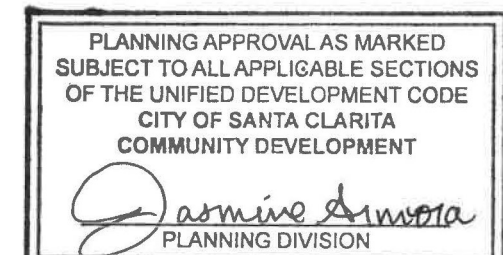


Golden Triangle Center

Master Sign Program & Tenant Guidelines

2024

21014 Golden Triangle Rd. Santa Clarita, CA 91350



1/28/2025
- Subject to the Conditions of Approval under
MC24-238 / SR24-022

LOS ANGELES
SIGN
COMPANY

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Introduction

All sign devices in The Golden Triangle Center are controlled by these Sign Guidelines. The Guidelines will contribute to the reality and thematic nature of Golden Triangle Center and have been carefully planned to enhance the marketing opportunities for users, and to respond to the image objectives of the Golden Triangle Center along with the City of Santa Clarita sign code.

The sign standard section of this document reviews the types of signs allowed and their form, materials, size and placement along with manufacturing requirements, sign submittal requirements and approval procedures.

Signs at Golden Triangle Center must be developed within this guideline and follow the regulated, approval procedures. The Property Landlord/Manager and the City of Santa Clarita are responsible for final Interpretations of the guidelines and at their collective discretion may modify these requirements to accommodate unforeseen circumstances.

Signage Guidelines

OBJECTIVE:

1. The purpose of this sign program is to provide the tenants at Golden Triangle Center and landowner with the necessary guidelines to achieve uniformity throughout the property.
2. To allow sufficient, though not excessive, business identification devices so that the name of each business located on the property is clearly and individually associated with the facilities it occupies, when viewed by motorists and pedestrians passing by on frontage streets and walkways.
3. To allow sufficient, though not excessive, information, directional and traffic control signing for development and efficient operation.
4. To have informational, and uniform signage through design, size, height, color, and materials.
5. To ensure that the signs and identification do not decrease safety and efficient traffic flows in fronting streets.
6. To ensure that the sign and identification devices adhere to and do not exceed the zoning regulations as required by the City of Santa Clarita.
7. To establish a sign and identification system that is highly legible, durable, vandal resistant and compliments the architectural and landscaped concept of the property.

Guidelines Summary

An efficient signage and graphic system functions as an integral part of its environment. Unified and controlled signage mutually benefit all tenants and visitors to projecting a cohesive and consistent theme without overpowering the architectural and landscape environment.

To maintain the consistency of the architectural and landscape of the property, no sign shall be permitted within the project boundaries that does not conform with the standards and design requirements set herein. The creation of a minimal system will satisfy all essential signage requirements while preventing visual clutter throughout the property. The implementation of this system will reinforce the quality business environment within the property.

Included in these guidelines are major identification, tenant sign allowances, allowable sign types, typical construction requirements and review and approval procedures.

General Provisions

1. All signs are subject to planning review and are to be submitted to the property owner or manager for review to ensure that the proposed signs are in accord with this sign program.
2. Design submittals to include site plan, location of sign, setbacks and or vision triangle to ensure that the flow of vehicular and pedestrian traffic are not interrupted.
3. All private signs shall be located outside the public right-of way.
4. All signs are to be approved by the City of Santa Clarita planning and building department with a permit acquired prior to fabrication and Installation.

Sign Allowances

The Golden Triangle Center uses individual channel letters for Individual tenant signs on the fascia of the tenant's space.

Channel letter types that are approved for this property are detailed here.

1. Each tenant is allowed one set of channel letters on the main/primary elevation of each tenant space. One or two lines of copy.
2. The area of allowance is 1.5 square feet of sign area for each 1 foot of tenant frontage. The total sign area is not to exceed 75% of the tenant frontages.
3. Letter height is not to exceed 3 feet.
4. Tenants are allowed the above calculations for a single text line or 8 feet total height for double line of text. This includes the dead space between two lines of text, with a maximum letter height of 3 feet.
5. Tenants with a secondary frontage such as an end cap tenant space, are allowed one additional sign sized at half of the allowable area of the primary wall sign.
6. Logo boxes will be allowed only if the logo box is a signature logo to accompany the channel letter sign and must be fabricated with the same requirements.
7. The area of all signs will be calculated by boxing the sign area to calculate the square footage.
8. All signs are to be fabricated with concealed raceways or wireways. These electrical components are to be concealed behind the walls or parapet. No exposed raceways will be allowed.
9. LED illumination is the preferred method of illuminating the channel letters on this property.
10. Non-illuminated letters must still be fabricated in channel letter form. Flat cut out, molded or trim cap letters do not comply with these guidelines.

Tenant Monument Signs:

These signs are provided for project and tenant identification.

The landlord/ manager will decide which tenant will be identified on the monument sign.

All tenants should refer to their lease for clarification. Eligible tenants will be responsible for the tenant panel costs of adding their business name to the monument sign.

No tenant shall install a sign without the design approval of the landlord/manager.

Monument signs shall be developed according to Santa Clarita Municipal Code Section 17.51.080.

1. All monument signs shall be setback a minimum of 1 foot from any street or Public Right-of-Way.
2. All monument signs shall be setback a minimum of 25 from any residential property line.
3. All monument signs must be placed outside clear line of sight, defined as 8 feet from curb line at the centerline of the driveway, diminishing to the curb line measured 50 feet from the centerline of the driveway in both directions.
4. Monument signs must be no closer than 250 feet from each other.

Submittals, Reviews and Approvals

The Golden Triangle Center has a specific process to submit sign designs for review and approval by the landlord/manager prior to procuring a permit for sign fabrication and install. This section is provided as a guideline to procure approvals and permits.

Overview:

This review and permit process is provided to ensure that all design standards are consistent with the Golden Triangle Sign Program standards.

Tenants are required to submit to the landlord/manager a sign application for their tenant space signs to be reviewed by Golden Triangle Center landlord or manager.

Design Requirements:

All sign designs to have the following for review.

1. A site plan with setbacks to the location of the sign(s).
2. Designs should include plan view, side view and elevations.
3. The sign design elevation is to include all dimensions, colors, material and typography.
4. The address and property of the sign to be listed in the title block of the designs
5. All signs designs are to conform with these sign guidelines.
6. Any designs that do not meet these requirements will be returned for design revision.

Review:

The application for review may be requested from the Golden Triangle management team.

The application must include all necessary designs required for review prior to being accepted by the Golden Triangle landlord/manager.

All signs are to be approved by landlord/manager prior to moving forward with permits from the City of Santa Clarita.

Permit Package Requirements:

Upon landlord/manager approval, the tenant will be required to obtain permits from the City of Santa Clarita.

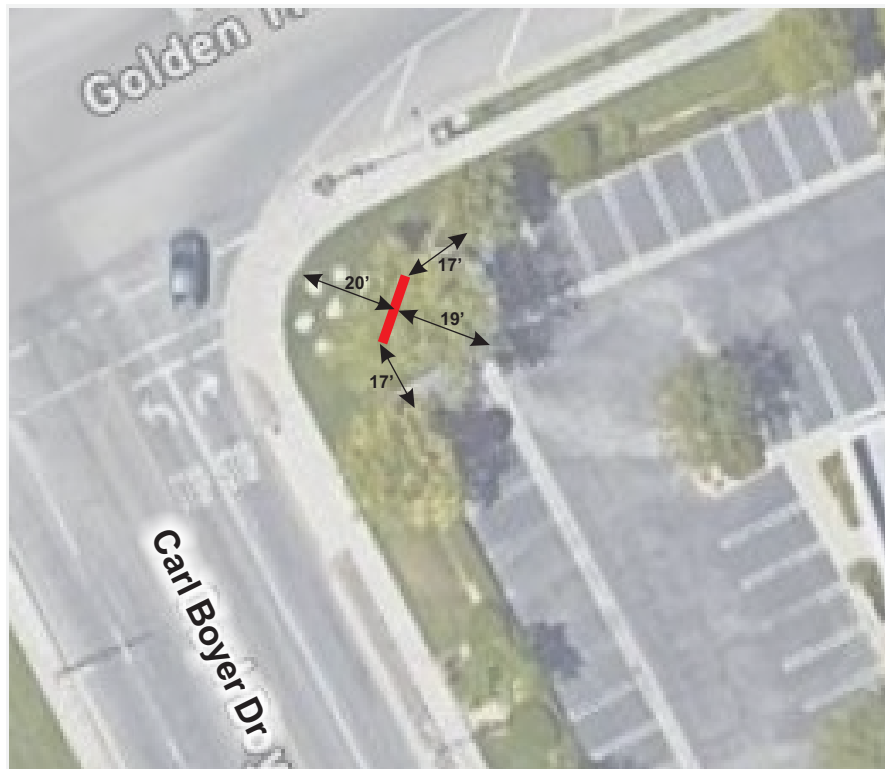
All requirements set forth by the City of Santa Clarita must be met and must include all requirements for design listed above.

Sign Removal:

If any signs are removed from a site or building, then that location or fascia must be brought back to the original condition prior to the install of the removed sign.

Shadowing and stains left on a building will not be acceptable.

Site per landscape must be reclaimed if a monument sign is removed.



A.1 Monument Sign - Existing

A.2 Monument Sign - Approved for future fabrication



Site Plans

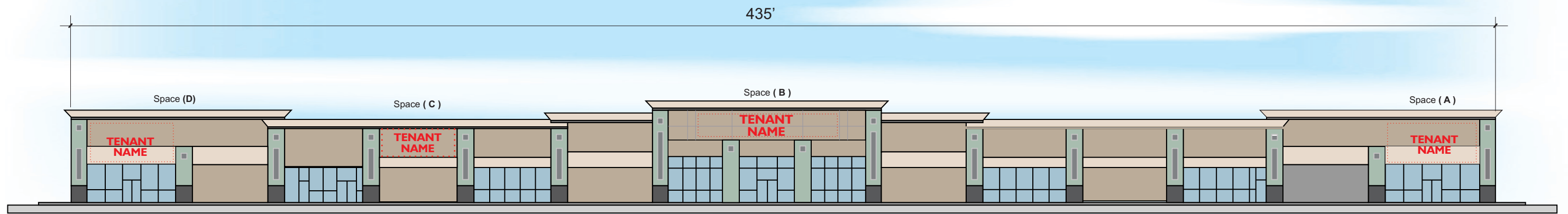
Fabrication Requirements

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

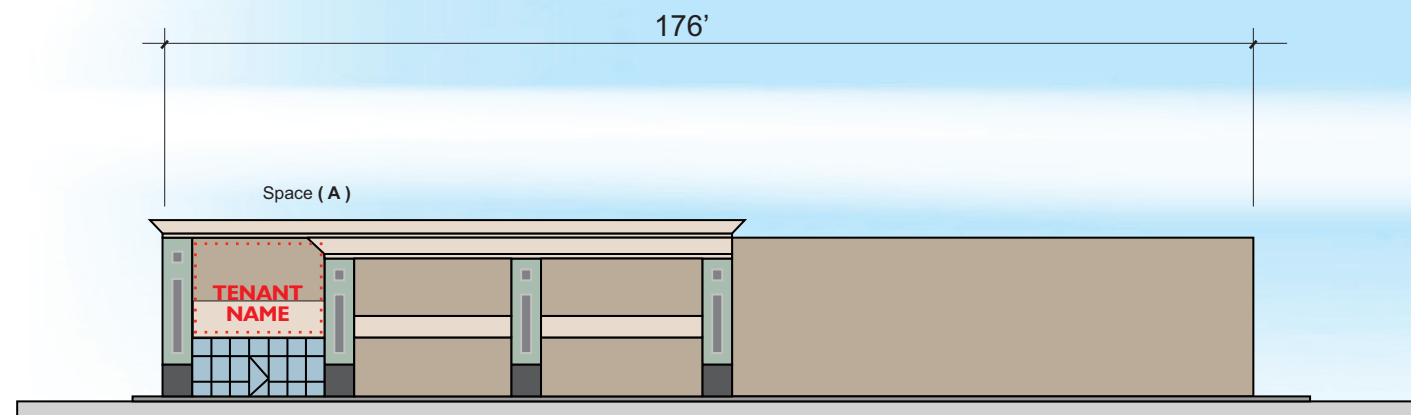
1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
2. Sign manufacturer shall supply a UL label in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
4. Signs shall be made of durable rust inhibited materials that are appropriate and complimentary to the building.
5. All formed metal (i.e. letterforms) shall be fabricated using full welded construction.
6. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
7. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
8. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off the wall or background. Mounts consist of all-thread rods and spacer sleeves for consistency. Spacers painted to match the building color. All bolts and mounting devices shall be made of porcelain-finished iron, stainless steel, aluminum, or carbon steel with a painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
9. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
10. Surfaces with color hues prone to fading (e.g. pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
11. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g. Matthews Paint Company).
12. Surfaces brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks are not permitted. All weep holes shall have a light tight baffle.

Prohibited Signs and Components

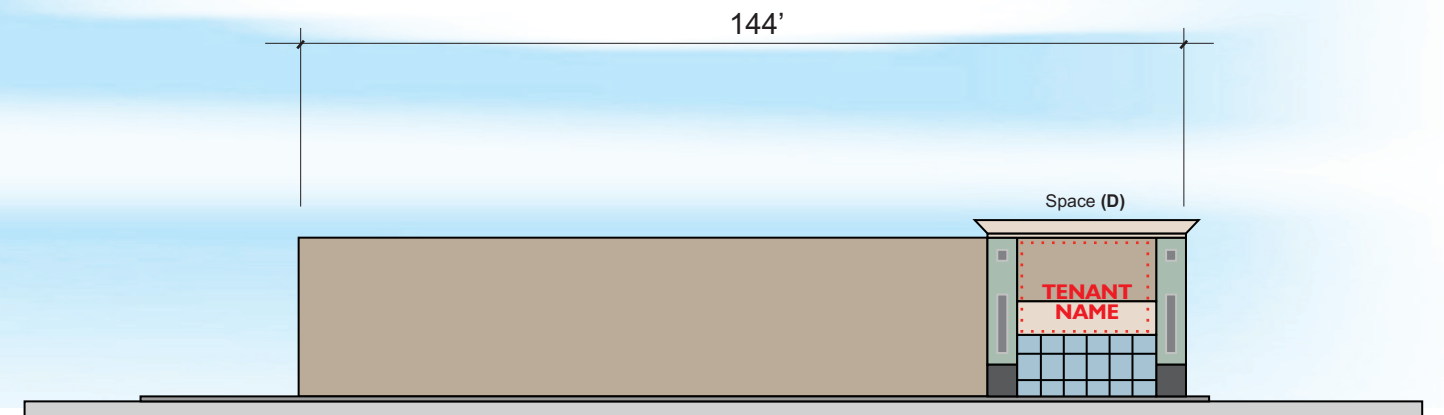
1. No Exposed raceways or wireways allowed.
2. No exposed conduit or electrical wiring.
3. Cabinet signs are not allowed.
4. All conductors, transformers and fasteners are to be concealed. No exposed components will be allowed.
5. All penetrations to be neatly sealed. Exposed holes or uneven textures as a result of signs are prohibited.
6. No damage to the building by installs or removal is allowed. All contractors are to leave the site completed with conditions that are acceptable to the property owner.
7. Manufacturers labels, permit tags and UL labels are to be placed on the side of one channel letter as required by UL and the City of Santa Clarita.
8. Banners, pennants, blow up displays or any temporary signs will not be allowed on the property without written consent from the property owner/manager. These displays of allowed are not to exceed a three-day period of use at a time with a maximum three time use per year.
9. Flashing, moving or audible displays are not allowed on the property, roof or sidewalks of the property.
10. Exposed neon within the letterset or mounted on the fascia is prohibited. The preferred form of illumination is LED.
11. Sign wording to be limited to the registered business name. Secondary messages are not allowed.



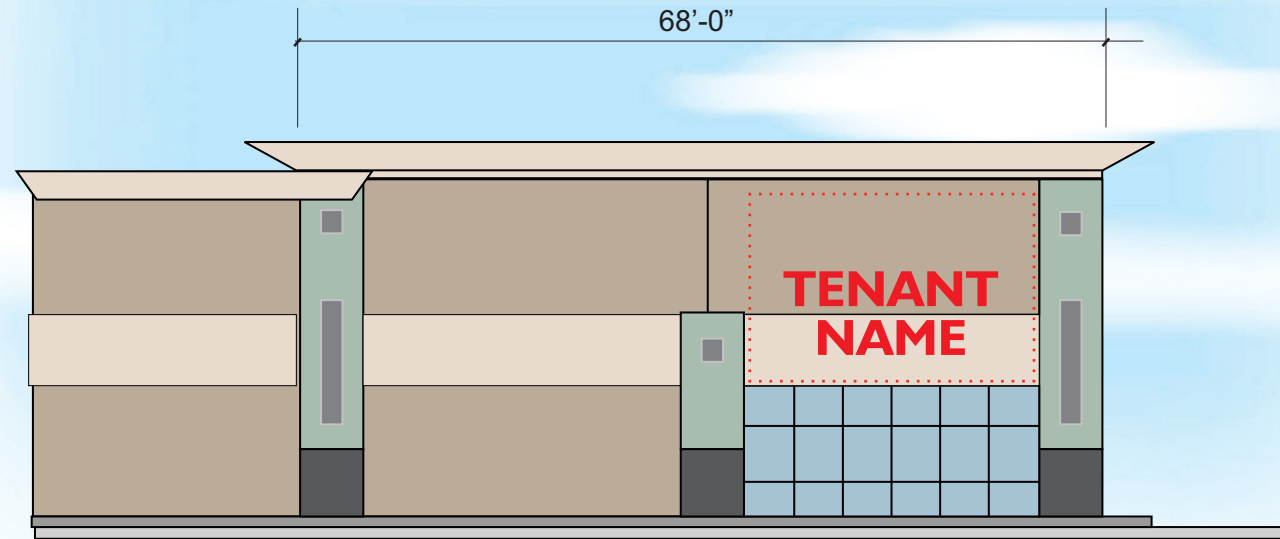
NORTH Elevation



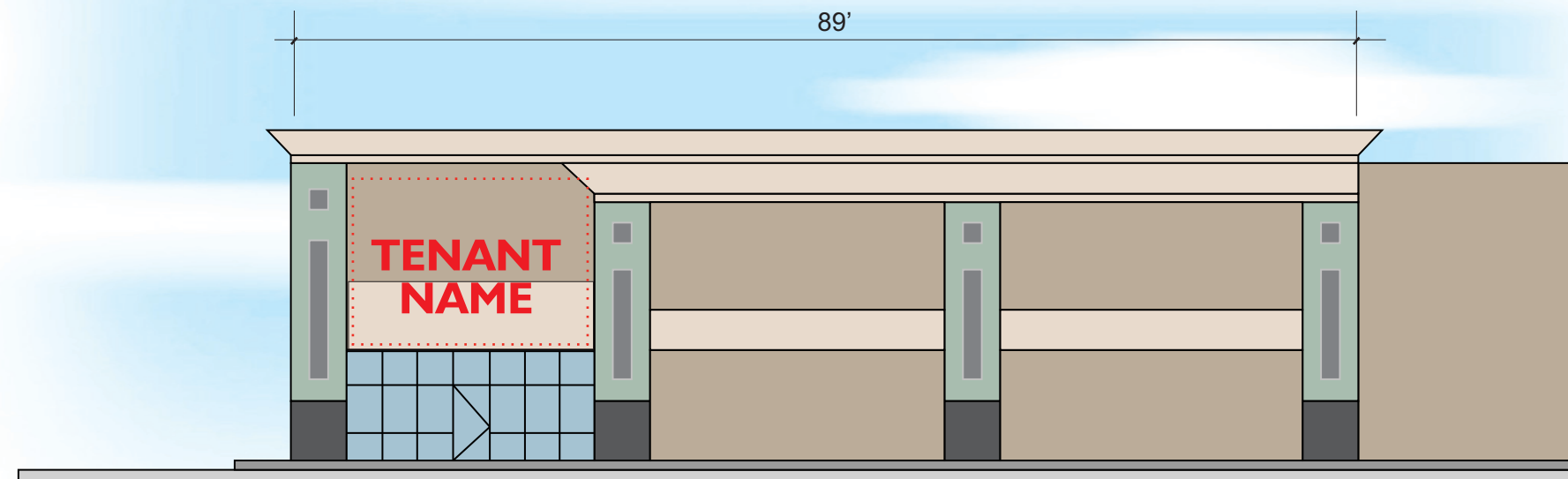
WEST Elevation



EAST Elevation



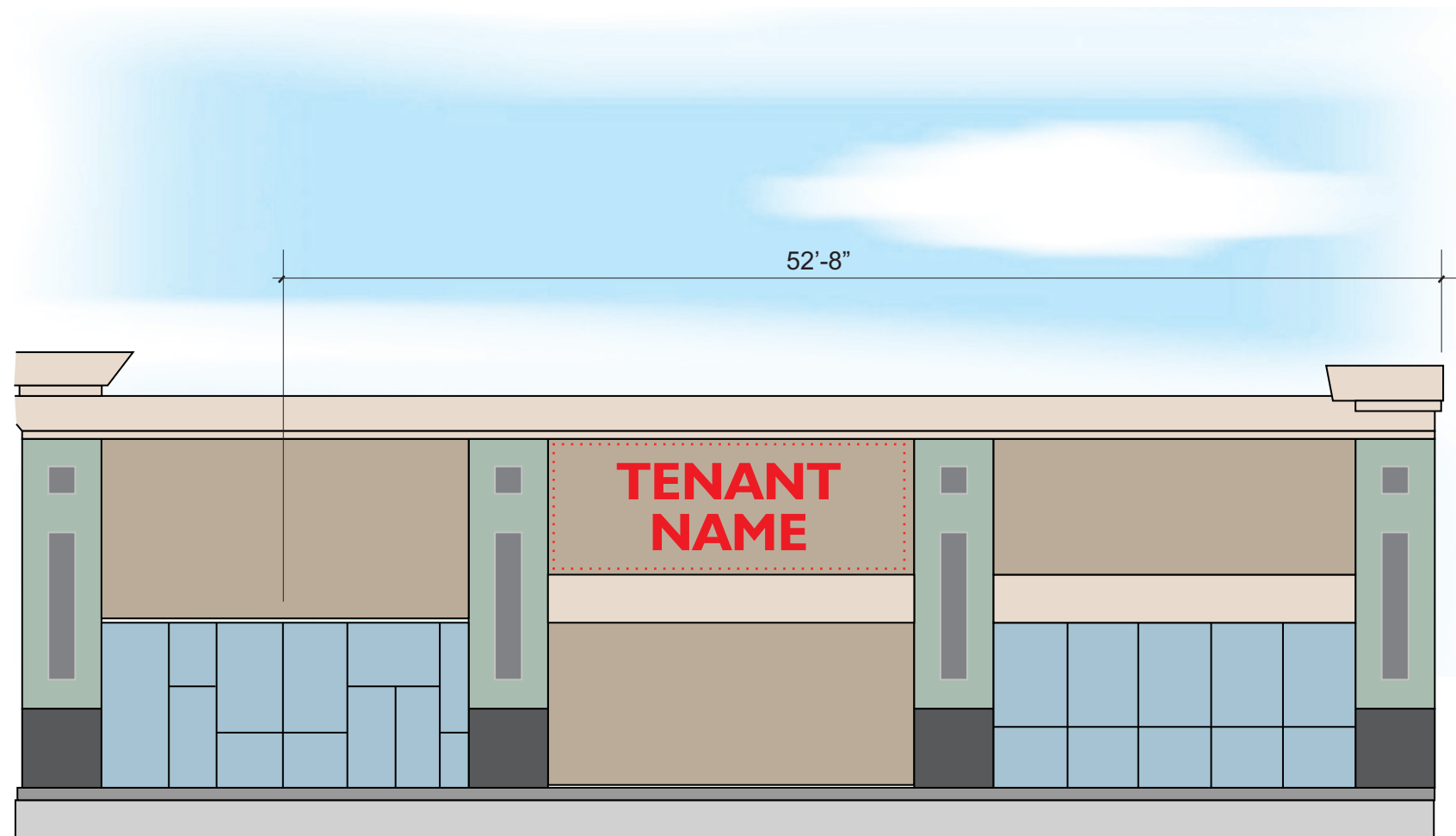
NORTH Elevation Tenant Space A



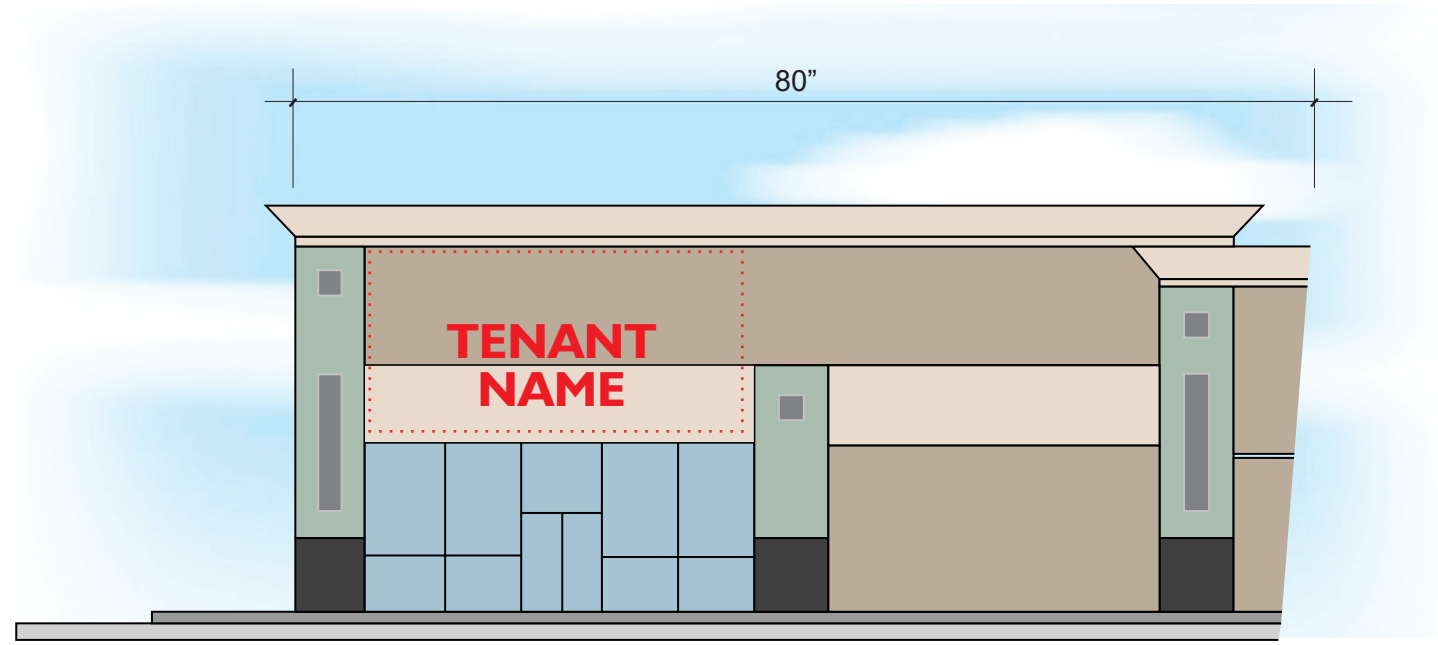
WEST Elevation Tenant Space A



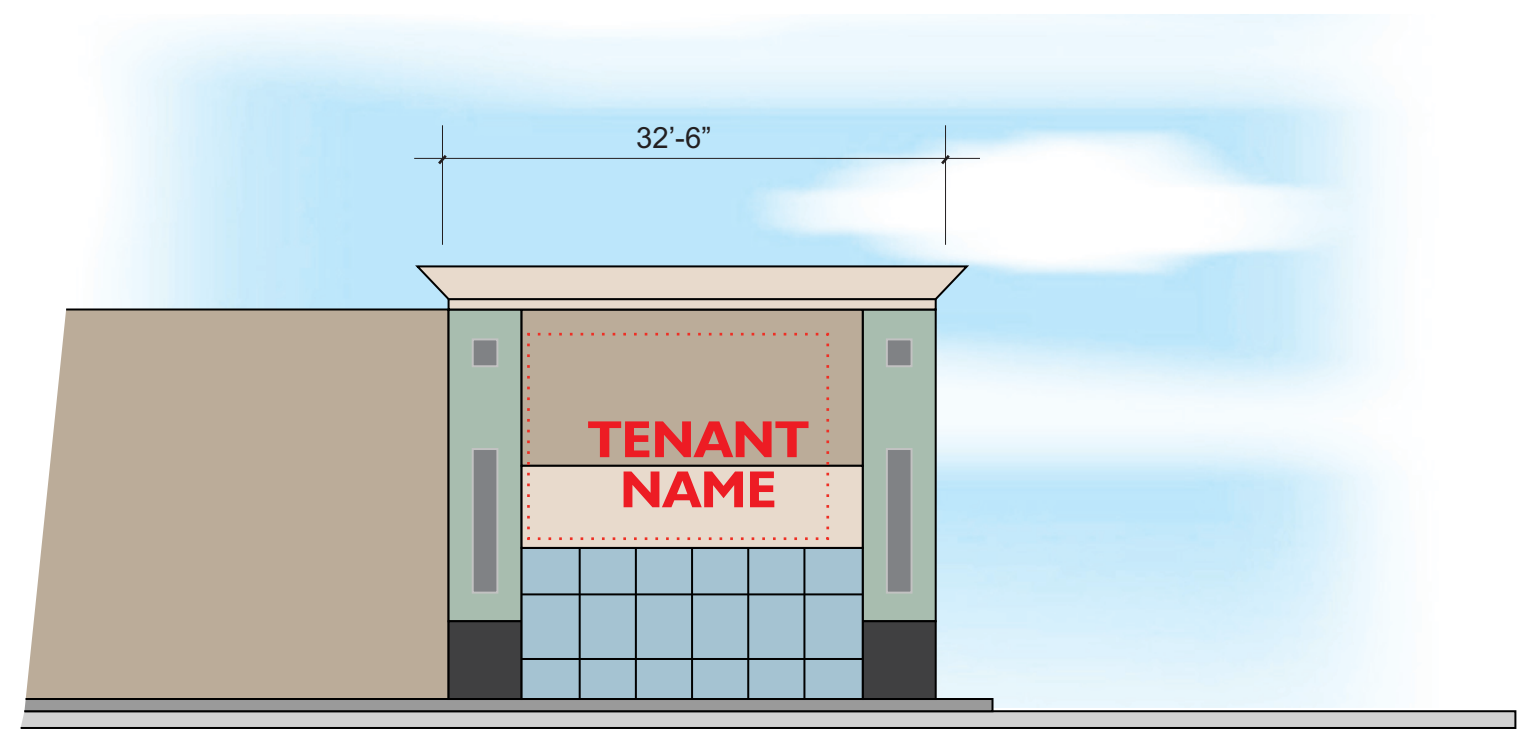
NORTH Elevation Tenant Space B



NORTH Elevation Tenant Space C



NORTH Elevation Tenant Space D

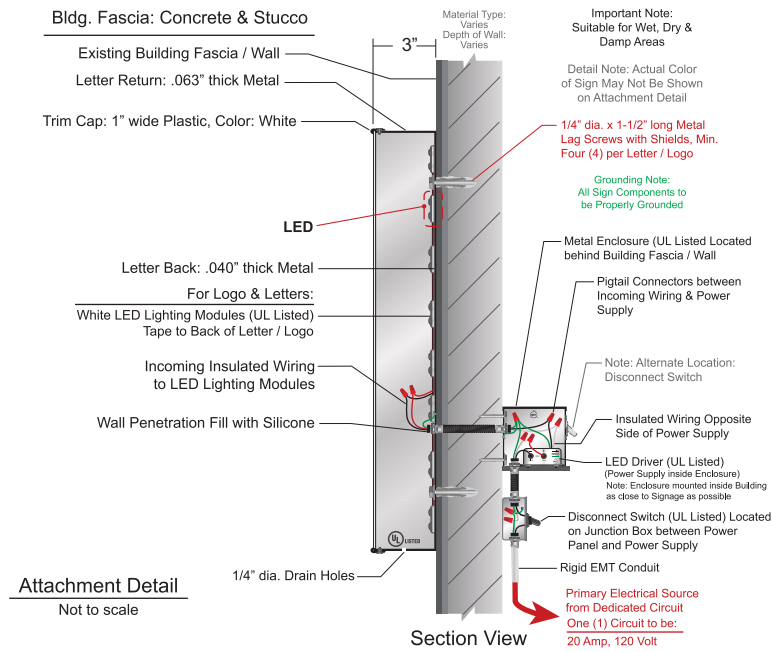


EAST Elevation Tenant Space D

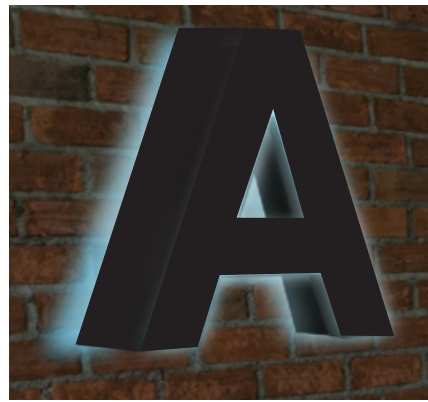
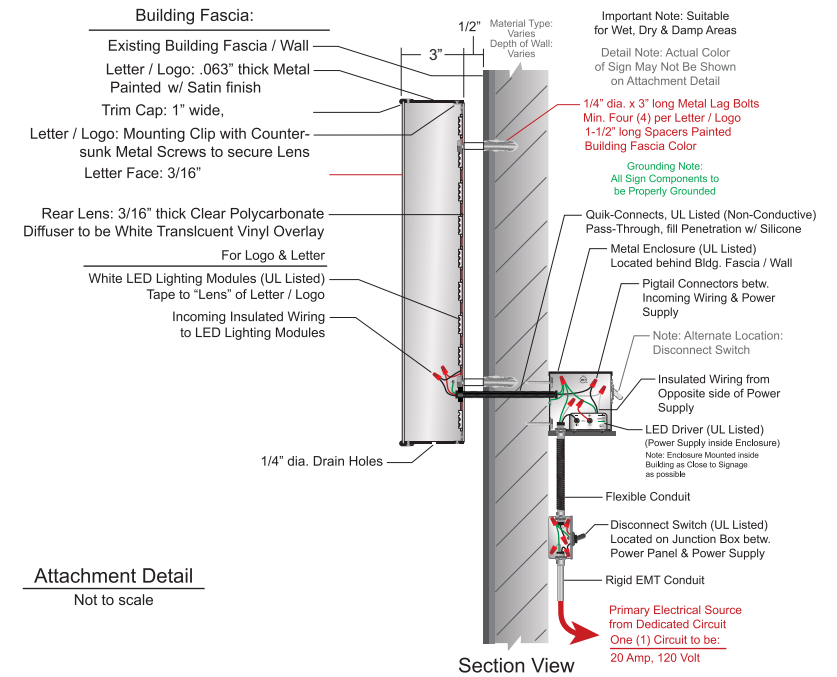
This Sign will be installed in strict compliance with the (US) National Electric Code (Article 600) including The UL 48 Standard (or equivalent), and with local city, county and state codes within the jurisdiction of this Sign Project. All parts of this electrical, illuminated Sign will be properly grounded and bonded (as required).



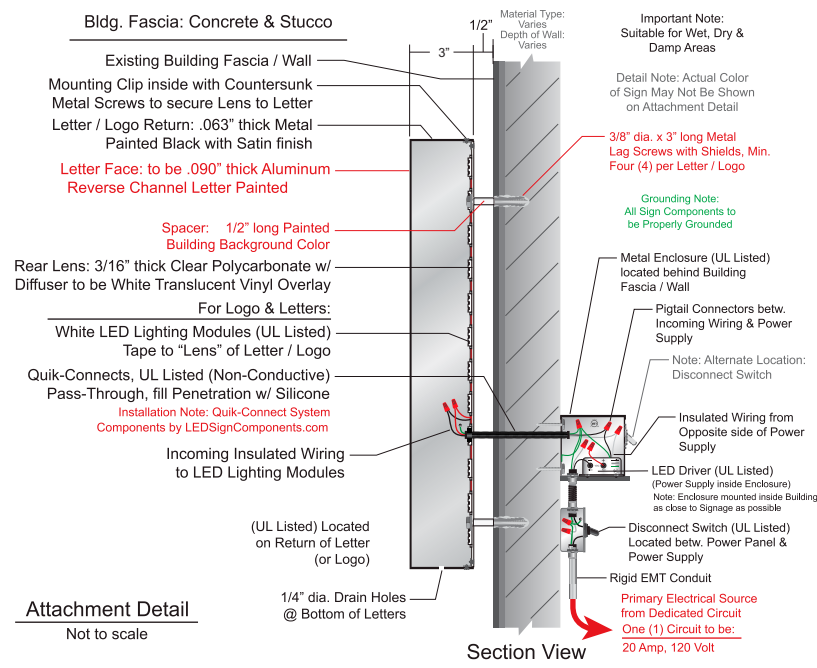
Front Lit



Front and Back Lit



Back Lit



NEC CODE CONFORMS: LEDs

- Code 600.4, Conforms: Markings on Signs
- Code 600.5, Conforms: Branch Circuits (Other Signs & Outline Lighting, not to exceed 20 A)
- Code 600.6, Conforms: Disconnects
- Code 600.7, Conforms: Grounding & Bonding
- Code 600.8, Conforms: Enclosures
- Code 600.9, Conforms: Location
- Code 600.12, Conforms: Field-Installed Sec. Wiring
- Code 600.21, Conforms: Ballasts, Transformers, Electronic Power Supplies & Class 2 Power Sources
- Code 600.23, Conforms: Transformers & Electronic Power Supplies
- Code 600.24, Conforms: Class 2 Power Sources
- Code 600.30, Conforms: Applicability
- Code 600.33, LED Sign Illumination Systems, Secondary Wiring
- Code 300, Conforms: Materials & Fasteners

INSTALLATION NOTES:

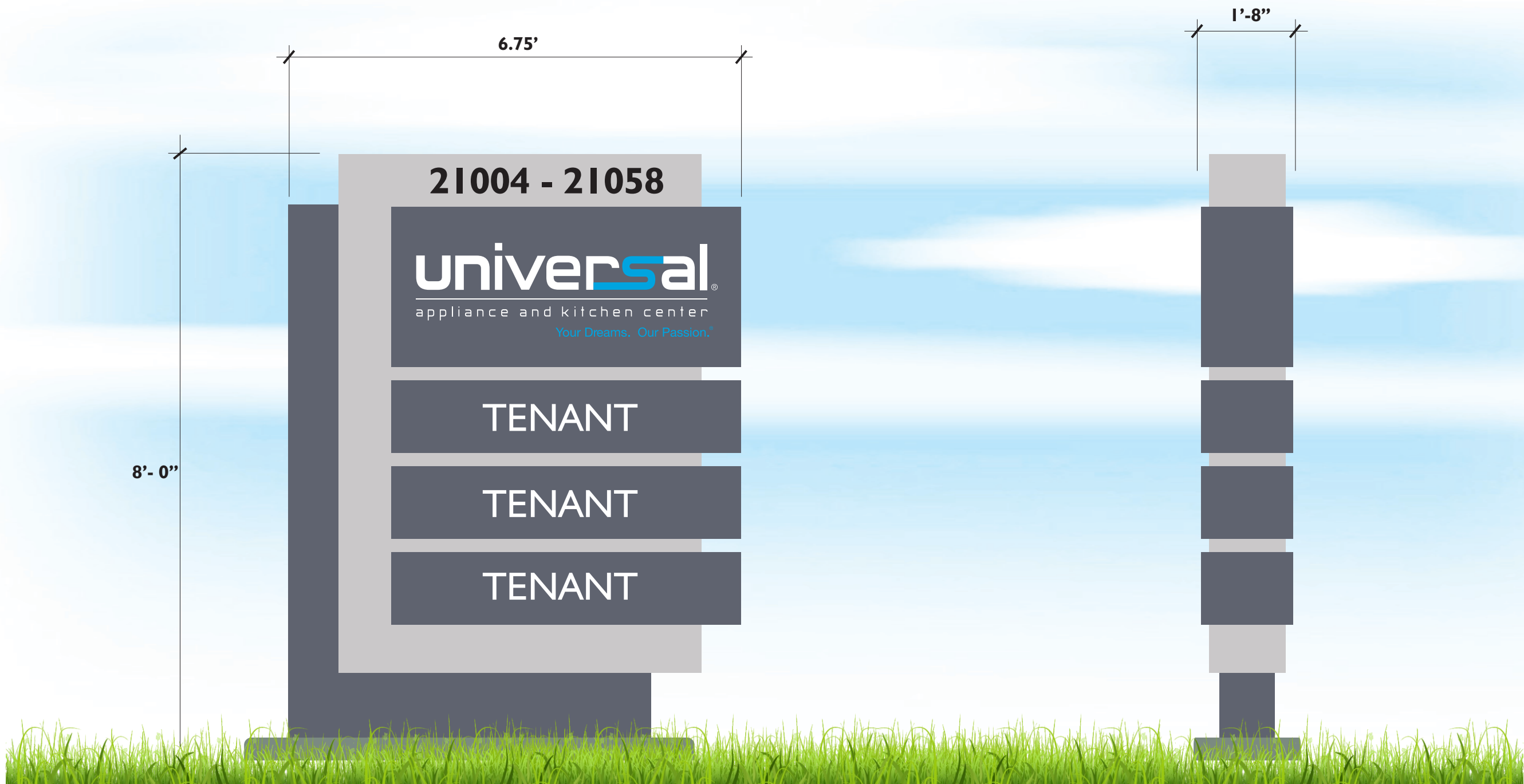
1. Penetrations thru Surfaces to be Watertight
2. Illumination from Sign to be "Even Lighting"
3. Lighting Devices to produce "Consistent Light"
4. All Signage to be MET Listed, Classified
5. Fasteners and Related to be Non-Ferrous Metals

Power Device to be UL Listed, Classified

ALL ELECTRICAL COMPONENTS



This product is Classified by UL as to the properties of product tested (only)



A.1 A.2 Internally Illuminated D/F Monument Sign- Elevation
Two units Required

Site View