



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 25-173  
SIGN REVIEW 25-021  
PER CODE SECTION 17.23.190 OF THE  
SANTA CLARITA MUNICIPAL CODE**

- Date: December 19, 2025
- Applicant: Brad Watson  
25124 Springfield Court, Suite 221  
Valencia, CA 91355
- Location: 25124 and 25152 Springfield Court  
Assessor's Parcel Number's 2861-060-105 and 2861-060-104
- Request: The applicant is requesting approval of a Sign Review permit to amend the Opus Corporate Master Sign Program located at 25124 and 25152 Springfield Court. The subject property is zoned Business Park (BP).
- 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 11 of Section 15311(a) 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 will expire if the approved use is not commenced within two 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 (City) Municipal Code (SCMC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is 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 two years or more terminates the approval of this use along with any associated vested rights to

such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.

- GC3. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC4. Unless otherwise apparent from the context, the term “permittee” includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must 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 will promptly notify the permittee. If the City fails to notify the permittee or if the City fails to cooperate fully in the defense, the permittee is not thereafter 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 permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.
- GC5. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director.
- GC6. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped December 19, 2025, unless revisions and/or additional conditions are specifically required herein.
- GC7. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon Permittee’s successors in interest. The Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the SCMC.
- GC8. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
- GC9. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail.
- GC10. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.

- GC11. The permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC12. The permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval by the Planning Commission.
- GC13. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director.
- GC14. This decision is not effective until permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the permittee acknowledges agreement with the Conditions of Approval.
- GC15. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.
- GC16. The City will not issue a final certificate of occupancy until the permittee complies with all project conditions.
- GC17. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

#### PLANNING DIVISION

- PL1. The following Conditions of Approval for Master Case 25-173 shall supersede the Conditions of Approval for the Master Sign Program for Opus Corporate Center (Previously Master Case 22-235).
- PL2. All future signs shall be developed in conformance with the approved plans on file with the Planning Division for Master Case 25-173 (Sign Review 25-021). Any changes shall be subject to further review and approval by the Director of Community Development.

- PL3. Unless otherwise approved by this permit, all signs proposed within APNs 2861-060-105 and 2861-060-104 must comply with the Opus Corporate Center Master Sign Program and SCMC including, but not limited to, Section 17.51.080 (Sign Regulations). Any changes, additional signage, or corporate branding must be subject to further review by the Director of Community Development.
- PL4. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the SCMC not addressed above. The applicant must comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL5. No exposed or open neon is allowed.
- PL6. Exposed conduit and raceways shall be prohibited.

Should you have any questions regarding this approval, please contact me at (661) 255-4330 or by email at [kdanforth@santaclarita.gov](mailto:kdanforth@santaclarita.gov).

Sincerely,



Kyla Danforth  
Planning Technician

# THE COMMONS AT VALENCIA GATEWAY

## COMMERCIAL SIGN PROGRAM

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

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. NOTE: Sign sizes shown in elevations are samples only. Max Sign Sizes as Follows:  
Upper elevations: Signage will have a 36"H max and length of no more than 80% of the elevation sign band  
Eyebrow (lower elevations): Max 24" H and NTE 80% of elevation sign band.
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)



BUILDING-A SOUTH ELEVATION

1.0



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) 837-2610  
(888) 923-9200  
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:

#5 - 3/13/06

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OR DESIGN WITHOUT WRITTEN  
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HOKE OUTDOOR ADVERTISING, INC.  
MAY RESULT IN LEGAL ACTION.



BUILDING-A NORTH ELEVATION

2.0



NORTH 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.

**HOKE**  
OUTDOOR ADVERTISING  
1955 N. MAIN STREET  
ORANGE, CA 92665-4121  
TEL (714) 637-3510  
(800) 923-9260  
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/Valkaria/Gateway/  
05-0795 OpusWestRev3**  
REVISIONS:  
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PERMISSION FROM  
HOKE OUTDOOR ADVERTISING, INC.  
MAY RESULT IN LEGAL ACTION.



NIGHT VIEW BUILDING ELEVATION

2.0



1985 W. MAIN STREET  
ORANGE, CA 92667-1101  
TEL (714) 637-3400  
(800) 922-8200  
FAX (714) 637-0280

JOB NUMBER

05-0795

PROJECT

OPUS WEST

SIGN TYPE

CONCEPTUAL IMAGE

SCALE

Not to Scale

DATE

03-13-05

SALESPERSON

BOB HOKE

ART CREATED BY:

JASON NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

E:\Opus\ValenciaGateway/  
05-0795 OpusWestFlex.Rev5

REVISIONS:

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BUILDING-A WEST ELEVATION

3.0



WEST ELEVATION

UNISYS

**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



1255 N. MAIN STREET  
ORANGE, CA 92665-4101  
TEL. (714) 637-3610  
(660) 923-9202  
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/Vector/Signage/  
05-0795 OpusWestElevA.dwg

REVISIONS:

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MAY RESULT IN LEGAL ACTION





80% of Signband - Maximum

SOUTH ELEVATION

# COMPANY XYZ

(1) Eyebrow sign will be allowed on each elevation per building, to be centered vertically and horizontally on eyebrow area, not to exceed 80% of the available width.

(1) sign per elevation, at any of the above shown locations.

## HALO-LT PAN : ANNE LITZER

ALL WALL SIGNAGE TO BE A SINGLE UNIFORM COLOR (CHARCOAL GRAY) FACE AND RETURNS WITH DIFFUSER BACK AND WILL BE INTERNALLY ILLUMINATED USING COLORED neon OR LED 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.



1555 N. HAN STREET  
DRAUGHTING DEPT (908) 651-4101  
TEC (714) 637-0440  
(800) 913-0100  
FAX (714) 637-0790

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  
JESSEART 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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MAY RESULT IN LEGAL ACTION.

**BUILDING-B SOUTH ELEVATION**

**5.0**



**SOUTH 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**



1939 N. MAIN STREET  
ORANGE, CA. 92665-4191  
TEL. (714) 837-3650  
(800) 723-8200  
FAX (714) 437-0270

**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:**

**EdOpusVizionsGateway/  
05-0795 OpusWestElev.Bev**

**REVISIONS:**

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

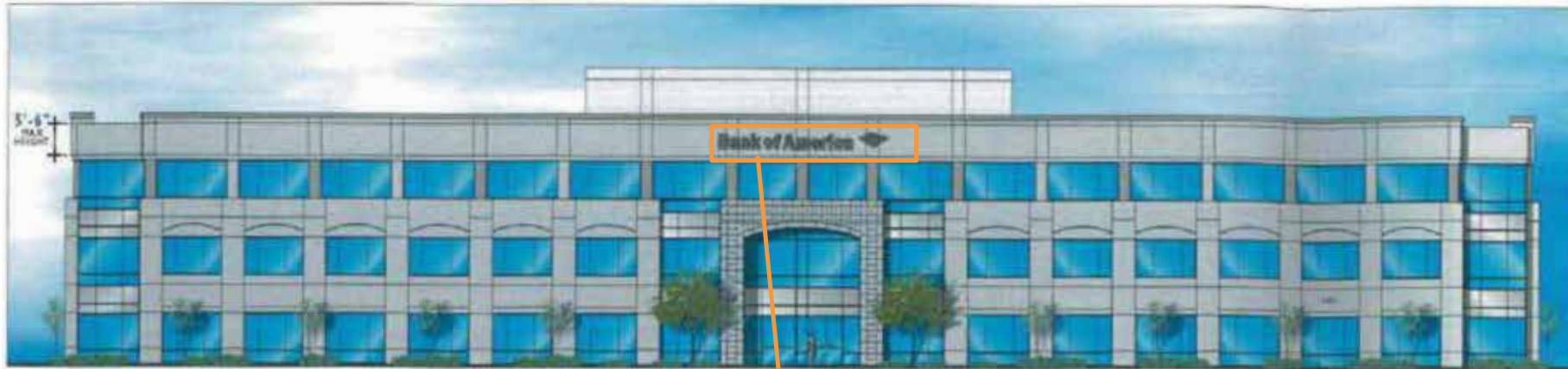
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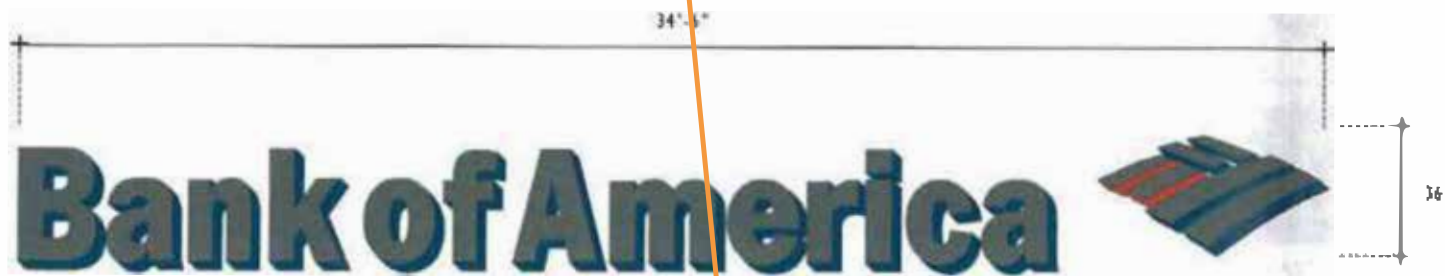


**BUILDING-B NORTH ELEVATION**

**6.0**



NORTH ELEVATION



**LOW-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. MINIMUM HEIGHT WILL BE NO GREATER THAN 36" USE OF LOGO SHIPS AND STYLIZED FONTS WILL BE PERMITTED, HOWEVER, LOGO COLORS WILL BE ACHIEVED USING HIGH LIGHTING ONLY.

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



1935 N. MAIN STREET  
GRANDE, CA. 92645-4181  
TEL (714) 637-3410  
(888) 923-9200  
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 NEUJAHN/  
JESSE**

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

**Ed/Opus/ValenciaGateway/  
05-0795 OpusWestElev.Rev3**

REVISIONS:

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

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MAY RESULT IN LEGAL ACTION



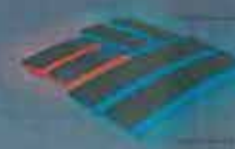
# NIGHT VIEW BUILDING ELEVATION

6.0



NORTH ELEVATION

Bank of America



1955 N. MAIN STREET  
ORANGE, CA. 92655-4131  
TEL. (714) 837-3610  
(888) 923-9200  
FAX (714) 837-0270

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 NEUJAHN/  
JESSE

ART APPROVAL  
SIGNATURE:

ART APPROVAL  
DATE:

FILE NAME:

Ed\Opus\ValenciaGateway/  
05-0795 OpusWestElev.Rev3

REVISIONS:

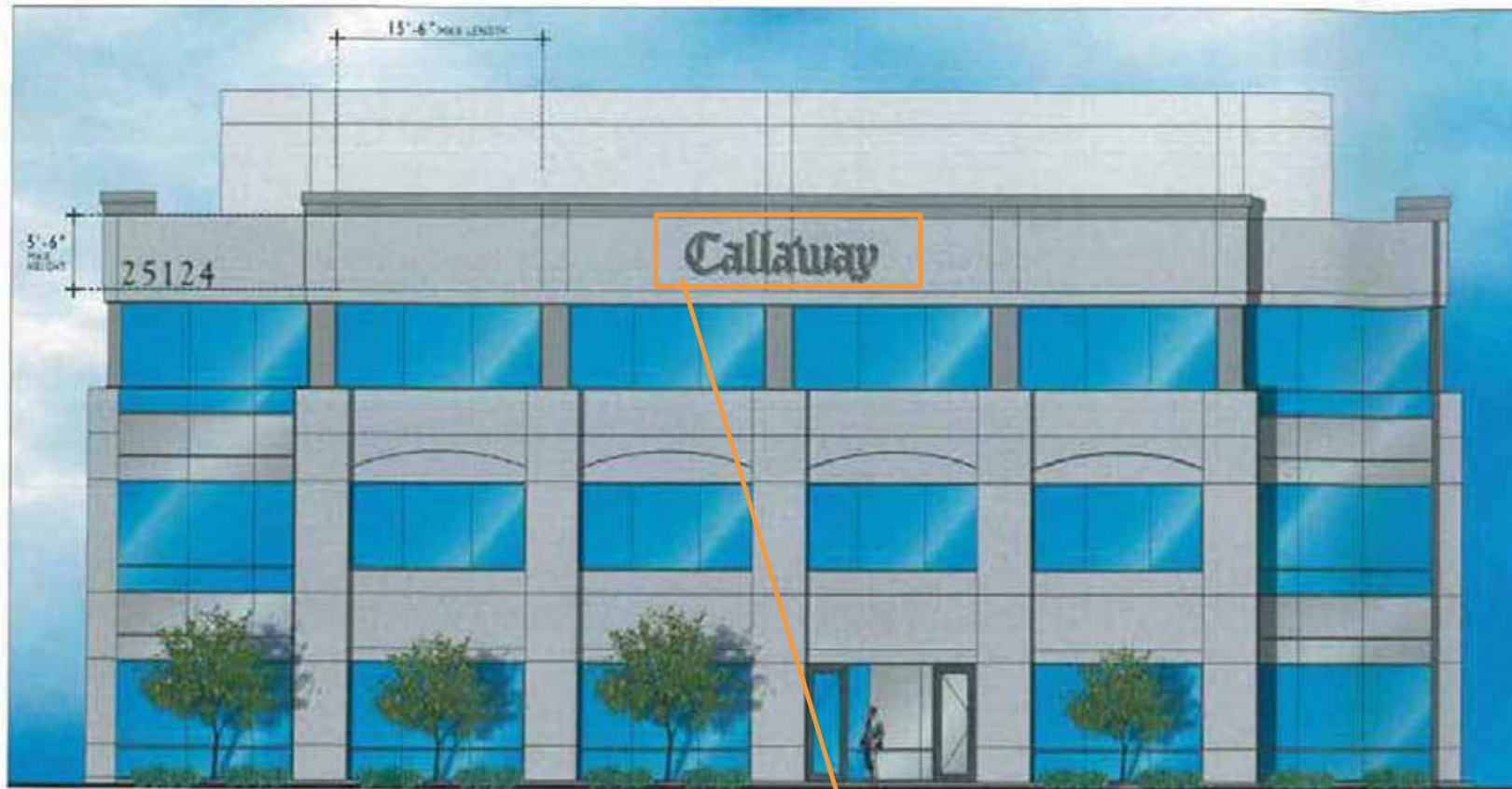
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MAY RESULT IN LEGAL ACTION.

**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) 837-3510  
(800) 923-9200  
FAX (714) 837-9270

**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:**

**EdiOpus/ValexiaGateway/  
05-0795 OpusWestDev.Rev5**

**REVISIONS:**

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

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MAY RESULT IN LEGAL ACTION**



**BUILDING-B WEST ELEVATION**

**8.0**



**WEST 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**

**MAXIMUM LENGTH WILL BE NO GREATER THAN 30 FT.**



1935 N. MAIN STREET  
ORANGE, CA 92665-4181  
TEL. (714) 637-3610  
JESSIE 927-4200  
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/Video/Signage/05-0795 OpusWestElev.Rev.01**

REVISIONS:

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

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MAY RESULT IN LEGAL ACTION

# BUILDING - B EYEBROW SIGNAGE

9.0



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, to be centered vertically and horizontally on eyebrow area, not to exceed 80% of the available width.

- (1) sign per elevation, at any of the above shown locations.

## 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.



1933 N. MAIN STREET  
ORANGE, Ca. 92665-4181  
TEL (714) 537-7410  
FAX (714) 537-0376

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\ValenciaGateway/  
05-0795 OpusWestElev.Rev5

REVISIONS:

#5 - 2/13/06

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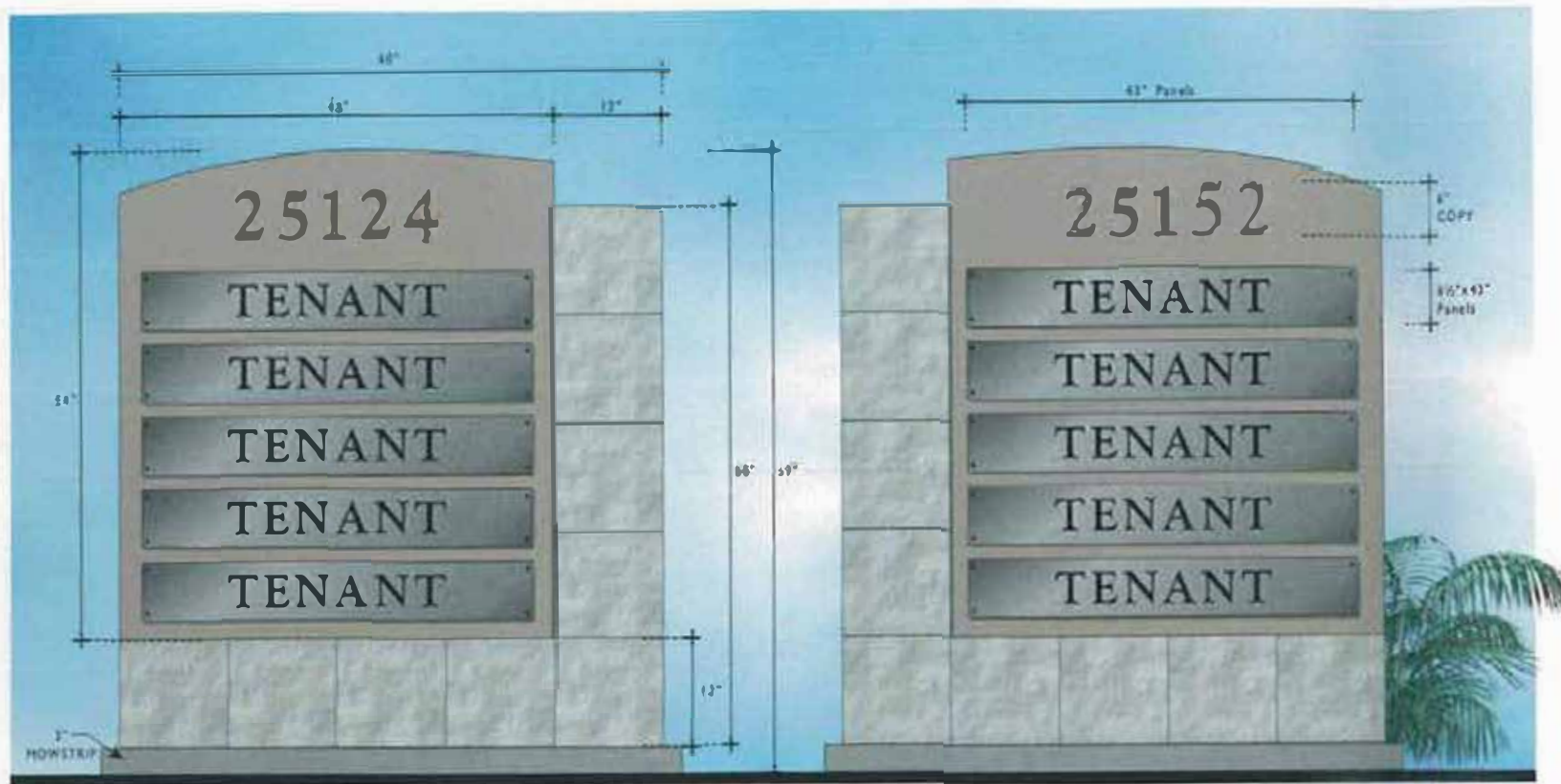
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EXTERIOR MONUMENT

10.0

FRONT VIEW OF MONUMENT SIGN



**SE 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 W. MAIN STREET  
 ORANGE, CA 92665-4101  
 TEL: (714) 637-3030  
 (800) 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 NEUJAHR

ART APPROVAL

SIGNATURE:

ART APPROVAL

DATE:

FILE NAME:

64OpusWestMonumentSign

05-1755 OpusWestMonumentSign

REVISIONS

03 - 3/13/06

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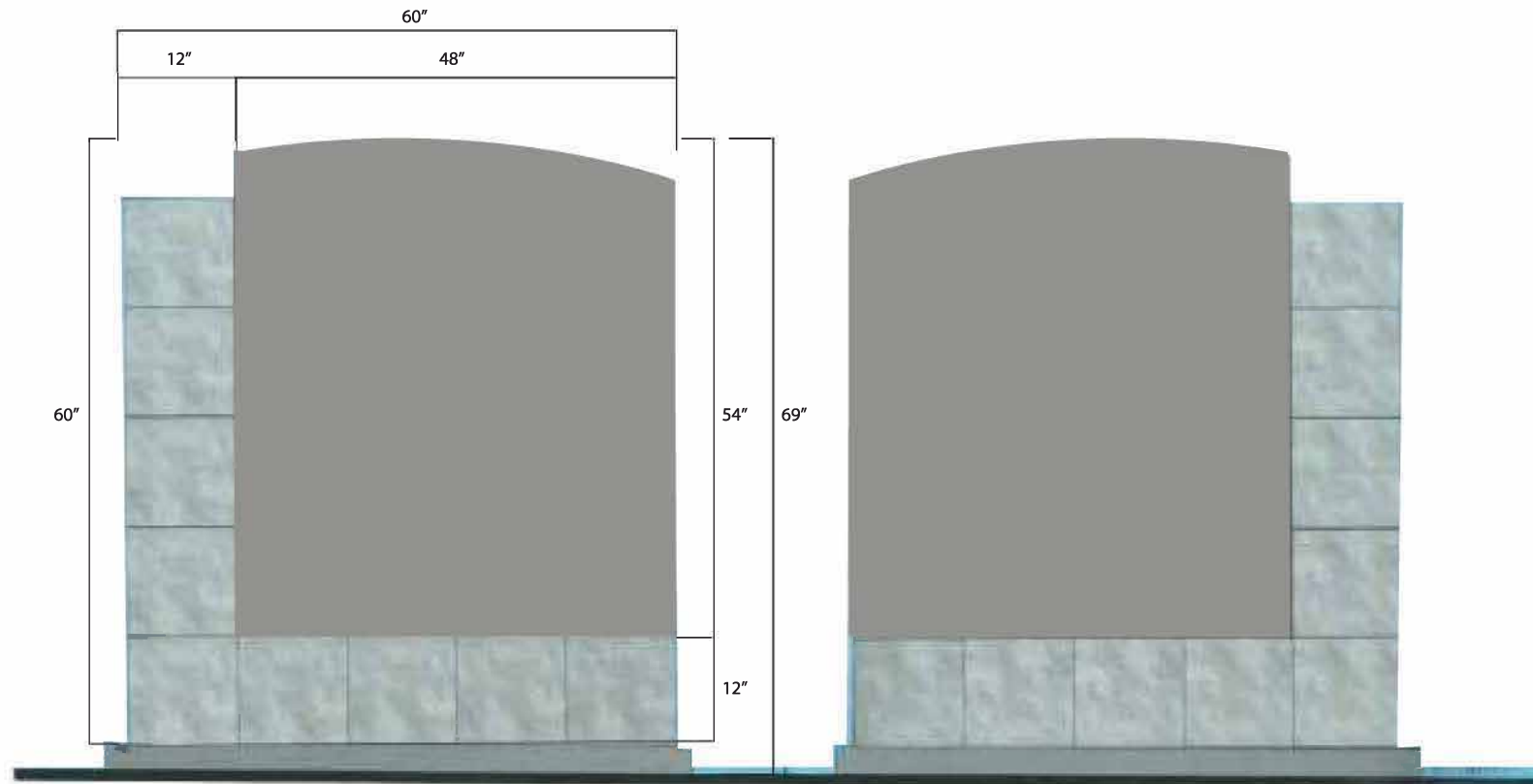
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 MAY RESULT IN LEGAL ACTION



EXTERIOR MONUMENT

11.0

REAR VIEW of MONUMENT SIGN



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. 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



1885 N. MAIN STREET  
 ORANGE, CA. 92668-4161  
 TEL: (714) 637-1610  
 (800) 911-7200  
 FAX: (714) 637-0370

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:

EdOpusNexusGibney

05-0795 OpusNexusRev3

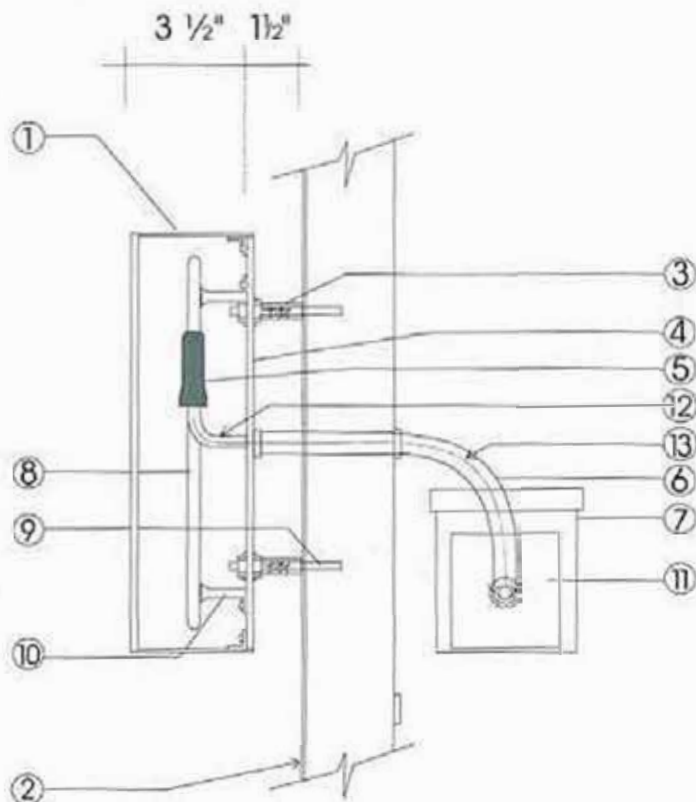
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#1 - 3/13/06

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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



1951 N. MAIN STREET  
ORANGE, CA 92665-6101  
TEL (714) 437-3610  
(800) 921-9203  
FAX (714) 437-0370

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:

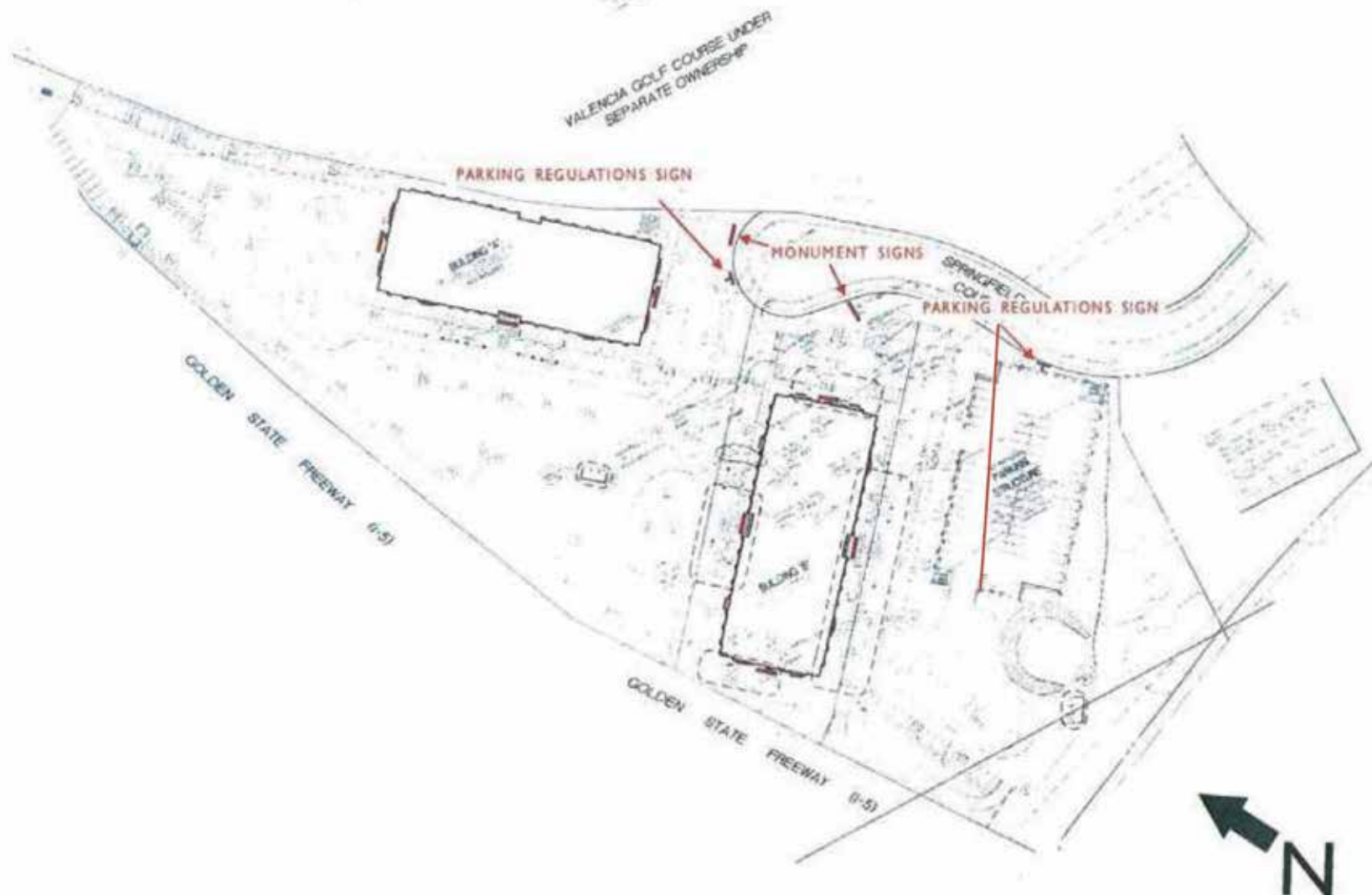
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1935 N. MAIN STREET  
ORANGE, CA. 92665-4101  
TEL. (714) 837-3610  
(888) 923-9200  
FAX (714) 837-0370

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

REVISIONS:

# 5 - 3/13/06

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