

SIGN PROGRAM

PROPOSED SIGN CRITERIA:

WALL MOUNTED SIGNS:

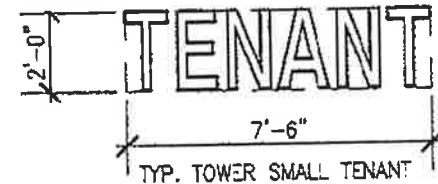
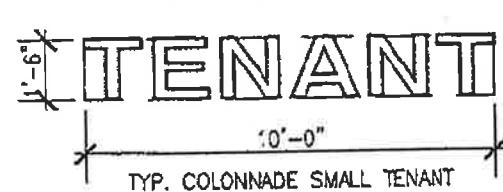
1. GENERAL SIGN INFORMATION AND REQUIREMENTS:

- WALL SIGNS AT LAS VIRGENES VILLAGE SHALL NOT EXCEED 0.5 SQ.FT OF SIGNAGE PER 1 LINEAR FOOT OF STOREFRONT. HOWEVER IN NO CASE IS A TENANT "ALLOWED" TO HAVE LESS THAN 15 SQ.FT.
- SIGN AREA SHALL BE COMPUTED BY DRAWING A LINE AROUND THE OUTER PERIMETER OF THE WRITING AND SHALL INCLUDE THE AREA OF BOTH COPY (WORDS) AND THE AREAS OF ANY GRAPHIC/ARTWORK/ LOGO SYMBOLS.
- RETAIL: 1 SIGN IS ALLOWED FOR EACH OCCUPANCY WITH 1 ADDITIONAL SIGN FOR TENANTS FACING TWO STREET WITH 2 SIGN MAX.
- OFFICE: ONE SIGN ALLOWED PER BUILDING, SAME SIZE REQUIREMENT AS THE RETAIL TENANT SIGNS.
- ALL SIGNS TO BE HALO BACK-LIT INDIVIDUAL REVERSE CHANNEL PAINTED ALUMINUM LETTERS, COLOR AND FONT TO BE SELECTED BY TENANT AND APPROVED BY THE LANDLORD.
- NO ROOF MOUNTED SIGNS ARE ALLOWED.
- SIGNS SHALL NOT PROJECT ABOVE AN EAVE OR PARAPET, INCLUDING THE EAVES OF A MANSARD ROOF.
- ALL PROPOSED SIGNS SHALL BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO THE SUBMITTAL OF THE SIGN PERMIT APPLICATION TO THE CITY OF CALABASAS.

2. PROPOSED SIGN AREA:

A. SMALL TENANTS: TENANTS WITH 30 FEET OR LESS OF BUILDING FRONTAGE.

- SMALL TENANTS SHALL BE ALLOWED A MINIMUM OF 15 SQ.FT. OF SIGN AREA.
- EACH SIGN SHALL NOT EXCEED 1'-6" IN HEIGHT FOR COLONNADE SMALL TENANTS AND 2'-0" FOR TOWER SMALL TENANTS.
- EVERY SIGN TO BE HORIZONTALLY CENTERED ABOVE THE STOREFRONT AND VERTICALLY CENTERED BETWEEN THE HIGHEST AND LOWEST POINT OF CLEAR FASCIA NOT OBSTRUCTED BY MANSARD ROOF, WOOD BRACKETS, ARCH TRIM OR ANY OTHER ARCHITECTURAL TREATMENT.
- PROPOSED SIGN AREA SHALL NOT EXCEED 0.5 SF OF SIGNAGE PER LINEAR FOOT OF STORE FRONT.



2. PROPOSED SIGN AREA:

B. LARGE TENANTS: TENANTS WITH MORE THEN 30 FEET OF BUILDING FRONTAGE.

- LARGE TENANT SIGNS SHALL NOT EXCEED 0.5 SQ. FT. OF SIGNAGE PER 1 LINEAR FOOT OF STOREFRONT.
- LARGE TENANTS SHALL BE ALLOWED A MIN. OF 15 SQ. FT. OF SIGN AREA AND MAX. SIGN AREA OF 30 SQ. FT. ON THE COLONNADE AND 40 SQ. FT. OF SIGN AREA ON A TOWER.
- EACH SIGN SHALL NOT EXCEED 1'-6" IN HEIGHT ON THE COLONNADE AND 5'-0" IN HEIGHT ON A TOWER
- EACH SIGN SHALL NOT EXCEED 20'-0" IN LENGTH ON THE COLONNADE AND 8'-0" IN LENGTH ON A TOWER
- EVERY SIGN TO BE HORIZONTALLY CENTERED ABOVE THE STOREFRONT AND VERTICALLY CENTERED BETWEEN THE HIGHEST AND LOWEST POINT OF CLEAR FACIA NOT OBSTRUCTED BY MANSARD ROOF, WOOD BRACKETS, ARCH TRIM OR ANY OTHER ARCHITECTURAL TREATMENTS.



MONUMENT SIGNS:

1. GENERAL SIGN INFORMATION AND REQUIREMENTS:

- TWO MONUMENT SIGNS ARE ALLOWED FOR THE SITE WITH TWO ACCESS DRIVEWAYS.
- MONUMENT SIGNS AREA NOT TO EXCEED 100 SQ. FT. PER FACE WITH 2 FACES MAX. SIGN COPY LIMITED TO 50 SQ. FT. WITH REMAINING AREA TO BE DEVOTED TO ARCHITECTURAL SUPPORT AND DESIGN.
- SIGN AREA SHALL BE COMPUTED BY DRAWING A LINE AROUND THE OUTER PERIMETER OF THE WRITING AND SHALL INCLUDE THE AREA OF BOTH COPY (WORDS) AND THE AREAS OF ANY GRAPHIC/ARTWORK/LOGO SYMBOLS TOGETHER WITH ANY MATERIAL OR COLOR FORMING AN INTEGRAL PART OF THE BACKGROUND OF THE DISPLAY OR USED TO DIFFERENTIATE THE SIGN FROM THE BACKDROP OR STRUCTURE AGAINST WHICH IT IS PLACED.
- MONUMENT SIGN MUST BE IN LANDSCAPED AREA EQUAL TO THE AREA OF THE SIGN.
- MONUMENT SIGN HEIGHT NOT TO EXCEED 10'-0"
- MONUMENT SIGN SHALL NOT BLOCK VIEWS AT CORNERS AND DRIVEWAYS.
- MONUMENT SIGN SHALL ONLY ADVERTISE THE NAME OF THE CENTER
- MONUMENT SIGN SHALL BE EXTERIOR LIT ONLY.
- LIGHTING TO BE IN COMPLIANCE WITH SECTION 17.27 OF THE CALABASAS MUNICIPAL CODE.

LAS VIRGENES VILLAGE
LOS ANGELES COUNTY, CA

SCALE: -

APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/15 File: 150000102
By: Tahya Mirzakhorian
Notes: Approved sign program
Per P.C. Resolution 2015-584.

DATE 11/01/10

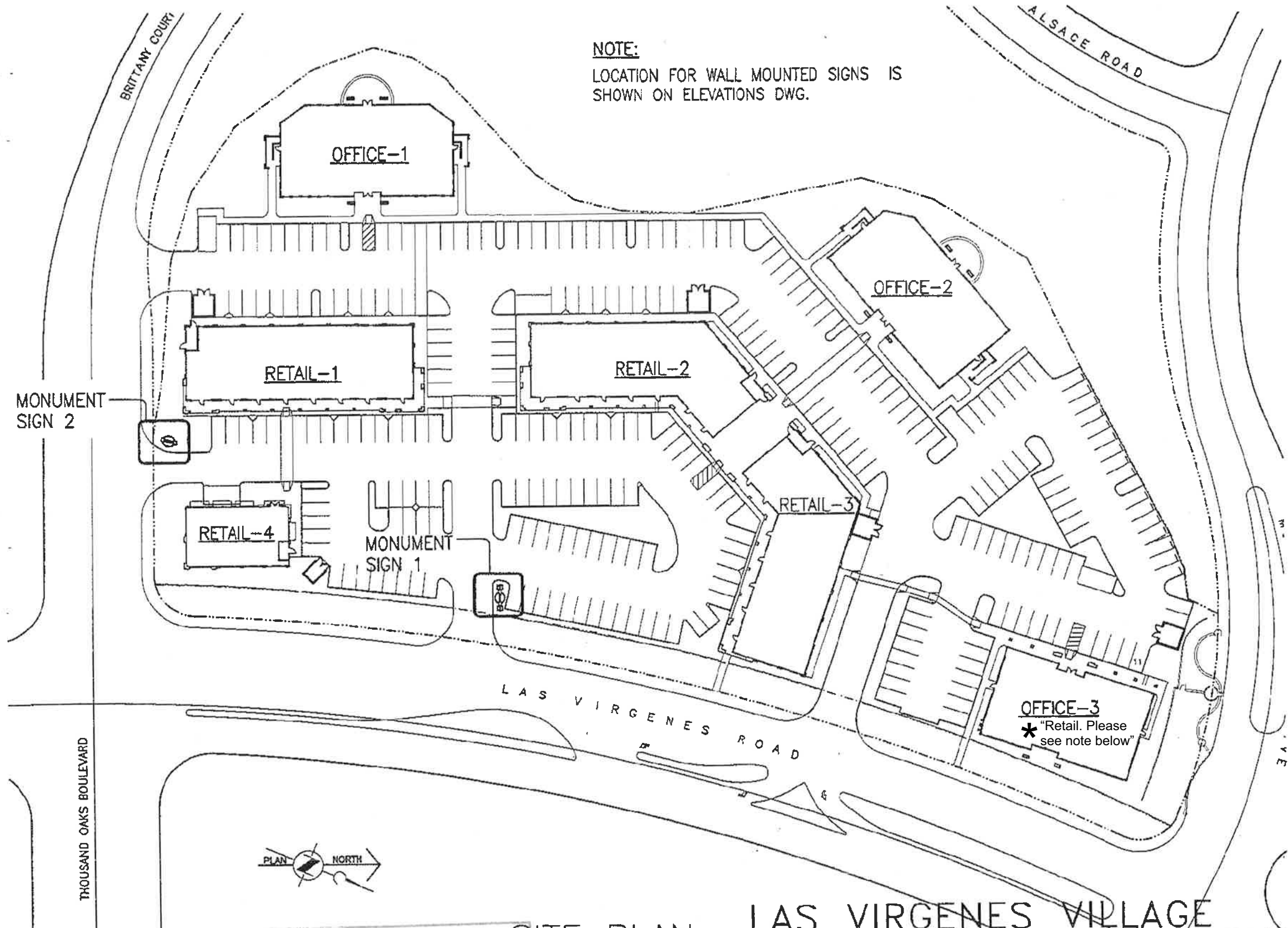
QUALITY DESIGN CONCEPTS, INC.

S1

RECEIVED

MAR 18 2015

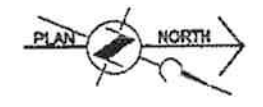
COMMUNITY DEVELOPMENT
PLANNING DEPT



NOTE:
 LOCATION FOR WALL MOUNTED SIGNS IS
 SHOWN ON ELEVATIONS DWG.

DATE: 11/01/10


 QUALITY DESIGN CONCEPTS, INC.
S2



APPROVED
 City of Calabasas-Planning Dept.
 Date: 5/21/15 File: 150000102
 By: Talyn Mirzakhani
 Approved locations for
 monument signs.

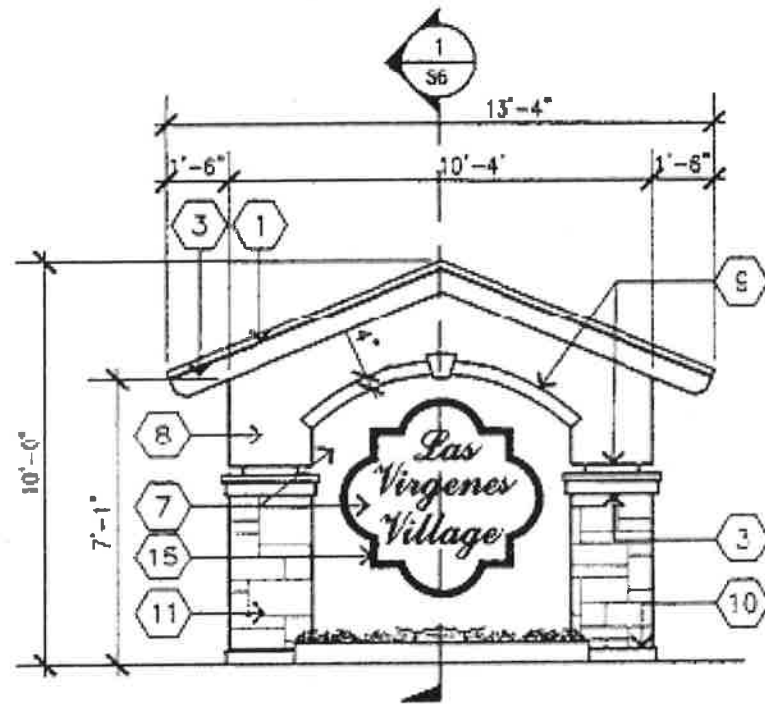
SITE PLAN

LAS VIRGENES VILLAGE
 LOS ANGELES COUNTY, CA

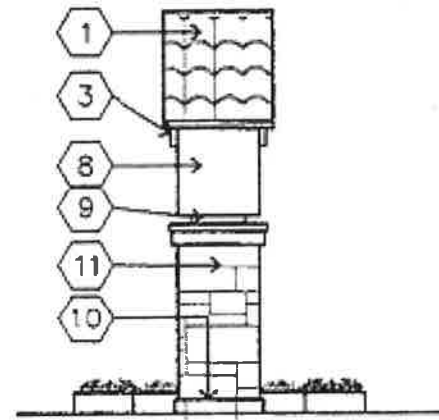
SCALE: 1"=60'

APPROVED
 City of Calabasas • Planning Dept.
 Date: 10/15/25 File:
 By: *[Signature]*
 Notes: Approved amendment to
 building "Office-3"

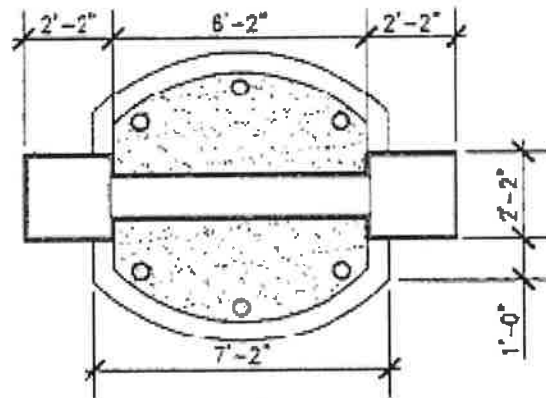
Note: An approved CUP, CUP-2024-004 for a non-office use allows for the retail sign criteria per the approved sign program. The building is allowed one sign for the occupancy, with one additional sign, as the building faces a second street. Please see the elevations for Office/Retail-3 for sign details.



SIGN ELEVATION (FRONT/BACK)



SIGN ELEVATION (SIDE)



PLAN VIEW

SIGN INFORMATION:

SIGN AREA: 84.5 SQ FT EACH SIDE
 SIGN COPY AREA: 17 SQ FT EACH SIDE
 LANDSCAPED AREA: 110 SQ .FT. + 34 IN PLANTERS

NOTE:
 ALL COLORS AND MATERIALS ON
 SIGN SHALL MATCH BUILDINGS.

MONUMENT SIGN #1
 SCALE: 1/4"=1'-0"

MATERIAL/COLOR SCHEDULE

- 1 2-PIECE US TILE "OLD WORLD" SRI-32
- 2 GLAZED PORCELAIN TILE DAL-TILE NOCINO PA33 PASSAGIO SERIES 12x12
- 3 WOOD FACIA/BRACKETS/TRELLIS/WOOD TRIM; PAINTED TO MATCH BM HC-162 BREWSTER GRAY
- 4 METAL RAILING. PRE-FINISHED DARK BRONZE
- 5 DARK BRONZE ANODIZED ALUMINUM STOREFRONT
- 6 FABRIC AWNING BY FIRESIST HUV BURGUNDY 88031-0000
- 7 ECOSTUCCO, INTEGRAL COLOR CRAIE 50, LIMESTONE TEXTURE
- 8 ECOSTUCCO, INTEGRAL COLOR CRAIE 10, LIMESTONE TEXTURE
- 9 ECOSTUCCO, INTEGRAL COLOR SAVONNIERE 90, LIMESTONE TEXTURE
- 10 CONCRETE BASE, COLOR TO MATCH BM OC-40 ALBESCENT
- 11 STONE VENEER BY NATURAL STONE VENEER "YUKON"
- 12 METAL CRILL. WORK, BLACK. SEE DETAILS
- 13 SURFACE MOUNTED LED DECORATIVE LIGHTS BY KENALL. MILLENIUM FREESCALE FSB24R SERIES 2TBV BAR CONFIGURATION, DB FINISH
- 14 PRE-FINISHED METAL COPING, COLOR TO MATCH BM HC-162 BREWSTER GRAY
- 15 STUCCO QUATREFOIL, ECOSTUCCO COLOR CRAIE 10, LIMESTONE TEXTURE, ANODIZED ALUM. REVERSED CHANEL SIGN LETTERS, DARK BRONZE FINISH
- 16 STUCCO REVEAL JOINT, DET. 2/A2.1
- 17 STUCCO SILL, ECOSTUCCO COLOR GRANITE 50, LIMESTONE TEXTURE

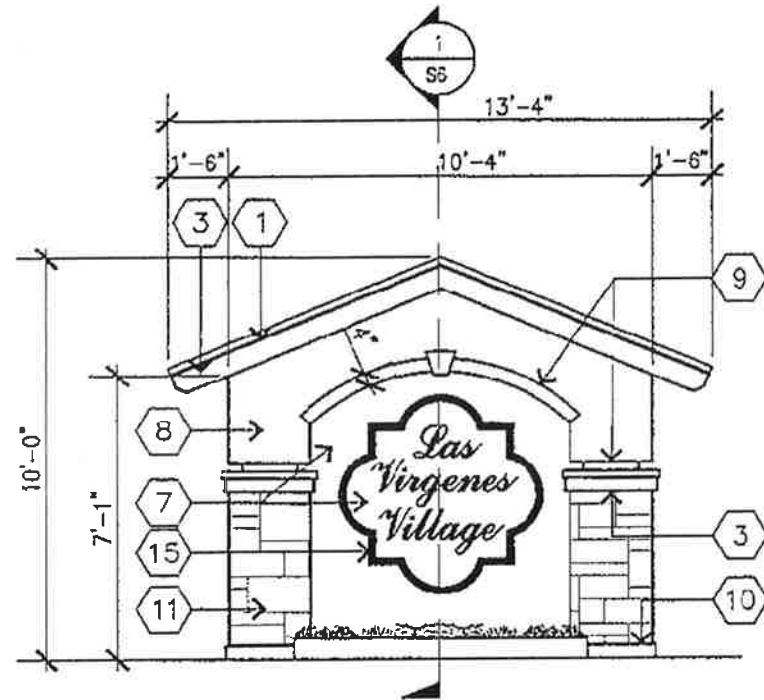
DATE 11/01/10

QUALITY DESIGN CONCEPTS, INC.

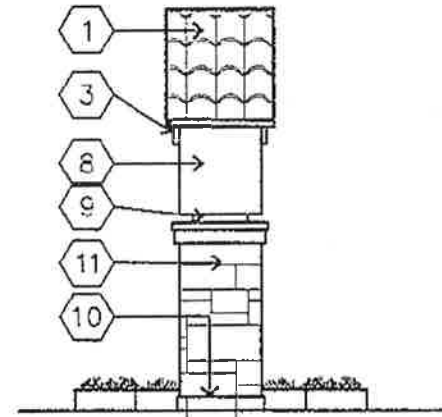
S3

APPROVED
 City of Calabasas-Planning Dept.
 Date: 5/21/15 File: 180000102
 By: Talya Mirzakhani
 Notes: Approved monument sign details.

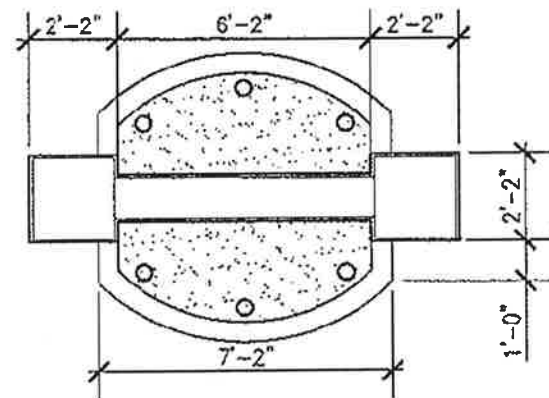
MONUMENT SIGN **LAS VIRGENES VILLAGE**
 LOS ANGELES COUNTY, CA SCALE: 1/4"=1'



SIGN ELEVATION (FRONT/BACK)



SIGN ELEVATION (SIDE)



PLAN VIEW

MONUMENT SIGN #2

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

SIGN INFORMATION:

SIGN AREA: 84.5 SQ FT EACH SIDE
 SIGN COPY AREA: 17 SQ FT EACH SIDE
 LANDSCAPED AREA: 110 SQ .FT. + 34 IN PLANTERS

MATERIAL/COLOR SCHEDULE

- 1 2-PIECE US TILE "OLD WORLD" SRI-32
- 2 GLAZED PORCELAIN TILE DAL-TILE NOCINO PA33 PASSAGIO SERIES 12x12
- 3 WOOD FACIA/BRACKETS/TRELLIS/WOOD TRIM: PAINTED TO MATCH BM HC-152 BREWSTER GRAY
- 4 METAL RAILING, PRE-FINISHED DARK BRONZE
- 5 DARK BRONZE ANODIZED ALUMINUM STOREFRONT
- 6 FABRIC AWNING BY FIRESIST MUV BURGUNDY 88031-0000
- 7 ECOSTUCCO, INTEGRAL COLOR CRAIE 50, LIMESTONE TEXTURE
- 8 ECOSTUCCO, INTEGRAL COLOR CRAIE 10, LIMESTONE TEXTURE
- 9 ECOSTUCCO, INTEGRAL COLOR SAVONNIERE 90, LIMESTONE TEXTURE
- 10 CONCRETE BASE, COLOR TO MATCH BM OC-40 ALBESCENT
- 11 STONE VENEER BY NATURAL STONE VENEER "YUKON"
- 12 METAL GRILL WORK, BLACK. SEE DETAILS
- 13 SURFACE MOUNTED LED DECORATIVE LIGHTS BY KENALL MILLENIUM FREESCALE FS824R SERIES 2TBV BAR CONFIGURATION, DB FINISH
- 14 PRE-FINISHED METAL COPING, COLOR TO MATCH BM HC-162 BREWSTER GRAY
- 15 STUCCO QUATREFOIL, ECOSTUCCO COLOR CRAIE 10, LIMESTONE TEXTURE, ANODIZED ALUM. REVERSED CHANEL SIGN LETTERS, DARK BRONZE FINISH
- 16 STUCCO REVEAL JOINT, DET. 2/A2.1
- 17 STUCCO SILL, ECOSTUCCO COLOR GRANITE 50, LIMESTONE TEXTURE

NOTE:
ALL COLORS AND MATERIALS ON SIGN SHALL MATCH BUILDINGS.

DATE 11/01/10

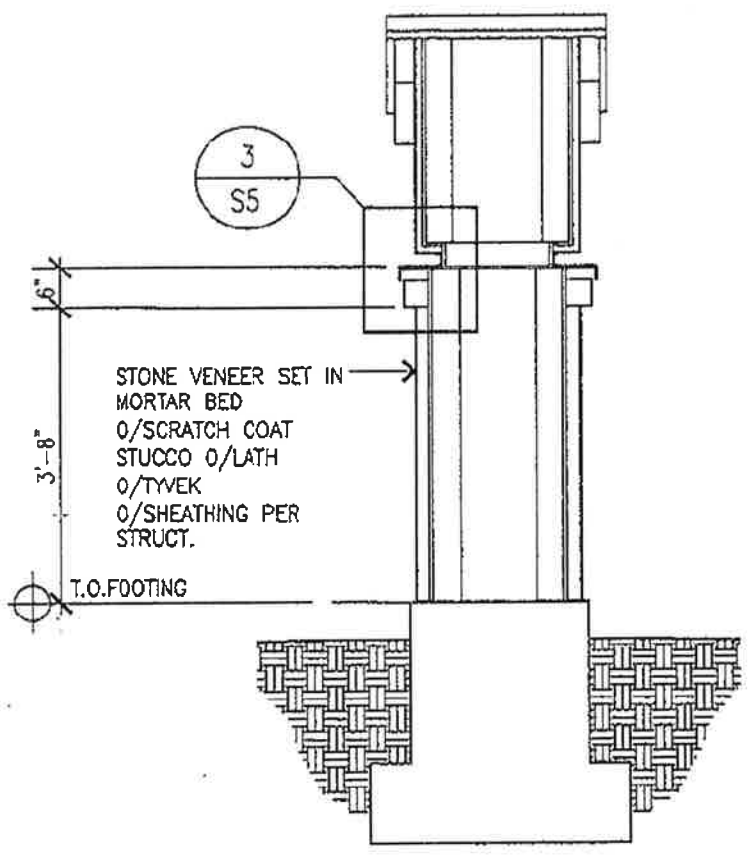
QUALITY DESIGN CONCEPTS, INC.

S4

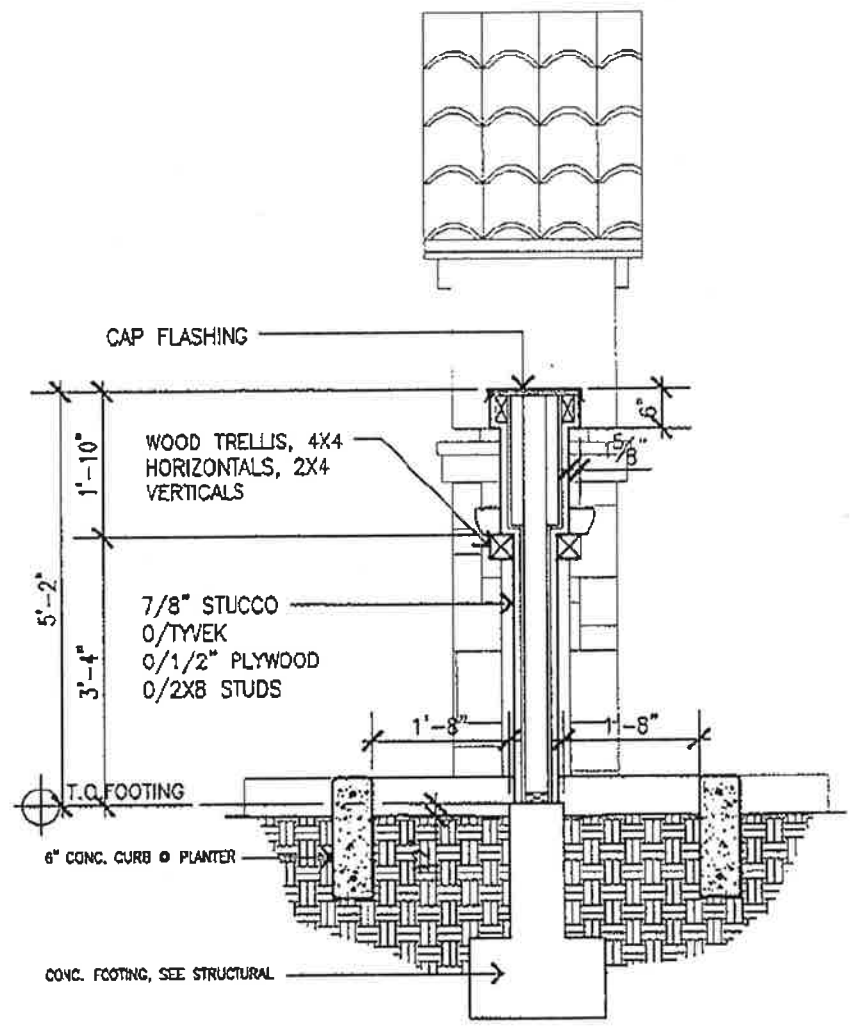
APPROVED
 City of Calabasas-Planning Dept.
 Date: 5/21/15 File: 15000102
 By: Talyn Mirzakhani
 Notes: Approved monument sign details.

MONUMENT SIGN **LAS VIRGENES VILLAGE**
 LOS ANGELES COUNTY, CA

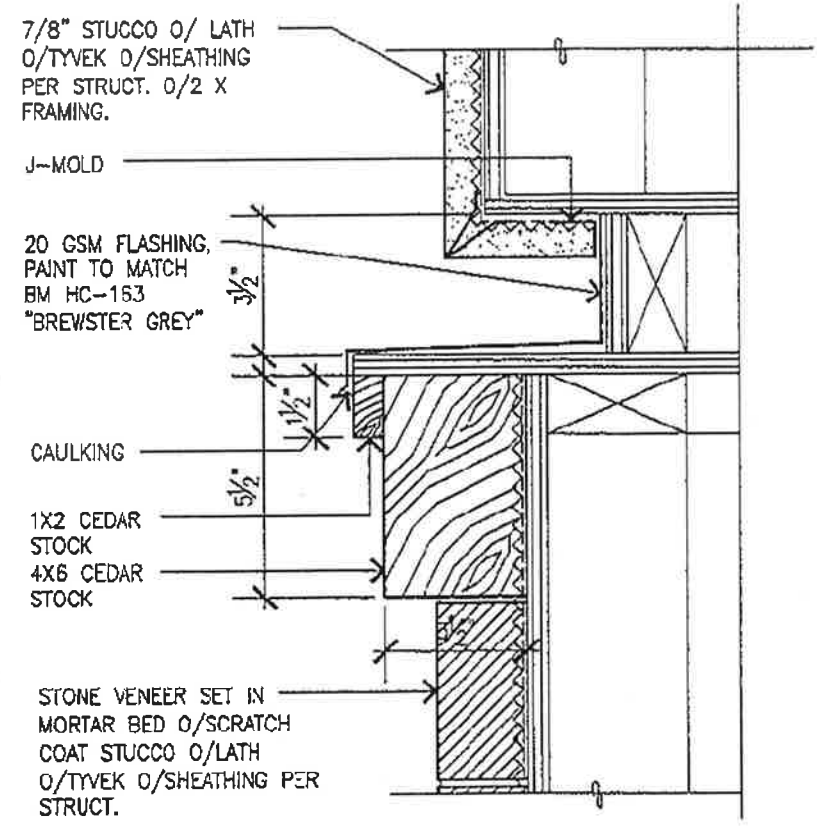
SCALE: 1/4"=1'



1 SIGN SECTION
1/2"=1'-0"



2 SIGN SECTION
1/2"=1'-0"

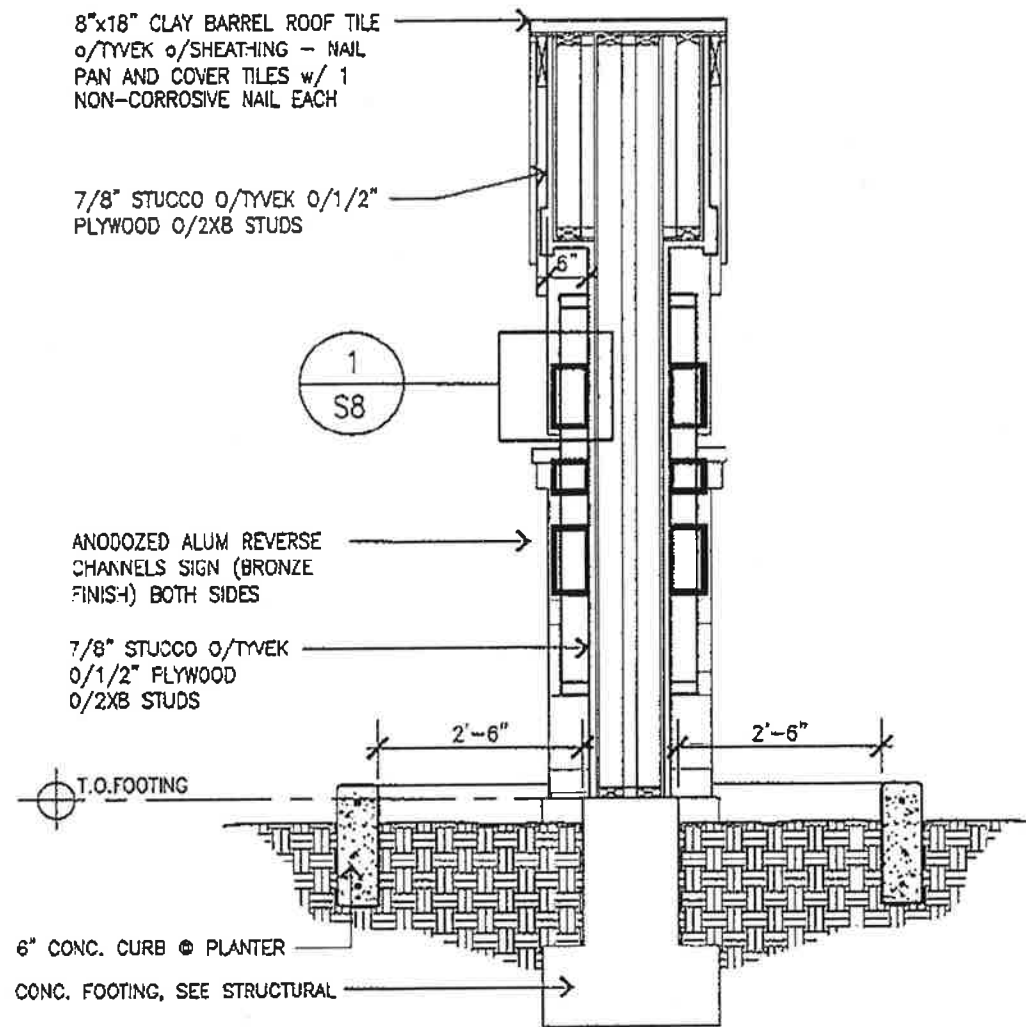


3 COLUMN CAP DETAIL
3"=1'-0"

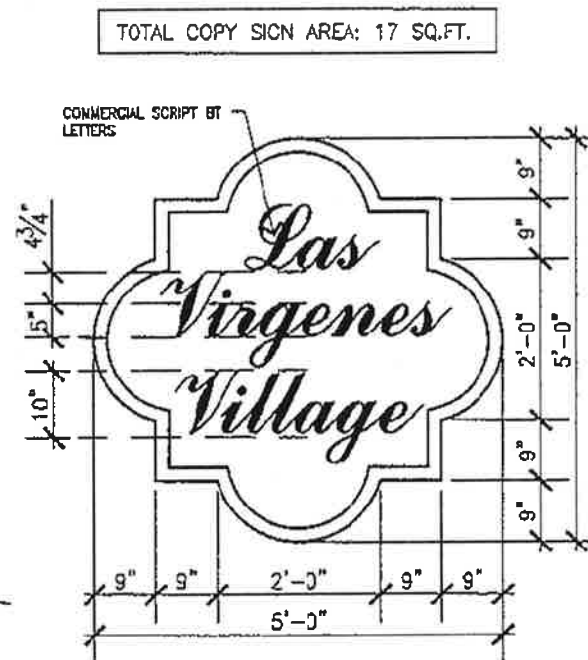
APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/15 File: 150000102
By: *Talyn Miralich*
Notes: *Approved monument sign details*

MONUMENT SIGN DETAILS LAS VIRGENES VILLAGE
LOS ANGELES COUNTY, CA

SCALE: 1/4"=1'



1 SIGN SECTION
1/2"=1'-0"



2 SIGN FACE
1/2"=1'-0"

APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/2015 File: 150000102
By: Talyn Mizalchev
Notes: Approved monument
sign details.

MONUMENT SIGN DETAILS

LAS VIRGENES VILLAGE
LOS ANGELES COUNTY, CA

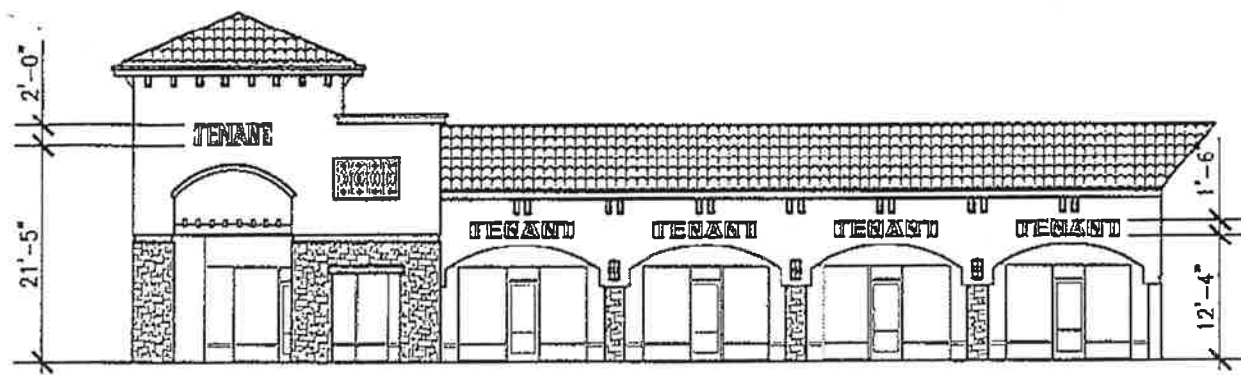
SCALE: varies

DATE: 11/01/10

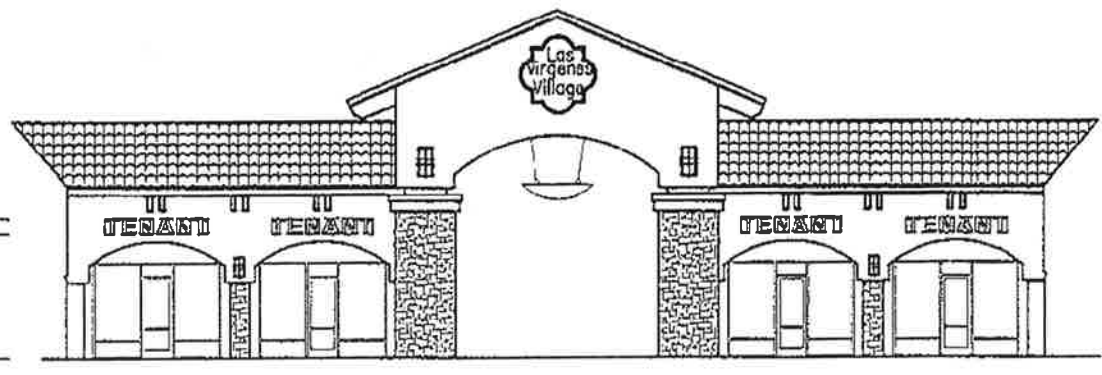
QUALITY DESIGN CONCEPTS, INC.

S6

DATE: 11/01/10



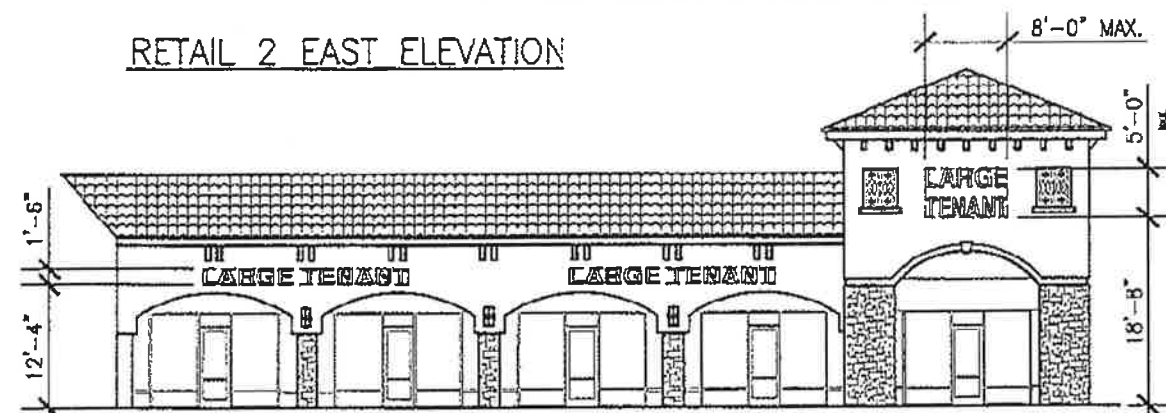
TYPICAL SMALL TENANTS SHOWN



RETAIL 2 SOUTH ELEVATION

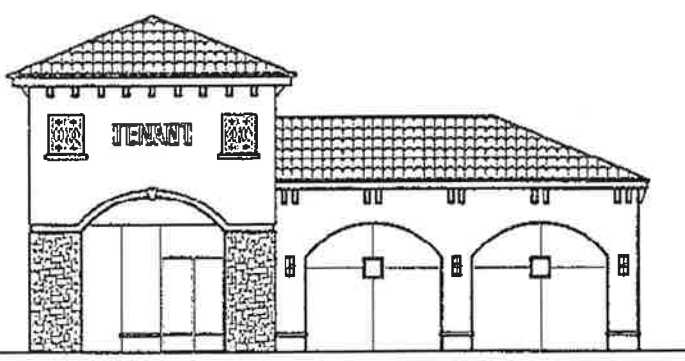
RETAIL 3 SOUTH ELEVATION

RETAIL 2 EAST ELEVATION

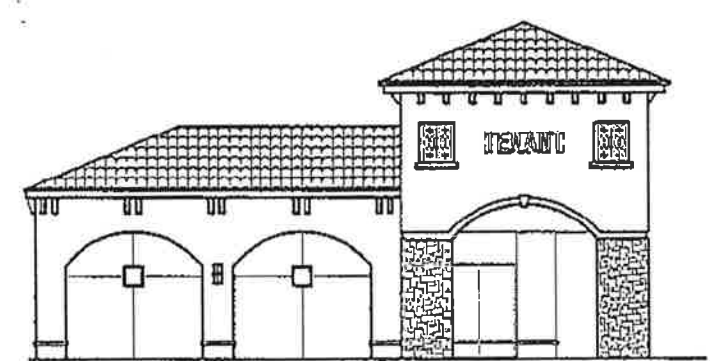


TYPICAL LARGE TENANTS SHOWN

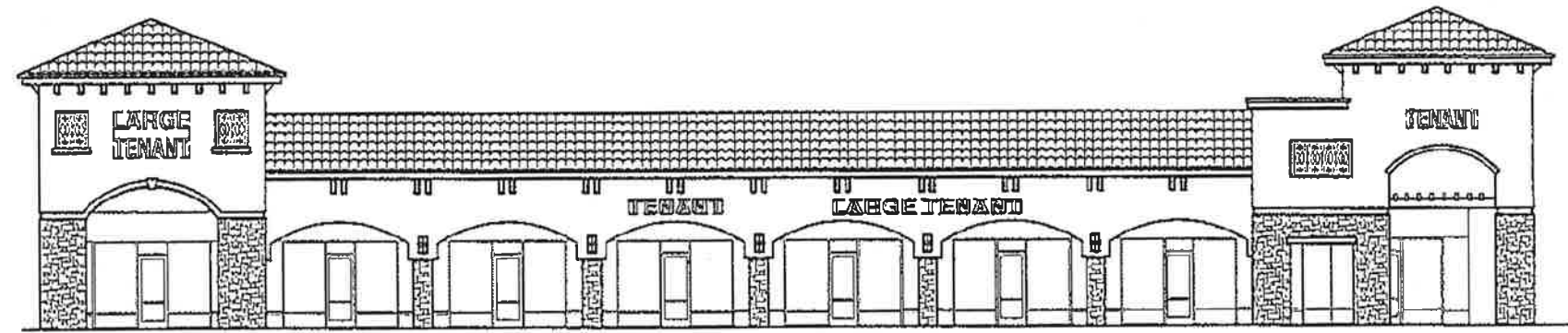
RETAIL 3 SOUTH ELEVATION



RETAIL 3 WEST ELEVATION



RETAIL 1 SOUTH ELEVATION



RETAIL 1 EAST ELEVATION

TYPICAL COMBINATION OF SMALL AND LARGE TENANTS SHOWN

APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/15 File: 150000102
By: Talyn Mizakhan
Notes: Approved wall sign locations

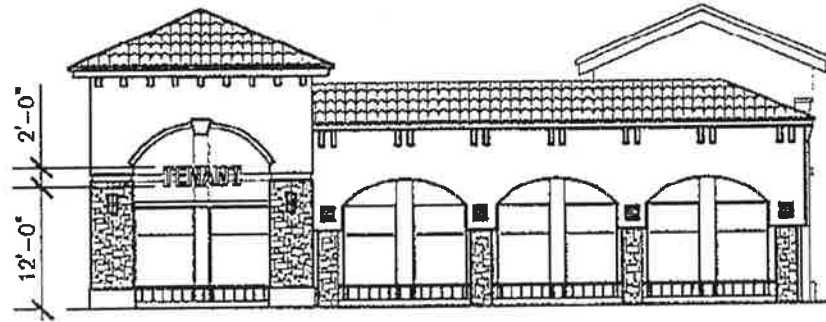
WALL SIGNS

LAS VIRGENES VILLAGE
LOS ANGELES COUNTY, CA

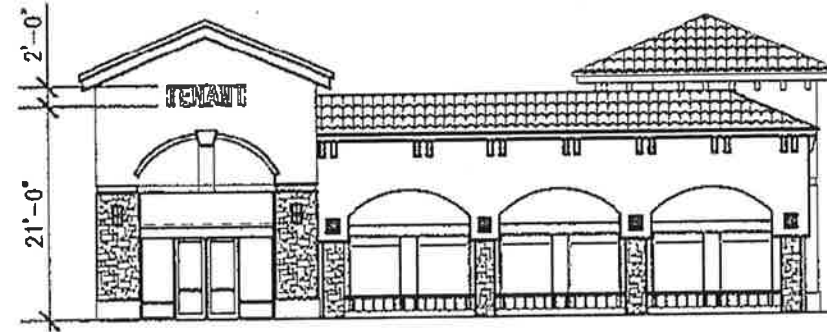
SCALE: 1/16"=1'

QUALITY DESIGN CONCEPTS, INC.

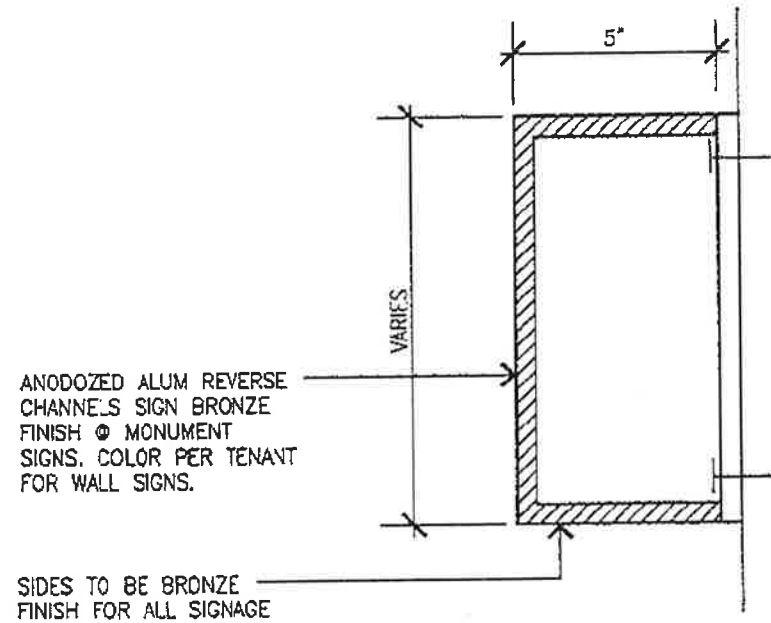
S7



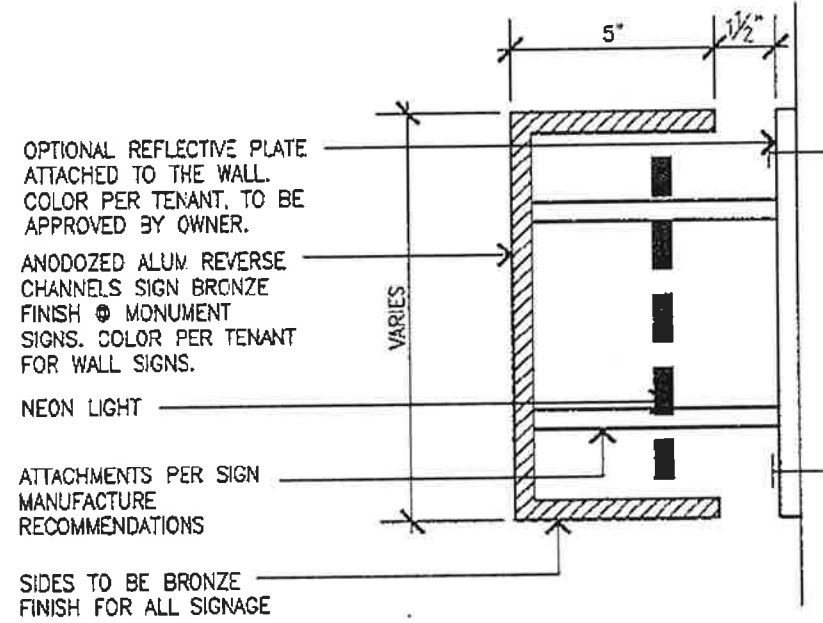
RETAIL 4 EAST ELEVATION



RETAIL 4 WEST ELEVATION



1 LETTER DETAIL @ MONUMENT
3"=1'-0"



2 LETTER DETAIL @ WALL SIGNS
3"=1'-0"

APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/15 File: 150000102
By: Talya Mizalkhan
Notes: Approved wall sign detail

WALL SIGNS **LAS VIRGENES VILLAGE**
LOS ANGELES COUNTY, CA

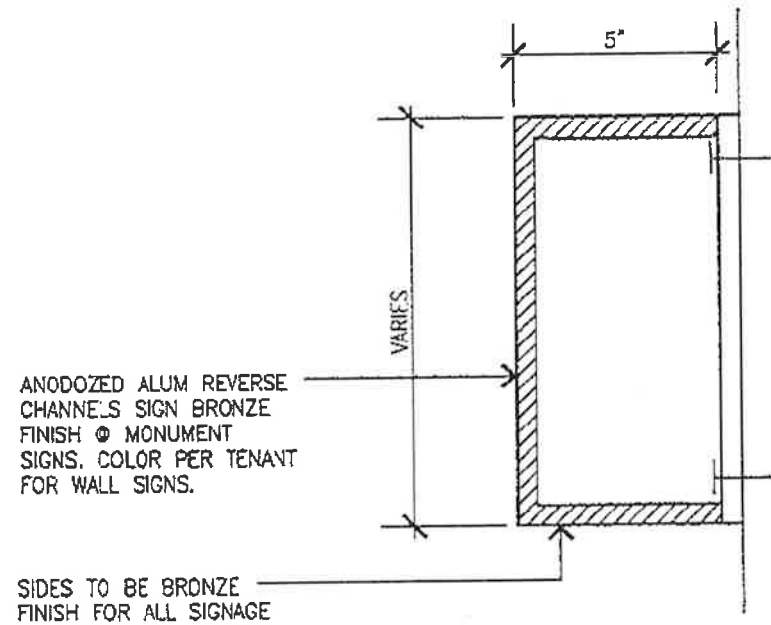
SCALE: 1/16"=1'



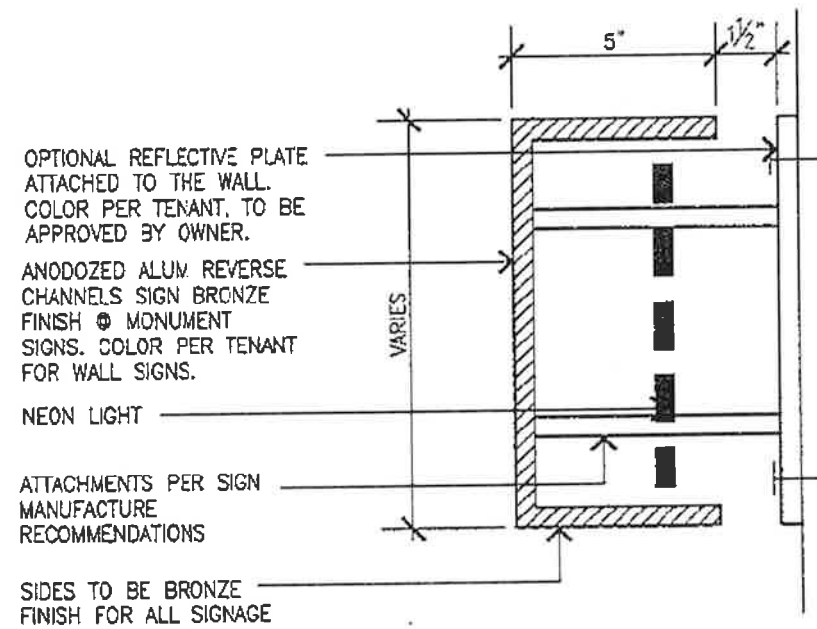
Office/ Retail- 3 East Elevation



Office/ Retail- 3 West Elevation



1 LETTER DETAIL @ MONUMENT
3"=1'-0"



2 LETTER DETAIL @ WALL SIGNS
3"=1'-0"

APPROVED
City of Calabasas-Planning Dept.
Date: 5/21/15 File: 150000102
By: Talyn M. Zalkaus
Notes: Approved wall sign detail

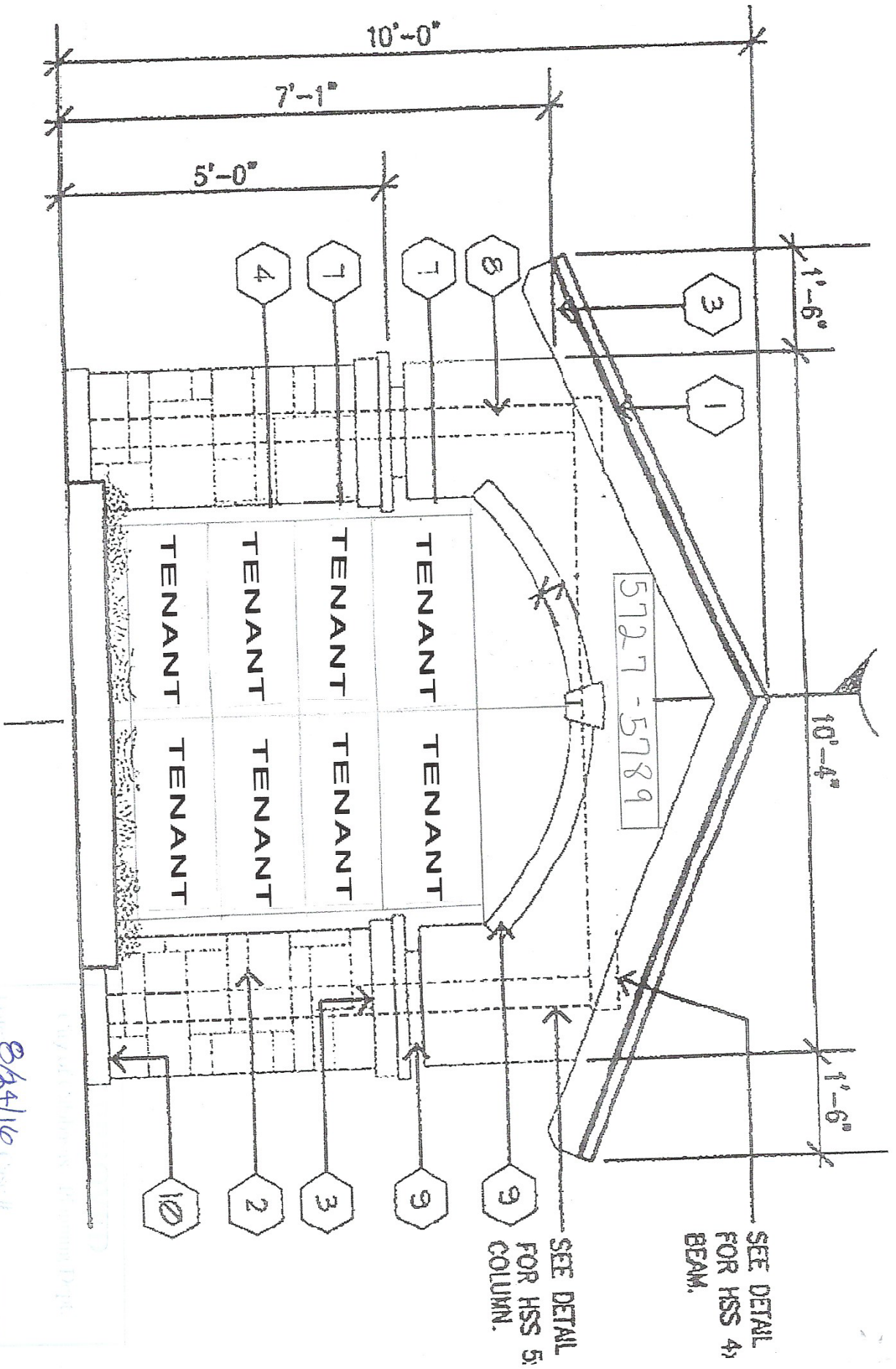
WALL SIGNS **LAS VIRGENES VILLAGE**
LOS ANGELES COUNTY, CA

SCALE: 1/16"=1'

Office/ Retail- 3 East Elevation



S8



8/4/16
 by Muhammad Tawakkul
 Thorsand Oaks Shopping Ctr
 Movement sign