



City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196

Phone: (661) 259-2489 • FAX: (661) 259-8125

www.santaclarita.gov

Date: May 12, 2026

Permittee: AKC Permit Inc.
Attn: Kasey Clark
15197 Lighthouse Lane
Lake Elsinore, CA 92530

Location: Copper Hill & Camino Del Arte Shopping Center
Assessor's Parcel Numbers: 2810-136-003 through -008

Request: The applicant is requesting approval of a Sign Review to amend the Master Sign Program (MSP) for the Copperhill commercial shopping center, located west of Copper Hill Drive at the south terminus of Camino Del Arte. The subject property is approximately 1.75-acres, and is located in the Neighborhood Commercial (CN) zone in the community of Valencia.

Findings: In granting this approval, the Director of Community Development (Director) finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code (SCMC) 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 project approvals expire if the use is not commenced within two years from the date of this Resolution, unless it is extended in accordance with the Santa Clarita 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 of Community Development.
- 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 consistent with this approval, 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 of Santa Clarita 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.
- 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. The 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 permittee is granted approval to amend the Master Sign Program (MSP) for the Copperhill commercial shopping center, located west of Copper Hill Drive at the south terminus of Camino Del Arte (Assessor's Parcel Numbers: 2810-136-003 through -008).
- PL2. All future signs must be developed in conformance with the approved plans on file with the Planning Division for Master Case 25-163. Any changes will be subject to further review and approval by the Director.
- PL3. Tenant signage must be in compliance with the tenant sign location and size allowances described in the MSP.

PL4. No tenant is allowed more than one sign per elevation, unless otherwise permitted in the MSP.

PL5. The signs must not be located in such a manner as to impede traffic or sight visibility.

PL6. No exposed or open neon is allowed, and exposed conduits are prohibited.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Lauren Eber".

Lauren Eber
Assistant Planner II



COPPERHILL

TENANT SIGN CRITERIA / PROGRAM

COPPERHILL & CAMINO DEL ARTE
SANTA CLARITA, CA 91387

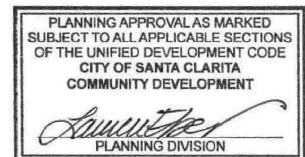
CREATED ON: 12/06/18

Rev #1 : 07/11/19

Rev #2 : 05/07/26

DESIGNED BY:


SIGNS & SERVICES CO.
(714)761-8200



MC25-163

May 12, 2026

Approved subject to the conditions
of approval

COPPERHILL

TENANT SIGN CRITERIA / PROGRAM

COPPERHILL & CAMINO DEL ARTE
SANTA CLARITA, CA 91387

OWNER:
A&S ENGINEERING INC
28405 Sand Canyon Rd, Suite B
Canyon Country, CA 91387
Contact: Ahmad Ghaderi
ahmadg@asengineer.com

SIGN CONSULTANT:
SIGN ADVANTAGE
2062 Business Center Drive Ste. 130
Irvine, CA 92612
Contact: Connie O'Connor
949-553-2433

GOVERNING AGENCY:
FIVEPOINT (Newhall Land & Farming Co.)
Architectural Review Committee (ARC)
25124 Springfield Ct., Suite 300
Valencia, CA 91355
(661) 255-4000

SIGN CONSULTANT:
SIGNS & SERVICES COMPANY, INC.
10980 Boatman Ave.,
Stanton, CA 90680
Contact: Matt DeRuyter
(714) 761-8200

TABLE OF CONTENTS:

| | |
|--|----|
| INTRODUCTION | 3 |
| SECTION A: SUBMITTALS & APPROVALS | 4 |
| SECTION B: FABRICATION & INSTALLATION REQUIREMENTS | 6 |
| SECTION C: DESIGN GUIDELINES | 7 |
| SECTION D: SIGN AREA MEASUREMENTS & CALCULATIONS | 8 |
| SECTION E: PROHIBITED SIGNS | 9 |
| SITE PLAN - MONUMENT SIGNS | 10 |
| M1 & M2 - MULTI TENANT MONUMENT SIGN EXAMPLE | 11 |
| M3 - GAS STATION MONUMENT SIGN EXAMPLE | 13 |
| B1 - SHOPS 1 TENANT BLADE SIGN EXAMPLE | 14 |
| T1 - TENANT DOOR & WINDOW GRAPHICS EXAMPLE | 15 |
| SITE PLAN - TENANT WALL SIGNS | 16 |
| MAJOR A TENANT SIGN GUIDELINES | 17 |
| MAJOR B TENANT SIGN GUIDELINES | 18 |
| GAS STATION SIGN GUIDELINES | 19 |
| SHOPS 1 TENANT SIGN GUIDELINES | 25 |
| RESTAURANT A SIGN GUIDELINES | 26 |
| RESTAURANT B SIGN GUIDELINES | 34 |
| MULTI-PAD A SIGN GUIDELINES | 44 |
| RESTAURANT B SIGN GUIDELINES | 45 |
| PAD C SIGN GUIDELINES | 46 |

INTRODUCTION:

This document establishes guidelines and criteria (“Criteria”) for the design, implementation and regulation of Tenant signage at **COPPERHILL** (“Retail Center”) in Santa Clarita, California.

These sign criteria (“Criteria”) have been established to eliminate excessive and confusing sign displays and to preserve and enhance the appearance of the Retail Center. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Retail Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure the Tenant signage in the Retail Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant's expense.

SECTION A: SUBMITTAL & APPROVAL PROCESSES

1. Submittal to Landlord

- Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval at least three (3) complete sets of detailed design and shop drawings including the following:
 - **Site plan** of entire retail center. The site plan must clearly identify the proposed tenant space within the overall center.
 - **Scaled elevation** of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront. Sign elevation must specify exact dimensions, copy layout, materials, colors, method of attachment, illumination, electrical specifications and all other details of construction as well as all sign area square footage.
- Approval of disapproval of sign submittals shall remain the sole right of the Landlord of his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord's approval is obtained.

2. FIVEPOINT (Newhall Land & Farming Co.) Submittal

- Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to FIVEPOINT (Newhall Land & Farming Co.) for approval at least three (3) complete sets of detailed design and shop drawings including the following:
 - **Site plan** of entire retail center. The site plan must clearly identify the proposed tenant space within the overall center.
 - **Scaled elevation** of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront. Sign elevation must specify exact dimensions, copy layout, materials, colors, method of attachment, illumination, electrical specifications and all other details of construction as well as all sign area square footage.
- Approval of disapproval of sign submittals shall remain the sole right of FIVEPOINT (Newhall Land & Farming Co.). If submittals are disapproved, then Tenants must submit revised plans until FIVEPOINT (Newhall Land & Farming Co.) approval is obtained.

3. City Submittal

- Two (2) sets of plans must be submitted, approved and stamped by the Landlord prior to permit application. Tenant or their Sign Contractor must submit to City of Santa Clarita Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.
- Each Tenant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.

SECTION A: SUBMITTAL & APPROVAL PROCESSES (CONTINUED)

4. Approval and Installation

- Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign(s) unless all of the following conditions have been met:
 - A stamped set of final drawings reflecting the Landlord's, FIVEPOINT (Newhall Land & Farming Co.), and the City's approval shall be obtained from each party.
 - The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein.
 - The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

5. Modifications

- In the event tenant decides to modify sign(s) during the term of its lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the Criteria for the Retail Center after the execution of its Lease Agreement.

SECTION B: FABRICATION & INSTALLATION REQUIREMENTS

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

1. All electrical signs shall bear the UL label. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements.
2. Signs shall be mounted & installed with no visible means of attachment, unless attachments are intentional design elements/statements. All illuminated signs must be connected to tenant's electrical panel and must remain illuminated during general business operating hours, as defined by the landlord, unless otherwise agreed upon by the landlord.
3. Colors, materials, and finishes shall exactly match those submitted to and approved by Landlord and FIVEPOINT (Newhall Land & Farming Co.).
4. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, or other blemishes.
5. All signs to be pegged a minimum of a half (1/2") inch from wall or façade onto which the letters are attached.
6. Power for the tenant building signage shall be provided by the tenant's electrical panel to a junction box at all sign locations. Power hookup shall be by tenant. A photo cell and/or time clock (relay through house panel) shall be provided and controlled by landlord to uniformly turn signage on and off.
7. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials as may be required.
8. Use of adhesives for securing any type of signage is prohibited.
9. No other signage except that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under these Criteria, it is considered disallowed until prior written approval of Landlord is obtained.
10. Tenant will be responsible for patching and re-painting of wall upon removal of any signage installed by tenant.

SECTION C: DESIGN GUIDELINES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals. There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their façade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord, City of Santa Clarita, and/or FIVEPOINT (Newhall Land & Farming Co.) reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles include:

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Halo illuminated letters, 3" deep minimum
5. Dimensional geometric shapes
6. Channel Letters mounted on top of canopy/metal awning.
7. Sign Cabinets or cans will be allowed for **tenant logos only**, when any such logo constitutes a registered trademark. However, can like signs are typically discouraged and are subject to Landlord, FIVEPOINT (Newhall Land & Farming Co.), and City approval.

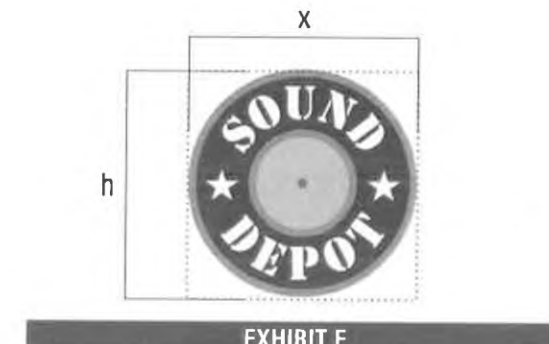
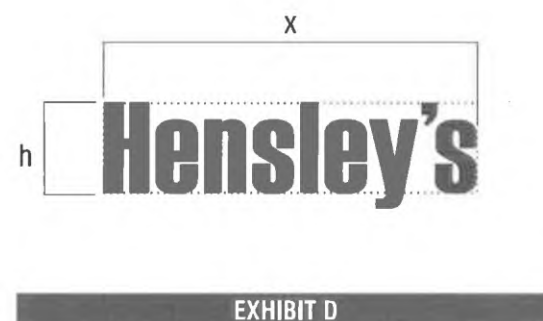
***Mixed Media** signs are signs employing two or more illumination and fabrication methods.



SECTION D: SIGN AREA MEASUREMENTS & CALCULATIONS

The following exhibits illustrate the methods, by which, to determine the maximum square footage for the allowable sign area categories that follow in this document. Details and exceptions are illustrated in the exhibits below. Letter “h” represents the overall height of the sign and/or sign elements. Letter “x” represents the overall length of the sign and/or sign elements. In case where there are multiple signs on one elevation, each sign's square footage will be calculated using method below and added together to equal total sign square footage for that elevation.

Note: Letter descenders are not included in overall square footage calculations



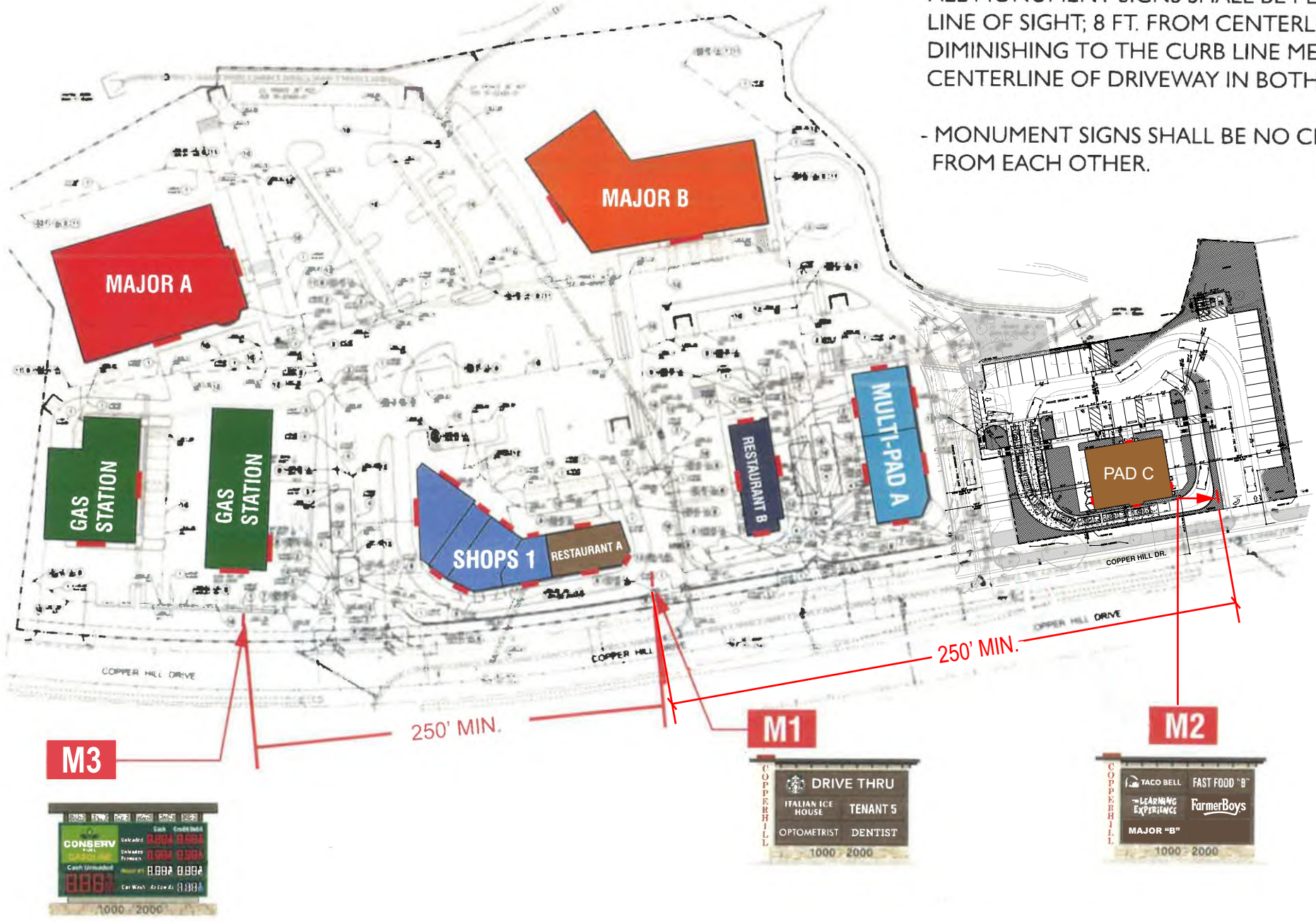
SECTION E: PROHIBITED SIGNS

The following signs and elements are prohibited:

1. A sign that consists of only a unadorned rectangular cabinet sign with translucent or opaque face.
2. Temporary wall signs, pennants, inflatable displays or sandwich boards.
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord and FIVEPOINT (Newhall Land & Farming Co.).
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Pre-manufactured signs, such as franchise signs that have not been modified to meet this criteria.
7. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts.
8. Simulated materials such as wood grained plastic laminates or wall coverings.
9. Flashing, oscillating, animated lights or other moving sign components.
10. Rooftop signs or signs projecting above roof lines or parapets.
11. Advertising or promotional signs on parked vehicles.
12. Painted signs.
13. Wind activated and balloon signs.
14. Outdoor advertising structures.
15. A-Frame type signs.
16. Permanent Banners.

SITE PLAN - MONUMENT SIGNS

- ALL MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 1 FT. FROM ANY STREET OR PUBLIC RIGHT OF WAY.
- ALL MONUMENT SIGNS SHALL BE SETBACK 25 FT. MINIMUM FROM ANY RESIDENTIAL PROPERTY LINE
- ALL MONUMENT SIGNS SHALL BE PLACED OUTSIDE CLEAR LINE OF SIGHT; 8 FT. FROM CENTERLINE OF DRIVEWAY, DIMINISHING TO THE CURB LINE MEASURED 50 FT. FROM CENTERLINE OF DRIVEWAY IN BOTH DIRECTIONS.
- MONUMENT SIGNS SHALL BE NO CLOSER THAN 250 FT. FROM EACH OTHER.



M1 MULTI TENANT MONUMENT SIGN



1 FRONT VIEW

SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE: 70.0 SQ. FT.

QUANTITY: ONE (1)

SIGN STRUCTURE: Fabricated from Aluminum Square Tubing with Painted & Suede Textured Stucco Finishes & Polyurethane Enamel Painted Aluminum Sign Cabinet (Satin Finish)

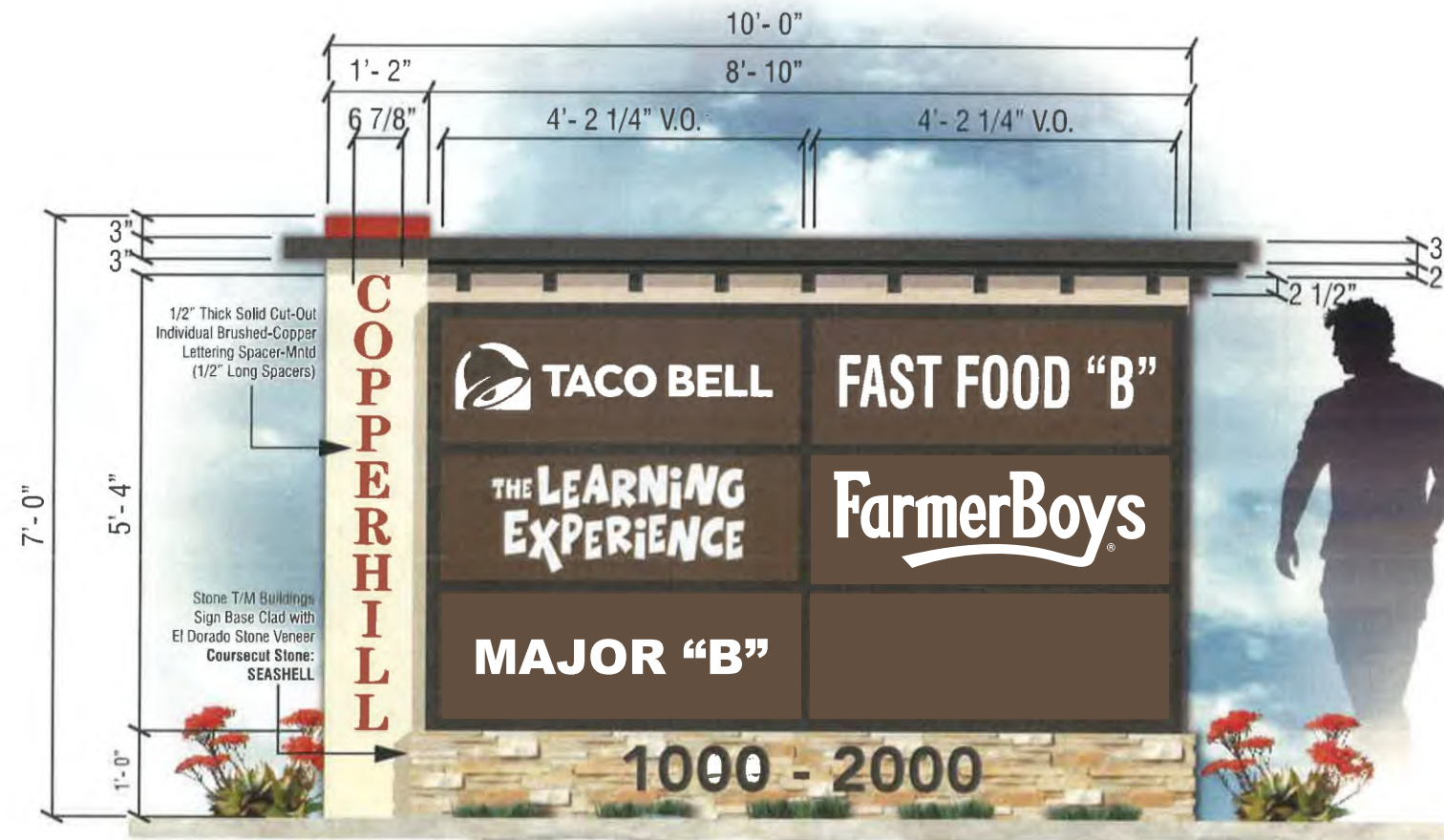
BASE STRUCTURE: Fabricated from Aluminum Square Tubing and Clad with El Dorado Stone To Match Building Treatment

COPPERHILL LETTERS: 1/2" Thick Brushed-Copper Spacer-Mounted 1/2" From Face of Column

COLUMN-CAP: .063" Thick Brushed-Copper Cladded Column-Top (Wraps all Sides & Top of Column)

TENANT PANELS: 3/16" Thick Translucent White Acrylic Plastic with Brown Translucent Vinyl Overlay

M2 MULTI TENANT MONUMENT SIGN



1 FRONT VIEW

SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE: 70.0 SQ. FT.

QUANTITY: ONE (1)

SIGN STRUCTURE: Fabricated from Aluminum Square Tubing with Painted & Suede Textured Stucco Finishes & Polyurathane Enamel Painted Aluminum Sign Cabinet (Satin Finish)

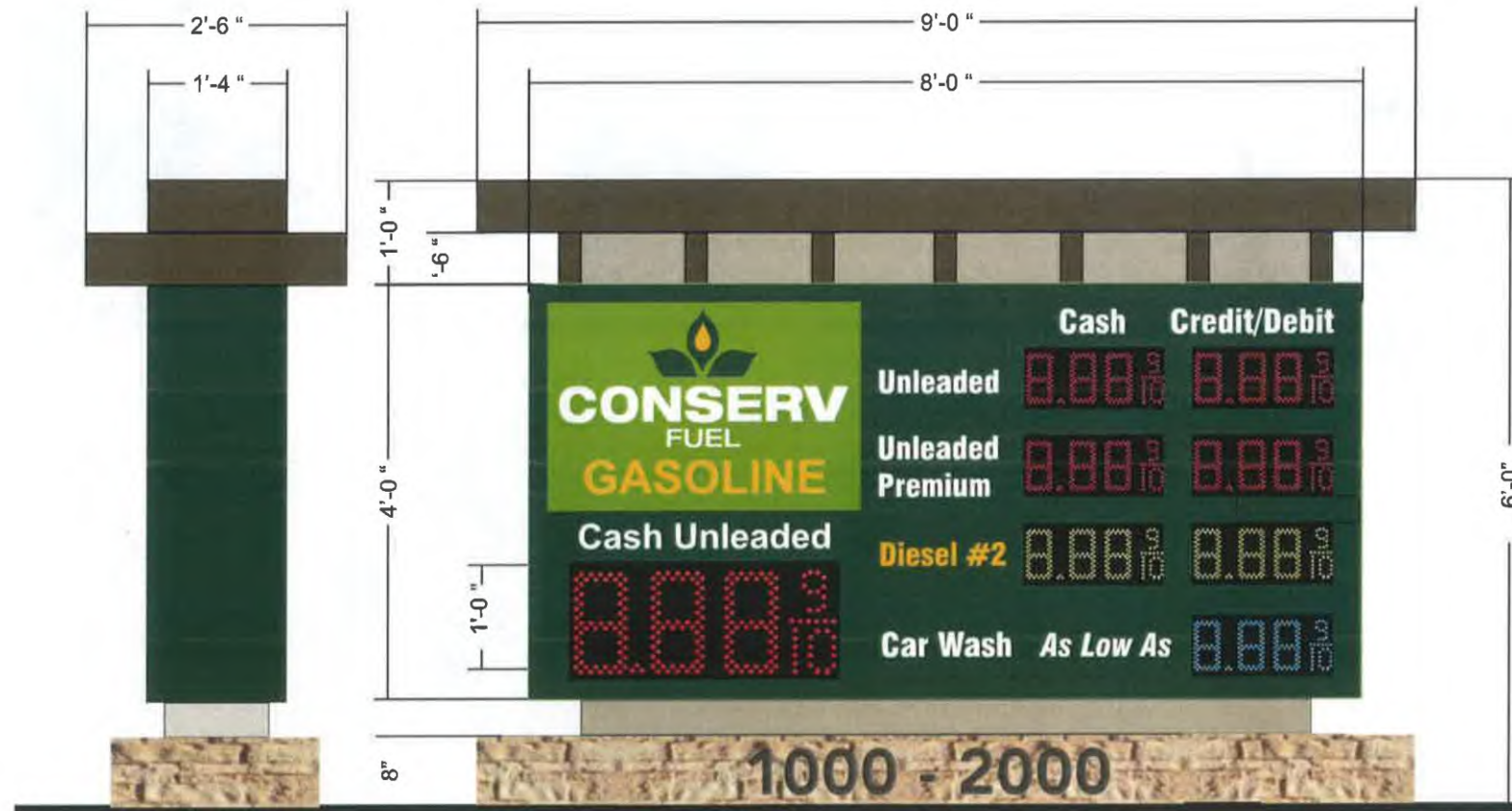
BASE STRUCTURE: Fabricated from Aluminum Square Tubing and Clad with El Dorado Stone To Match Building Treatment

COPPERHILL LETTERS: 1/2" Thick Brushed-Copper Spacer-Mounted 1/2" From Face of Column

COLUMN-CAP: .063" Thick Brushed-Copper Cladded Column-Top (Wraps all Sides & Top of Column)

TENANT PANELS: 3/16" Thick Translucent White Acrylic Plastic with Brown Translucent Vinyl Overlay

M3 GAS STATION MONUMENT SIGN



END VIEW

SQUARE FOOTAGE: 45.0 SQ. FT.



EL DORADO COARSECUT STONE SEASHELL

PRICE SIGN SPECIFICATIONS:

ONE (1) DOUBLE FACE CABINET SIGN

.125 ALUMINUM FACES W/ ROUTED COPY
 WHITE ACRYLIC BACKING FOR COPY W/ 1ST SURFACE VINYL
 GRAPHICS CLEAR ACRYLIC WINDOWS FOR PRICE UNITS
 HINGE FACES AT BOTTOM FOR SERVICE ACCESS

LOGO: ROUTED

BACKGROUND: .150 WHITE ACRYLIC W FIRST SURFACE FILM
 GRAPHICS - ARLON GREEN 2586
 LEAF LOGO: GREEN 3M 3630-26
 FLAME: MARIGOLD 3M 3630-75
 CONSERVE FUEL: WHITE

PRICE: ROUTED

GASOLINE: MARIGOLD 3M 3630-75
 CASH, CREDIT / DEBIT: WHITE
 BACKGROUND: PAINT TO MATCH GREEN 3M 3630-26 / PMS 349
 PRICE PANEL: 12" RED LED BEHIND 12.5" X 32" CLEAR PANEL

GASOLINE/ DIESEL GRADES:

COPY: WHITE

8" PRICE PANELS: RED 6" DIGITAL BEHIND CLEAR PANEL
 DIESEL #2: GREEN 6" DIGITAL BEHIND CLEAR PANEL

12" PRICE PANELS: RED 12" DIGITAL BEHIND CLEAR PANEL

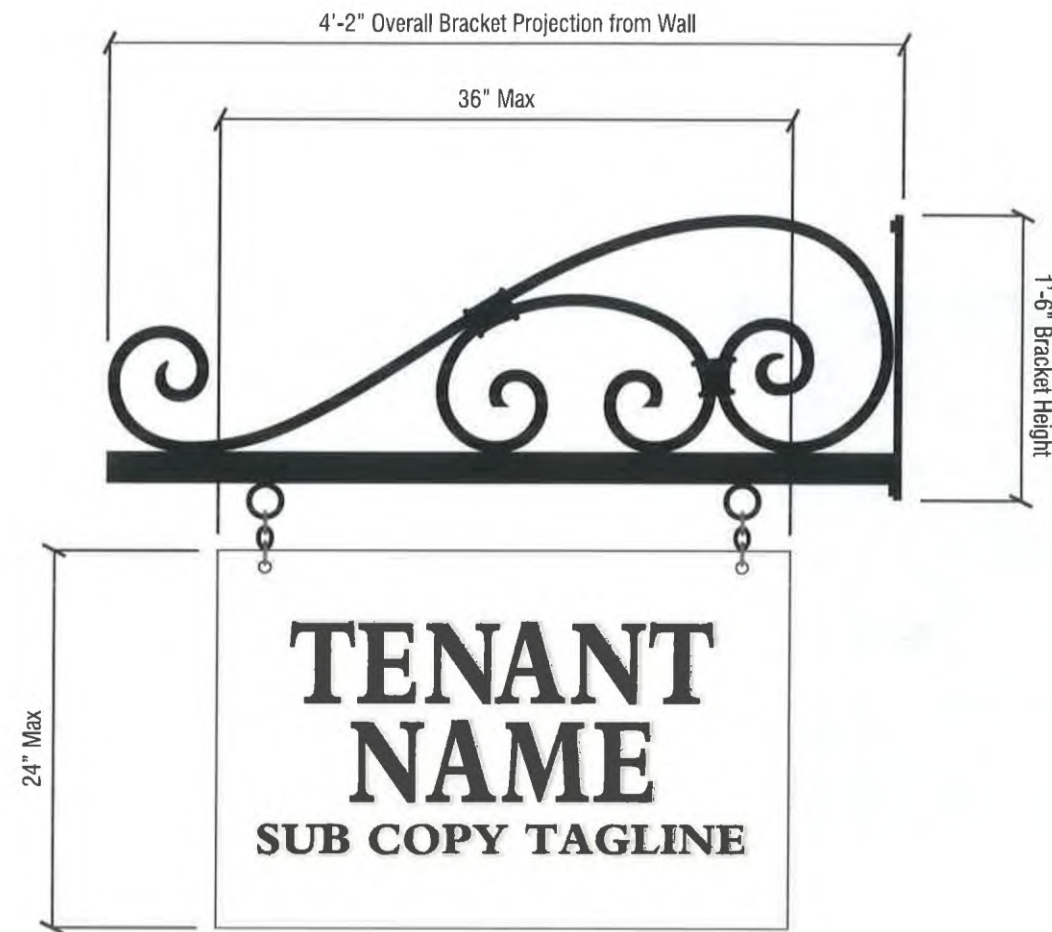
CONSERV MART: ROUTED AREA

BACKGROUND: .150 WHITE ACRYLIC W FIRST SURFACE FILM
 LEAF LOGO: GREEN 3M 3630-26
 FLAME: MARIGOLD 3M 3630-75
 CONSERVE: WHITE
 MART: MARIGOLD 3M 3630-75
 CAR WASH AS LOW AS: WHITE

CABINET: ALUMINUM PAINT TO MATCH PMS 349 DK. GREEN
 INTERIOR ILLUMINATED (6) Z LIGHT LED LINEAR BARS

CAP: WOOD TRIM STAIN TO MATCH BUILDING
 FAB. .090 ALUMINUM W/ TEXTURE FINISH TO MATCH BUILDING
 STUCCO
 BASE: FORMED CONCRETE BLOCK WITH EL DORADO COARSE
 CUT STONE - SEASHELL VENEER. REFER TO ENGINEERING

B1 BLADE SIGN



Blade Sign Examples

SIGN DESCRIPTION: Each Tenant in Shops I/Restaurant A(See Exhibit 1) are permitted one (1) blade sign per primary frontage facing the interior parking lot. Each tenant's graphic identity is to be transformed into a 3-dimensional double-faced sign. The Landlord encourages the tenant to propose a blade sign design that will enrich the pedestrian environment with a creative use of color and material. Blade sign to have 8' minimum ground clearance.

SIGN AREA: Six (6) square feet per panel.

COLORS/MATERIALS: All colors and materials are subject to review and approval of the City, Landlord, and FIVEPOINT (Newhall Land & Farming Co.) .

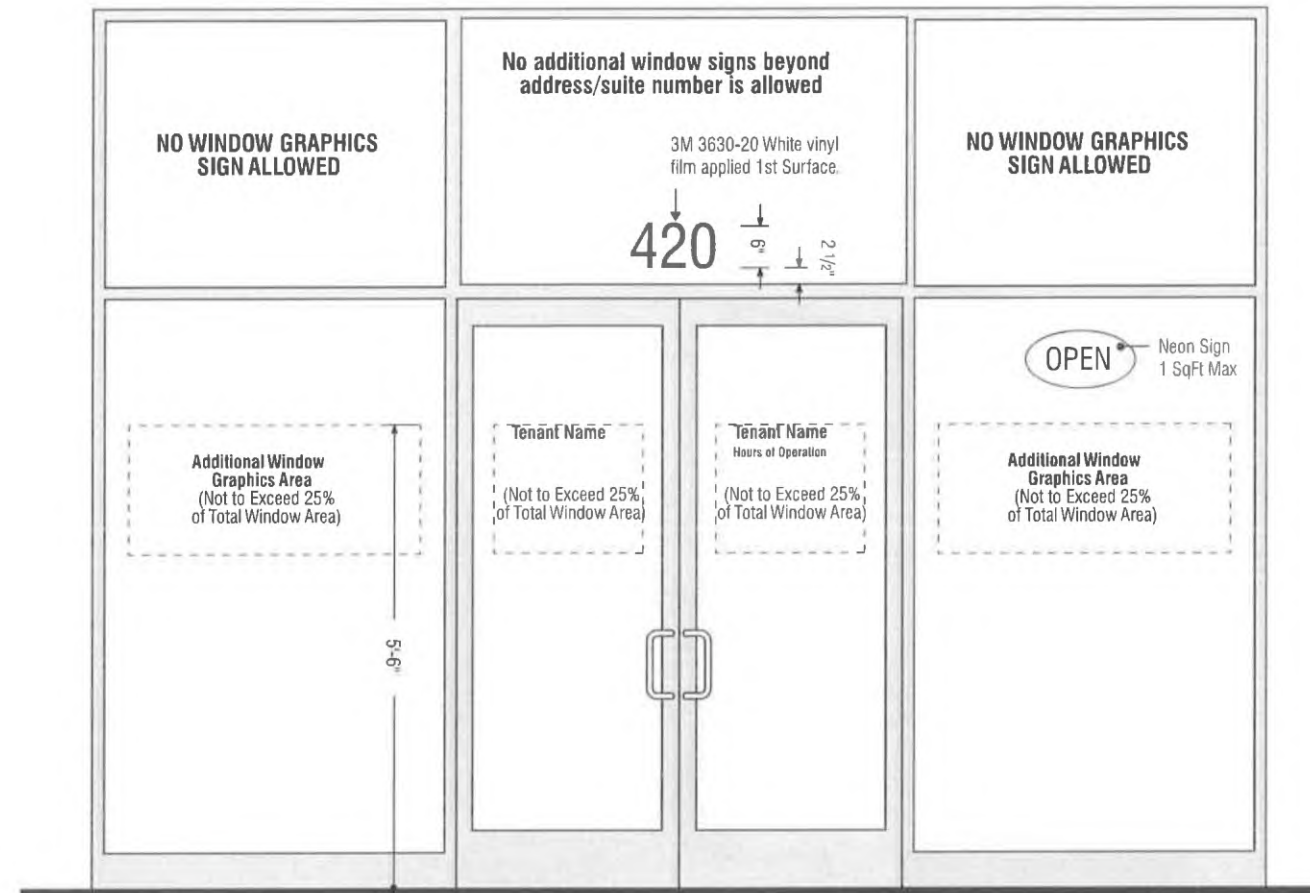
ILLUMINATION: Non-illuminated

Note: Blade sign bracket to be provided by Landlord.



Exhibit 1

T1 TENANT DOOR & WINDOW GRAPHICS EXAMPLE



Window Graphics
Scale 1/2"=1'-0"

TENANT DOOR & WINDOW GRAPHICS

- Window signs are limited to tenant name, logo, hours of operation or graphics related to business identity.
- Window signage must not exceed 25% of the glazed area of the individual window panes.
- All tenants are required to have address numerals applied in transom area, over entrance doors as shown. Address numerals shall be 6 inch copy, centered over entrance door(s). Font of address numerals shall be Helvetica Neue 65 Medium.
- All tenants are required to have hours of operation as part of their window graphics package and should be located either on entrance door or adjacent sidelight window. Hours should be displayed at an appropriate height and visibility.
- Graphics/copy on doors, address numerals and hours of operation shall be White vinyl film.
- No limitation on design or color for secondary graphics located on sidelight window(s) provided that window graphics relate to tenant business or services.
- Paper, hand painted holiday signs or temporary signs are strictly prohibited.
- No graphics of any kind are allowed on the upper windows and door transom (except address numerals).
- Graphics that are perceived as abusive, inflammatory or obscene by community standards are strictly prohibited and are subject to immediate removal at tenant's expense.
- No block-out film to obscure or hide occupying tenant space will be allowed.
- All window graphics are subject to review and approval at Landlord's and FIVEPOINT (Newhall Land & Farming Co.) discretion. Violation of guidelines will require removal of window graphics at tenant's own expense.
- Electric (neon) or L.E.D. "OPEN" signs are allowed but limited area of 1 Sqft. Sign area total.
- Upon termination of lease, all window signs must be removed at tenant's expense. Glazing must be return to original condition. If glazing can not to returned to original condition, tenant is required to provide replacement at tenant's own expense.

SITE PLAN - TENANT WALL SIGNS

— WALL SIGN LOCATIONS

- MAJOR A TENANT SIGN GUIDELINES 17
- MAJOR B TENANT SIGN GUIDELINES 18
- GAS STATION SIGN GUIDELINES 19
- SHOPS 1 TENANT SIGN GUIDELINES..... 25
- RESTAURANT A SIGN GUIDELINES 26
- RESTAURANT B SIGN GUIDELINES 34
- MULTI-PAD A SIGN GUIDELINES 44
- RESTAURANT B SIGN GUIDELINES 45
- PAD C SIGN GUIDELINES..... 46



MAJOR A: TENANT SIGN GUIDELINES

A maximum of one and one-half (1 1/2") square feet of wall sign area for each one (1) linear foot of of tenant frontage shall be permitted.

One (1) building sign per frontage.

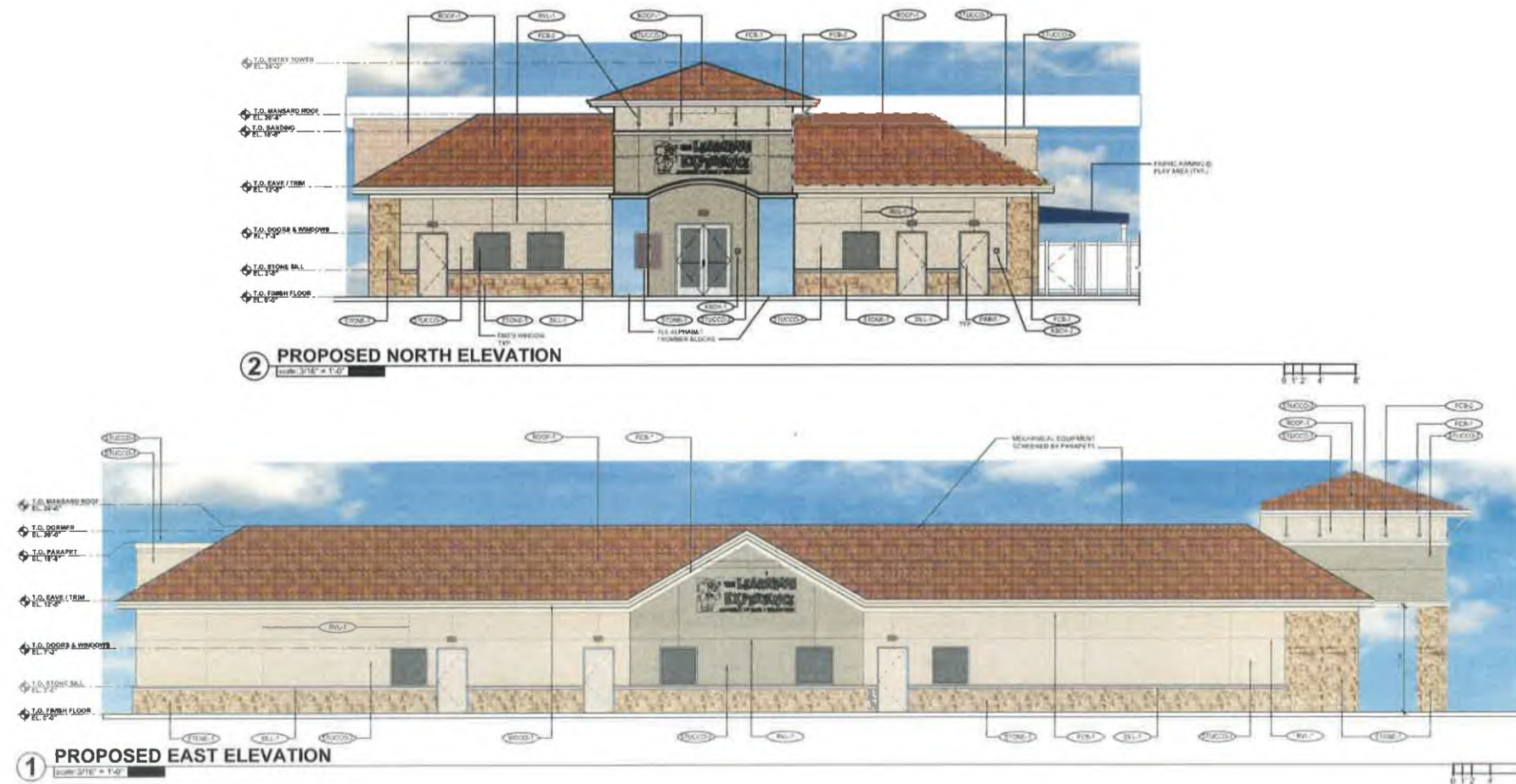
No building sign shall exceed 75% of storefront width.

All signs to be a minimum of 18" tall, maximum of 60" tall. Minimum letter height to be 8" tall.

Stacked copy is allowable provided that the maximum height does not exceed the limits below.

A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cornices, change in color or finish), unless approved by landlord and FIVEPOINT (Newhall Land & Farming Co.).

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.



MAJOR B: TENANT SIGN GUIDELINES

A maximum of one and one-half (1 1/2") square feet of wall sign area for each one (1) linear foot of of tenant frontage shall be permitted.

One (1) building sign per frontage.

No building sign shall exceed 75% of storefront width.

All signs to be a minimum of 18" tall, maximum of 60" tall. Minimum letter height to be 8" tall.

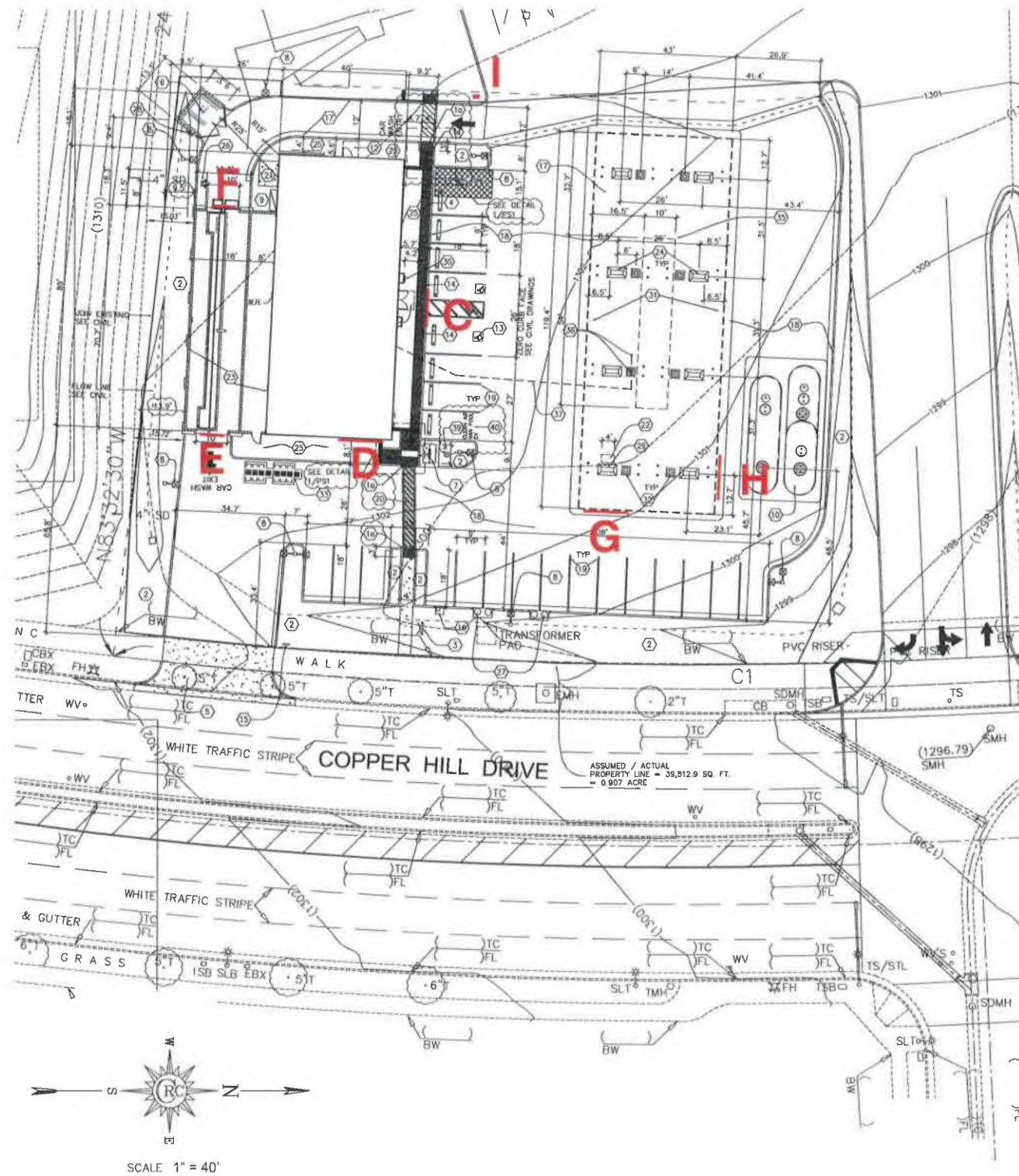
Stacked copy is allowable provided that the maximum height does not exceed the limits below.

A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cornices, change in color or finish), unless approved by landlord.

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.

ELEVATIONS TBD

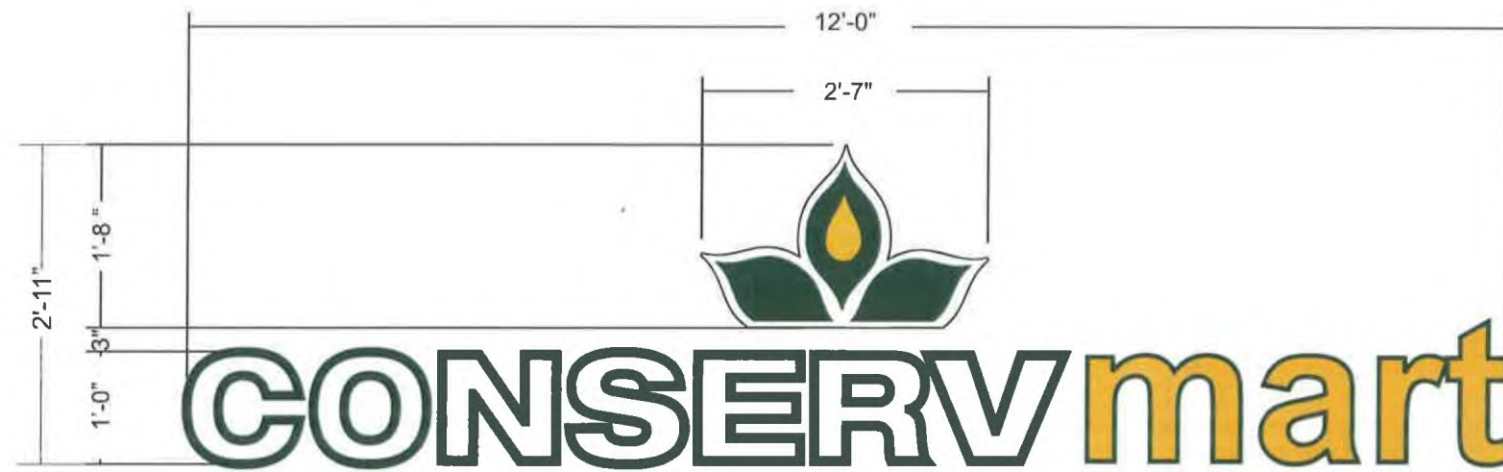
GAS STATION SIGN GUIDELINES



Site Plan Legend

- C** Channel letters
Marks the Location of the proposed channel letter wall sign
- D** Channel letters
Marks the Location of the proposed channel letter wall sign
- E** Channel letters
Marks the Location of the proposed channel letter wall sign
- F** Channel letters
Marks the Location of the proposed channel letter wall sign
- G** Channel letters
Marks the location of a channel letter gas canopy sign
- H** Channel letters
Marks the location of a channel letter gas canopy sign
- I** Directional Sign
Marks the Location of the Proposed Directional Sign

GAS STATION SIGN GUIDELINES



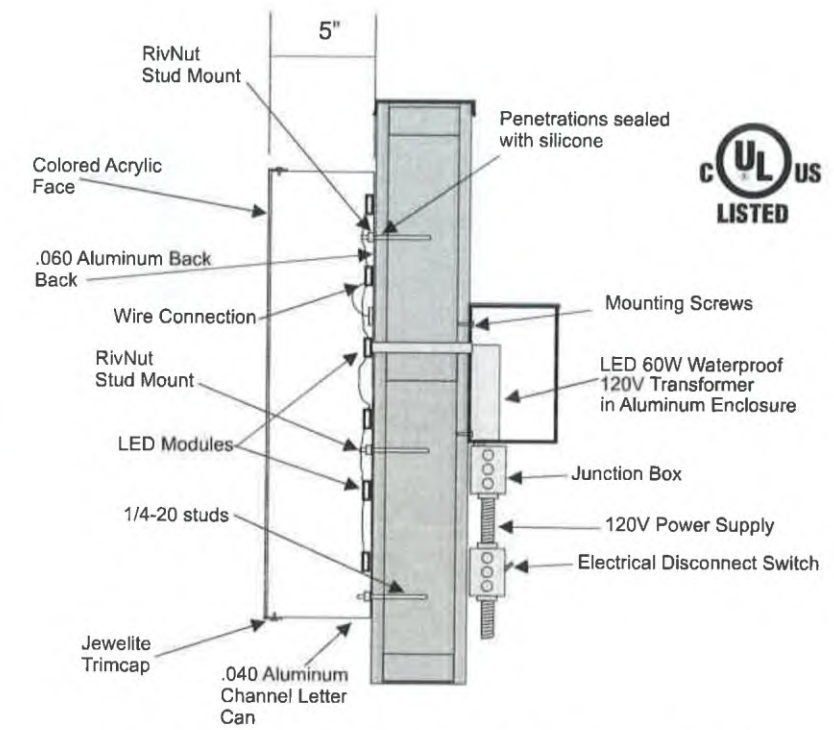
C ONE (1) SET ILLUMINATED REMOTE WIRED LED ILLUMINATED CHANNEL LETTERS 35.04 square feet sign area
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS; FACES: .150 WHITE ACRYLIC

CONSERV: WHITE
 5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM CAP
 INTERIOR ILLUMINATED w/ WHITE LED

MART: MARIGOLD 3M 3630-75
 5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM CAP
 INTERIOR ILLUMINATED w/ WHITE LED

REMOTE WIRED w/ POWER SUPPLIES IN ENCLOSURE
 UL LISTED



TYPICAL FLUSH MOUNT LED CHANNEL LETTER DETAIL
 NTS

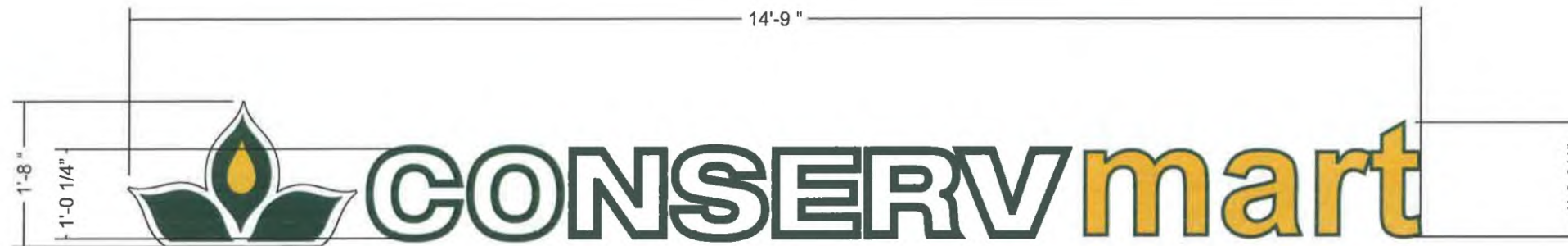


NORTH ELEVATION SCALE 1/8" = 1'-0"

90' 7 1/2"

Customer Approval: _____ Date: _____

GAS STATION SIGN GUIDELINES



D ONE (1) SET ILLUMINATED REMOTE WIRED LED ILLUMINATED CHANNEL LETTERS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS; FACES: .150 WHITE ACRYLIC

CONSERV: WHITE
5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM CAP
INTERIOR ILLUMINATED w/ WHITE LED

MART: MARIGOLD 3M 3630-75
5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM CAP
INTERIOR ILLUMINATED w/ WHITE LED

REMOTE WIRED W/ POWER SUPPLIES IN ENCLOSURE
UL LISTED

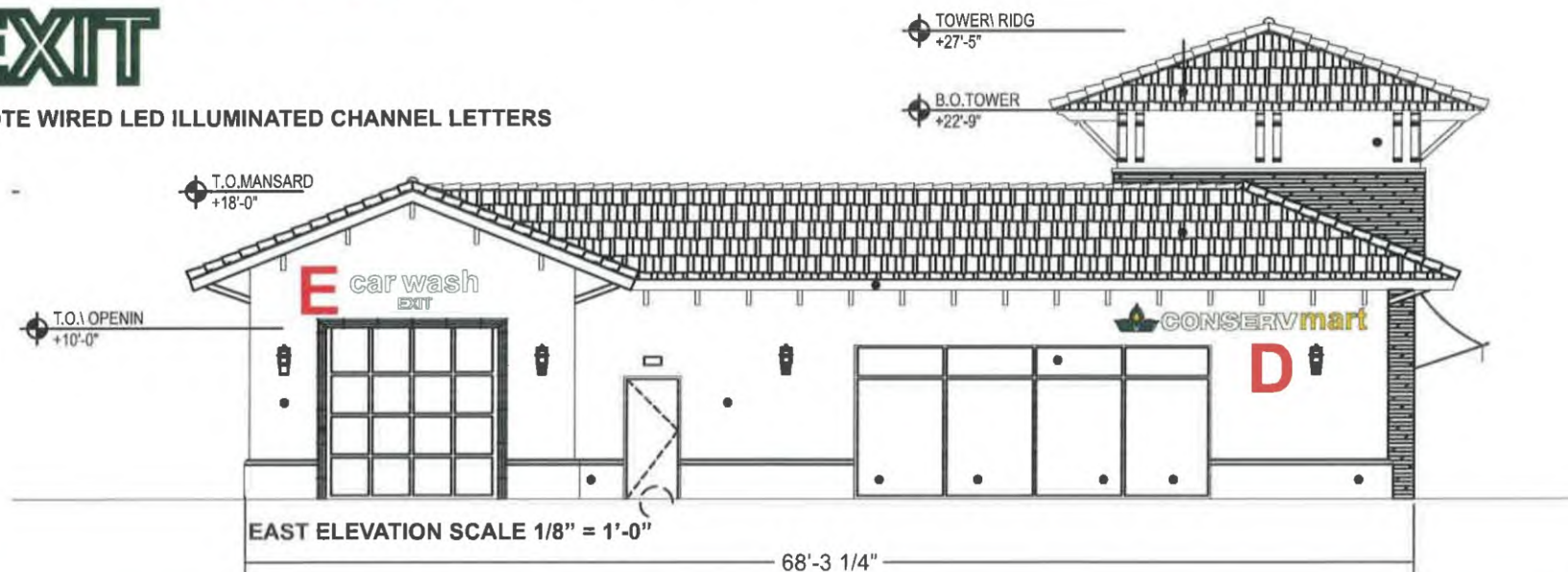


E ONE (1) SET ILLUMINATED REMOTE WIRED LED ILLUMINATED CHANNEL LETTERS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS; FACES: .150 WHITE ACRYLIC

CAR WASH EXIT: WHITE
5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM
CAP
INTERIOR ILLUMINATED w/ WHITE LED

REMOTE WIRED W/ POWER SUPPLIES IN
ENCLOSURE
UL LISTED



GAS STATION SIGN GUIDELINES

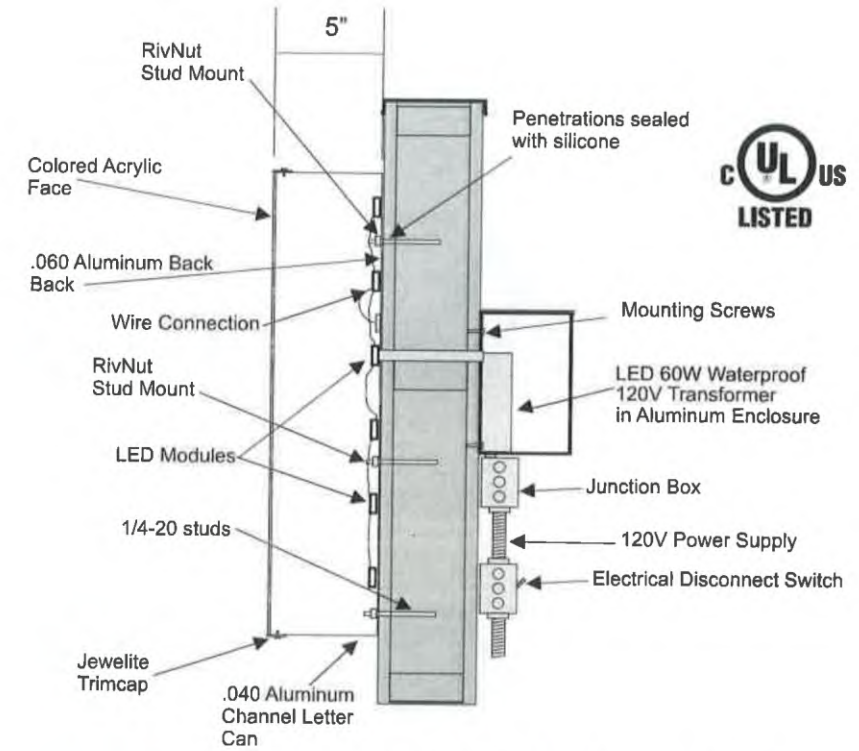
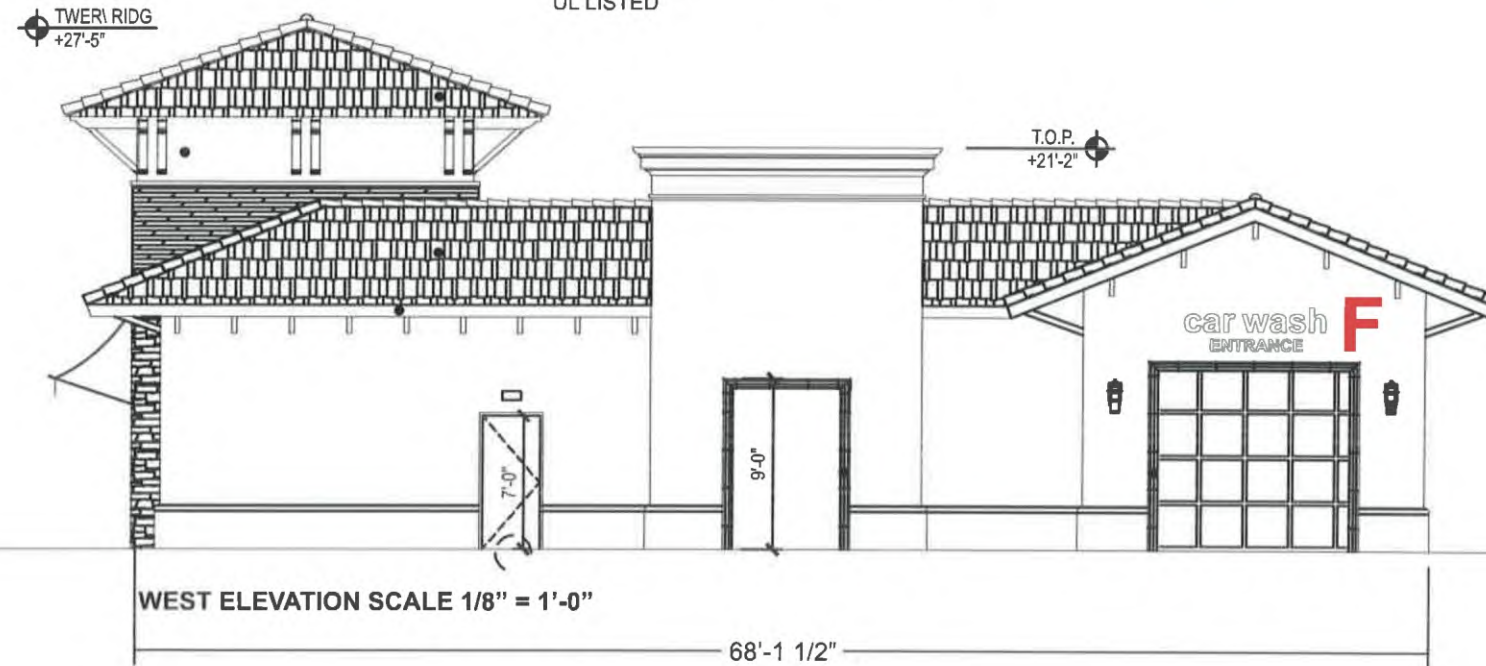


F ONE (1) SET ILLUMINATED REMOTE WIRED LED ILLUMINATED CHANNEL LETTERS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS; FACES: .150 WHITE ACRYLIC

CAR WASH ENTRANCE: WHITE
5" DK. GREEN RETURNS w/ 3/4" GREEN TRIM
CAP
INTERIOR ILLUMINATED w/ WHITE LED

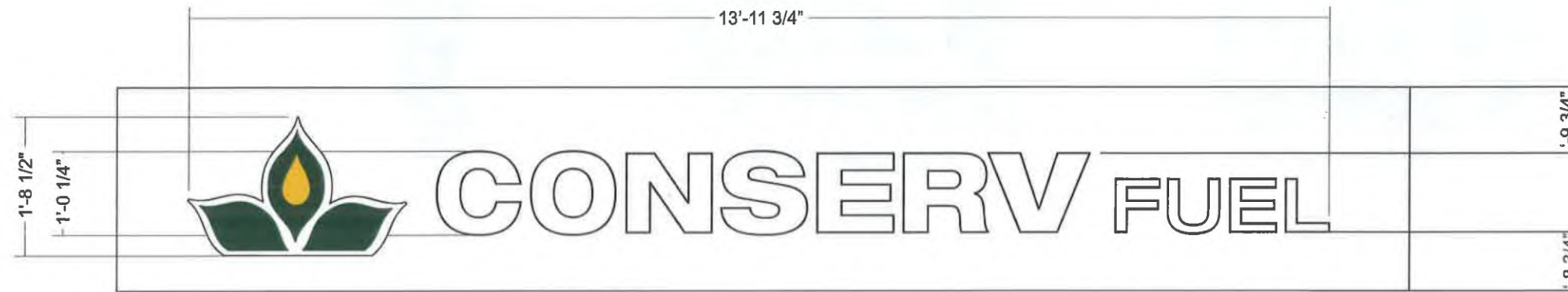
REMOTE WIRED w/ POWER SUPPLIES IN
ENCLOSURE
UL LISTED



TYPICAL FLUSH MOUNT LED CHANNEL LETTER DETAIL
NTS

Customer

GAS STATION SIGN GUIDELINES

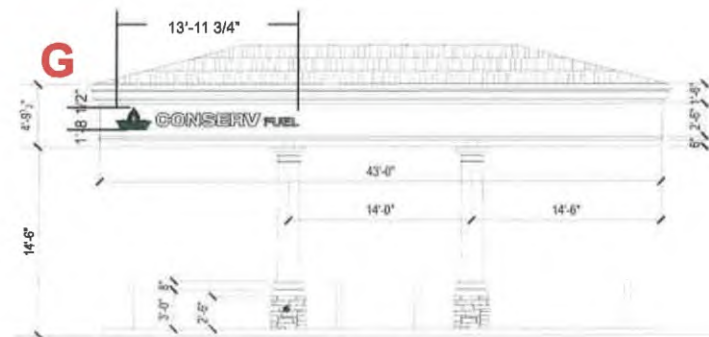


G & H TWO (2) GAS CANOPY CHANNEL LETTER & LOGO SIGNS

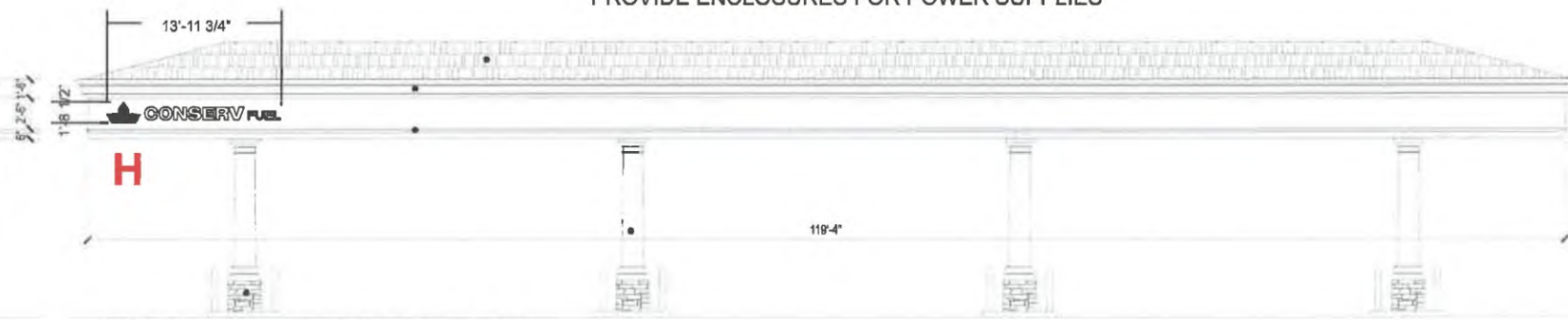
LOGO: WHITE .177 ACRYLIC FACES
 W/ FIRST SURFACE 3M FILM GRAPHICS
 W/ 1" DK. BRONZE TRIM CAP AND 5" DK. BRONZE ALUMINUM RETURNS.
 LEAF: GREEN 3630-26
 FLAME: MARIGOLD 3630-75
 BORDER- WHITE

LETTERS: WHITE .177 ACRYLIC FACES
 W/ 1" DK. BRONZE TRIM CAP AND 5" DK. BRONZE ALUMINUM RETURNS.

Z-ECO2-W LED ILLUMINATION
 PROVIDE ENCLOSURES FOR POWER SUPPLIES



EAST ELEVATION SCALE 3/32" = 1'-0"



NORTH ELEVATION SCALE 3/32" = 1'-0"

NOTE: GAS CANOPY SIGNS SHALL FOLLOW THE FOLLOWING CRITERIA:
 - 2 FT. MAXIMUM HEIGHT OR 50% OF THE HEIGHT OF THE CANOPY, WHICHEVER IS LESS.

GAS STATION SIGN GUIDELINES



ONE (1) DOUBLE FACE DIRECTIONAL SIGN

ALUMINUM EXTRUSION CABINET: PAINT TO MATCH BUILDING STUCCO T-5
800MA ILLUMINATION UL APPROVED / W/ SERVICE DISCONNECT SWITCH

SIGN FACE : PAN FORMED WITH SECOND SURFACE
GRAPHICS.

BASE: .080 ALUMINUM PAINT TO MATCH BUILDING STUCCO BUILDING STUCCO T-5

CONCRETE DIRECT DRILL FOOTING.

HOOK UP TO ELECTRICAL CIRCUIT AT SIGN LOCATION.

SHOPS | TENANT SIGN GUIDELINES

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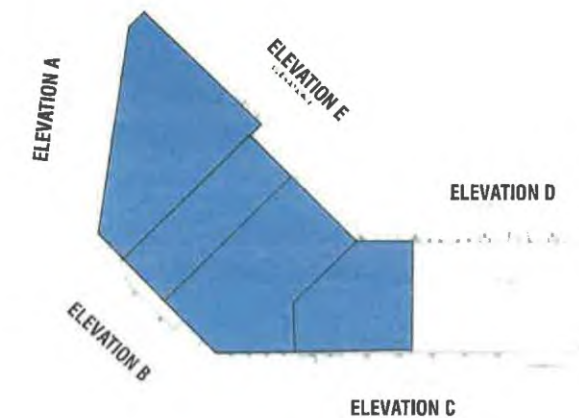
All signs to be a minimum of 18" tall, maximum of 36" tall. Minimum letter height to be 8" tall.

Stacked copy is allowable provided that the maximum height does not exceed the limits below.

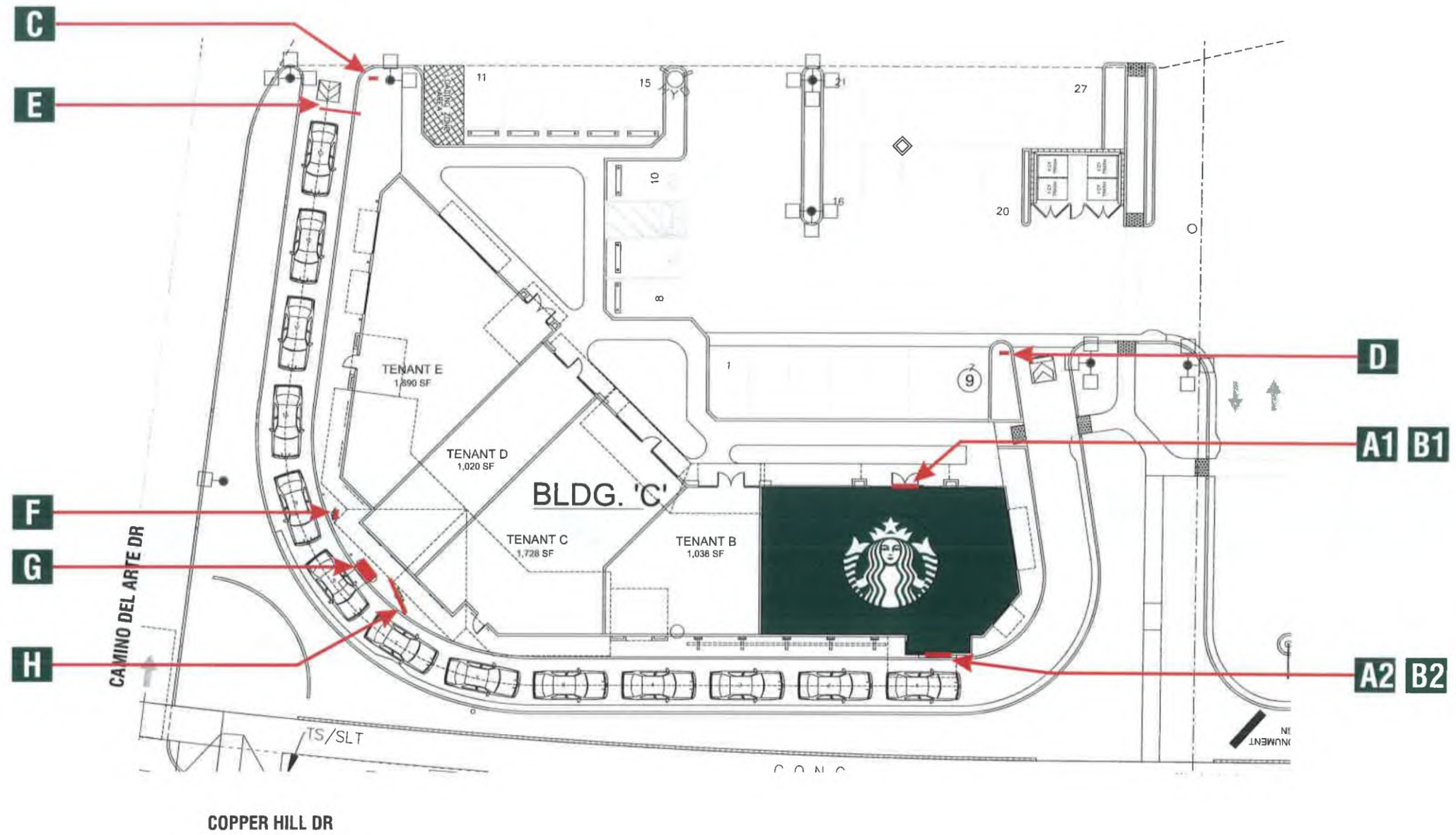
A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cornices, change in color or finish), unless approved by landlord.

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.

■ Sign Location



RESTAURANT A SIGN GUIDELINES



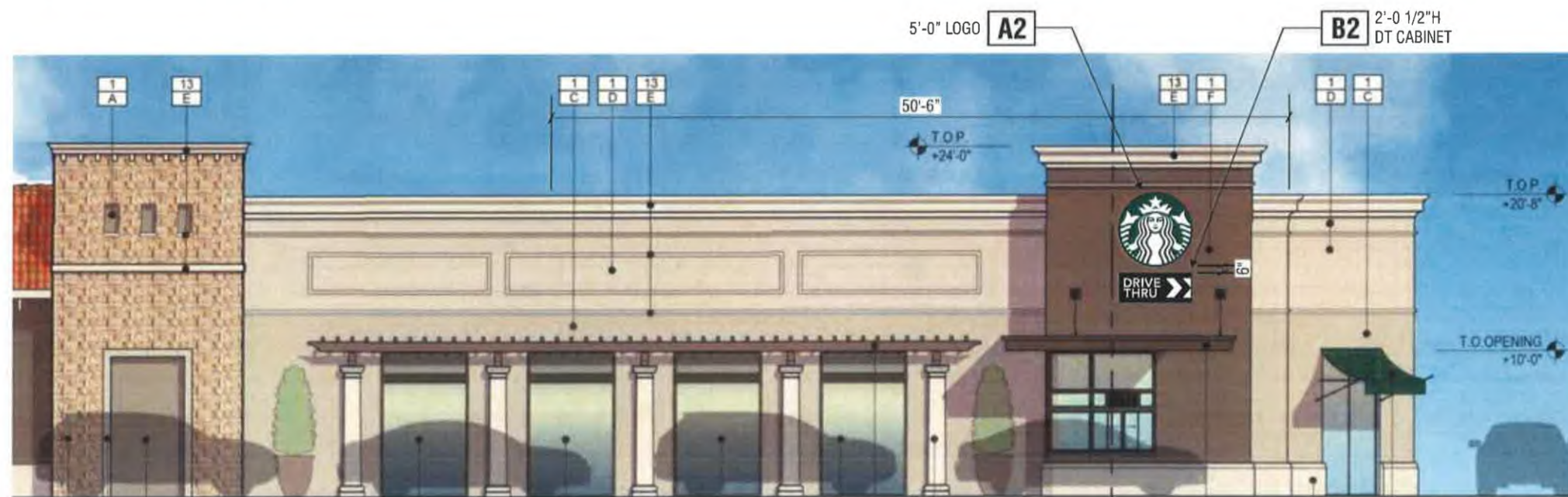
1 PLOT PLAN
SCALE: NTS



RESTAURANT A SIGN GUIDELINES



1 STOREFRONT ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



2 ELEVATION FACING COPPER HILL
APPROXIMATE SCALE: 1/8" = 1'-0"

RESTAURANT A SIGN GUIDELINES



COLOR SPECIFICATIONS

- #7328 WHITE ACRYLIC
- 3M # 3630-76 HOLLY GREEN VINYL
- PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

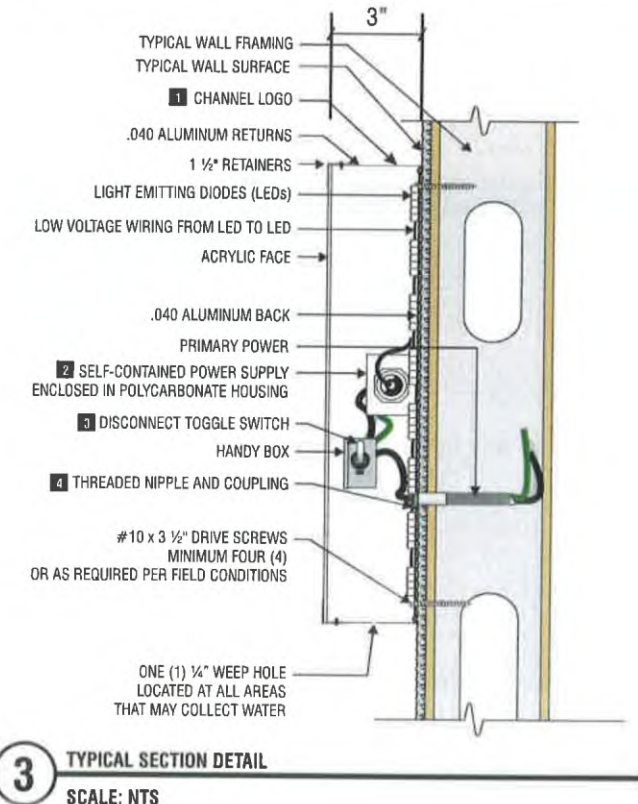
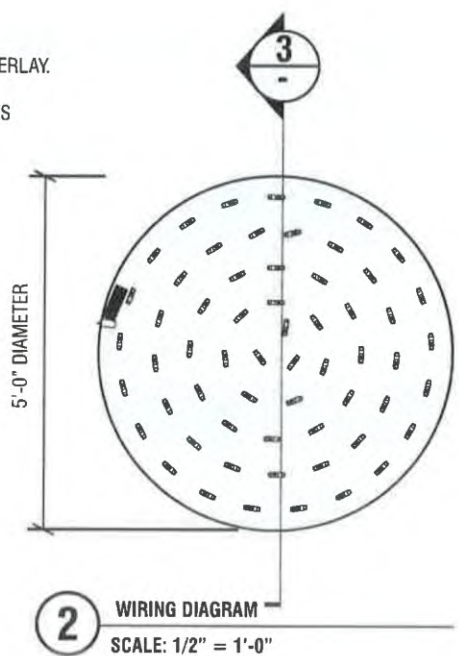
PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

| ITEM NUMBER | DESCRIPTION |
|-------------|---|
| 1 | CHANNEL LOGO |
| 2 | SELF CONTAINED POWER SUPPLY |
| 3 | DISCONNECT SWITCH |
| 4 | THREADED NIPPLE AND COUPLING (FLEX CONNECTOR) |

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:
 SIXTY (60 MODULES - 40'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
 ONE (1) SLOAN 60 WATT POWER SUPPLY (UL#E336107)
 ONE (1) 100'-0" ROLL OF JACKETED CABLE
 60WATT POWER SUPPLY POWER SUPPLY 12VDC
 WATTS PER MODULE: 0.75
 PRIMARY SYSTEM POWER: 56.25 WATTS
 LED MODULE POWER USAGE: 45.0 WATTS
 TOTAL CIRCUIT LOAD: 0.80 AMPS @ 120 VOLTS
 (1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT AMP, 120VAC DEDICATED CIRCUIT

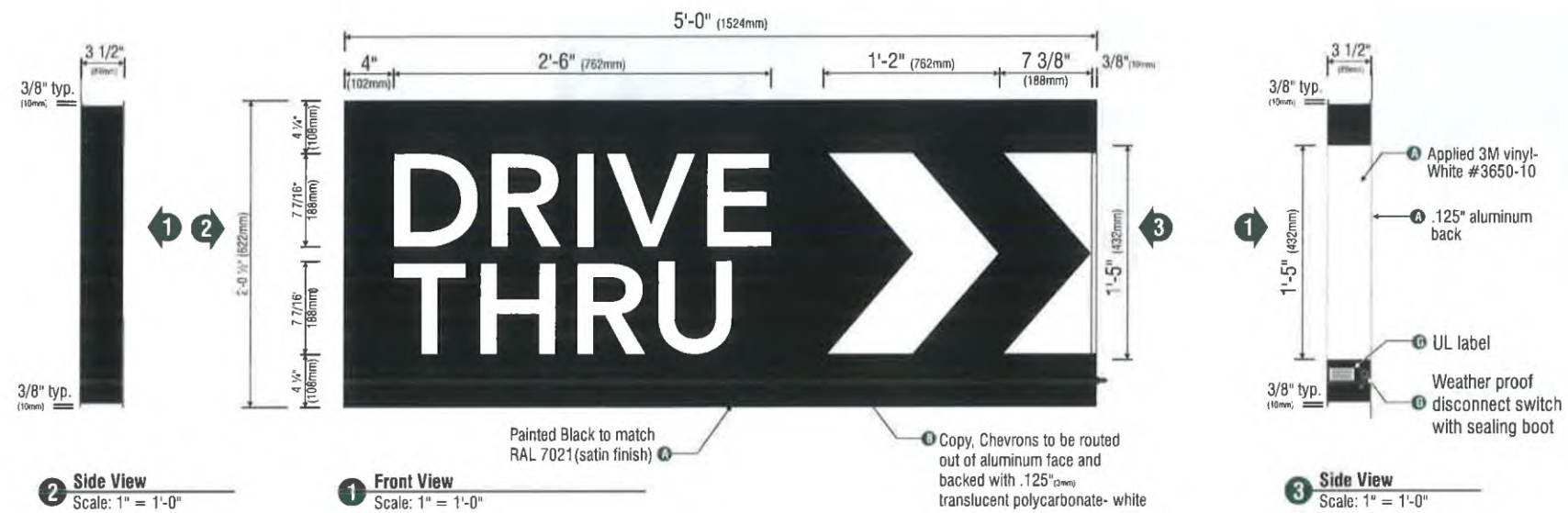
- A1** SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK
 - A2** QUANTITY: TWO (2) REQUIRED
- SCALE: 3/4" = 1'-0" **1** SIDE VIEW SCALE: 3/4" = 1'-0"

SPECIFICATIONS:
 LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
 RETURNS: 3" (76MM) DEEP, FABRICATED ALUMINUM RETURNS AND BACK.
 RETAINERS: 1-1/2" ALUMINUM PAINTED BLACK
 FACES: 3/16" (5MM) #7328 WHITE WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY.
 SIREN TO SHOW THRU WHITE.
 ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES
 NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION.



Note to All Contractors
120 Sign Voltage
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

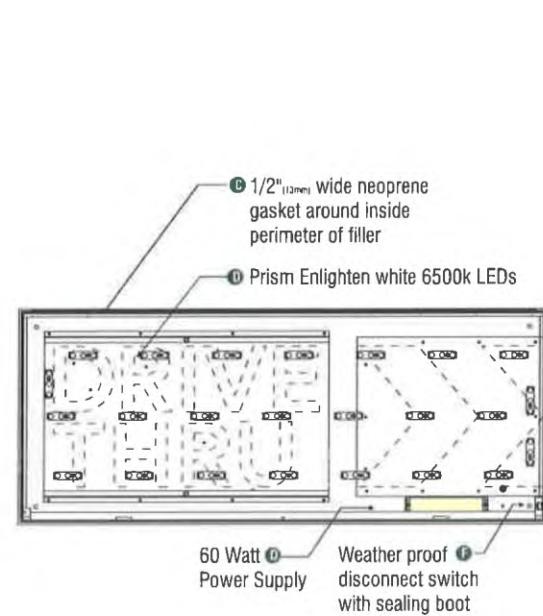
RESTAURANT A SIGN GUIDELINES



2 Side View
Scale: 1" = 1'-0"

1 Front View
Scale: 1" = 1'-0"

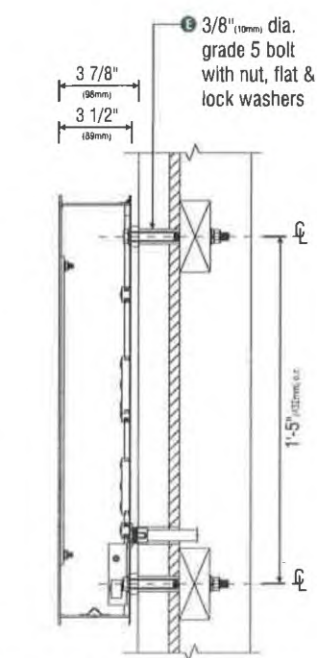
3 Side View
Scale: 1" = 1'-0"



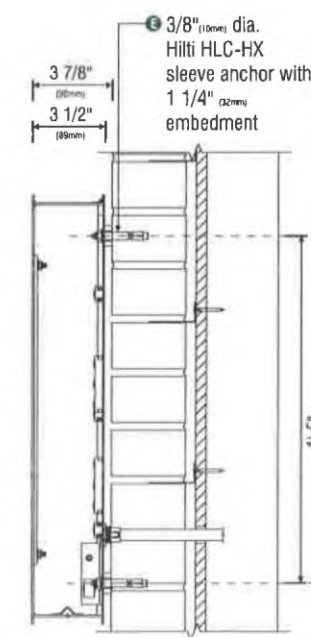
4 Vertical Cross Section View Typical



5 Service Position- Section View
Scale: 1 1/2" = 1'-0"



6 Installation Details- Section View- Framed Wall
Scale: 1 1/2" = 1'-0"



7 Installation Details- Section View- Brick Wall
Scale: 1 1/2" = 1'-0"

B1 B2 - Design ID #14331

(2) Single faced illuminated drive thru wall mounted cabinet signs.

Fabricate and install:

- A Cabinet to be fabricated from .125" thick aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 end caps.
- B Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with .125" translucent polycarbonate-White. Note: all polycarbonate elements to be attached to back of aluminum faces with welded studs.
- C Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D Graphic elements are internally illuminated using Sloan Prism Enlighten 6500k white LED modules or Starbucks approved equal. LEDs to be mounted to sign back with self contained power supply. All electrical components are removable for service.
- E Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.
- F Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equip with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.



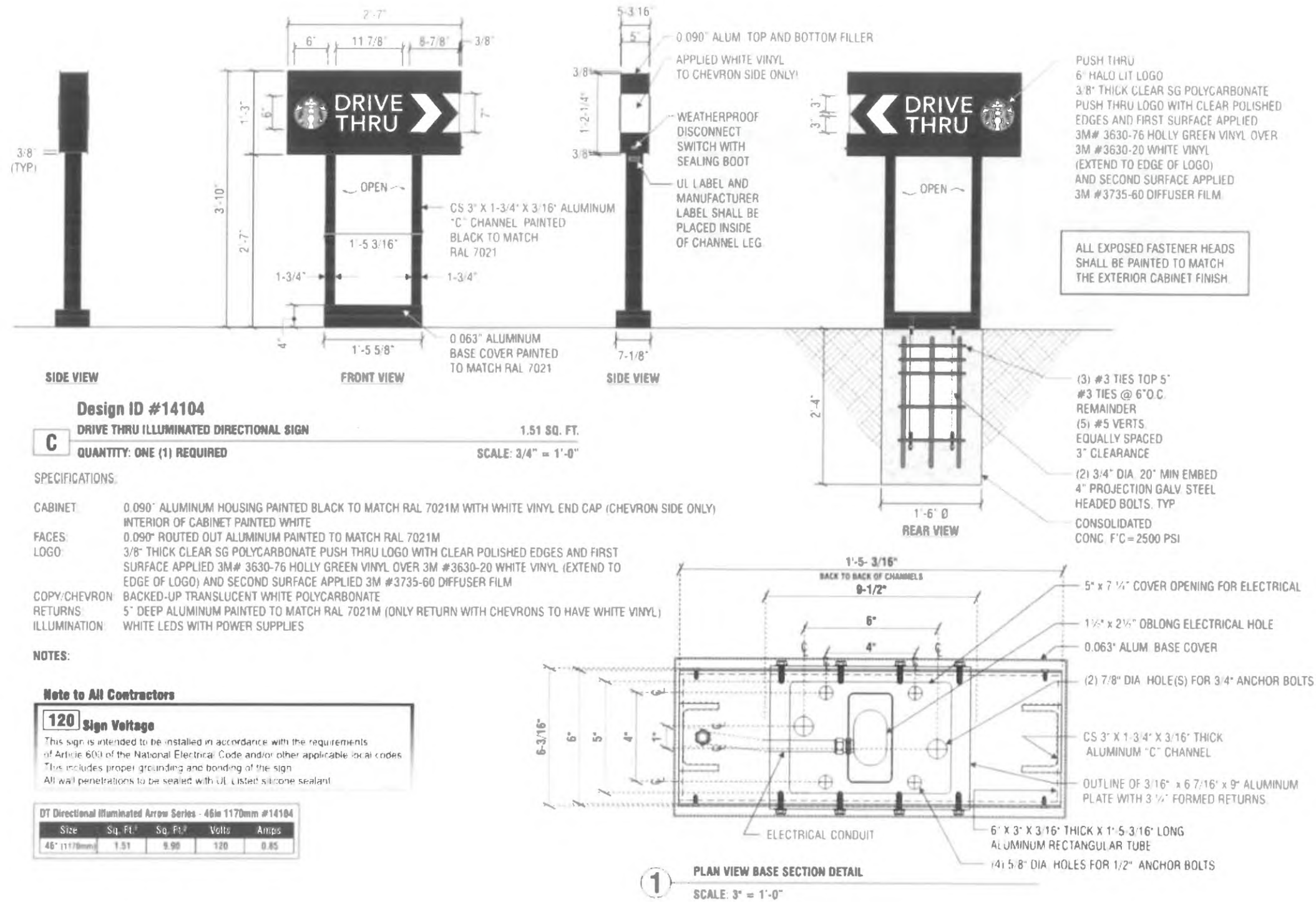
120 V SIGN VOLTAGE ELECTRICAL SPECIFICATIONS:

TWENTY-FOUR (24 MODULES - 16'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) SLOAN 60 WATT POWER SUPPLY (UL#E336107)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

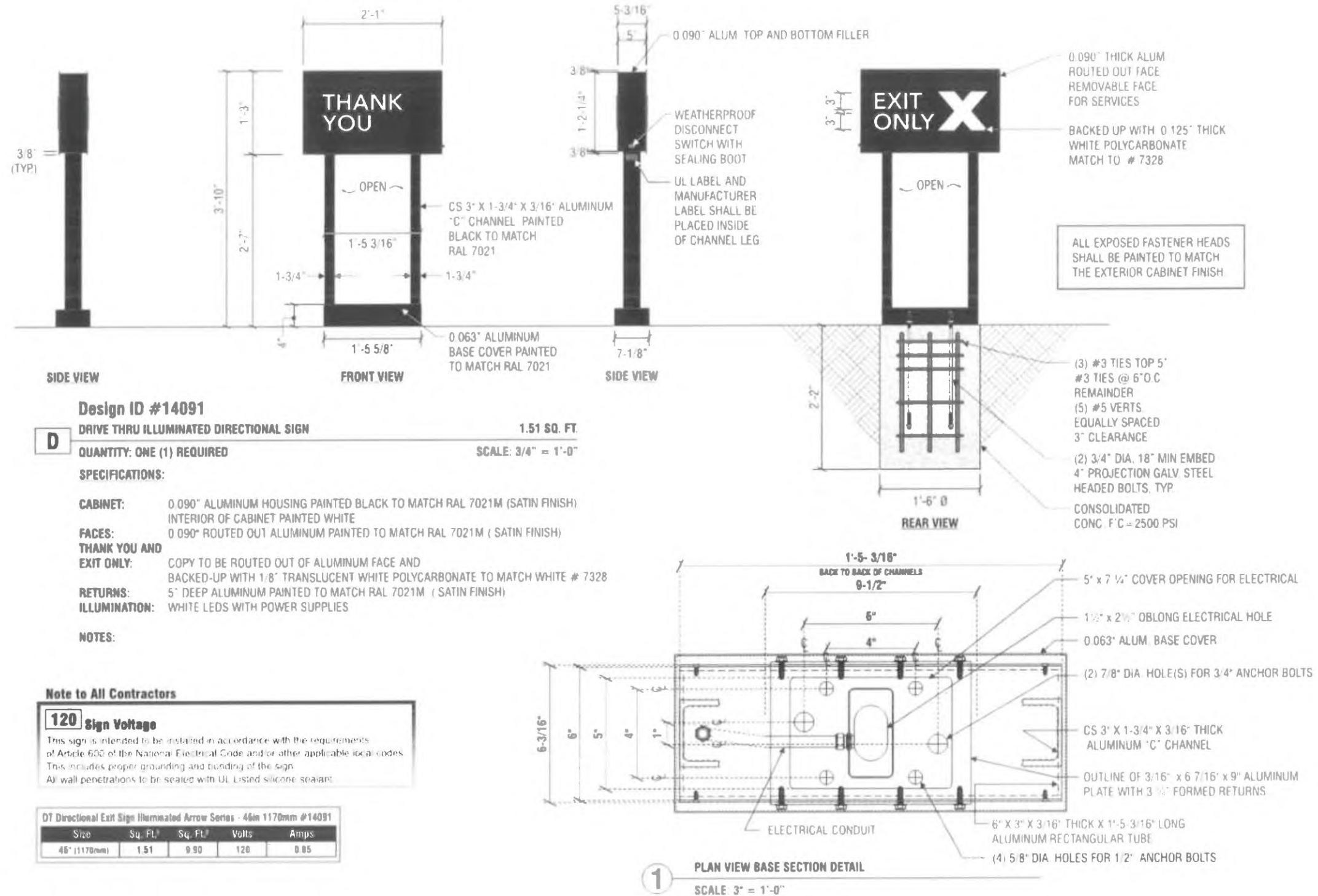
60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 22.50 WATTS
LED MODULE POWER USAGE: 18.0 WATTS

TOTAL CIRCUIT LOAD: 0.80 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT AMP, 120VAC DEDICATED CIRCUIT

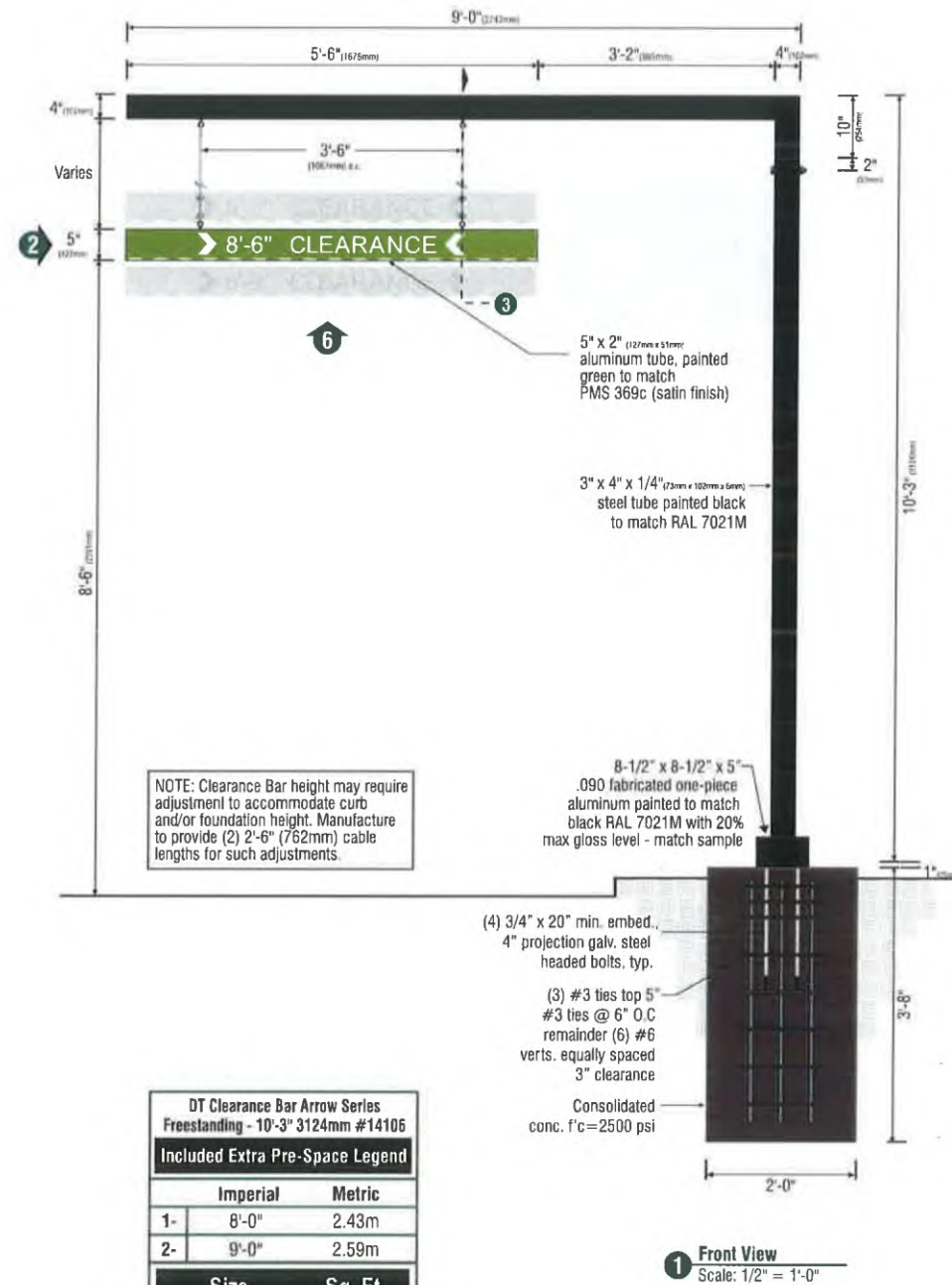
RESTAURANT A SIGN GUIDELINES



RESTAURANT A SIGN GUIDELINES

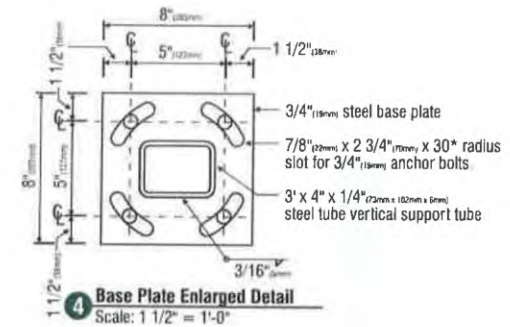
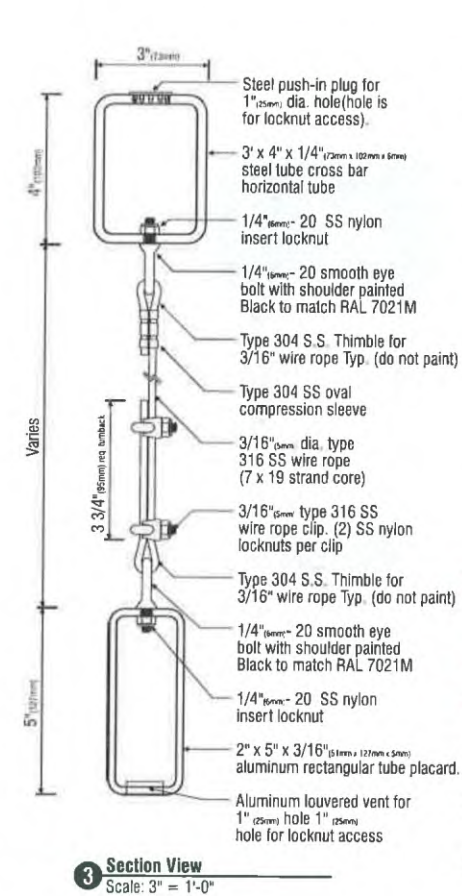


RESTAURANT A SIGN GUIDELINES



| DT Clearance Bar Arrow Series Freestanding - 10'-3" 3124mm #14106 | |
|--|-------------|
| Included Extra Pre-Space Legend | |
| Imperial | Metric |
| 1- | 8'-0" 2.43m |
| 2- | 9'-0" 2.59m |
| Size | Sq. Ft. |
| 10'-3" (3124mm) | 2.29 |

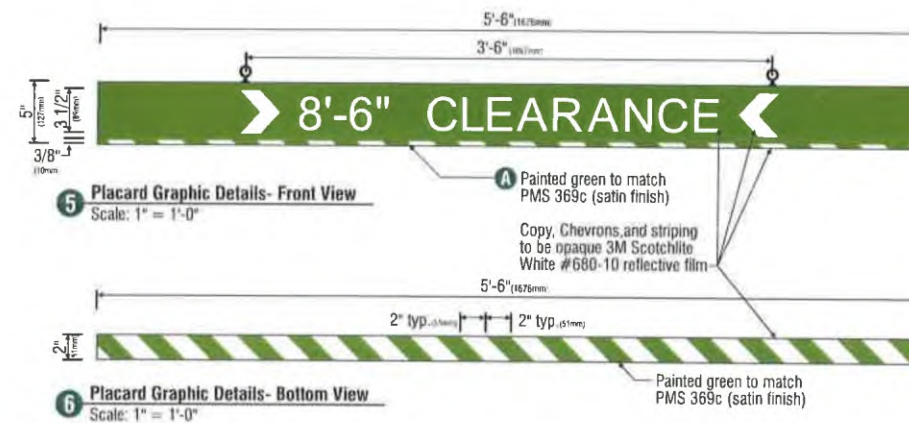
1.) Figured as visual text



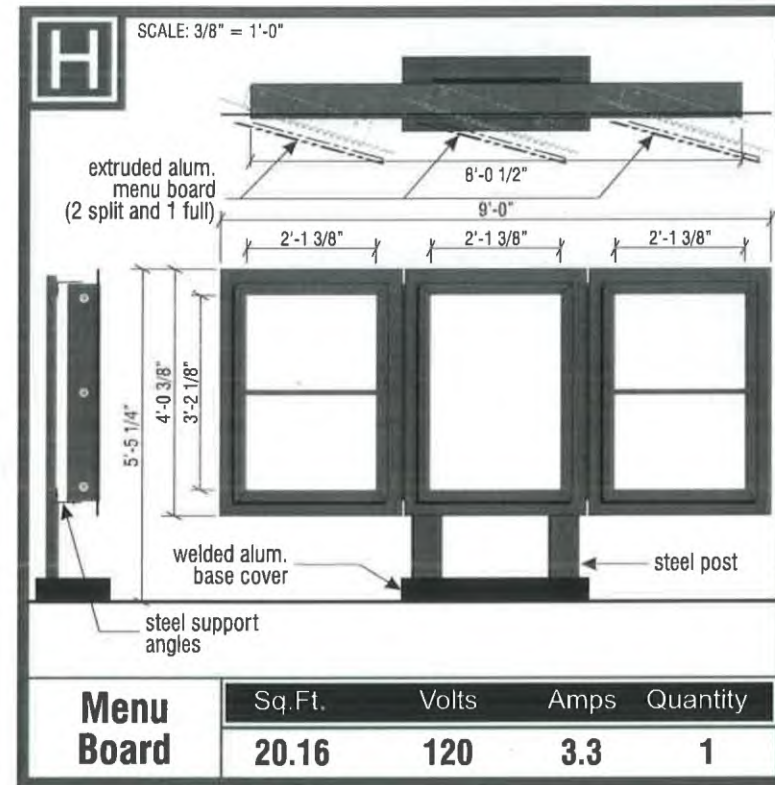
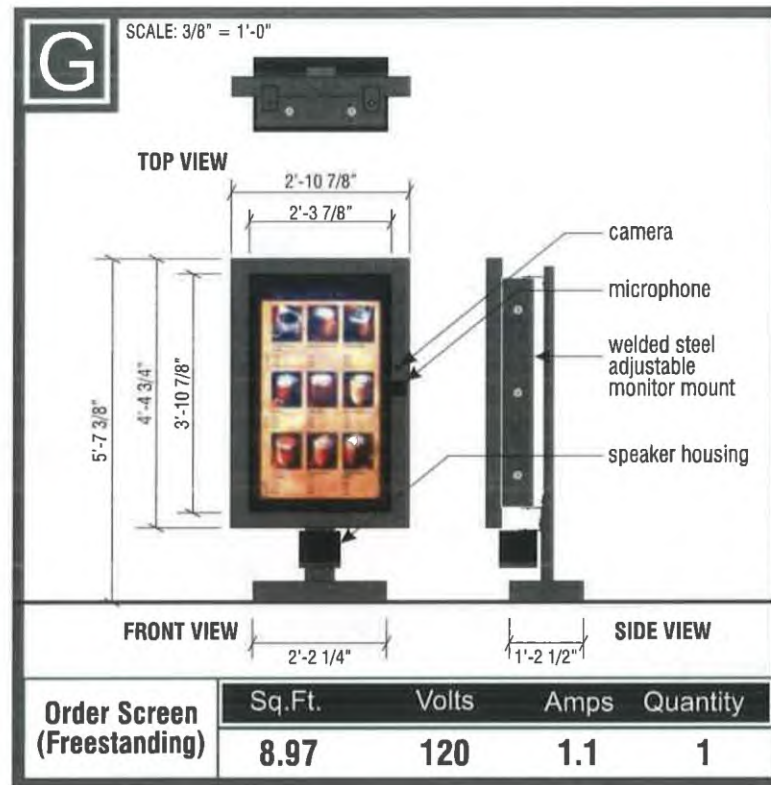
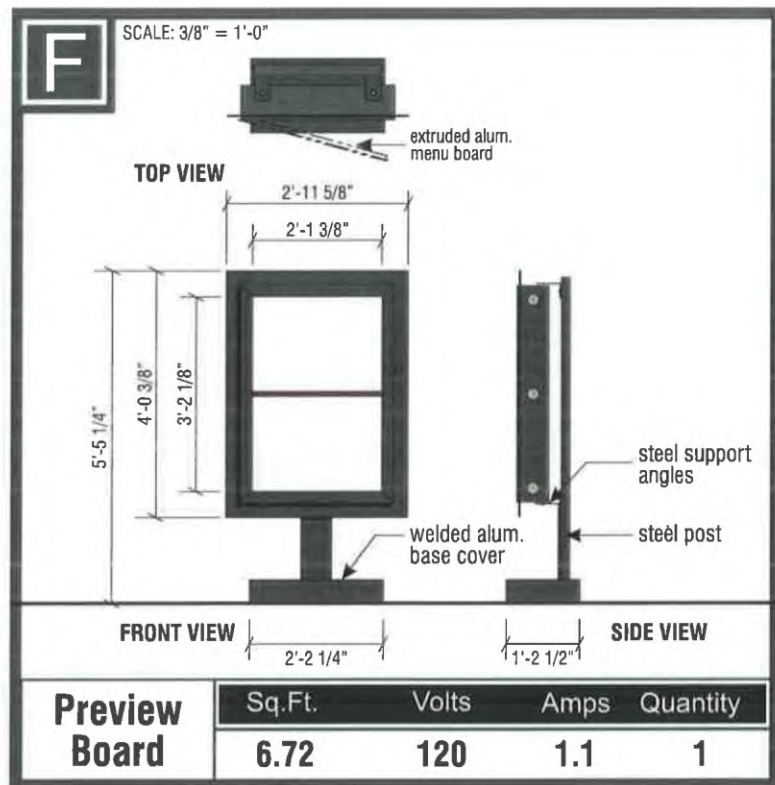
E - Design ID #14106

(1) Single faced non- illuminated drive thru clearance Bar sign.
Fabricate and install:

- A** Scraper Bar to be 2" x 5" x 1/4" aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).
- B** Copy to be opaque 3M Scotchlite White #680-10 reflective film (field apply).
- C** Chevrons to be opaque 3M Scotchlite White #680-10 reflective film.
- D** Striping to be opaque 3M Scotchlite White #680-10 reflective film. Striping extends 3/8" onto front face.
- E** Suspend sign face from support arm with 3/16" s.s. cable and attachment hardware.
- F** Support structure to be welded 3" x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be retrofittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.



RESTAURANT A SIGN GUIDELINES



EVOLVED DT SIGNAGE

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA

NOTE:
MENU BOARD SHALL NOT EXCEED 6-FEET IN HEIGHT AND SHALL BE A MAXIMUM OF 45 SQUARE FEET.

PREVIEW BOARD SHALL NOT EXCEED 6-FEET IN HEIGHT AND SHALL BE A MAXIMUM OF 20 SQUARE FEET.

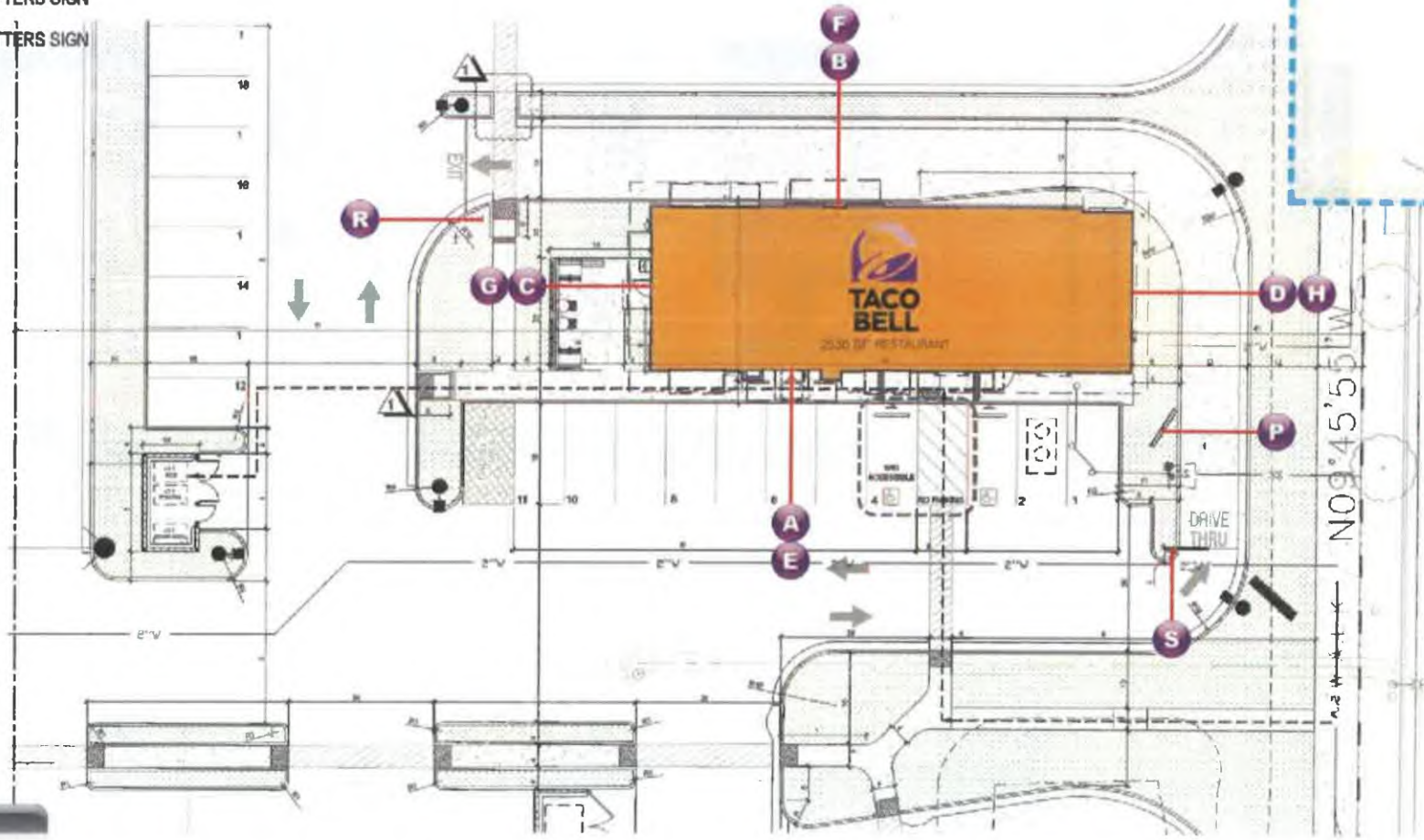
RESTAURANT B SIGN GUIDELINES

Scope of Work

- A B** NEW 3'-6" ILLUM. SWINGING BELL LOGO SIGN
- C D** NEW 2'-5" ILLUM. SWINGING BELL LOGO SIGN
- E F** NEW 16" ILLUM. CHANNEL LETTERS SIGN
- G H** NEW 12" ILLUM. CHANNEL LETTERS SIGN
- P** NEW DIGITAL MENU BOARD
- R** NEW D/F ILLUM. DIRECTIONAL SIGN
- S** NEW CLEARANCE ARM

ALL FOOTINGS BY OTHERS

NOTE:
ALL NEW SIGNAGE TO CONNECT TO CLIENT PROVIDED ELECTRICAL CIRCUITS



VICINITY MAP

Taco Bell - Valencia, CA - Site Plan

SCALE: 1" = 50'-0"

RESTAURANT B SIGN GUIDELINES

B NEW 3'-6" ILLUM. SWINGING BELL LOGO SIGN

F NEW 16" ILLUM. CHANNEL LETTERS SIGN

North Elevation

SCALE: 3/32" = 1'-0"

A NEW 3'-6" ILLUM. SWINGING BELL LOGO SIGN

E NEW 16" ILLUM. CHANNEL LETTERS SIGN

South Elevation

SCALE: 3/32" = 1'-0"

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RESTAURANT B SIGN GUIDELINES

C NEW 2'-5" ILLUM SWINGING BELL LOGO SIGN
G NEW 12" ILLUM CHANNEL LETTERS SIGN

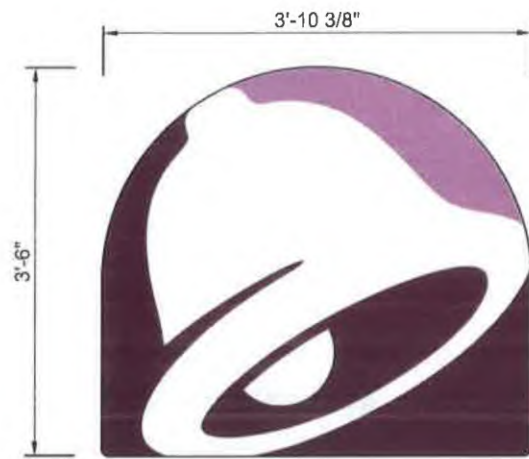
West Elevation
SCALE 3/32" = 1'-0"

D NEW 2'-5" ILLUM SWINGING BELL LOGO SIGN
H NEW 12" ILLUM CHANNEL LETTERS SIGN

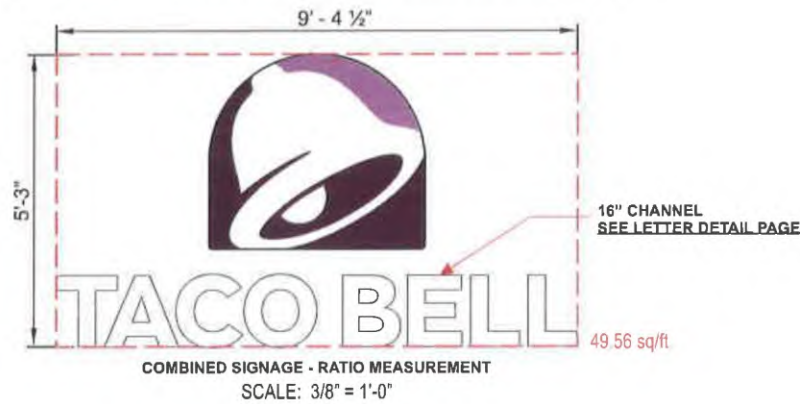
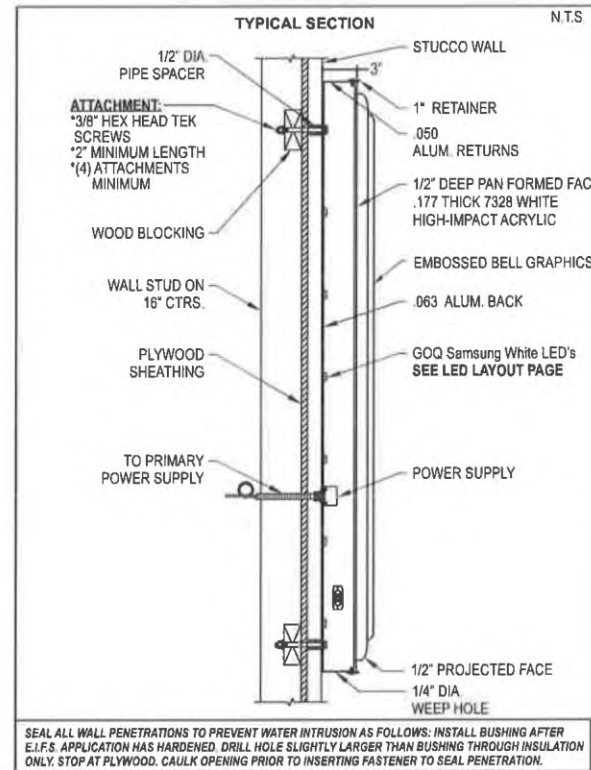
East Elevation
SCALE 3/32" = 1'-0"

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RESTAURANT B SIGN GUIDELINES



FRONT VIEW
SCALE: 3/4" = 1'-0"



A B NEW 3'-6" ILLUM. SWINGING BELL LOGO SIGN

NEW S/F ILLUMINATED SWINGING BELL

SCALE: NOTED

SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .050 aluminum returns w/ black satin finish
- .063 aluminum back
- 1" black trim cap
- Face: 3/16" White Acrylic with 1st surface digitally printed decal with UV overlamine

Area

- Squared: 13.53 sf • Actual: 11.92 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (31) GOQ Samsung White Modules

Power Supply: (1) Mean Well LPF-60-12 (Class 2 Power Output)

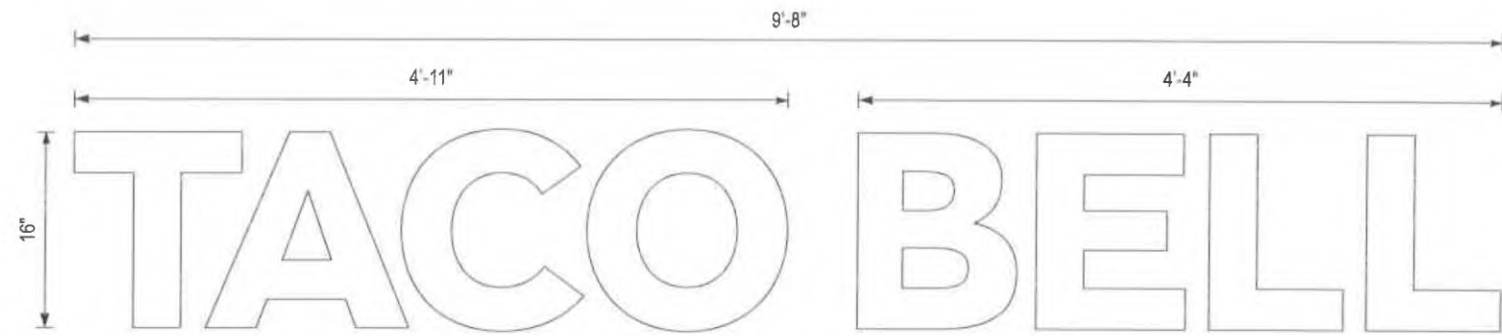
SEE LED LAYOUT PAGE FOR DETAILS

GRAPHIC & COLOR SPECIFICATIONS:

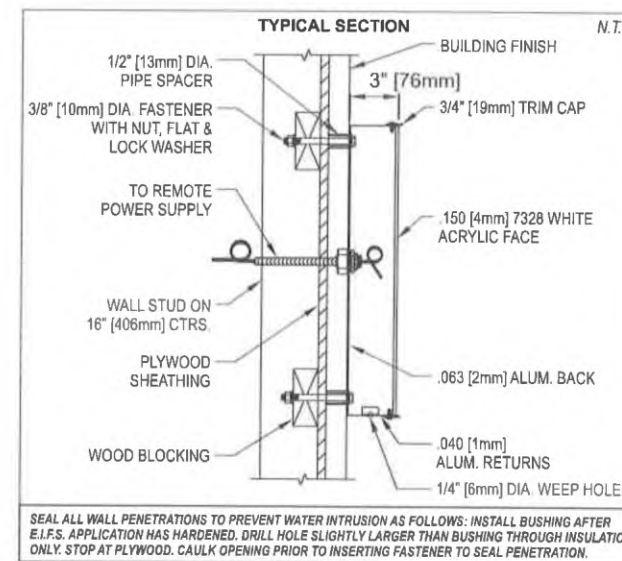
| COLOR | PANTONE | PAINT |
|--------------------------|-----------------------------|-------|
| 1 Dark Purple | PMS 2603C Digitally Printed | |
| 2 Light Purple | PMS 2577C Digitally Printed | |
| 3 Black | Pantone Black (Satin) | |
| 4 White | 1/8" White Polycarbonate | |
| 5 TB Bronze Tiger Drylac | 49-66230 C33 | |

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RESTAURANT B SIGN GUIDELINES



FRONT VIEW



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .040 [1mm] aluminum returns w/ black finish and .063 aluminum back
- 3/4" [19mm] black trim cap
- Face: .150 [4mm] 7328 white acrylic
- Removable face

Area

- Squared: 9.92 sf • Actual: 5.17 sf

ELECTRICAL PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (39) AgilLight LS-PRO160-65K-2B1 White (6500K) LEDs (20 ft) or equivalent - pre-approval required

Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps - Remotely Located

Total Load: 0.9 amps

Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

| COLOR | PANTONE | PAINT |
|--------------------------|--------------------------|--------|
| 1 Dark Purple | PMS 2603C | |
| 2 Light Purple | PMS 2577C | |
| 3 Black | Pantone Black | |
| 4 White | Pantone White 3M 3630-20 | SW2123 |
| 5 TB Bronze Tiger Drylac | 49-66230 C33 | |

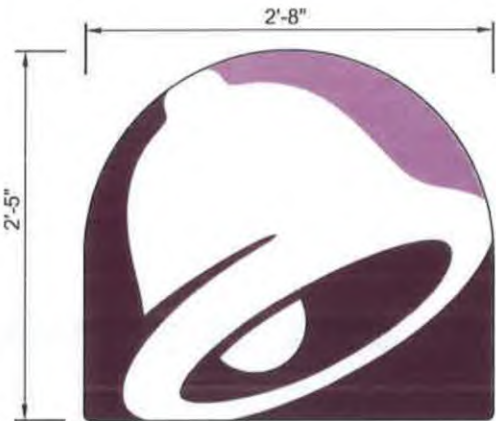
E F NEW 16" ILLUM. CHANNEL LETTERS SIGN

NEW S/F ILLUMINATED CHANNEL LETTERS

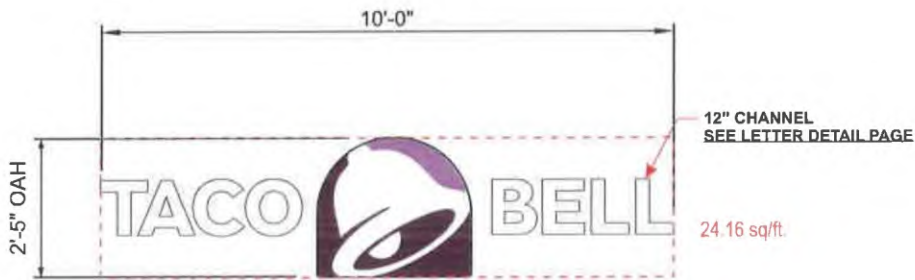
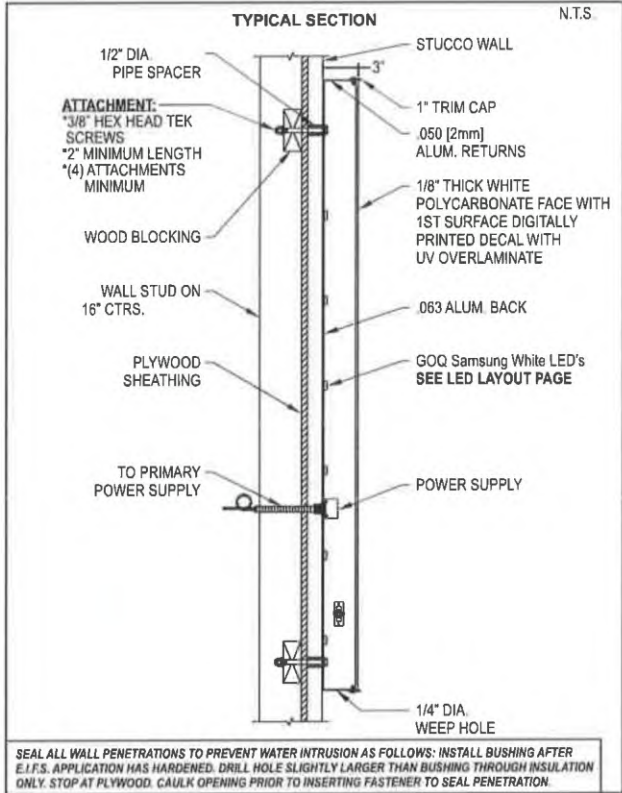
SCALE: 1" = 1'-0"

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RESTAURANT B SIGN GUIDELINES



FRONT VIEW
SCALE: 1" = 1'-0"



COMBINED SIGNAGE - RATIO MEASUREMENT
SCALE: 3/8" = 1'-0"

C D NEW 2'-5" ILLUM. SWINGING BELL LOGO SIGN

NEW S/I ILLUMINATED SWINGING BELL

SCALE: NOTED

SPECIFICATIONS

- DESIGN PARAMETERS**
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2012, AISI 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

- Materials**
- Cabinet: .050 aluminum returns w/ black satin finish
 - .063 aluminum back
 - 1" black trim cap
 - Face: 1/8" White Polycarbonate with 1st surface digitally printed decal with UV overlaminate

Area

- Squared: 6.45 sf • Actual: 5.68 sf

- ELECTRICAL/ PERFORMANCE SPECIFICATIONS**
- UL & NEC approval required
 - 12V, Class II UL approved system
 - If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (62) GOQ Samsung White Modules
Power Supply: (1) Mean Well LPF-60-12 (Class 2 Power Output)

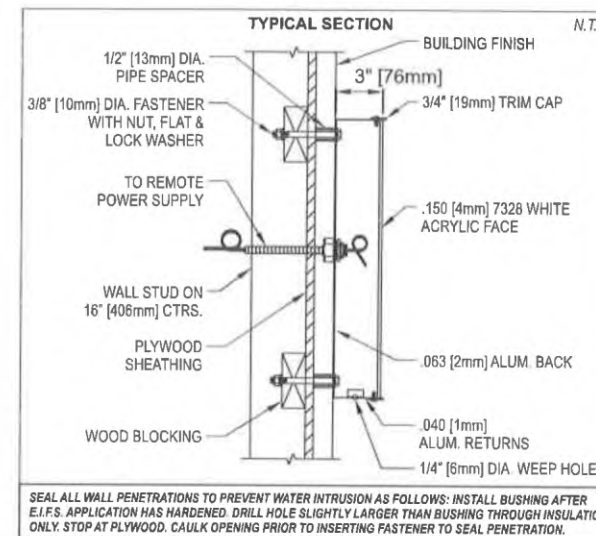
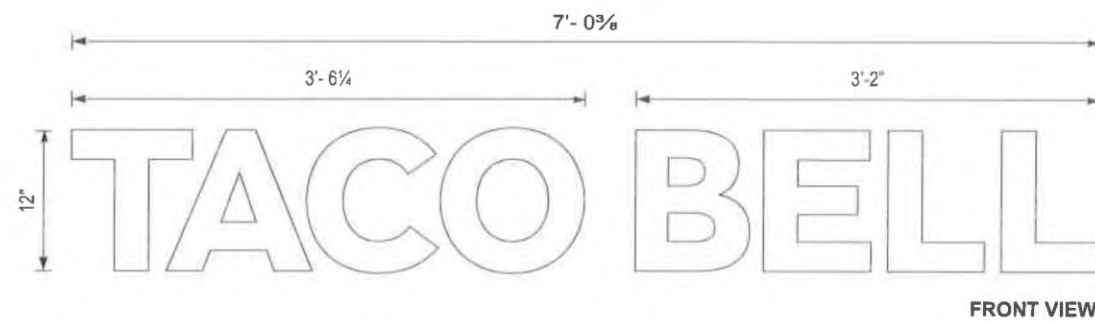
SEE LED LAYOUT PAGE FOR DETAILS

GRAPHIC & COLOR SPECIFICATIONS:

| COLOR | PANTONE | PAINT |
|-------------------|-----------------------------|-------|
| ① Dark Purple | PMS 2603C Digitally Printed | |
| ② Light Purple | PMS 2577C Digitally Printed | |
| ③ Black | Pantone Black (Satin) | |
| ④ White | 1/8" White Polycarbonate | |
| ⑤ TB Bronze Tiger | Drylac 49-66230 C33 | |

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RESTAURANT B SIGN GUIDELINES



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10), Category II, Exposure C, Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

Materials

- Cabinet: .040 [1mm] aluminum returns w/ black finish and .063 aluminum back
- 3/4" [19mm] black trim cap
- Face: .150 [4mm] 7328 white acrylic
- Removable face

Area

- Squared: 9.92 sf • Actual: 5.17 sf

ELECTRICAL PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (39) AgLight LS-PRO160-65K-2B1 White (6500K) LEDs (20 ft) or equivalent - pre-approval required
 Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps - Remotely Located
 Total Load: 0.9 amps
 Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

| COLOR | PANTONE | PAINT |
|--------------------------|--------------------------|--------|
| 1 Dark Purple | PMS 2603C | |
| 2 Light Purple | PMS 2577C | |
| 3 Black | Pantone Black | |
| 4 White | Pantone White 3M 3630-20 | SW2123 |
| 5 TB Bronze Tiger Drylac | 48-66230 C33 | |

G H NEW 12" ILLUM. CHANNEL LETTERS SIGN

NEW S/F ILLUMINATED CHANNEL LETTERS

SCALE: 1" = 1'-0"

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RESTAURANT B SIGN GUIDELINES

SIDE 1

SIDE 2

END VIEW

3/8" [10mm] DIA. GRADE 5 BOLTS W/ RIVNUT, FLAT AND LOCK WASHER, TYP. (4 REQ'D)

2"x2"x1/8" [51x51x3mm] STEEL TUBE

SEE MATCH PLATE DETAIL

GRADE

ELECTRICAL CONDUIT

0.14 CU. YDS. CONCRETE REQUIRED

ALL FOOTINGS BY OTHERS

SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
 - 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Extruded aluminum cabinet frame, 4 1/2" deep
- 125 [3mm] pan-formed clear SG polycarbonate face
- Removable face for service

Area

- Squared: 3.51 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required.
- 12V, Class II UL approved system.
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).

LED(s): (24) [12 per side] AgilLight LS-PRO160-50K-2B1 White (5000K) LEDs (12 ft) or equivalent - pre-approval required

Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps

Total Load: 0.9 amps

Circuits(s): (1) 20 amp-120V

MATCH PLATE DETAIL

GRAPHIC & COLOR SPECIFICATIONS:

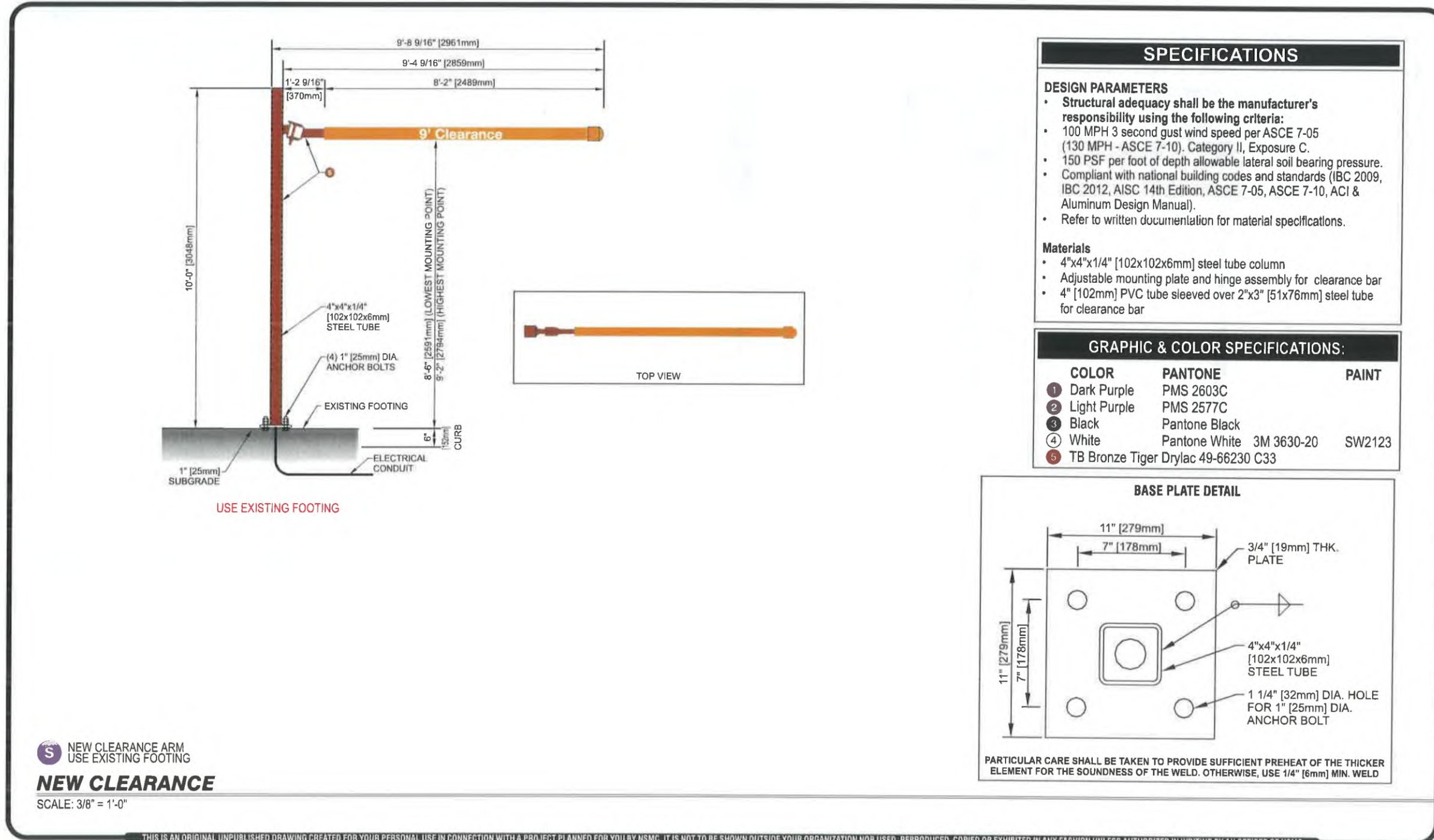
| COLOR | PANTONE | PAINT |
|--------------------------|--------------------------|--------|
| 1 Dark Purple | PMS 2603C | |
| 2 Light Purple | PMS 2577C | |
| 3 Black | Pantone Black | |
| 4 White | Pantone White 3M 3630-20 | SW2123 |
| 5 TB Bronze Tiger Drylac | 49-66230 C33 | |

NEW D/F ILLUM. DIRECTIONAL SIGN

SCALE: NOTED

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RESTAURANT B SIGN GUIDELINES



SPECIFICATIONS

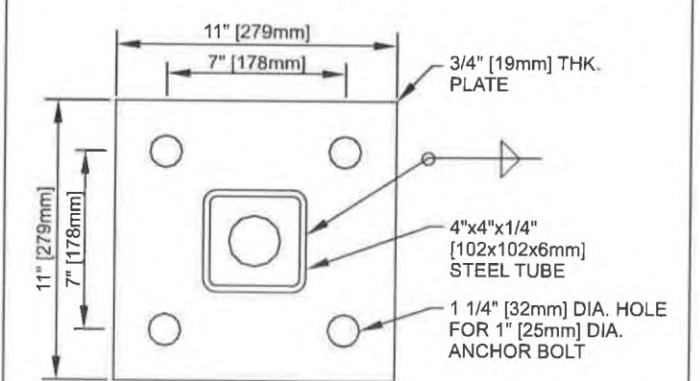
- DESIGN PARAMETERS**
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10), Category II, Exposure C.
 - 150 PSF per foot of depth allowable lateral soil bearing pressure.
 - Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

- Materials**
- 4"x4"x1/4" [102x102x6mm] steel tube column
 - Adjustable mounting plate and hinge assembly for clearance bar
 - 4" [102mm] PVC tube sleeved over 2"x3" [51x76mm] steel tube for clearance bar

GRAPHIC & COLOR SPECIFICATIONS:

| COLOR | PANTONE | PAINT |
|--------------------------|---------------|-------------------|
| 1 Dark Purple | PMS 2603C | |
| 2 Light Purple | PMS 2577C | |
| 3 Black | Pantone Black | |
| 4 White | Pantone White | 3M 3630-20 SW2123 |
| 5 TB Bronze Tiger Drylac | 49-66230 C33 | |

BASE PLATE DETAIL


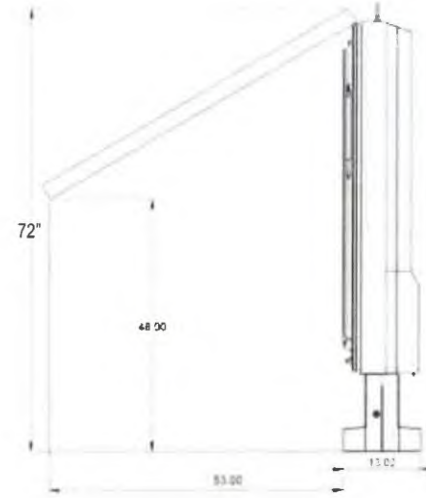
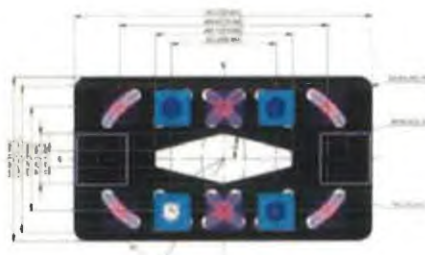


PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT OF THE THICKER ELEMENT FOR THE SOUNDNESS OF THE WELD. OTHERWISE, USE 1/4" [6mm] MIN. WELD

S NEW CLEARANCE ARM
USE EXISTING FOOTING
NEW CLEARANCE
SCALE: 3/8" = 1'-0"

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RESTAURANT B SIGN GUIDELINES

MOUNTING PLATE

ALL FOOTINGS BY OTHERS

| Description | Spec | 55010V12.2 |
|-----------------------------|------|---|
| Configuration | | 2 Panel Display COMB |
| Panel Size | | 2 x 55" Diagonal LCD |
| Orientation | | Portrait |
| Native Resolution | | 2560 wide x 1920 tall |
| Brightness (typical/max) | | 3000/3500 cd/m2 |
| LCD Technology | | 13001 |
| Contrast Ratio | | IPS PCB W with GLP - polarized eyewear compatible |
| Viewing Angle (h/v) | | 178 x 178 |
| External Control | | Yes - RS232C |
| Content Playback | | ActiVia for Media & D |
| Data Access | | CAT 6 / WIFI / 4G LTE |
| Speakers | | Optional |
| Microphone | | Optional |
| Thermal Management | | Direct Air Cooling System (DACS) US Patent # 8477174 B2 |
| Ingress Protection | | Proprietary AR treated tempered safety glass (UL48 compliant) |
| Cover Glass | | Water and Dust Protected to IP56 / NEMA 4 Standard |
| Mount Design | | 8 x 8" Universal Baseplate (custom pattern available) |
| Accessibility | | Hingeless front access via security compression latches |
| Dimensions (H x W) (inches) | | 61.05 x 13.02 |
| Overall Height | | Standard 72" Optional 56" or 84" |
| Net Weight | | 920 lbs |
| Ambient Light Sensor | | Yes - Automatically adjusts backlight brightness based on ambient light conditions (night sky compliance ready) |
| Field Serviceability | | All components are on site serviceable in under 15 min (avg.) |
| Easy Access Components | | All components are modular for simple troubleshooting & swap |
| Remote Monitoring | | Remote diagnostics control and monitoring health of system |
| Input Power | | 120/240V 50/60 Hz |
| Consumption (typical/max) | | 520W / 800W |
| Feed / Access | | Bottom via sealed junction box in base |
| Termination | | Embedded circuit breaker / surge suppression / EMI filter |
| Safety | | UL cUL UL48 TUV |
| EMC | | FCC Class "A" CE Mark |
| Operating Temperature | | 22 F to 122 F under full exposed solar conditions |
| Wind Load Rating | | Up to 180 mph - CAT |
| Operating Humidity | | 10% to 90% RH (non condensing) |

P NEW DIGITAL MENU BOARD

NEW DIGITAL MENU BOARD

SCALE: 1/2" = 1'-0"

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MULTI-PAD A SIGN GUIDELINES

A maximum of one and one-half (1 1/2") square feet of wall sign area for each one (1) linear foot of of tenant frontage shall be permitted.

One (1) building sign per frontage.

No building sign shall exceed 75% of storefront width.

All signs to be a minimum of 18" tall, maximum of 48" tall. Minimum letter height to be 8" tall.

Stacked copy is allowable provided that the maximum height does not exceed the limits below.

A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cormices, change in color or finish), unless approved by landlord.

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.

ELEVATIONS TBD

RESTAURANT B SIGN GUIDELINES

A maximum of one and one-half (1 1/2") square feet of wall sign area for each one (1) linear foot of of tenant frontage shall be permitted.

One (1) building sign per frontage.

No building sign shall exceed 75% of storefront width.

All signs to be a minimum of 18" tall, maximum of 48" tall. Minimum letter height to be 8" tall.

Stacked copy is allowable provided that the maximum height does not exceed the limits below.

A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cormices, change in color or finish), unless approved by landlord.

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.

ELEVATIONS TBD

PAD C SIGN GUIDELINES

A maximum of one and one-half (1 1/2") square feet of wall sign area for each one (1) linear foot of of tenant frontage shall be permitted.

One (1) building sign per frontage.

No building sign shall exceed 75% of storefront width.

All signs to be a minimum of 18" tall, maximum of 48" tall. Minimum letter height to be 8" tall.

Stacked copy is allowable provided that the maximum height does not exceed the limits below.

A minimum 12" margin must be maintained between signage and fascia edge or architectural feature (i.e. columns, cornices, change in color or finish), unless approved by landlord.

All signs subject to final approval of Landlord, FIVEPOINT (Newhall Land & Farming Co.), and the City of Santa Clarita.

ELEVATIONS TBD

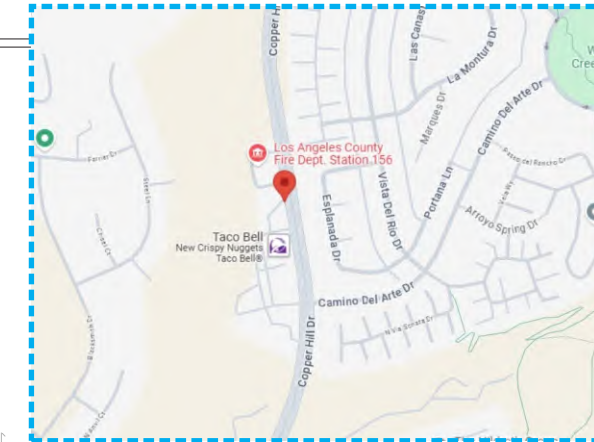
PAD C SIGN GUIDELINES

SCOPE OF WORK

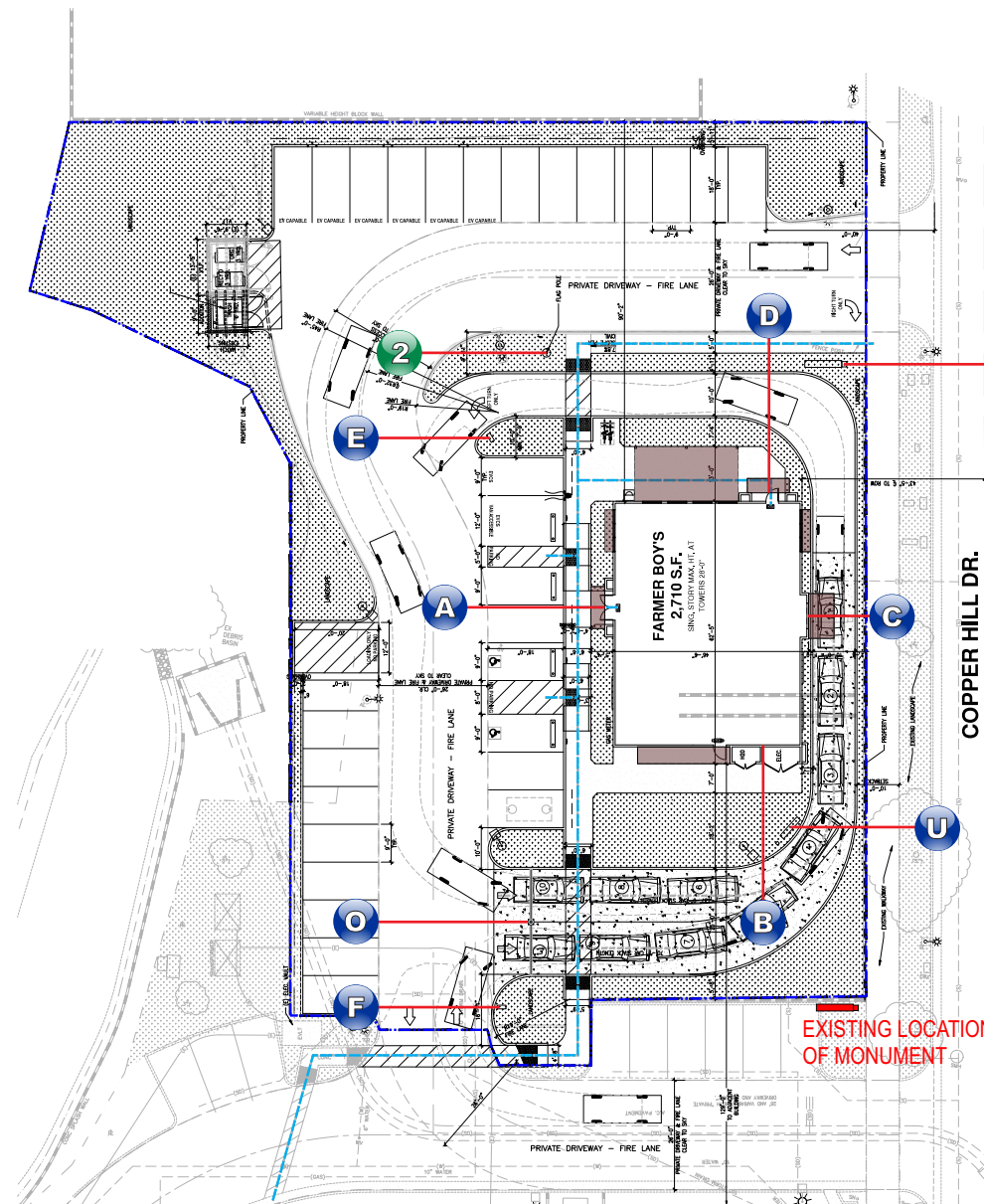
- A B C D** NEW ILLUM. CHANNEL LETTERS SIGN
- E F** NEW D/F ILLUM. DIRECTIONAL SIGN
- O** NEW ILLUM. DRIVE THRU CLEARANCE ARM
- U** NEW MENU BOARD
- S** REFACE D/F TENANT PANEL (MONUMENT)
- T** MOVE EXISTING MONUMENT TO NEW LOCATION

Install Only
Manufacturing By Others

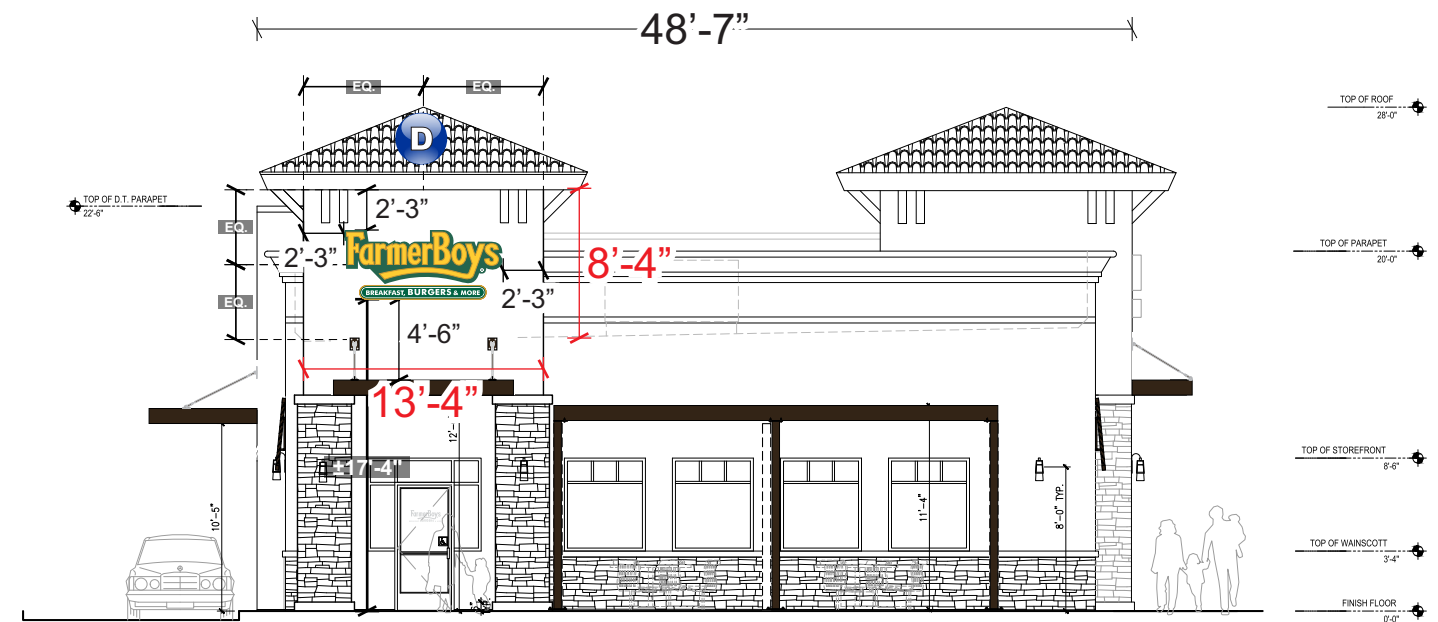
- 2** FLAG POLE



VICINITY MAP

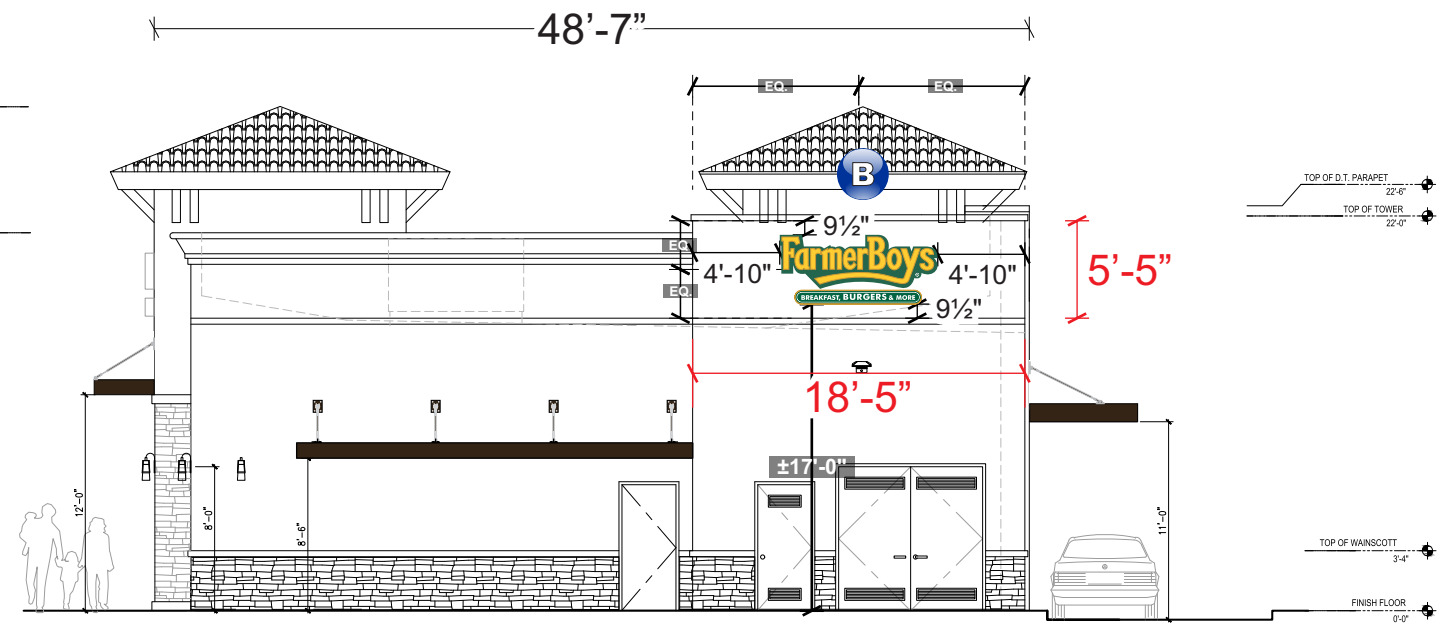


PAD C SIGN GUIDELINES



D NEW ILLUM. CHANNEL LETTERS SIGN

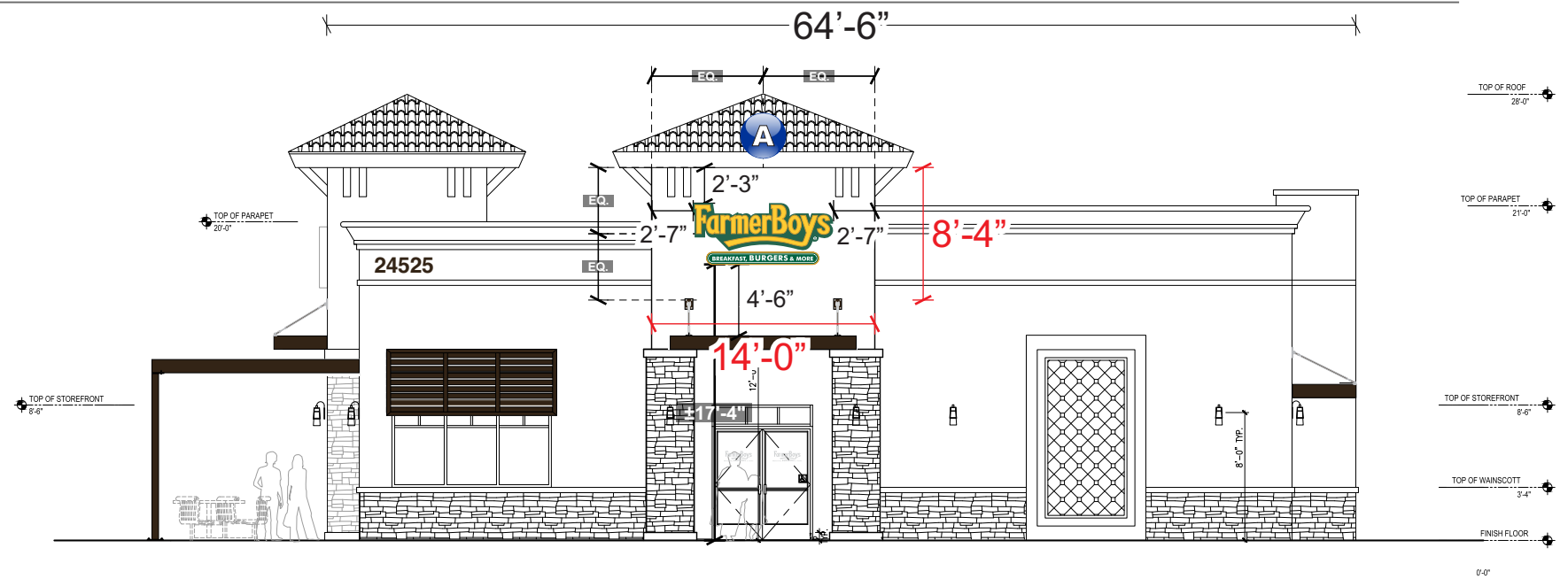
North Elevation



B NEW ILLUM. CHANNEL LETTERS SIGN

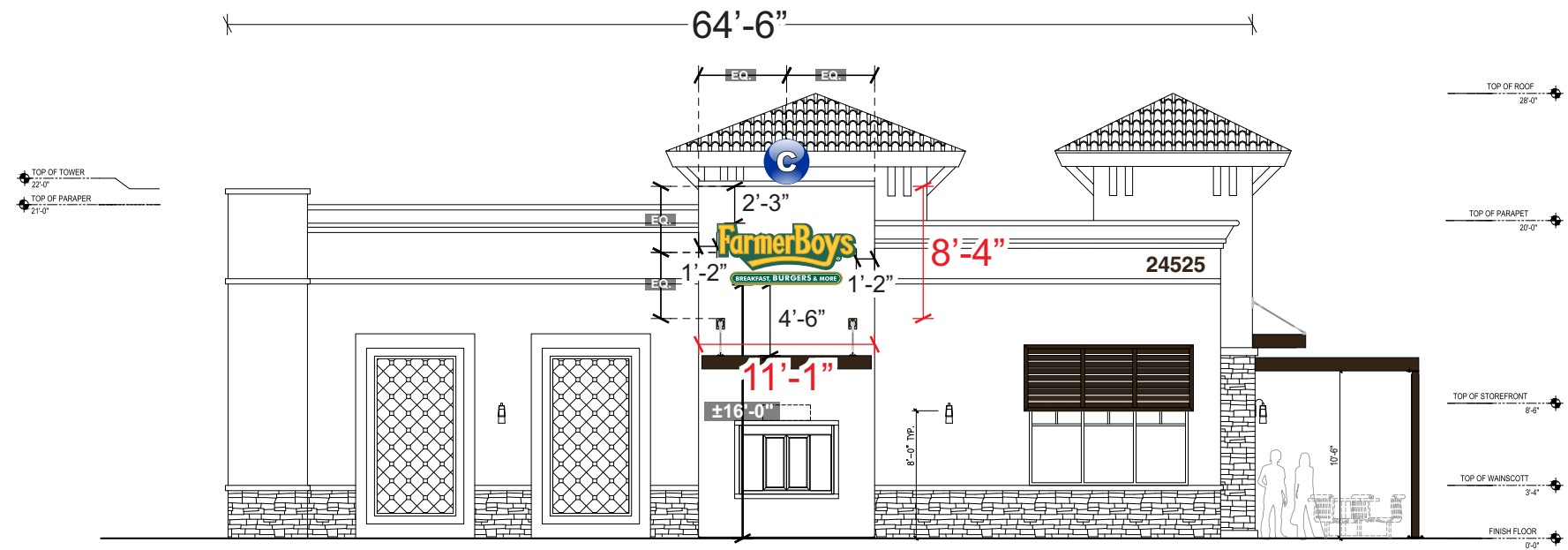
South Elevation

PAD C SIGN GUIDELINES



A NEW ILLUM. CHANNEL LETTERS SIGN

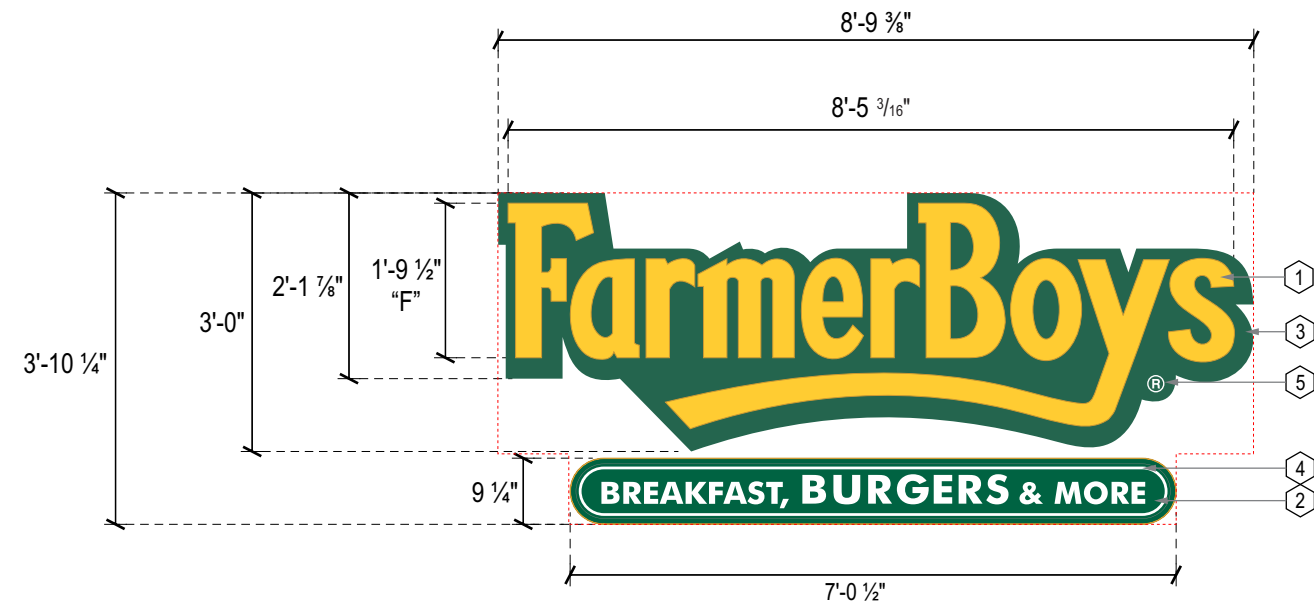
West Elevation



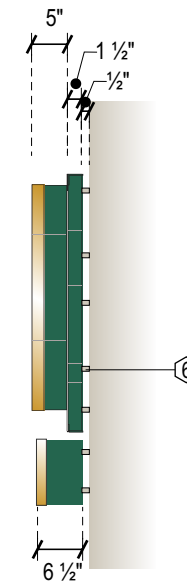
C NEW ILLUM. CHANNEL LETTERS SIGN

East Elevation

PAD C SIGN GUIDELINES



SIGN AREA: 32.40 SQ FT



SIDE VIEW

A B C D NEW ILLUM. CHANNEL LETTERS SIGN

Sign Specs:

BACKER/WIREWAY: 1 1/2" DEEP .080 ALUMINUM, PAINTED TO MATCH MATTHEWS 10503 GALWAY GREEN
 CHANNEL LETTERS: 5" DEEP ALUMINUM FABRICATED CHANNEL LETTERS CONSTRUCTED OF .040 ALUMINUM RETURNS INTERIOR ALUMINUM TO BE FINISHED WHITE.
 FACES: .177" YELLOW ACRYLIC #2016
 RETURNS: .040" X 4 1/2" DEEP ALUMINUM PAINTED 10503 GALWAY GREEN.
 TRIM CAP: 3/4" GOLD
 ILLUMINATION: WHITE L.E.D.
 © MARK: WHITE VINYL

CABINET: 6 1/2" DEEP ALUMINUM PAINTED TO MATCH GALWAY GREEN, WHITE ACRYLIC FACES WITH FIRST SURFACE VINYL OVERLAYS, 3/4" GOLD TRIM CAP, WHITE LED'S TO ILLUMINATE.
 SWITCH: U.L. APPROVED TOGGLE SWITCH
 STANDOFFS: ALUMINUM STANDOFFS PAINTED WORLDLY GRAY TO MATCH THE COLOR OF THE WALL TO GIVE THE SIGN 1/2" CLEARANCE FROM THE WALL
ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

Colors:

- 1 2016 YELLOW ACRYLIC
- 2 AVERY OPAQUE #A9685-O FOREST GREEN
- 3 MATTHEWS 10503 GALWAY GREEN
- 4 7328 WHITE ACRYLIC
- 5 OPAQUE WHITE VINYL
- 6 SW 7043 WORLDLY GRAY

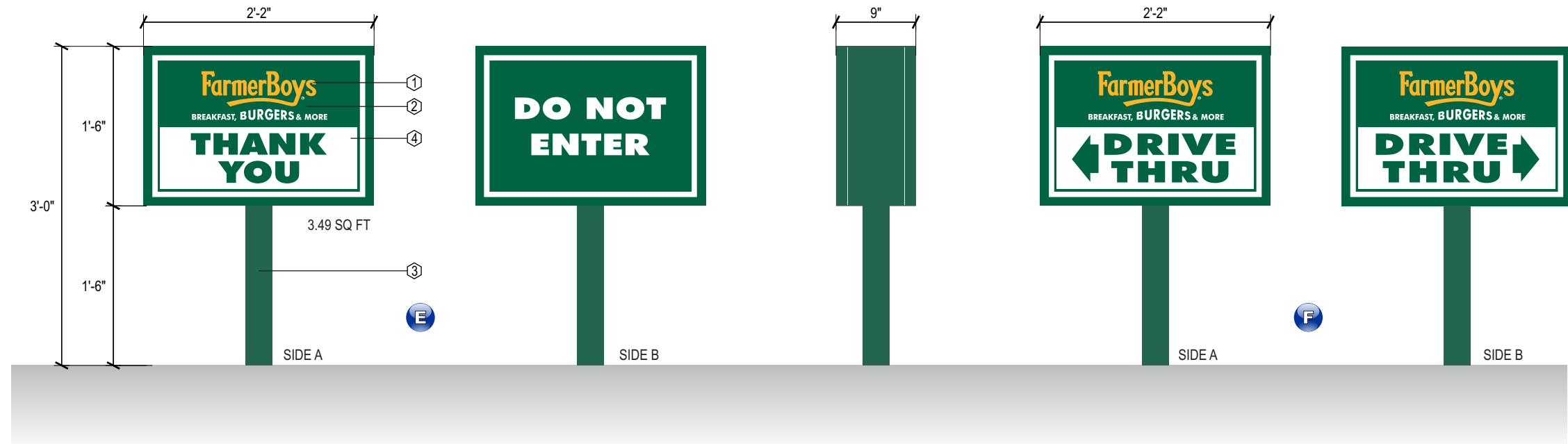
PAD C SIGN GUIDELINES

NOTE:

*GC TO SUPPLY PRIMARY POWER SOURCE ALL

*COMPONENTS TO BE U.L. LISTED AND APPROVED.

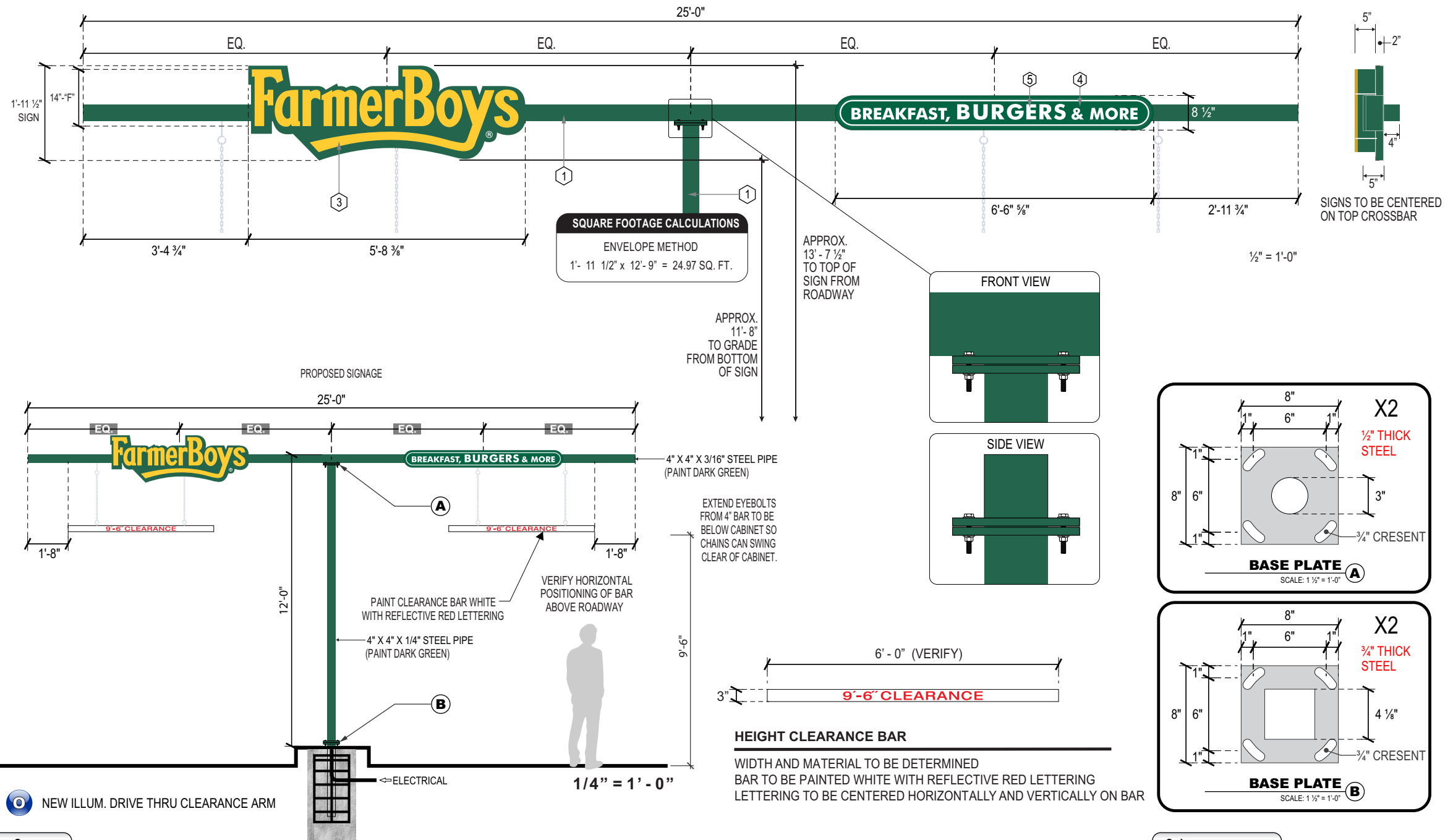
*THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.



E F NEW D/F ILLUM. DIRECTIONAL SIGN

| Sign Specs: | | Colors: | |
|---------------|---|---------|---|
| CABINETS: | 9" DEEP EXTRUDED ALUMINUM CABINET PAINTED TO MATCH GALWAY GREEN | BAFFLE: | CLEAR POLYCARBONATE |
| RETAINERS: | 1 5/16" EXTRUDED ALUMINUM PAINTED TO MATCH GALWAY GREEN | SWITCH: | TAMPER RESISTANT SWITCH: UL APPROVED 15A-120/277V 'LEVITON' #1101-2L WITH KEYED WATERPROOF COVER. |
| FACES: | .177" WHITE POLYCARBONATE WITH VINYL APPLIED FIRST SURFACE | | ALL WIRING AND COMPONENTS TO MEET U.L. STANDARDS |
| POST: | 3" X 3" X 3/16" PAINTED GALWAY GREEN | | |
| ILLUMINATION: | WHITE LEDS | | |
| | | 1 | 3M 3630-25 SUNFLOWER |
| | | 2 | AVERY OPAQUE #A9685-O FOREST GREEN |
| | | 3 | MATTHEWS 10503 GALWAY GREEN |
| | | 4 | WHITE POLYCARBONATE |

PAD C SIGN GUIDELINES



| Sign Specs: | | BREAKFAST, BURGERS & MORE CABINET | | Colors: | |
|--------------------------------------|---|-----------------------------------|---|---------|-----------------------------------|
| FARMER BOYS CHANNEL LETTER ON BACKER | S/F CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS CONSTRUCTED OF .040 RETURNS WITH .063 ALUMINUM BACKS. RETURNS PAINTED GREEN. | CABINET: | .063 RETURNS AND BACK PAINTED GREEN. 1" TRIM CAP PAINTED GREEN. | ① | MATTHEWS 10503 GALWAY GREEN |
| LETTERS: | | FACES: | WHITE ACRYLIC WITH OPAQUE VINYL WITH SHOW THRU COPY. | ② | 3M 7125-10 WHITE VINYL |
| FACE: | 3/16" #216 YELLOW ACRYLIC. | ILLUMINATION: | WHITE LED. | ③ | 2016 YELLOW ACRYLIC |
| TRIM CAP: | 1" GOLD | DISCONNECT: | ELECTRICAL TOGGLE DISCONNECT SWITCH WITH WATERPROOF BOOT | ④ | AVERY OPAQUE #A965-O FOREST GREEN |
| BACKER: | .080 ALUMINUM PAN 1 1/2" DEEP. PAINTED GREEN | | ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS | ⑤ | 7328 WHITE ACRYLIC |
| ILLUMINATION: | WHITE LED LIGHTING. | | | | |

PAD C SIGN GUIDELINES

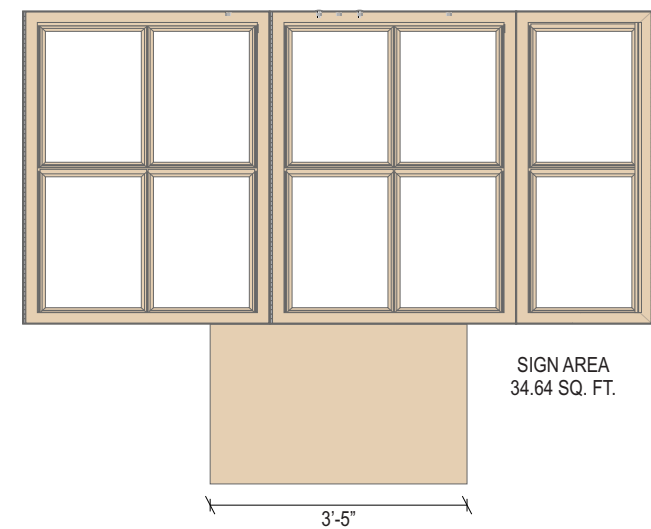
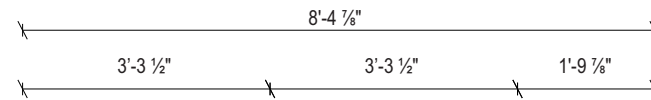
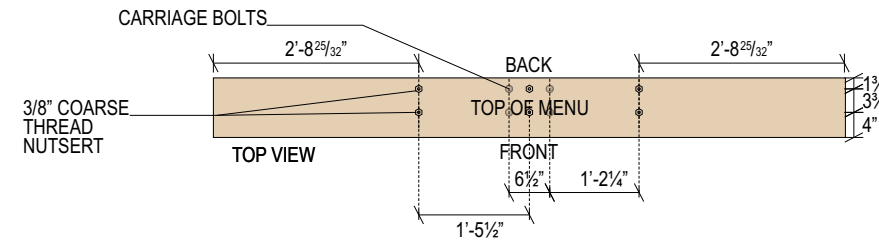
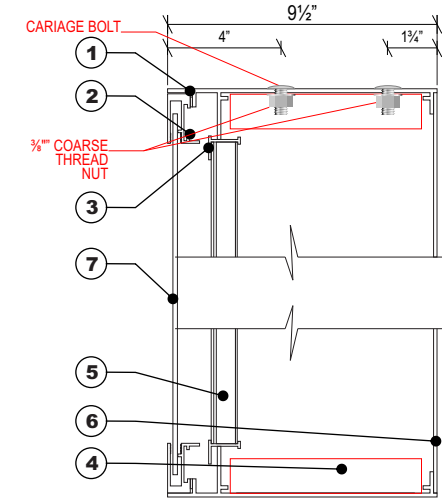
NOTE:

*GC TO SUPPLY PRIMARY POWER SOURCE ALL

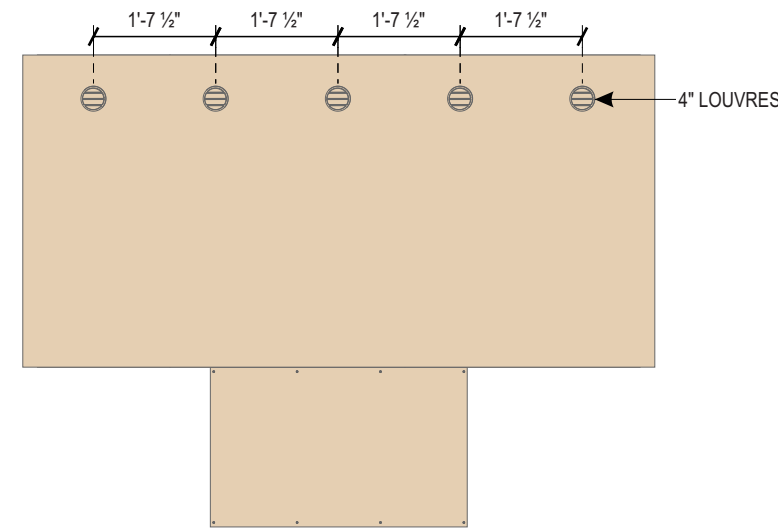
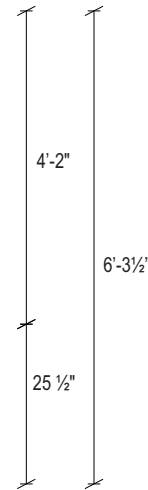
*COMPONENTS TO BE U.L. LISTED AND APPROVED.

*THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

1. EXTRUSION FRAME PART# 10897
2. EXTERIOR DOOR EXTRUSION PART # 10898
3. EXT. HORIZONTAL INSERT 10899
4. 1-1/2" X 1-1/2" X 1/8" ALUM. ANGLE
5. VERTICAL DIVIDER PART #10910
6. 1/8" ACM BACK
7. 3/16" CLEAR POLYCARBONATE



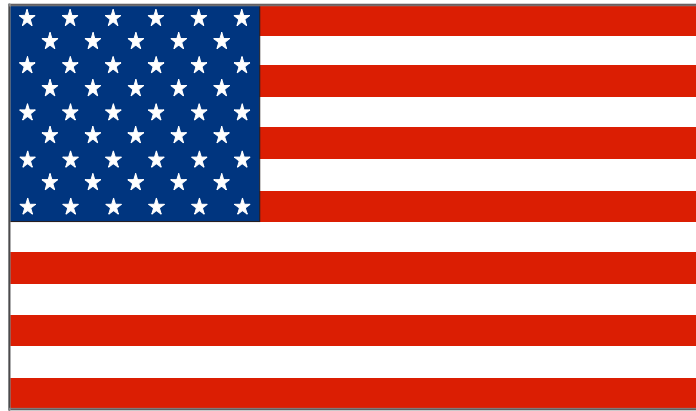
SIGN AREA
34.64 SQ. FT.



U NEW MENU BOARD

| Sign Specs: | | Colors: | |
|-------------|---|----------------|----------------------------------|
| CABINET: | ALUMINUM FABRICATED EXTRUSION CABINET TO BE PAINTED TM MATTHEWS BANANA WHIP - MP05234 | FACES: | 3/16" CLEAR POLYCARBONATE |
| RETURNS: | 9-1/2" DEEP TO BE PAINTED TM MATTHEWS BANANA WHIP - MP05234 | GRAPHICS: | TO BE PROVIDED BY CLIENT |
| BACKS: | 1/8" ACM WITH REMOVABLE BACK. | ILLUMINATION: | 6500K WHITE LED |
| | | SPEAKER / MIC: | TO BE CONNECTED BY OTHERS. |
| | | | ① MATTHEWS BANANA WHIP - MP05234 |

PROVIDED BY OTHERS, FOOTINGS BY OTHERS, FINAL SETTING BY NSMC



Flag

FOUNDATION SIZES

| EXP HGT | "A" | "B" | "C" | "D" |
|---------|---------|---------|-----|-----|
| 20ft | 2ft | 2 1/2ft | 30" | 24" |
| 25ft | 3ft | 3 1/2ft | 36" | 24" |
| 30ft | 3ft | 3 1/2ft | 36" | 25" |
| 35ft | 3 1/2ft | 4ft | 36" | 30" |
| 40ft | 4ft | 4 1/2ft | 45" | 36" |
| 45ft | 4 1/2ft | 5ft | 45" | 36" |
| 50ft | 5ft | 5 1/2ft | 50" | 42" |
| 60ft | 6ft | 6 1/2ft | 60" | 48" |
| 70ft | 7ft | 7 1/2ft | 60" | 48" |
| 80ft | 8ft | 8 1/2ft | 82" | 48" |

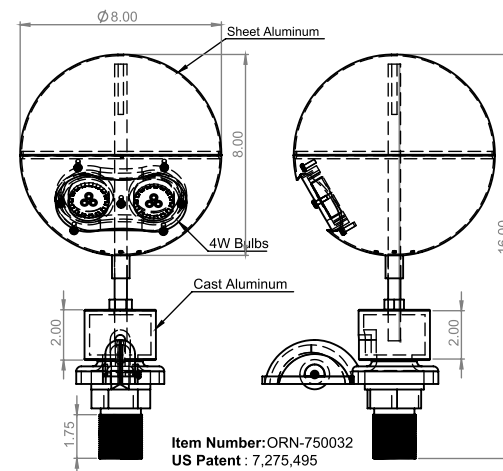
Size Chart

Ground sleeve and concrete installed by the general contractor

Pole installed on pre-installed ground sleeve by sign contractor

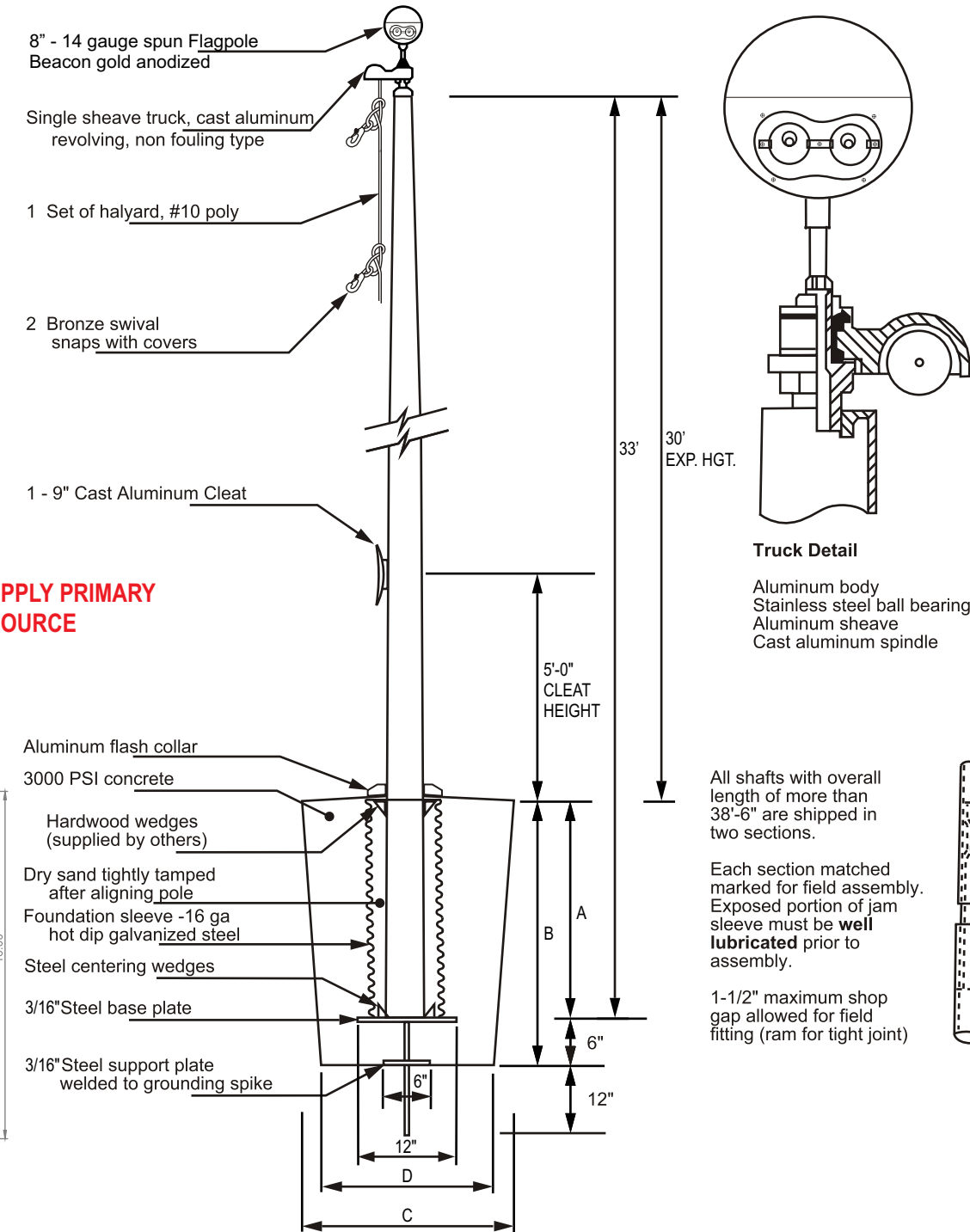
2 FLAG POLE W/ BEACON

External Flagpole Beacon

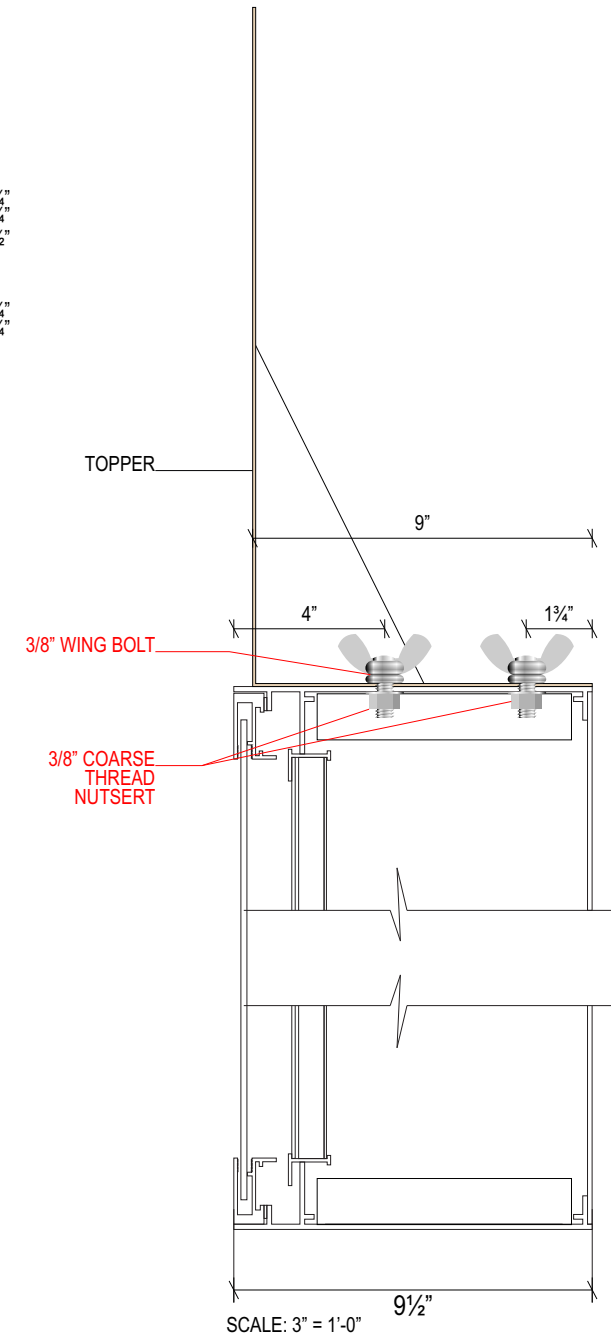
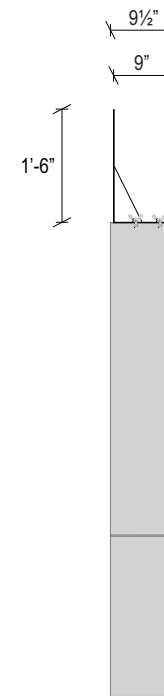
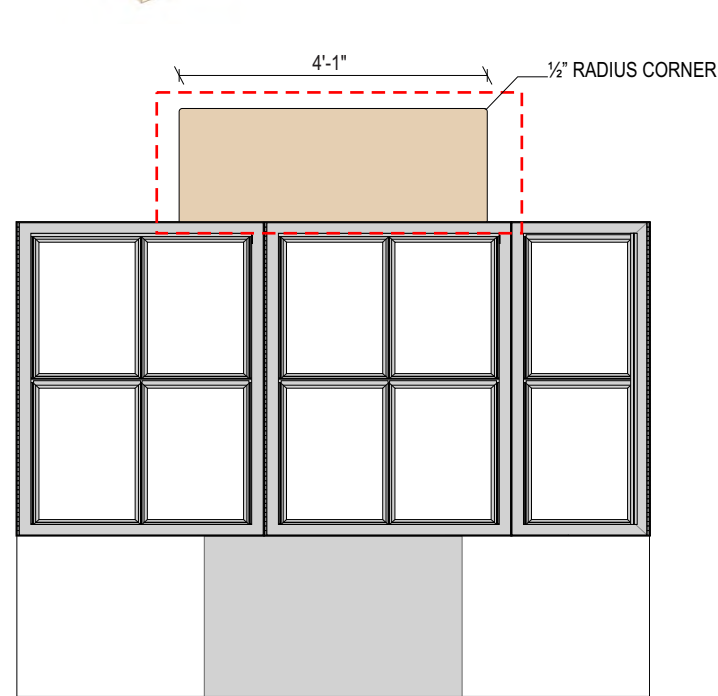
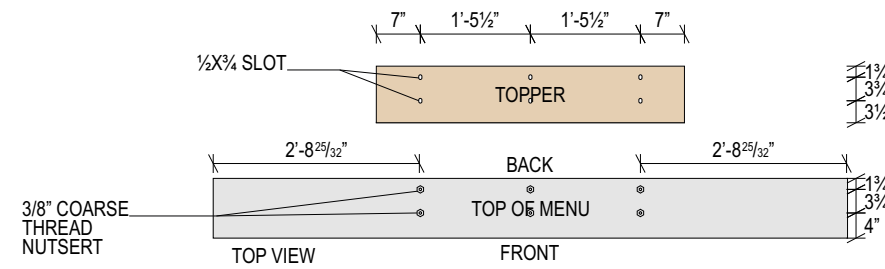


Item Number: ORN-750032
 US Patent : 7,275,495
 Material: Aluminum
 Finish: Gold
 Fits: Up to 3.5" Pole Top Diameter
 Size: 8" Diameter Beacon
 Voltage: 12V
 Lumens: 500
 Made in the USA

ILLUMINATOR



PAD C SIGN GUIDELINES



U NEW MENU BOARD

| Sign Specs: | | Colors: | |
|-------------|---|----------------------------------|------------------------------------|
| CABINET: | EXISTING | ① MATTHEWS BANANA WHIP - MP05234 | ALL COMPONENTS TO BE U.L. APPROVED |
| TOPPER: | 18" TALL X 49" WIDE X 9" DEEP BENT 1/16" STEEL TO BE PAINTED MATTHEWS BANANA WHIP - MP05234 . | | |
| GRAPHICS: | TO BE PROVIDED BY CLIENT | | |

PAD C SIGN GUIDELINES



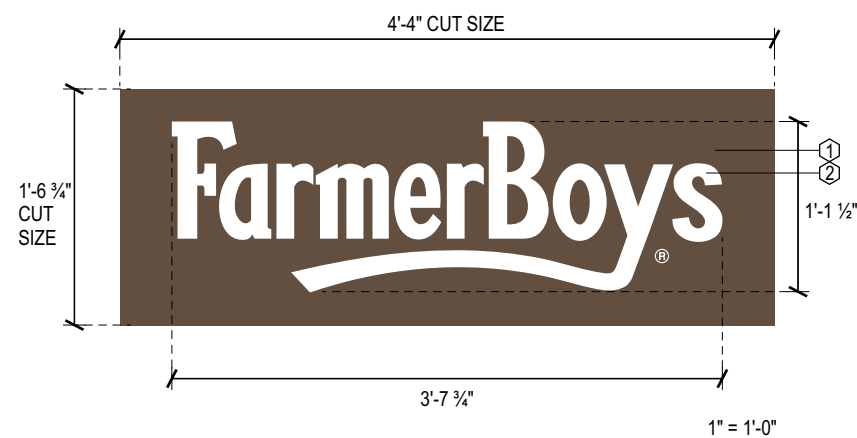
SURVEY TAKEN, STILL NEED VINYL COLOR

NSMC TO MOVE ENTIRE MONUMENT TO NEW LOCATION

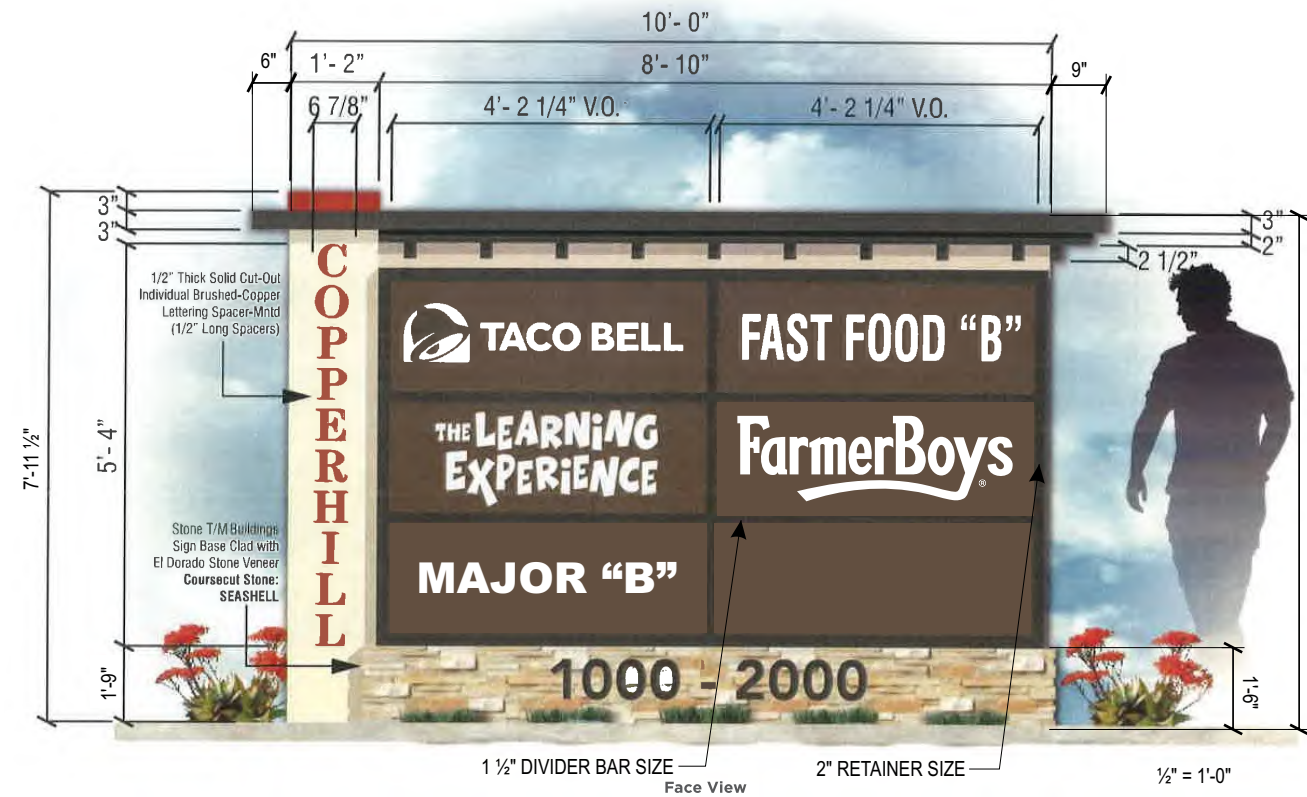


PROPOSED ELEV.

PIPE DIMENSION: 4 1/2" O.D.



- S** REFACE D/F TENANT PANEL (MONUMENT)
- T** MOVE EXISTING MONUMENT TO NEW LOCATION



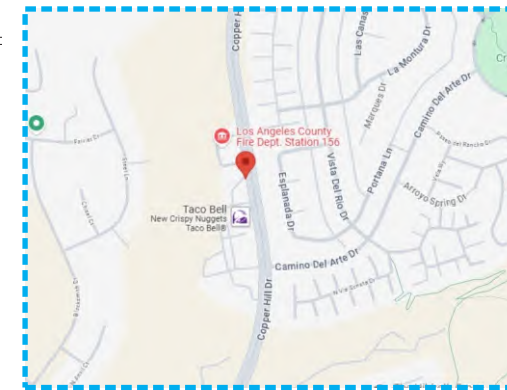
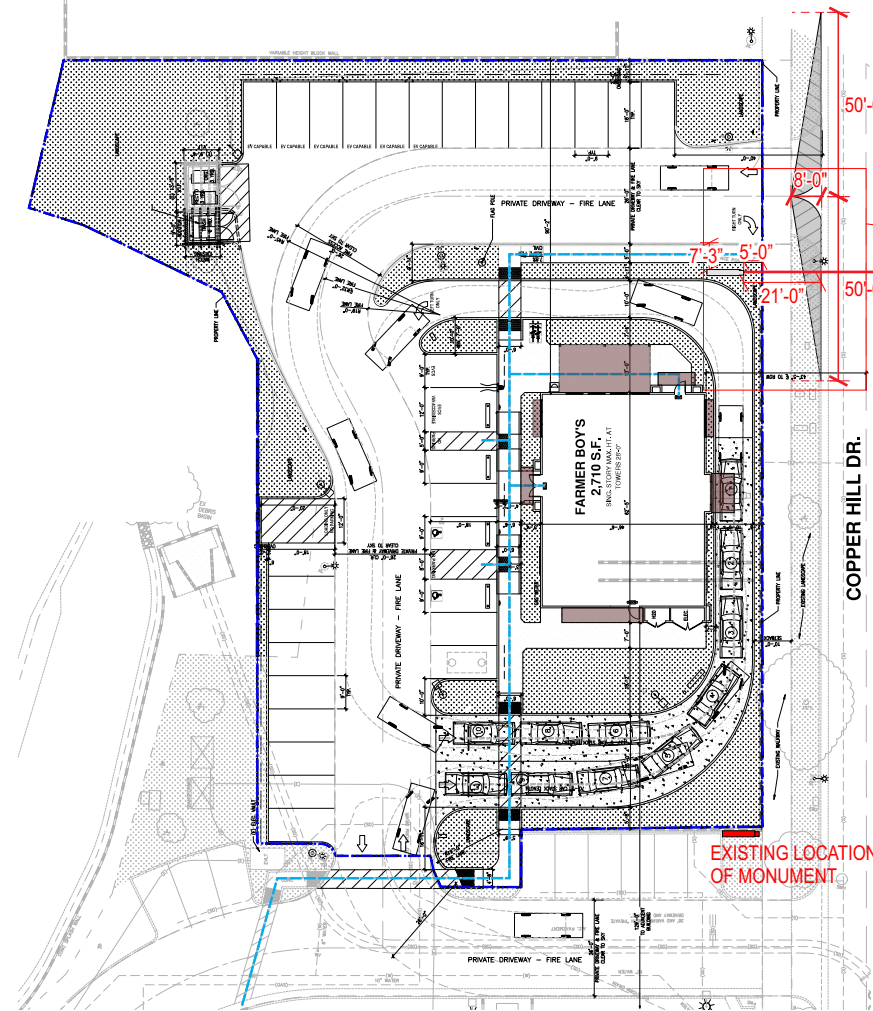
NOTE: SIGN IS ANGLED ON THE BOTTOM FOR SLOPE

| Sign Specs: | | SAME SITE (APROX. 60') | ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS | Colors: | |
|---------------|--|------------------------|--|-----------------------|--|
| FACE: | 3/16" WHITE POLYCARBONATE W/ TRANSLUCENT VINYL FIRST SURFACE | | | | |
| ILLUMINATION: | EXISTING | | | ② WHITE POLYCARBONATE | |
| CABINET: | EXISTING | | | | |
| SWITCH: | EXISTING | | | | |
| MONUMENT: | NSMC TO MOVE EXISTING MONUMENT ON SITE TO NEW LOCATION ON | | | | |

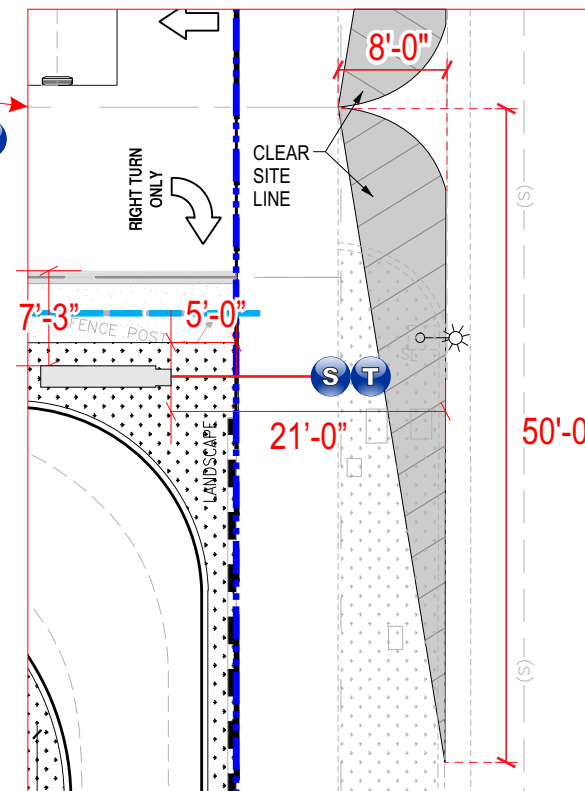
PAD C SIGN GUIDELINES

SCOPE OF WORK

- S** REFACE D/F TENANT PANEL (MONUMENT)
- T** MOVE EXISTING MONUMENT TO NEW LOCATION



VICINITY MAP



Note:

ALL NEW SIGNAGE TO CONNECT TO CLIENT PROVIDED ELECTRICAL CIRCUITS