

Managed By:

**TIARNA REAL ESTATE SERVICES, INC.**  
15250 Ventura Blvd., Suite 1010  
Sherman Oaks, CA 91403

Tel (818) 817-0550

Contact: Property Manager

### SANTA CLARITA CITY HALL

SANTA CLARITA CITY HALL  
23920 Valencia Blvd., Suite 300  
Santa Clarita, CA 91355

Tel (661) 259-2489

Fax (661) 259-8125

Contact: BUILDING AND PLANNING DEPARTMENT

### SIGNAGE CONSULTANT

TAKO TYKO SIGNS  
5010 Venice Blvd.  
Los Angeles, CA 90019

Tel (323) 937-4445

Contact: Eric Cielak  
email: [ecielak@takotyko.com](mailto:ecielak@takotyko.com)



1950 N. MAIN STREET  
ORANGE, CA, 92661-6101  
TEL (714) 537-3610  
(888) 933-8700  
FAX (714) 837-0290

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

WRITTEN CRITERIA

SCALE

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJHR

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

Ed/Opus/ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

#5 - 3/13/06

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OR DESIGN WITHOUT WRITTEN  
PERMISSION FROM  
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MAY RESULT IN LEGAL ACTION.



SOUTH ELEVATION

17'-0"

36  
*Walgreens*

**HALO-LIT PAN CHANNEL LETTERS**

ALL WALL SIGNAGE TO BE A SINGLE UNIFORM COLOR (CHARCOAL GRAY) FACES AND RETURNS WITH DIFFUSER BACK AND WILL BE INTERNALLY ILLUMINATED USING COLORED NEON OR L.E.D. COMPONENTS. MAXIMUM HEIGHT WILL BE NO GREATER THAN 36". USE OF LOGO SHAPES AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HALO LIGHTING ONLY.

**LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY**



1955 N. MAIN STREET  
 ORANGE, CA 92665-4101  
 TEL: (714) 637-3610  
 (888) 933-9200  
 FAX (714) 637-0270

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

3/8" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJHR/  
JESSIE

ART APPROVAL

SIGNATURE:

ART APPROVAL

DATE:

FILE NAME:

Ed\Opus\ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

# 5 - 3/13/06

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BUILDING-A NORTH ELEVATION

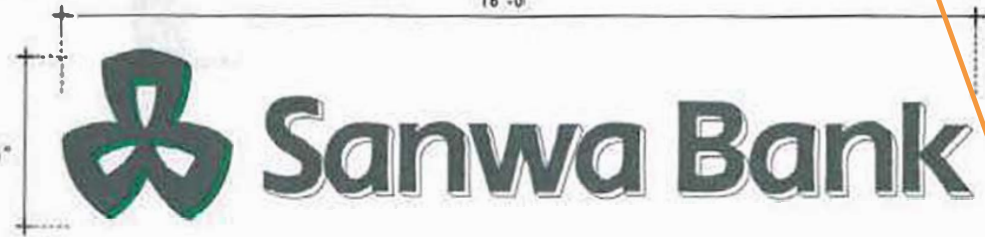
2.0



3'-6"  
MAX  
HEIGHT

16'-0"

NORTH ELEVATION



36"

**HALO-LIT PAN CHANNEL LETTERS**

ALL WALL SIGNAGE TO BE A SINGLE UNIFORM COLOR (CHARCOAL GRAY) FACES AND RETURNS WITH DIFFUSER BACK AND WILL BE INTERNALLY ILLUMINATED USING COLORED NEON OR L.E.D. COMPONENTS. MAXIMUM HEIGHT WILL BE NO GREATER THAN 36". USE OF LOGO SHAPES AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HALO LIGHTING ONLY.

LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY.



1955 N. MAIN STREET  
 ORANGE, CA 92665-4101  
 TEL (714) 837-3610  
 (800) 933-9260  
 FAX (714) 637-0220

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

3/8" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:


Ed\Opus\Valencia Gateway/  
05-0795 OpusWestRev 5

REVISIONS:

# 5 - 3/13/06

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 Sanwa Bank

NORTH ELEVATION



Sanwa Bank



1985 W. MAIN STREET  
ORANGE, CA 92661-4101  
TEL (714) 637-7400  
(800) 933-8300  
FAX (714) 637-0200

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

CONCEPTUAL IMAGE

SCALE

Not to Scale

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

Ed\Opus\ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

# 5 - 3/13/06

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WEST ELEVATION



**HALO-LIT PAN CHANNEL LETTERS**

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LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY



1255 N. MAIN STREET  
 ORANGE, CA 92655-4104  
 TEL. (714) 637-3610  
 (660) 923-9202  
 FAX (714) 637-9270

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

3/8" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:  
Ed\Opus\Opus Gateway/  
05-0795 OpusWestElev.rvt

REVISIONS:  
# 5 - 3/13/06

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MAY RESULT IN LEGAL ACTION.



SOUTH ELEVATION

80% of Signband - Maximum

COMPANY XYZ

(1) Eyebrow sign will be allowed on each elevation per building, located above a tenant's main entrance door, to be centered vertically and horizontally on eyebrow area, not to exceed 80% of the available width.

**HALO-LIT PAN CHANNEL LETTERS**

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LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY.



1950 N. MAIN STREET  
ORANGE, CA 92661-4107  
TEL. (714) 837-3610  
(800) 933-9300  
FAX (714) 837-0270

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

3/8" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL

SIGNATURE:

ART APPROVAL

DATE:

FILE NAME:

Ed\Opus\ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

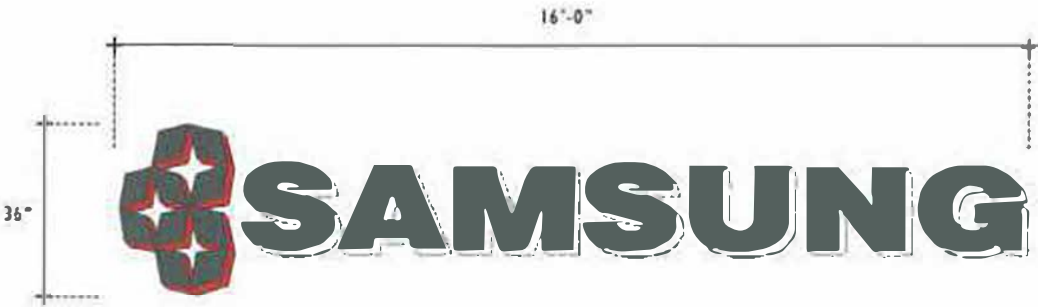
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SOUTH ELEVATION



**HALO-LIT PAN CHANNEL LETTERS**

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LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY



1939 N. MAIN STREET  
ORANGE, CA. 92665-4191  
TEL. (714) 637-3610  
(800) 723-7526  
FAX (714) 637-0776

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SGN TYPE

EXTERIOR SIGNAGE

SCALE

3/8" = 1'

DATE

03.13.06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

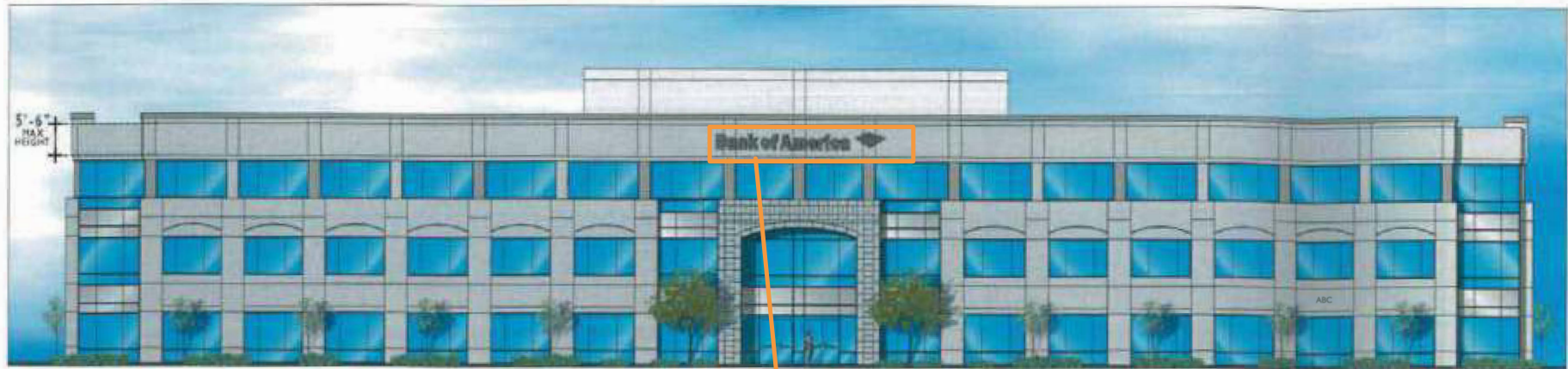
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05-0795 OpusWestElev.BevS

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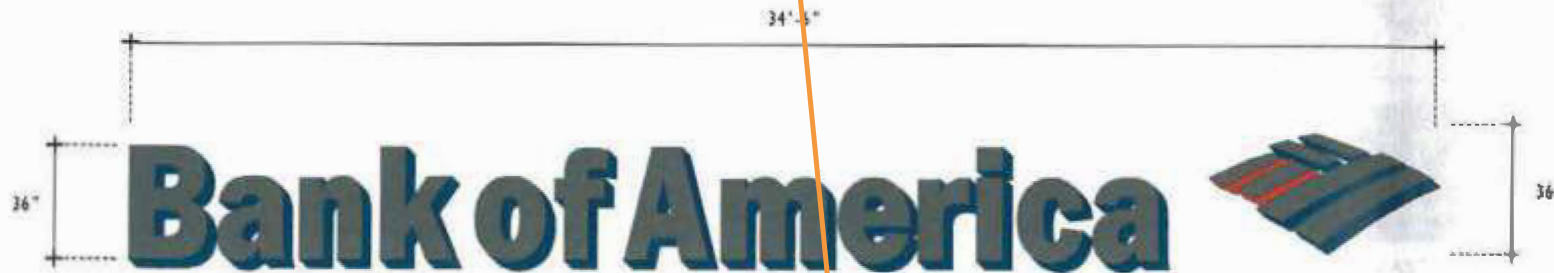
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NORTH ELEVATION



**HALO-LIT PAN CHANNEL LETTERS**

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USE OF LOGO SHAPES AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HALO LIGHTING ONLY.

LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY



1935 N. MAIN STREET  
ORANGE, CA. 92668-4181  
TEL. (714) 637-3610  
(888) 933-9200  
FAX (714) 637-0270

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

1/4" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

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NIGHT VIEW BUILDING ELEVATION

6.0



NORTH ELEVATION



1955 N. MAIN STREET  
 ORANGE, CA. 92665-4101  
 TEL. (714) 637-3510  
 (888) 923-9200  
 FAX (714) 637-0270

JOB NUMBER  
**05-0795**

PROJECT  
**OPUS WEST**

SIGN TYPE  
**CONCEPTUAL IMAGE**

SCALE  
**Not to Scale**

DATE  
**03-13-06**

SALESPERSON  
**BOB HOKE**

ART CREATED BY:  
**JASON NEUJHR/  
 JESSE**

ART APPROVAL  
 SIGNATURE:

ART APPROVAL  
 DATE:

FILE NAME:  
**Ed\Opus\ValenciaGateway/  
 05-0795 OpusWestElev.Rev3**

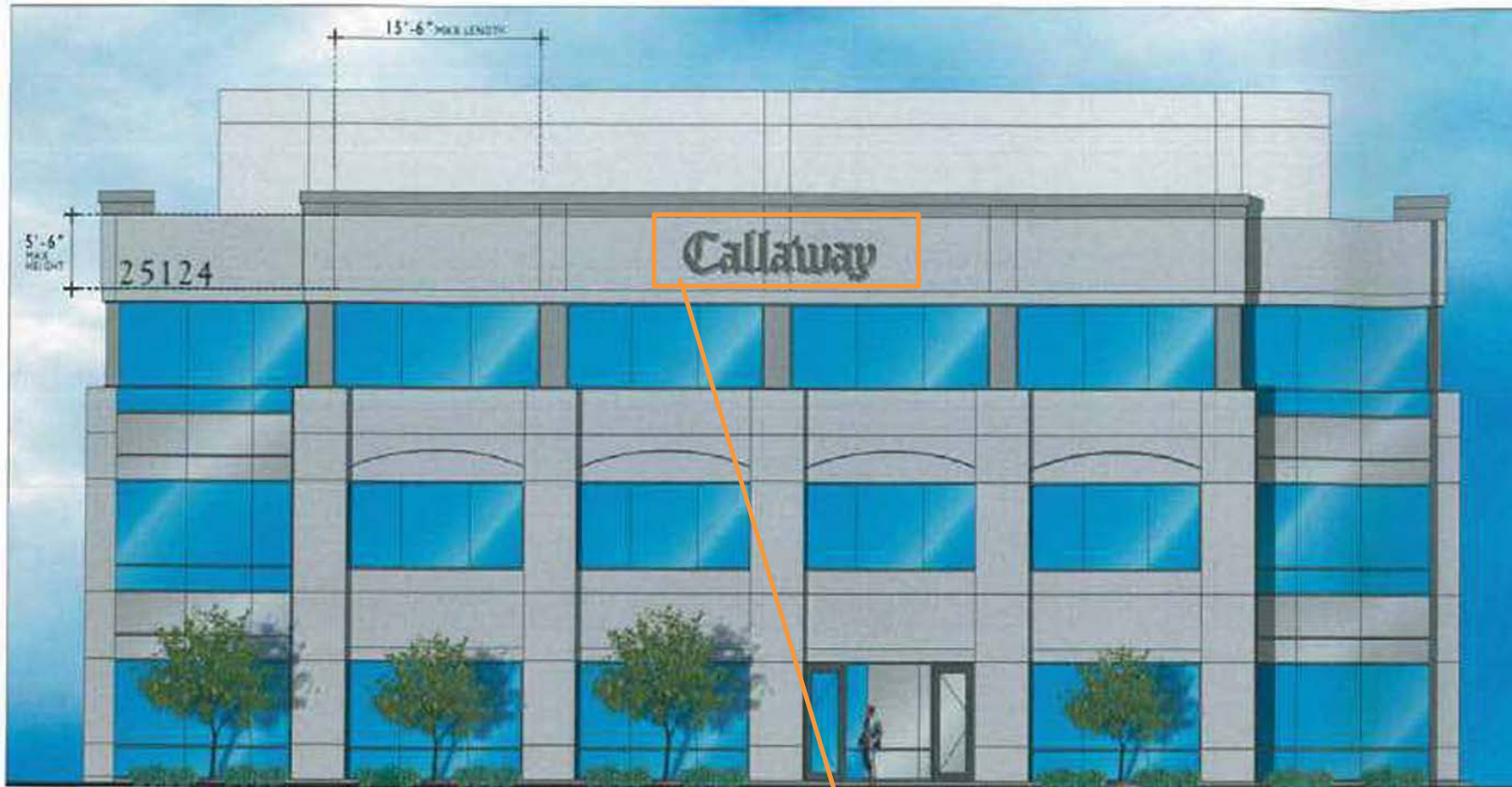
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**BUILDING-B EAST ELEVATION**

**7.0**



**EAST ELEVATION**



**HALO-LIT PAN CHANNEL LETTERS**

ALL WALL SIGNAGE TO BE A SINGLE UNIFORM COLOR (CHARCOAL GRAY) FACES AND RETURNS WITH DIFFUSER BACK AND WILL BE INTERNALLY ILLUMINATED USING COLORED NEON OR L.E.D. COMPONENTS. MAXIMUM HEIGHT WILL BE NO GREATER THAN 36". USE OF LOGO SHAPES AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HALO LIGHTING ONLY.

**LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY**



1955 N. MAIN STREET  
ORANGE, CA 92665-4101  
TEL (714) 637-3610  
(800) 923-9200  
FAX (714) 637-0270

**JOB NUMBER**

**05-0795**

**PROJECT**

**OPUS WEST**

**SIGN TYPE**

**EXTERIOR SIGNAGE**

**SCALE**

**1/4" = 1'**

**DATE**

**03-13-06**

**SALESPERSON**

**BOB HOKE**

**ART CREATED BY:**

**JASON NEUJAHN  
JESSE**

**ART APPROVAL  
SIGNATURE:**

**ART APPROVAL  
DATE:**

**FILE NAME:**

**Ed:Opus/Valex/Gateway/  
05-0795 OpusWestDev.Rev5**

**REVISIONS:**

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OR DESIGN WITHOUT WRITTEN  
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MAY RESULT IN LEGAL ACTION.**

**BUILDING-B WEST ELEVATION**

**8.0**



WEST ELEVATION



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**LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY**



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FAX (714) 437-0270

JOB NUMBER

**05-0795**

PROJECT

**OPUS WEST**

SIGN TYPE

**EXTERIOR SIGNAGE**

SCALE

**1/4" = 1'**

DATE

**03.13.06**

SALESPERSON

**BOB HOKE**

ART CREATED BY:

**JASON NEUJAHN  
JESSE**

ART APPROVAL SIGNATURE:

ART APPROVAL DATE:

FILE NAME:

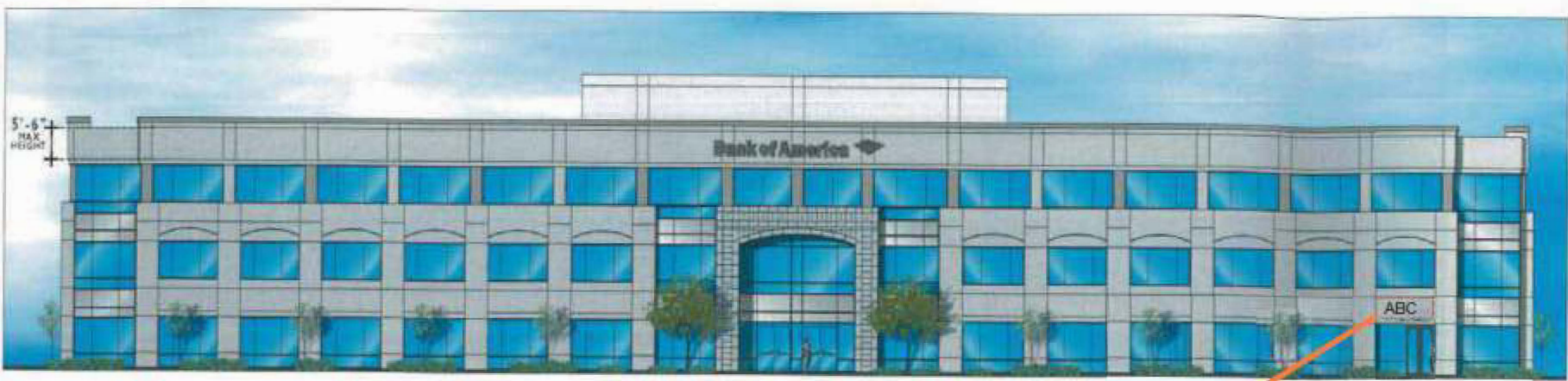
**Ed/Opus/Video/CG/Gateway/  
05-0795 OpusWestElev.Rev.06**

REVISIONS:

**# 5 - 3/13/06**

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Signband

NORTH ELEVATION

80% of Signband - Maximum

ABC

LANDLORD MAY APPROVE SIGNS TO BE IN CORPORATE COLORS INSTEAD OF CHARCOAL GRAY.

(1) Eyebrow sign will be allowed on each elevation per building, located above a tenant's main entrance door, to be centered vertically and horizontally on eyebrow area, not to exceed 80% of the available width.

**HALO-LIT PAN CHANNEL LETTERS**

ALL WALL SIGNAGE TO BE A SINGLE UNIFORM COLOR (CHARCOAL GRAY) FACES AND RETURNS WITH DIFFUSER BACK AND WILL BE INTERNALLY ILLUMINATED USING COLORED NEON OR L.E.D. COMPONENTS. MAXIMUM HEIGHT WILL BE NO GREATER THAN 36". USE OF LOGO SHAPES AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HALO LIGHTING ONLY.



1985 N. MAIN STREET  
 ORANGE, Ca. 92665-4194  
 TEL (714) 637-3410  
 (800) 933-0700  
 FAX (714) 637-0370

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

EXTERIOR SIGNAGE

SCALE

1/4" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHR/  
JESSE

ART APPROVAL

SIGNATURE:

ART APPROVAL

DATE:

FILE NAME:

Ed\Opus\ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

#5 - 2/13/06

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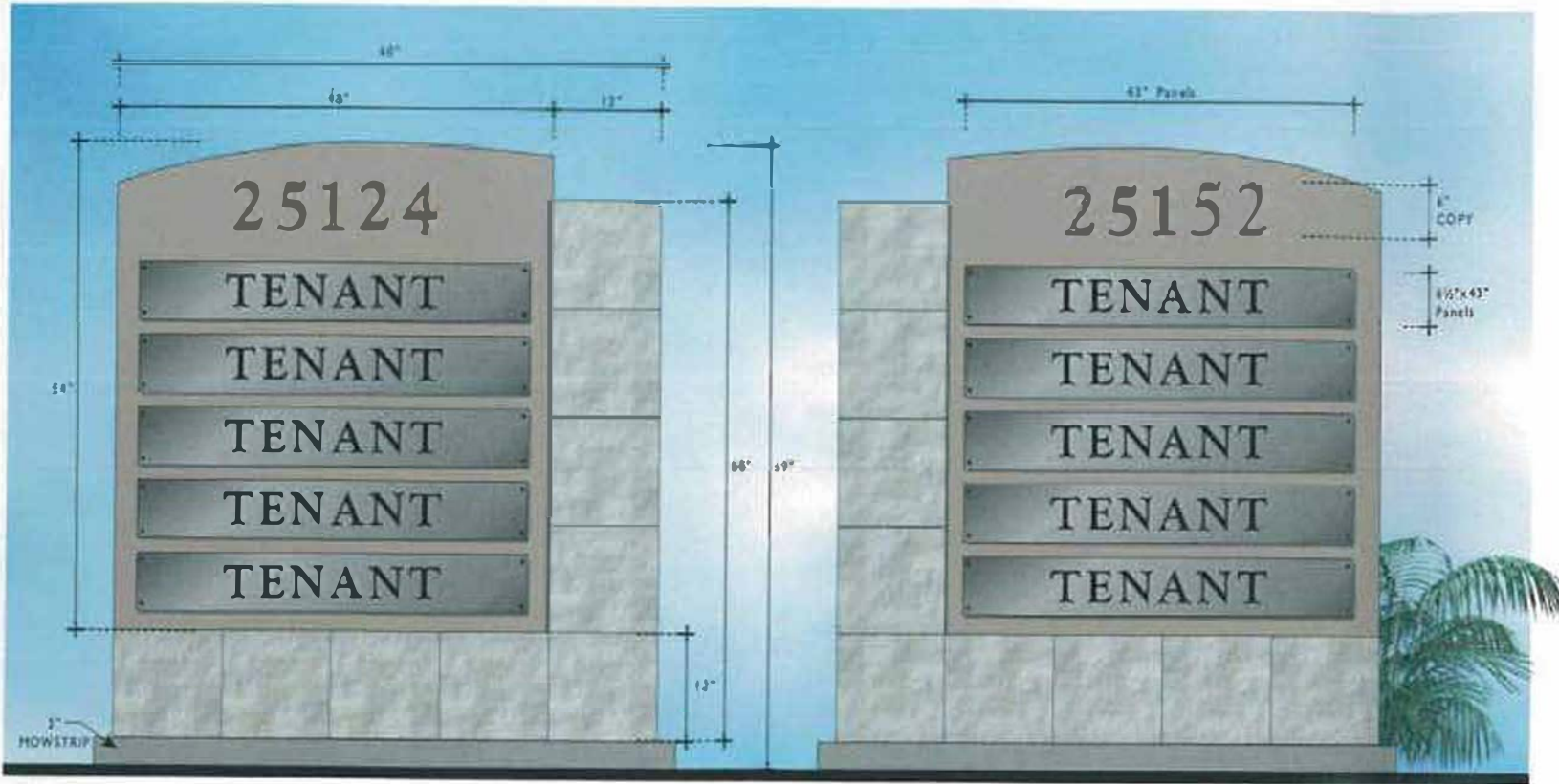
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EXTERIOR MONUMENT

10.0

FRONT VIEW OF MONUMENT SIGN



	BLACK		FRAZEE 8732W FRONTIER TAN		FRAZEE 8734M BARK MULCH
--	-------	--	---------------------------------	--	-------------------------------

**SF NON-ILLUMINATED MASONRY MONUMENT SIGN.**

"ADDRESS" TO BE 1/2" PLEX PAINTED FRAZEE 8734M BARK MULCH.  
 "TENANT" PLAQUES TO BE .090 ALUMINUM MOUNTED FLUSH TO  
 SIGN FACE WITH BLACK VINYL COPY. 12"X12" HONED TURCO  
 CLASSICO TRAVERTINE BY ARIZONA TILE. SIGN FACE TO BE EIFS PAINTED  
 FRAZEE 8732W FRONTIER TAN. SIGN TO BE INSTALLED ONTO  
 3" CONCRETE MOW STRIP.

\*EIFS - EXTERIOR INSULATION AND FINISH SYSTEMS\*

QTY: 2



1933 N. MAIN STREET  
 ORANGE, CA 92668-4101  
 TEL. (714) 637-3090  
 (888) 933-9200  
 FAX (714) 637-3770

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

MONUMENT SIGN

SCALE

3/4" = 1'

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY

JASON NEUJHR

ART APPROVAL

SIGNATURE:

ART APPROVAL

DATE:

FILE NAME:

64OpusWestSigns.dwg

SS-1755 OpusWestSigns.dwg

REVISIONS:

05 - 3/13/06

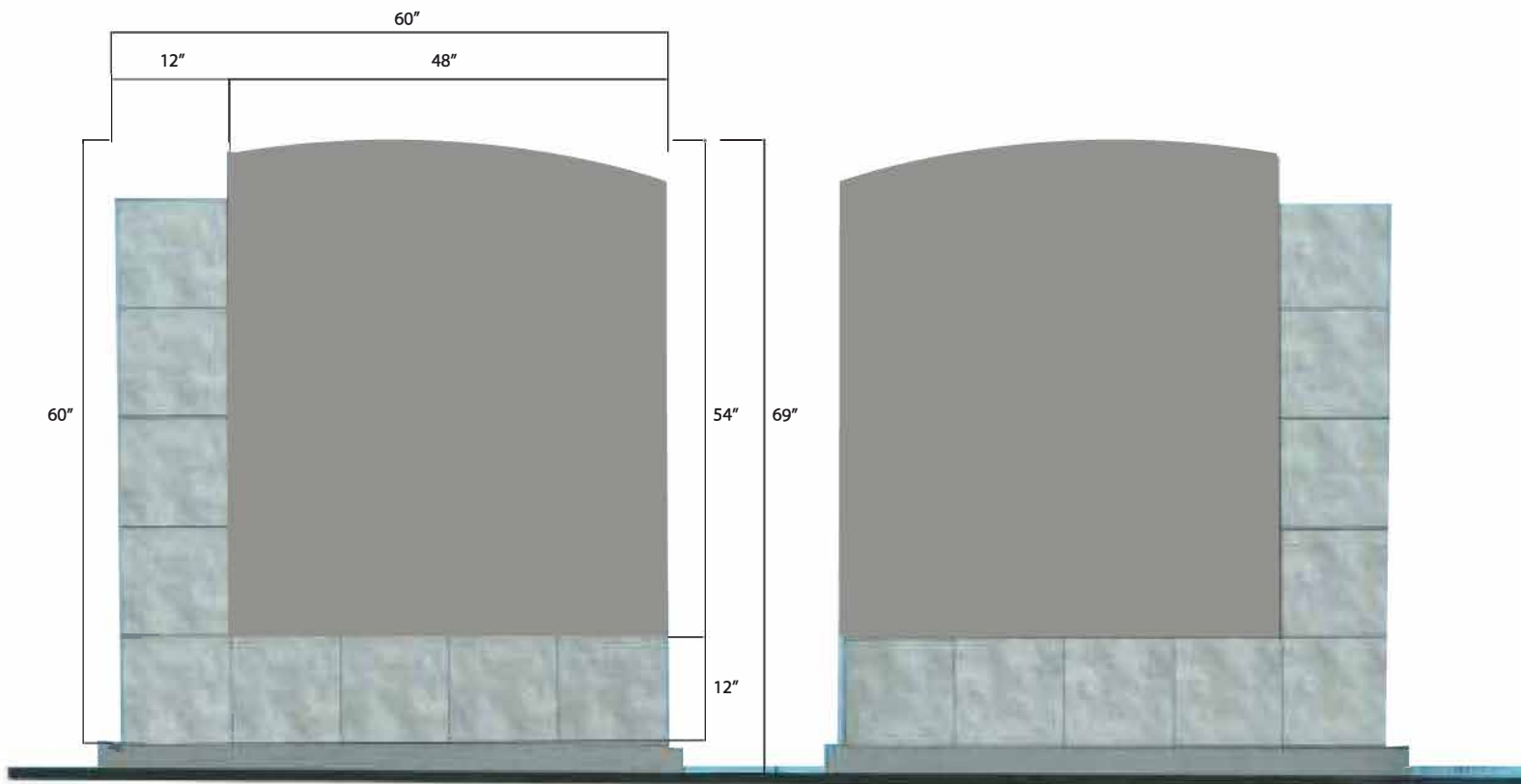
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 MAY RESULT IN LEGAL ACTION

**EXTERIOR MONUMENT**

**11.0**

**REAR VIEW of MONUMENT SIGN**



	<b>BLACK</b>		<b>FRAZEE 8732W FRONTIER TAN</b>		<b>FRAZEE 8734M BARK MULCH</b>
--	--------------	--	----------------------------------	--	--------------------------------

**IF NON-ILLUMINATED MASONRY MONUMENT SIGN,**

"ADDRESS" TO BE 1/4" PLEX PAINTED FRAZEE 8734M BARK MULCH.  
 "TENANT" PLAQUES TO BE .090 ALUMINUM MOUNTED FLUSH TO SIGN FACE WITH BLACK VINYL COPY. 11"X11" HONED TURCO CLASSICO TRAVERTINE BY ARIZONA TILE. SIGN FACE TO BE EIFS PAINTED FRAZEE 8732W FRONTIER TAN. SIGN TO BE INSTALLED ONTO 3" CONCRETE MOW STRIP.  
 \*EIFS - EXTERIOR INSULATION AND FINISH SYSTEMS\*

QTY: 2



1885 N. MAIN STREET  
 ORANGE, CA 92668-4161  
 TEL: (714) 637-1610  
 (800) 711-7208  
 FAX: (714) 637-0170

JOB NUMBER  
**05-0795**

PROJECT  
**OPUS WEST**

SIGN TYPE  
**MONUMENT SIGN**

SCALE  
**3/4" = 1'**

DATE  
**03-13-06**

SALESPERSON  
**BOB HOKE**

ART CREATED BY  
**JASON NEUJAHN**

ART APPROVAL SIGNATURE

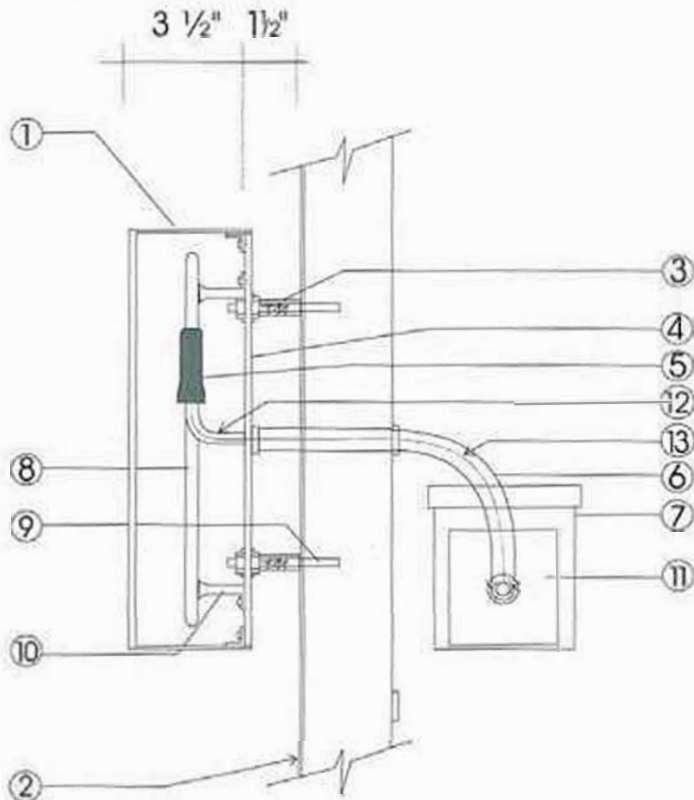
ART APPROVAL DATE

FILE NAME  
**EdOpus\Neu\050795\**

**05-0795 OpusWestMonRev1**

REVISIONS:  
 #1 - 3/13/06

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- SIGN MUST BE U.L. LISTED.  
 - SIGN TO BE ON ITS OWN CIRCUIT.  
 - TRANSFORMER(S) MUST BE ACCESSIBLE AND HAVE A WORK SPACE OF AT LEAST 3' X 3'.

Halo Illuminated Channel Letter Section Detail  
 ELECTRO BIT

- ① CUSTOM FAB. REVERSE CHANNEL LETTER WITH ALUMINUM FACE & RETURNS
- ② WALL/SUPPORT STRUCTURE
  - WOOD FRAMING
  - MASONRY
  - CONCRETE TILT UP
  - OTHER:
- ③ CLEAR ACRYLIC SPACERS
- ④ 3/16" CLEAR LEXAN BACK LENS
- ⑤ ELECTRO BIT HIGH VOLTAGE SS3/5, U.L. APPROVED CON.
- ⑥ 1/2" METAL FLEXIBLE CONDUIT
- ⑦ GALVANIZED TRANSFORMER BOX
- ⑧ WHITE OR COLORED NEON
- ⑨ FASTENER TO WALL (2-5 PER LETTER)
  - 1/4" LAG & SHIELDS
  - 1/4" NYLON ANCHOR
  - 1/4" TOGGLE BOLT
  - 1/4" LAG SCREW
  - OTHER:
- ⑩ NEON TUBE STAND
- ⑪ 30MA TRANSFORMER W/ DISCONNECT SWITCH, U.L. LISTED
- ⑫ #3830 GTO SLEEVING
- ⑬ GTO WIRE



1956 N. MAIN STREET  
 ORANGE, CA 92665-6101  
 TEL (714) 437-3610  
 (800) 921-9200  
 FAX (714) 437-0270

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

SECTION DETAIL

SCALE

1/8" = 1"

DATE

03-13-06

SALESPERSON

BOB HOKE

ART CREATED BY

JASON NEUJAHN

ART APPROVAL

SIGNATURE

ART APPROVAL

DATE:

FILE NAME:

Ed/Opus/Values/12/12/05

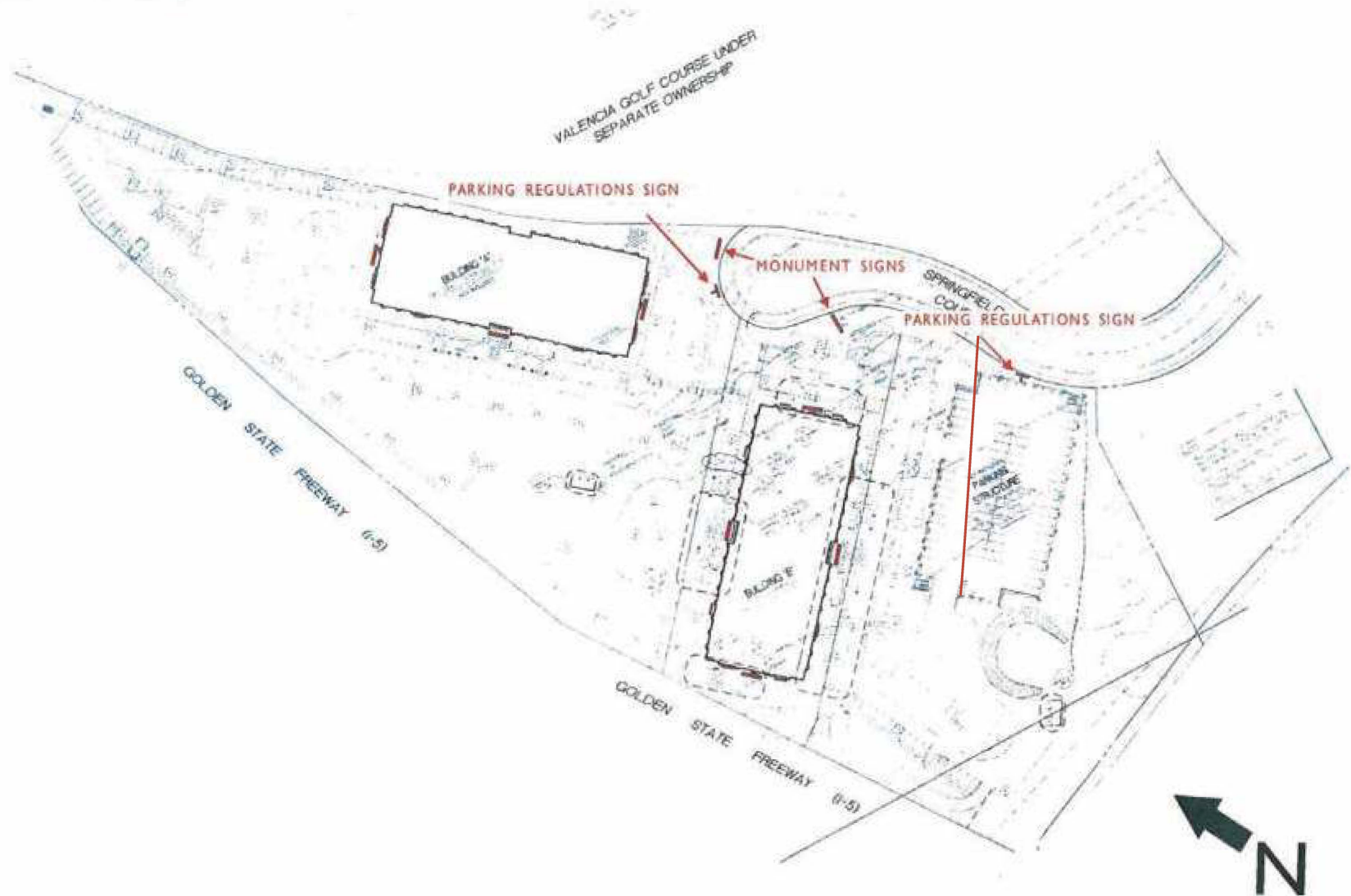
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#5 - 03/13/06

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1935 N. MAIN STREET  
 ORANGE, CA. 92665-4104  
 TEL. (714) 637-3610  
 (800) 923-9200  
 FAX (714) 637-0270

JOB NUMBER  
**05-0795**

PROJECT  
**OPUS WEST**

SIGN TYPE  
**SITE PLAN**

SCALE  
**Not to Scale**

DATE  
**03-13-06**

SALESPERSON  
**BOB HOKE**

ART CREATED BY  
**JASON NEUJAHN**

ART APPROVAL SIGNATURE:

ART APPROVAL DATE:

FILE NAME:  
**Ed/Opus/ValenciaGateway/  
 05-0795 OpusWestElev.Rev5**

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 # 5 - 3/13/06

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