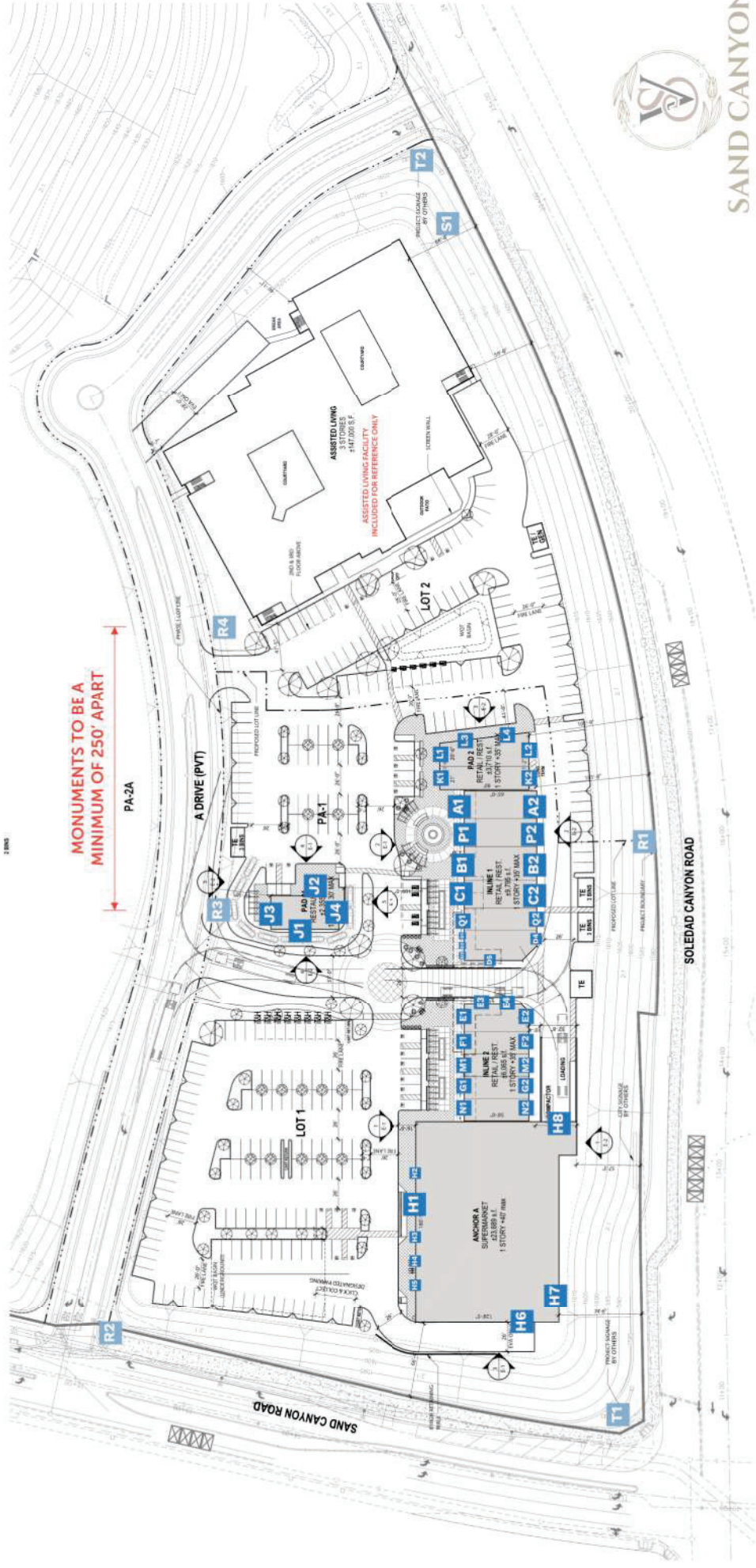


PLANNING APPROVAL AS MARKED  
SUBJECT TO ALL APPLICABLE SECTIONS  
OF THE UNIFIED DEVELOPMENT CODE  
CITY OF SANTA CLARITA  
COMMUNITY DEVELOPMENT



# SAND CANYON VILLAGE SIGNAGE CRITERIA



SAND CANYON  
VILLAGE

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- 10 PYLON SIGNAGE SPECIFICATIONS

**DEVELOPER**  
Intertex Property Advisors, Inc.  
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Valencia, CA 91355  
661 - 702 - 2263

**SIGN CONSULTANT**  
Starfish Signs & Graphics, Inc.  
940 Calle Amanecer, Suite A  
San Clemente, CA 92673  
949 - 429 - 6700

**ARCHITECT**  
Fisher Architects, Inc.  
6593 Collins Drive, Suite D-17  
Moorpark, CA 93021  
805 - 990 - 8292

## **OBJECTIVE**

This Sign Program has been established for Sand Canyon Retail Center in Santa Clarita, CA 91387. This Program sets the standards and maintenance for high quality, signage to be erected within the Multi-Tenant Retail Plaza. This Program will assure consistency in design, construction, and maintenance for the benefit of the retail center and tenants.

# TENANT REQUIREMENTS

Tenant shall submit to the Landlord for written approval, one copy of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.

Tenant shall submit a sign drawing approved by the Landlord to the appropriate City authority for approval prior to the start of any sign construction or fabrication.

Tenant shall pay for building signage, their installation (including final connection, power supplies and all other labor and materials) and maintenance.

Tenant shall obtain all necessary permits at Tenant's expense.

Tenant shall be responsible for fulfillment of all requirements in this program.

No sign shall be constructed until all required permits are obtained from the City of Santa Clarita.

Tenants are responsible for the removal of all signs (includes filling and patching of holes) no later than 14 days after the expiration or earlier termination of their lease.

# DEVELOPER STANDARDS

Building base design and construction information will be provided to tenant upon request.

Landlord to provide one connection point for primary electrical service at the interior wall or canopy for building signs.

# APPROVAL PROCESS

Tenants shall provide by email, PDF fully dimensioned shop drawings of Tenant's proposed signage, including:

- Business Name
- Business Logo with colors identified
- Entire building facade elevation showing proposed sign
- Partial building elevation showing location, size, color, construction, and installation details. Include typical "section-through" lettering showing the dimensioned projection of letters or panel face and illumination method.
- Color and material samples with photograph, if available, of similar installation.

Within ten (10) days of receipt of Tenant's sign submission, Landlord will approve or disapprove Tenant's proposed sign(s). Disapproved signs will include reasons for disapproval. Approval will not be unreasonably withheld.

Any re-submittal to Landlord of a proposed sign submission must include revisions in response to Landlord disapproved comments.

Upon written Landlord approval of the proposed signage, Tenant must submit its application to the City of Santa Clarita in accordance with City guidelines.

It is the Tenant's responsibility to ascertain and comply with City of Santa Clarita's ordinances and/or other governing regulations concerning the City's approval process and City's issued sign permits.

Tenant must obtain approval from both Landlord and City of Santa Clarita. Neither supercedes the other.

Tenant shall provide one set of City-approved drawings and a copy of the permit to Landlord prior to commencing Installation.

# PRIMARY BUILDING SIGNAGE ALLOWANCE

Building	Sign Position	Sign Type	Elevation	Frontage in Ft.	Max. Sign Height in In.	Max. Letter Height in In.	Max. Length in Ft. (75% of Frontage)	Max. Sq. Ft. (1.5 Sq. Ft. per Lineal Ft. of Frontage)
Inline 1 - Retail / Restaurant	A1	Primary	North	25	36	24	19	38
Inline 1 - Retail / Restaurant	B1	Primary	North	30	36	24	23	45
Inline 1 - Retail / Restaurant	C1	Primary	North	25	36	24	19	38
Inline 1 - Retail / Restaurant	D1	Primary	North	27	36	24	20	39
Inline 2 - Retail / Restaurant	E1	Primary	North	25	36	24	19	38
Inline 2 - Retail / Restaurant	F1	Primary	North	20	36	24	15	30
Inline 2 - Retail / Restaurant	G1	Primary	North	20	36	24	15	30
Anchor A - Supermarket	H1	Primary	North	181	36	24	136	271
Pad 01 - Restaurant	J1	Primary	East	74	36	24	56	111
Pad 2 - Retail / Restaurant	K1	Primary	North	21	36	24	16	32
Pad 2 - Retail / Restaurant	L1	Primary	North	21	36	24	16	32
Inline 2 - Retail / Restaurant	M1	Primary	North	20	36	24	15	30
Inline 2 - Retail / Restaurant	N1	Primary	North	20	36	24	15	30
Inline 1 - Retail / Restaurant	P1	Primary	North	25	36	24	19	38
Inline 1 - Retail / Restaurant	Q1	Primary	North	20	36	24	15	30

Where supplemental signs are present, square footage cannot exceed 1.5 sq. ft. per lineal ft. for all signs for the business.  
 One sign per tenant per elevation would be permitted. (i.e. Tenant E cannot have 2 secondary signs on the side elevation.)

\*Elevation Drawing Missing



# SECONDARY BUILDING SIGNAGE ALLOWANCE

Building	Sign Position	Sign Type	Elevation	Frontage in Ft.	Max. Sign Height in In.	Max. Letter Height in In.	Max. Length in Ft. (75% of Frontage)	Max. Sq. Ft. for Secondary:(Half Sq. Ft. of Primary)
Inline 1 - Retail / Restaurant	A2	Secondary	South	25	36	24	19	19
Inline 1 - Retail / Restaurant	P2	Secondary	South	25	36	24	19	19
Inline 1 - Retail / Restaurant	B2	Secondary	South	30	36	24	23	23
Inline 1 - Retail / Restaurant	C2	Secondary	South	25	36	24	19	19
Inline 1 - Retail / Restaurant	Q2	Secondary	South	20	36	24	15	15
Inline 1 - Retail / Restaurant	D5	Secondary	West	52	36	24	39	39
Inline 2 - Retail / Restaurant	E2	Secondary	South	25	36	24	19	19
Inline 2 - Retail / Restaurant	E3*	Secondary	East	41	36	24	31	31
Inline 2 - Retail / Restaurant	E4*	Secondary	East	39	36	24	29	29
Inline 2 - Retail / Restaurant	F2	Secondary	South	20	36	24	15	15
Inline 2 - Retail / Restaurant	M2	Secondary	South	20	36	24	15	15
Inline 2 - Retail / Restaurant	G2	Secondary	North	20	36	24	15	15
Inline 2 - Retail / Restaurant	N2	Secondary	South	20	36	24	15	15
Anchor A - Supermarket	H6	Secondary	East	128	36	24	96	96
Anchor A - Supermarket	H7	Secondary	South	160	36	24	120	120
Anchor A - Supermarket	H8	Secondary	West	140	36	24	105	105
Pad 01 - Restaurant	J2	Secondary	West	36	36	24	27	27
Pad 01 - Restaurant	J3	Secondary	North	36	36	24	27	27
Pad 01 - Restaurant	J4	Secondary	South	40	36	24	30	30
Pad 2 - Retail / Restaurant	K2	Secondary	South	21	36	24	16	16
Pad 2 - Retail / Restaurant	L2	Secondary	South	30	36	24	23	23
Pad 2 - Retail / Restaurant	L3*	Secondary	East	30	36	24	23	23
Pad 2 - Retail / Restaurant	L4*	Secondary	East	30	36	24	23	23
Inline 1 - Retail / Restaurant	D2	Supplemental	North	27	36	24	20	20
Inline 1 - Retail / Restaurant	D3	Supplemental	North	27	36	24	20	20
Inline 1 - Retail / Restaurant	D4	Supplemental	South	27	36	24	20	20
Anchor A - Supermarket	H2	Supplemental	North	181	36	24	136	136
Anchor A - Supermarket	H3	Supplemental	North	181	36	24	136	136
Anchor A - Supermarket	H4	Supplemental	North	181	36	24	136	136
Anchor A - Supermarket	H5	Supplemental	North	181	36	24	136	136

Where supplemental signs are present, square footage cannot exceed 1.5 sq. ft. per lineal ft. for all signs for the business.

One sign per tenant per elevation would be permitted. (i.e. Tenant E cannot have 2 secondary signs on the side elevation.)

\*Elevation Drawing Missing

# SUPPLEMENTAL BUILDING SIGNAGE ALLOWANCE

Building	Sign Position	Sign Type	Elevation	Frontage in Ft.	Max. Sign Height in In.	Max. Letter Height in In.	Max. Length in Ft. (75% of Frontage)	Max. Sq. Ft. for Supplemental
Inline 1 - Retail / Restaurant	D2	Supplemental	North	27	24	24	20	41
Inline 1 - Retail / Restaurant	D3	Supplemental	North	27	24	24	20	41
Inline 1 - Retail / Restaurant	D4	Supplemental	South	27	24	24	20	41
Anchor A - Supermarket	H2	Supplemental	North	181	24	24	136	272
Anchor A - Supermarket	H3	Supplemental	North	181	24	24	136	272
Anchor A - Supermarket	H4	Supplemental	North	181	24	24	136	272
Anchor A - Supermarket	H5	Supplemental	North	181	24	24	136	272

Where supplemental signs are present, square footage cannot exceed 1.5 sq. ft. per lineal ft. for all signs for the business.

\*Elevation Drawing Missing

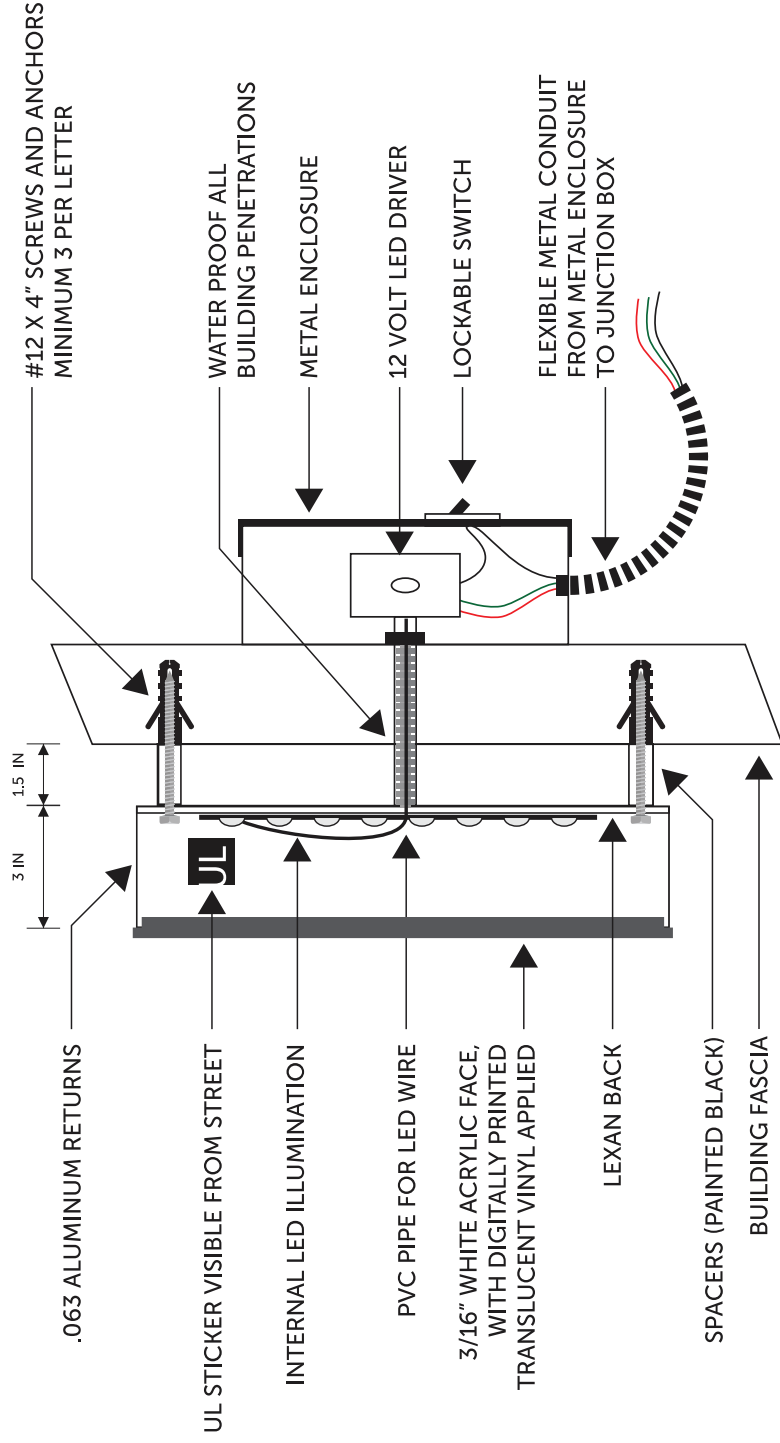
(1) line of text only permitted for supplemental signs.



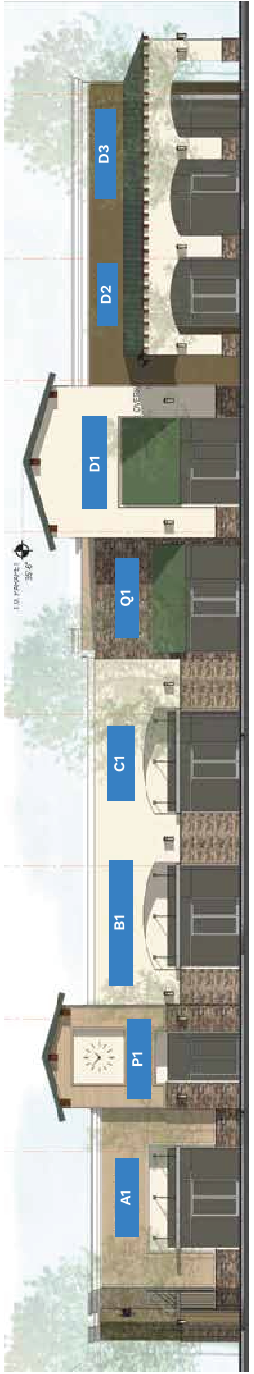
# BUILDING SIGNAGE SPECIFICATIONS

Font: Tenant logos/fonts permitted on all Tenant signage, subject to Landlord approval.  
 Color: Tenant logo colors permitted, subject to Landlord approval.  
 Construction: 3-inch deep trimless channel letters with warm white LED face and halo-illumination.  
 One or two lines of text permitted, however signs must satisfy ALL of the sizing criteria listed on the previous page.

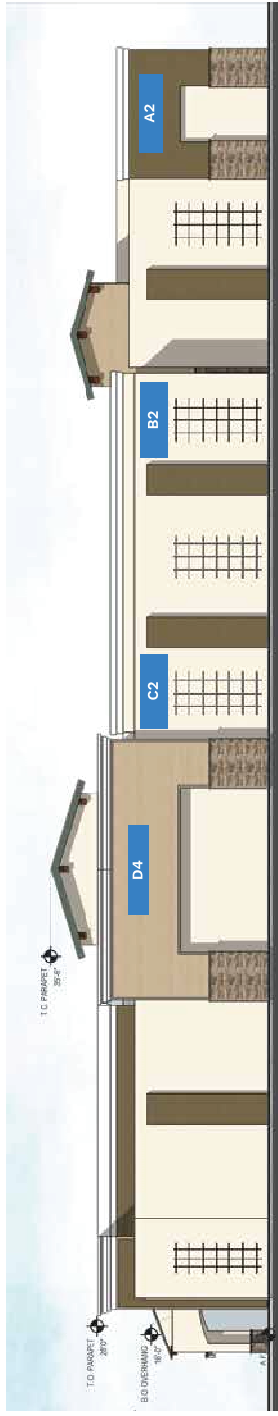
EXAMPLE PHOTO - TRIMLESS FACE AND HALO-ILLUMINATED CHANNEL LETTERS



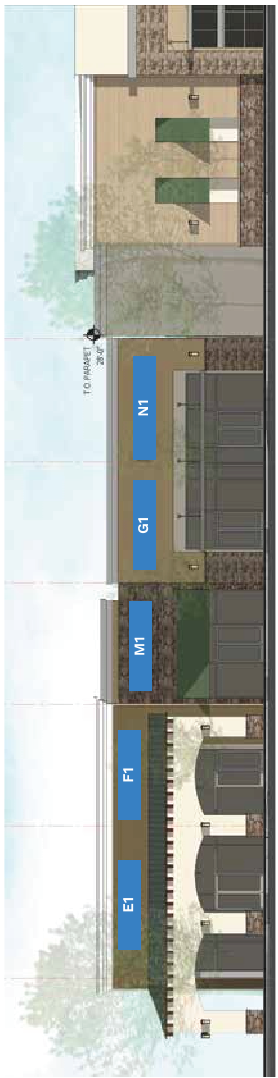
# BUILDING SIGN LOCATIONS / ELEVATION DRAWINGS



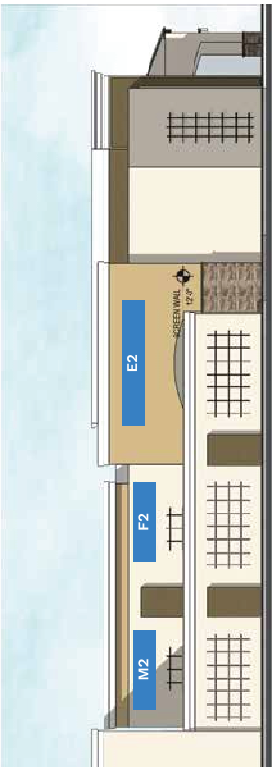
INLINE 1 - NORTH ELEVATION



INLINE 1 - SOUTH ELEVATION



INLINE 2 - NORTH ELEVATION

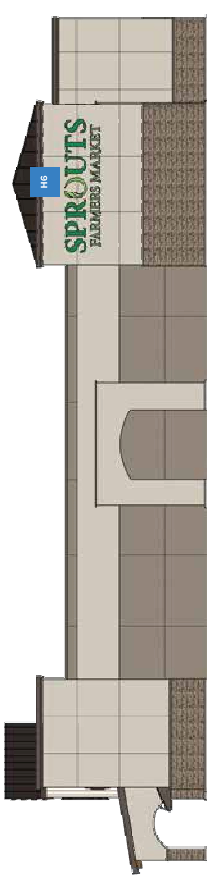


INLINE 2 - SOUTH ELEVATION

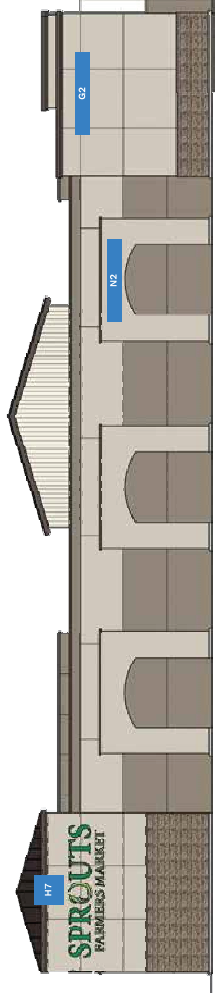
# BUILDING SIGN LOCATIONS / ELEVATION DRAWINGS



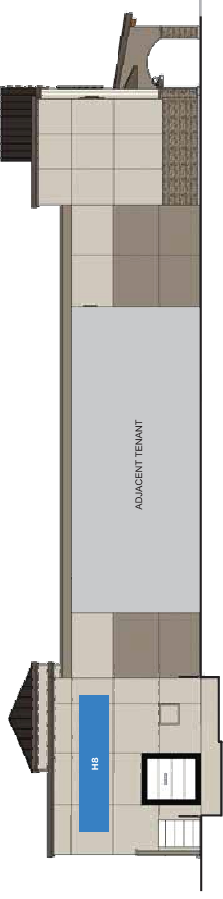
ANCHOR A / SUPERMARKET - NORTH ELEVATION



ANCHOR A / SUPERMARKET - EAST ELEVATION



ANCHOR A / SUPERMARKET - SOUTH ELEVATION



ANCHOR A / SUPERMARKET - WEST ELEVATION

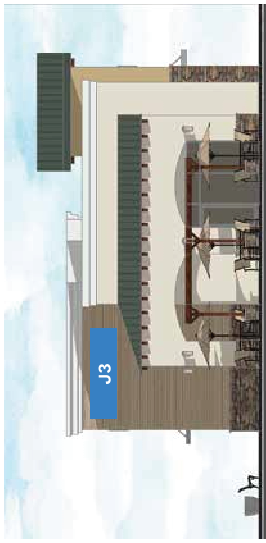
# BUILDING SIGN LOCATIONS / ELEVATION DRAWINGS



PAD 1 - WEST ELEVATION



PAD 1 - SOUTH ELEVATION



PAD 1 - NORTH ELEVATION



PAD 1 - EAST ELEVATION



PAD 2 - EAST ELEVATION

# OTHER SIGNAGE ALLOWANCE

Sign Type	Sign Position	Width of Sign Face (in In.)	Height of Sign Face (in In.)	Sq. Ft. of Sign Face	Overall Height (in In.)	Sides	Illuminated	# Tenant Panels
Monument	R1	108	72	54	72	Double	Y	12
Monument	R2	108	72	54	72	Double	Y	12
Monument	R3	108	72	54	72	Double	Y	13
Monument	R4	108	72	54	72	Double	Y	14
Pylon Sign	S1	64	164	73	240	Double	Y	12

# MONUMENT SIGNAGE SPECIFICATIONS

R1 & R2  
 (2) DOUBLE-SIDED MONUMENTS  
 TENANT PANELS ALLOTTED AT LANDLORD'S DISCRETION

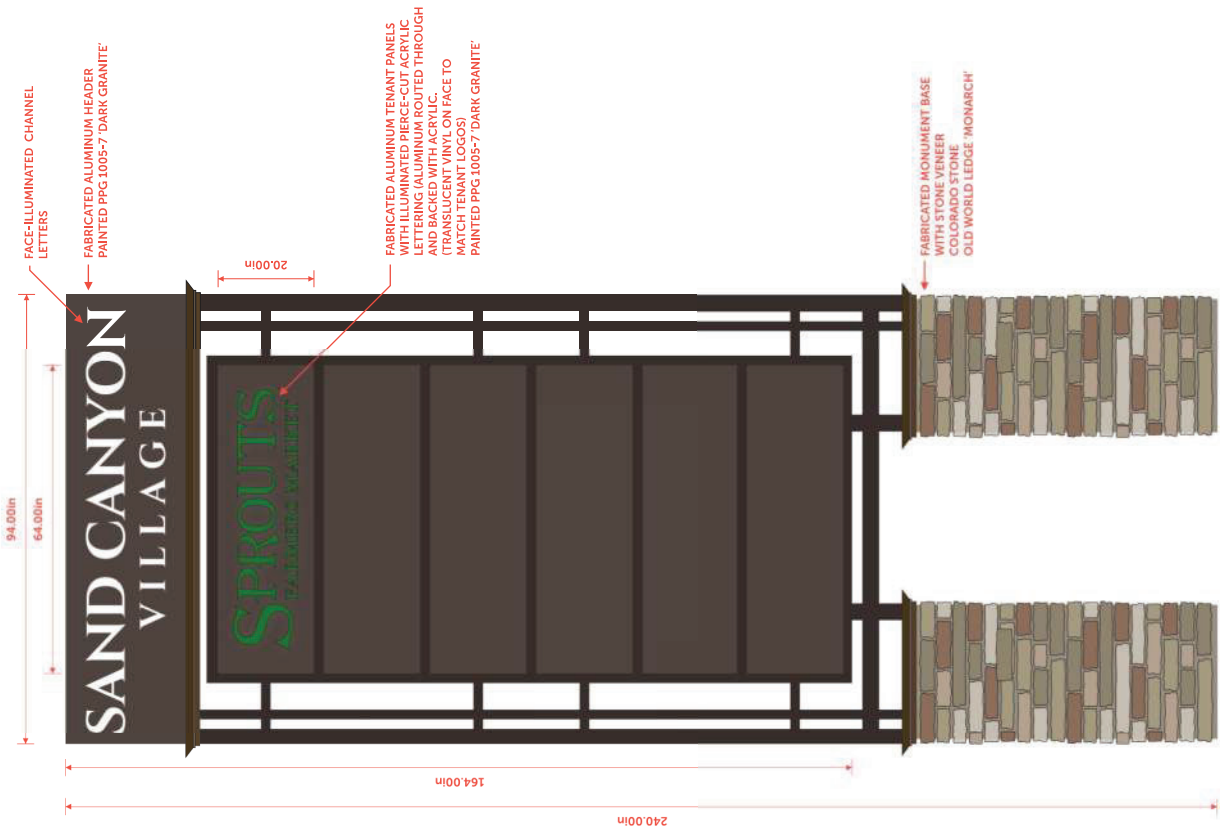
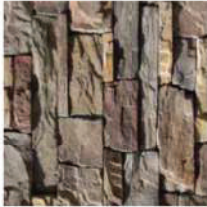




# PYLON SIGNAGE SPECIFICATIONS

- S1 (1) DOUBLE-SIDED PYLON SIGN  
TENANT PANELS ALLOTTED AT LANDLORD'S DISCRETION

STONE VENEER EXAMPLE





# SAND CANYON VILLAGE

SPROUTS  
FARMERS MARKET

