

The Summit at Calabasas

Dollinger Lost Hills Associates, LP



SIGNAGE PROGRAM MASTER PLAN

Latest Revision
8/13/24

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Objectives:

The purpose of this sign criteria is to establish uniform standards that promote viable businesses by allowing signage that provides adequate identification, is of high quality design, and appropriate scale and visibility. In addition, this criteria is designed to ensure that tenant signage is harmonious, integrates with the architecture and promotes signs that identify uses and premises without confusion. This criteria also describes the responsibilities of the tenants with respect to sign review, approval and installation. All work shall meet or exceed the minimum requirements shown in this document. A diversity of sign types within the parameters of these criteria is encouraged to allow for creative tenant identity. Any non-conforming signs that have been installed will be removed at the tenant's sole expense.

Primary Sign Requirements:

Requirements for both Beam Mounted and Wall Mounted Signage:

Letters and logos must be aluminum reverse-channel letters with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letter colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

Beam Mounted Building Signage:

Primary building signage consists of individual internally illuminated channel letters and logo mounted onto an existing series of aluminum perforated mounting panels. Aluminum mounting panels are preinstalled onto an existing fabricated architectural steel beam.

Channel letters and logos have aluminum faces and returns that are between 1 1/2" - 4" deep. Letters are reverse halo L.E.D. illuminated with frosted clear polycarbonate backs. (Refer to pages 5 through 10 for layout criteria, section details, color, size and attachment information for each sign type). Corners and edges must be clean and free of gaps, light leaks or other imperfections. In the absence of a company design or corporate typestyle, tenant must use Futura or Futura Bold as the default font for their signage.

Illumination is to be provided only by low voltage LED lamps. Tenant is responsible for maintaining illumination in good working order.

All signage must be installed onto mounting panels without any alterations or modifications to any portion of mounting panel or its attachments. Mounting panel is designed with perforations to accommodate hardware. Contractor must use specific hardware and methods listed in this criteria. Specifications must be adhered to or panel will be repaired or replaced at tenant's sole expense. Property owner must approve all sign sizes and designs before submittal to the City of Calabasas

Each tenant may include one logo with their beam mounted signage. Logo may not be more than 20% of the total sign area. A logo may only be installed to the left of letters. Logos are subject to the same fabrication and installation requirements as letters with the exception of their faces: Logo faces may be translucent acrylic with applied translucent cut vinyl or applied translucent digital prints.

Wall Mounted Signs:

Wall mounted signs may only be utilized for tenant that requires sign type "Q" as shown on the site plan.

Secondary letters for sign type "Q" must be installed directly below the main sign. Square footage for secondary signage will be deducted from the total allowable square footage for each tenant. (Refer to specific sign type for allowable sign area).

Each tenant may include one logo with their wall mounted signage. Logo may not be more than 20% of the total sign area. A logo may only be installed to the left of letters. Logos are subject to the same fabrication and installation requirements as letters with the exception of their faces: Logo faces may be translucent acrylic with applied translucent cut vinyl or applied translucent digital prints.

Under-Canopy Signs: Businesses that are granted signage on under-canopy sign mounts are responsible for their business name to be installed onto existing double-sided under-canopy hanging signs. 1/4" thick aluminum bolted to existing removable perforated aluminum panels. Aluminum to be painted gloss urethane or automotive paint.

Sign Area Calculation:

Sign area shall be computed by drawing no more than 4 connected lines around the outer perimeter of the letters and logo (if applicable). Descenders are required to be included in sign area calculations and should be considered for purposes of determining allowable "margin" to bottom of mounting panel. Logo may not be larger than 20% of the entire sign area.



Signage Criteria

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Permit Approval Requirements:

The tenant shall pay for all signs, their installation and all other labor, materials and maintenance. Tenant must file, pay and obtain any licenses, permits or variances as required for sign installation. All permanent building signs must be approved by Dollinger Lost Hills Associates, LP and permitted by the City of Calabasas prior to installation. Property owner has the right to refuse approval of any sign which does not conform to the criteria set forth herein.

The design and construction of Tenant's exterior sign must receive written approval by Dollinger Lost Hills Associates, LP and the City of Calabasas Planning Department prior to submission to the Building and Safety Department at City of Calabasas.

Approval shall be based on:

1. Conformity with the established sign criteria, including fabrication and method of installation, and
2. Harmony of the proposed sign with the design standards of the subject property.

The tenant shall submit two (2) copies of the proposed design to the Dollinger Lost Hills Associates, LP for review. Upon receiving the landlord's stamped approval, the tenant shall then submit three (3) copies to the City of Calabasas. Drawings shall include the following as required by the City of Calabasas:

- A. The size, color and construction of all lettering and (if applicable) logos.
- B. Scaled section drawing(s) of the sign showing its construction and installation method.
- C. Scaled illustration(s) showing the size and location of the sign in relation to the store façade.
- D. A site map showing the location of the sign in relation to the surrounding businesses and streets.

Upon receipt of permits, tenant shall forward one copy of permit to Dollinger Lost Hills Associates, LP prior to installation of signs. Any drawings returned to tenant marked for changes must be re-submitted with proper corrections.

Any sign that is installed by a tenant that does not conform to the drawings approved by the property owner or the City shall be corrected by tenant within thirty (30) days after written notice. In the event Tenant's sign is not brought into compliance within this period, the property owner shall have the option to correct or replace said sign at tenant's sole expense. Unpermitted signs are subject to removal and/or fees and fines by Dollinger Loss Hills Associates LP and/or the City of Calabasas.

INSTALLER REQUIREMENTS

Installation shall be performed only by a licensed electrical contractor or electrical sign installer (Class C-45), which shall maintain Workers' Compensation Insurance and General Liability insurance in the amount of \$2 million or greater. The tenant is responsible for verifying the required coverage.

Tenant is responsible for repairing any damage to building facia or sign mounting surfaces caused by sign contractor or others.

Nothing contained in this sign program shall constitute a representation by Dollinger Lost Hills Associates, LP in lieu of any Municipal requirements regarding signs and signage, and in the event of a conflict between the criteria set forth in this document and such requirements, the municipal requirements shall control Tenant's allowable signs and signage.

Prohibited Signs:

- A. Abandoned signs that advertise or otherwise identify a business or activity which has been discontinued on the premises for a period of ninety (90) days or more.
- B. Animated, moving, flashing, blinking, reflecting, revolving, digital screen or any other similar moving or simulated moving signs.
- C. Bus stop bench signs or any copy painted on any portion of a bus stop bench.
- D. Billboards and other off-site signs, except where allowed by Section 17.30.030 of the Calabasas Municipal Code.
- E. Cabinet (can) signs with translucent plastic faces and internal illumination.
- F. Inflatable signs, pennants, streamers and flags, except where allowed by Section 17.30.030 of the Calabasas Municipal Code.
- G. Permanent pole mounted signs except where allowed by Section 17.30.030 of the Calabasas Municipal Code.
- H. Roof-top signs.
- I. Signs on public property or in a public right-of-way, except as provided in Section 17.30.030(A) and (C) of the Calabasas Municipal Code.
- J. Signs tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles (including utility and street name), stakes, electrical transformers or other accessory structures. Whenever a sign is so posted, the sign itself shall constitute prima facie evidence that the person or business identified on the sign benefits by the sign placed and authorized the placement of the sign.
- K. Signs painted on fences or roofs.
- L. Signs that simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in a manner to interfere with, mislead or confuse pedestrian or vehicular traffic.
- M. Temporary signs, including but not limited to "A" frame signs and sandwich boards.
- N. Temporary vehicle mounted or trailer-mounted signs. Signs on vehicles are allowed on vehicles, without sign permits, only when the copy or message relates only to the business or establishment of which the vehicle itself is a part; pertains to the sale, rent, lease or hiring of such vehicle; or is a noncommercial message. Vehicles displaying signs may not be parked in such a manner that they function primarily as commercial advertising devices. Vehicles may not be used as mounting or holding devices for commercial signs. This provision shall not apply to public transportation vehicles.
- O. Temporary non-illuminated window signs that exceed 3 sq ft per window. If window signs are utilized, they may only advertise the tenant's business. (Temporary non-illuminated window signage advertising products for sale on the premises or other similarly window signage is restricted due to required tenant compliance with the *Calabasas Green Development Standard credits for daylighting and views identified in the Tenant Improvement Guidelines* provided by the developer).

END MOUNTING PANEL EXAMPLES ↓

SIGNAGE MUST BE CENTERED HORIZONTALLY AS SHOWN (TYP.)

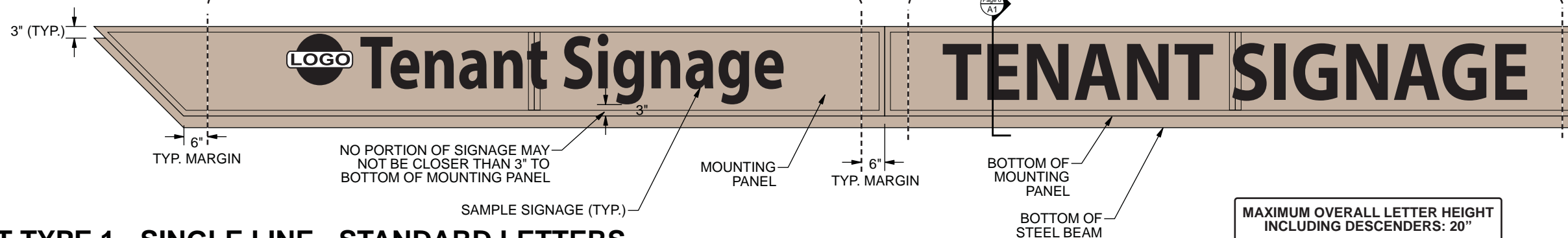
CENTER MOUNTING PANEL EXAMPLES ↓

SIGNAGE MUST BE CENTERED HORIZONTALLY AS SHOWN (TYP.)

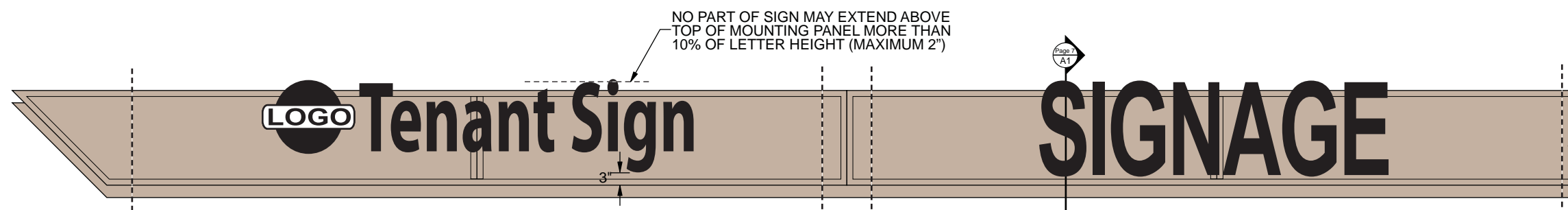
ALL SIGN TYPES:

In addition to the requirements and specifications noted here, all tenant signs must conform to the maximum and minimum area requirements noted in Appendix A.

When a conflict exists between the various requirements/restrictions, the specifications detailed in Appendix A will prevail.

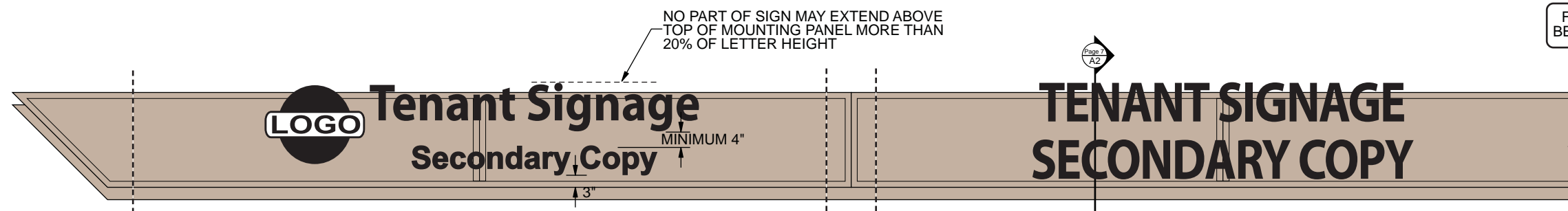


LAYOUT TYPE 1 - SINGLE LINE - STANDARD LETTERS



LAYOUT TYPE 2 - SINGLE LINE - OVERSIZED LETTERS

SINGLE LINE SIGNAGE IS CONSIDERED "OVERSIZED" IF ANY PORTION OF THE LETTERS OR LOGO EXTENDS BEYOND THE TOP OF THE MOUNTING PANEL



LAYOUT TYPE 3 - DOUBLE LINE - STANDARD LETTERS

SCALE 3/8" = 1'

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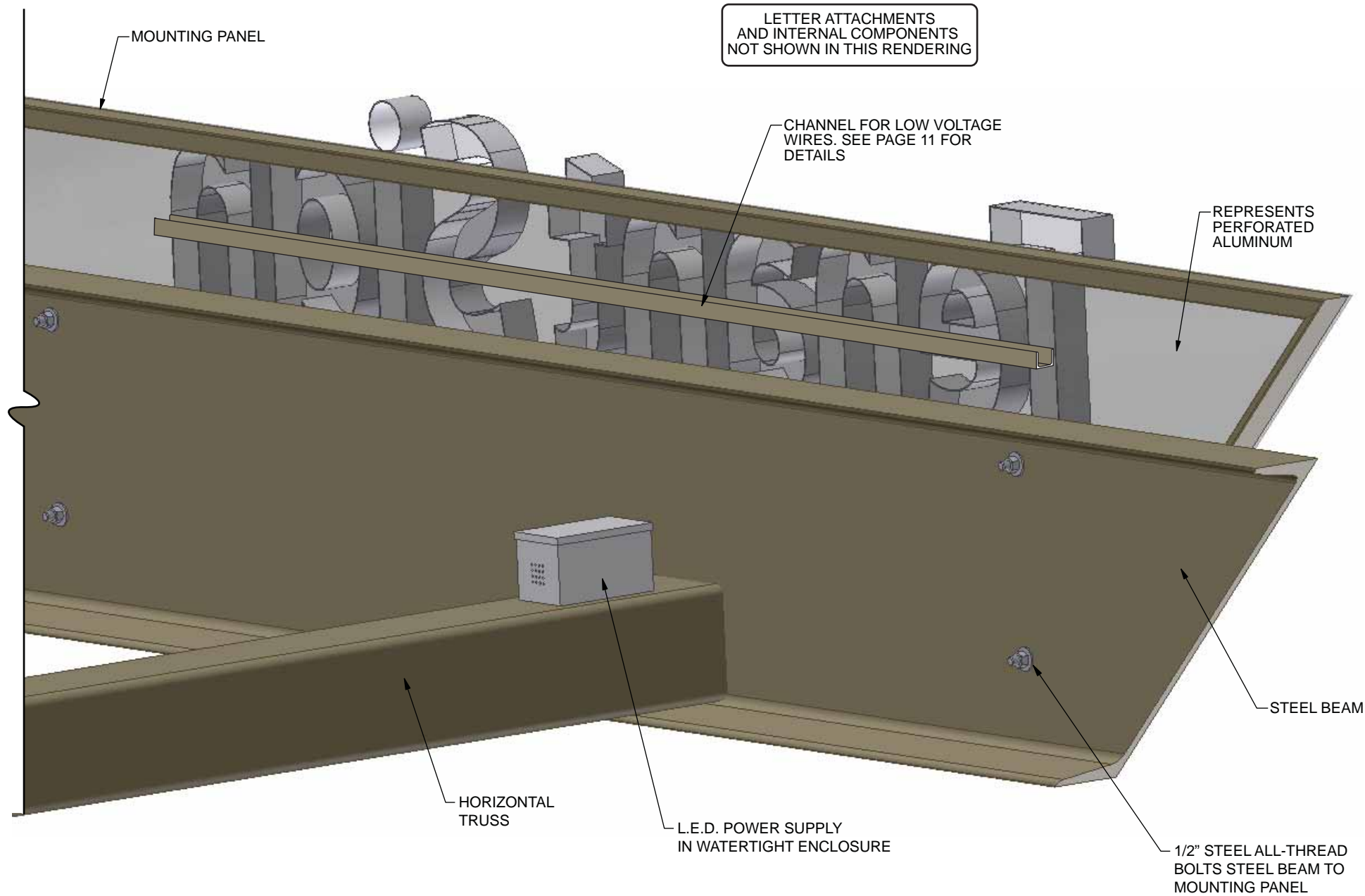
Page	Revision
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Rev 2	08/14/08
Rev 3	09/03/08
Rev 4	09/11/08
Rev 5	09/19/08
Rev 6	09/26/09

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Beam-Mounted Sign Layout Types

The Summit at Calabasas
 Dollinger Lost Hills Associates, LP

MOUNTING PANEL AND BEAM REAR VIEW



A1 3D RENDERING
NOT TO SCALE

UNDER-CANOPY SIGN



A2 3D RENDERING
NOT TO SCALE

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Rev 2	08/14/08	Rev 8	09/25/09
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Rev 6	03/11/09		

Sign Renderings

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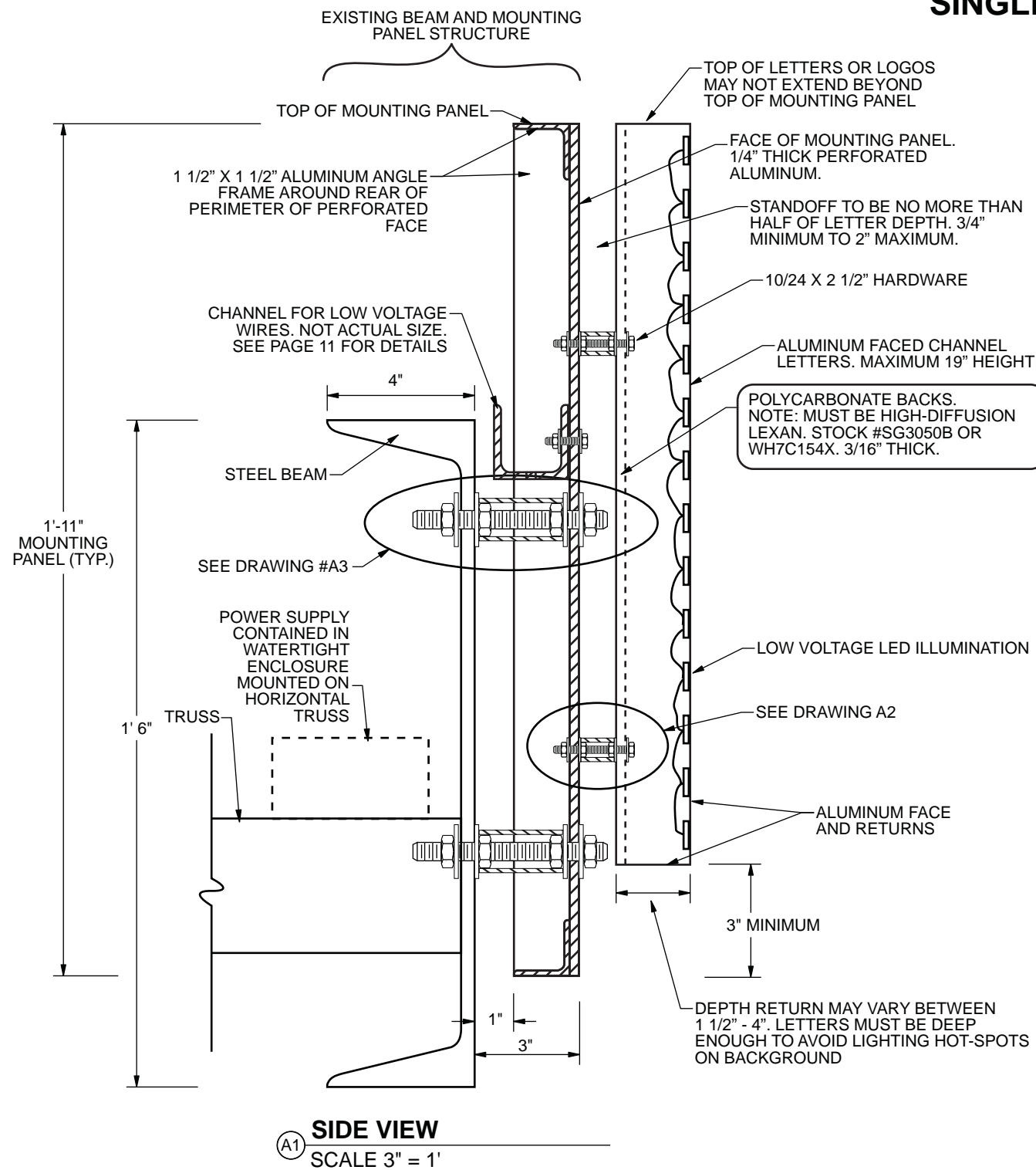
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ALUMINUM-FACED REVERSE "HALO LIT" LED CHANNEL LETTERS

LAYOUT TYPE 1 SINGLE LINE - STANDARD LETTERS



LETTERS ARE TO BE CONSTRUCTED FROM PREFINISHED .063" ALUMINUM WITH 1 1/2" TO 4" DEEP RETURNS

NATURAL BRUSHED ALUMINUM FINISH IS REQUIRED, HORIZONTAL GRAIN, WITH SATIN URETHANE CLEAR-COAT

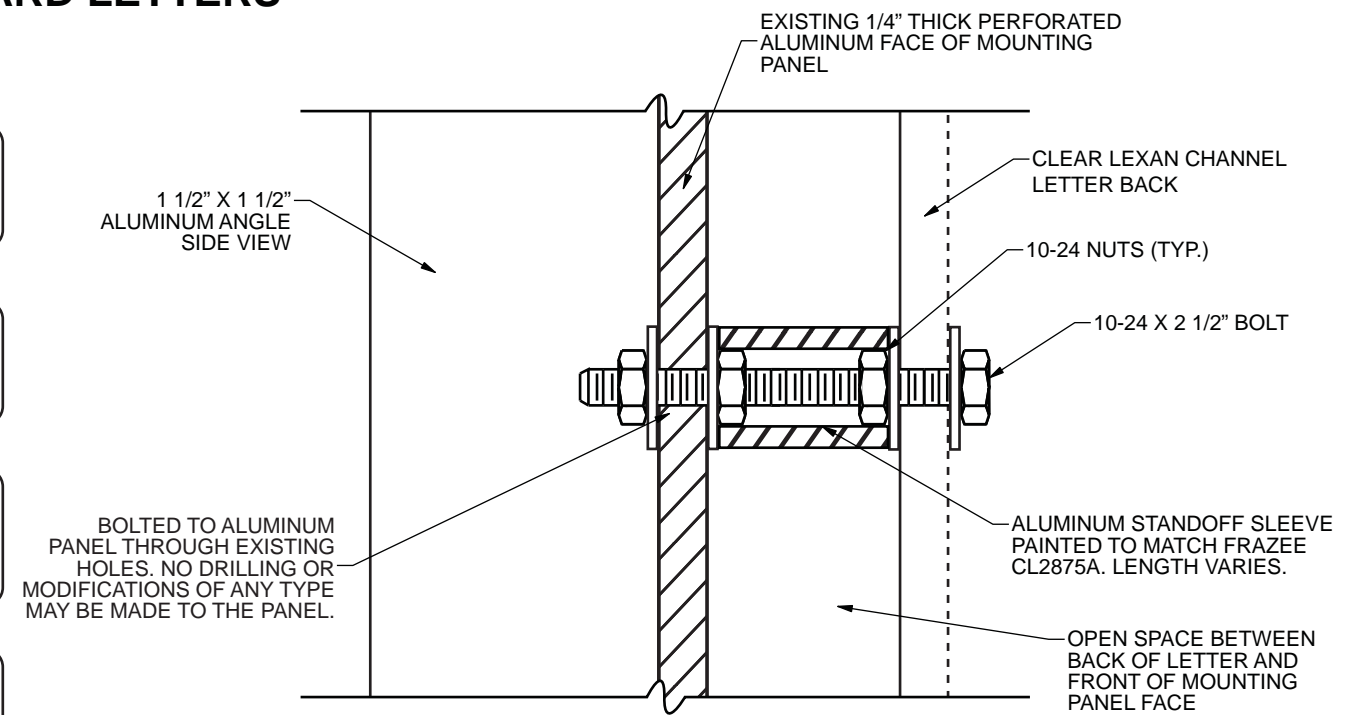
SURFACE TO BE SCUFFED/ SANDED OR TO HAVE FROSTED WHITE VINYL APPLIED TO IMPROVE DIFFUSION AND REDUCE HOT SPOTS.

EXISTING MOUNTING PLATE AND STEEL BEAM ASSEMBLY IS PAINTED FRAZEE CL2875A

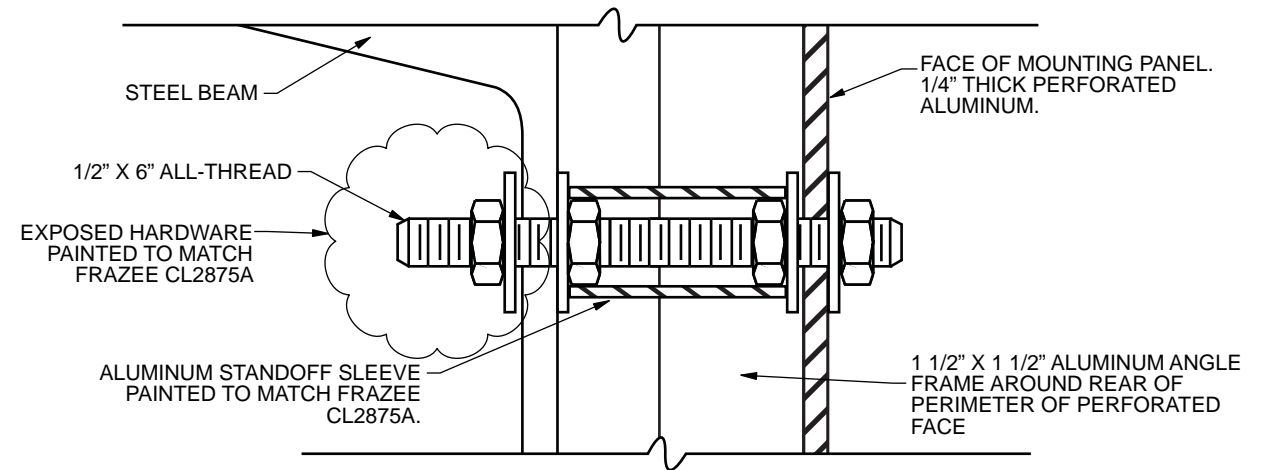
LOGO DETAILS: SEE PAGE 9

TENANTS WITH NATIONALLY REGISTERED TRADEMARKS WITH SPECIFIC CALLOUTS FOR LETTER COLORS MAY BE PERMITTED TO PAINT SIGN LETTERS THE TRADEMARKED COLORS. SUBJECT TO PROPERTY/ OWNER MANAGEMENT AND MUNICIPAL APPROVAL

ENGINEERING NOTE: CALLOUTS FOR CONSTRUCTION, MATERIAL, SIZES AND PLACEMENT SHOWN ARE ALL PENDING ENGINEERING PLANS AND CALCULATIONS



A2 LETTER ATTACHMENT TO MOUNTING PANEL
SCALE 1" = 1"



A3 FRAME ATTACHMENT TO BEAM
SCALE 1" = 1"

Beam-Mounted Sign Construction & Installation Method

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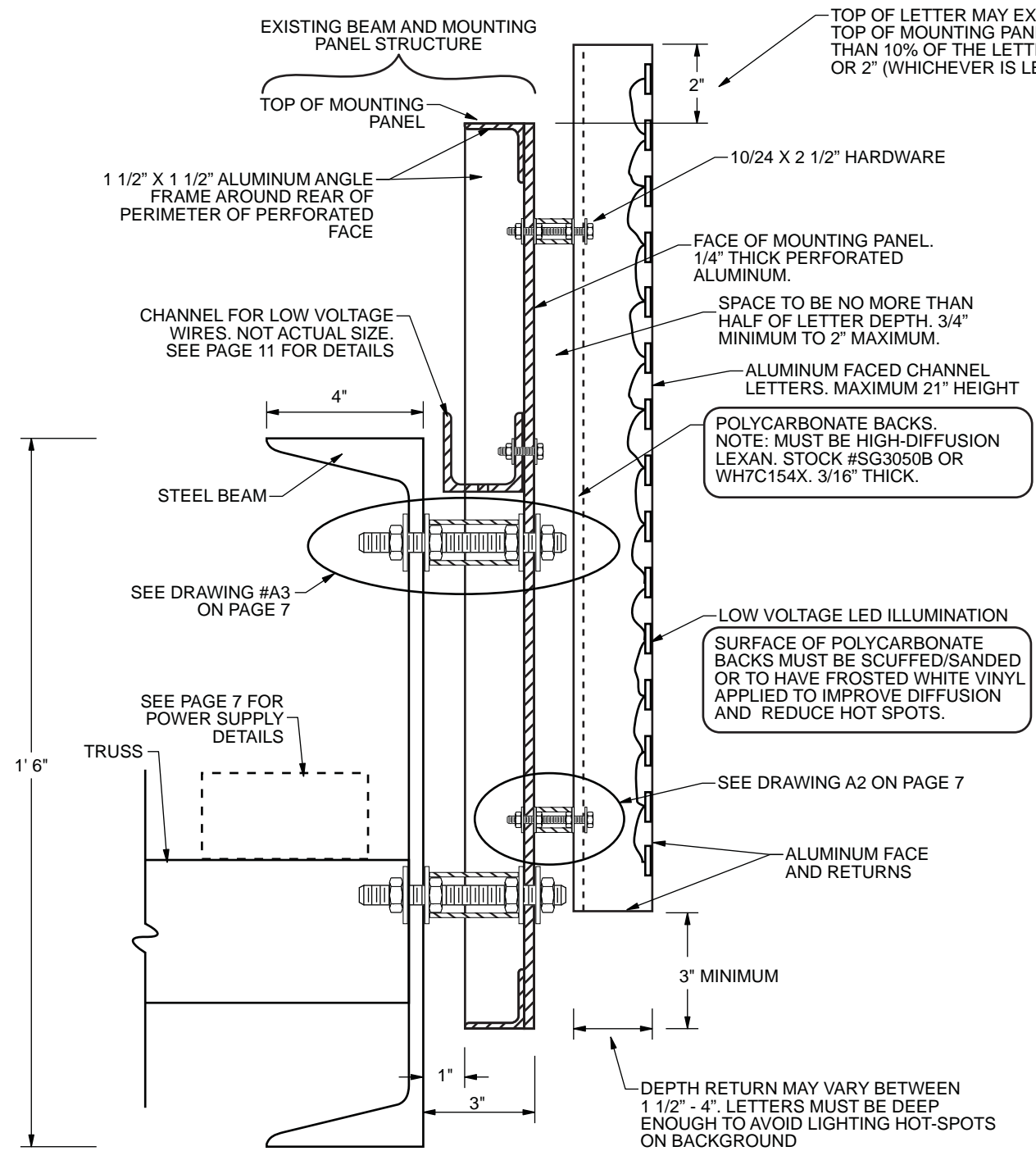
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Rev 1	08/11/08	Rev 7 03/18/09
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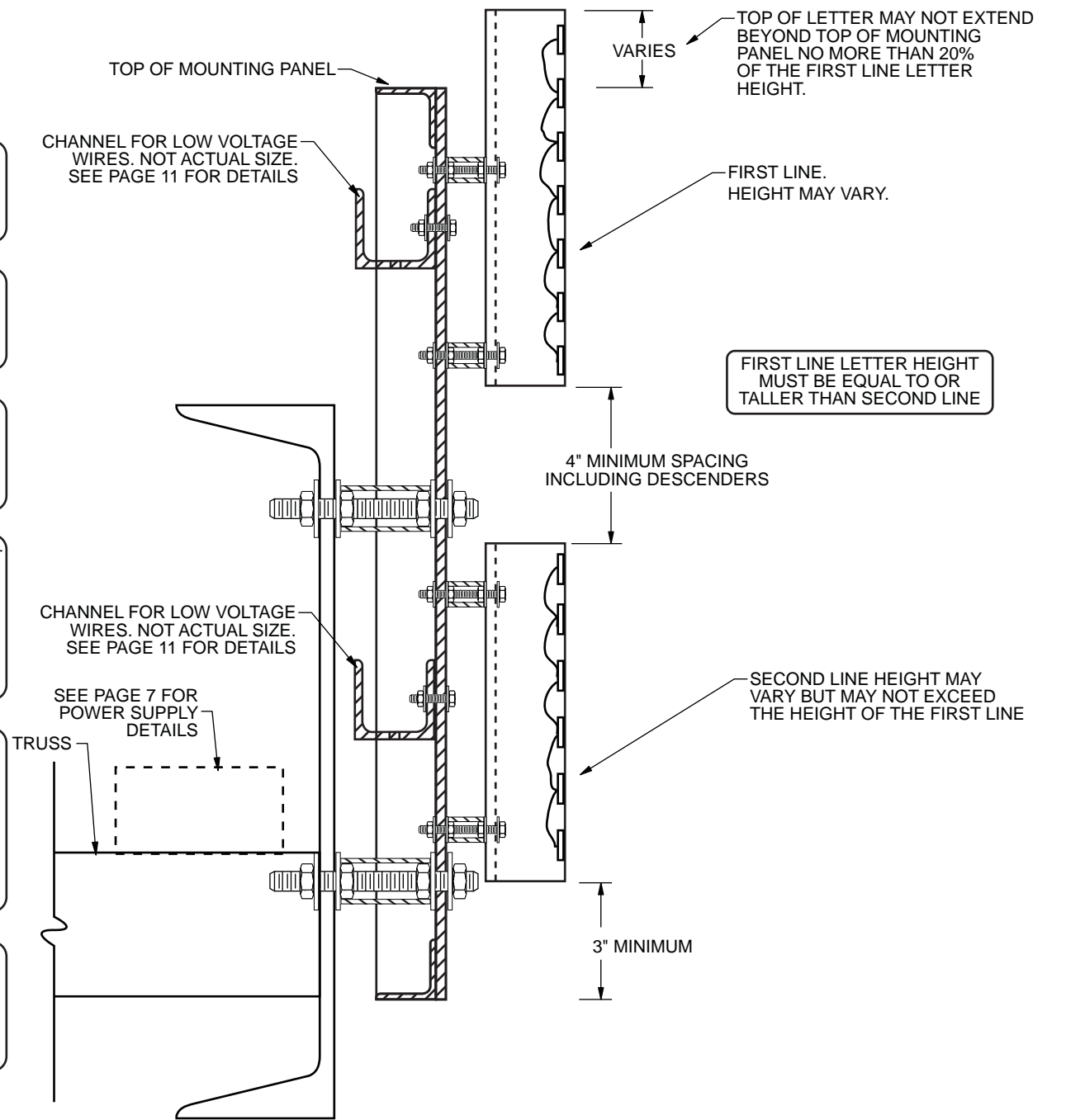
ALUMINUM-FACED REVERSE "HALO LIT" LED CHANNEL LETTERS

LAYOUT TYPE 2 SINGLE LINE - OVERSIZED LETTERS



A1 SIDE VIEW
SCALE 3" = 1'

LAYOUT TYPE 3 DOUBLE LINE - STANDARD LETTERS



A2 SIDE VIEW Shown without many details for clarity
SCALE 3" = 1'

Beam-Mounted Sign Construction & Installation Method

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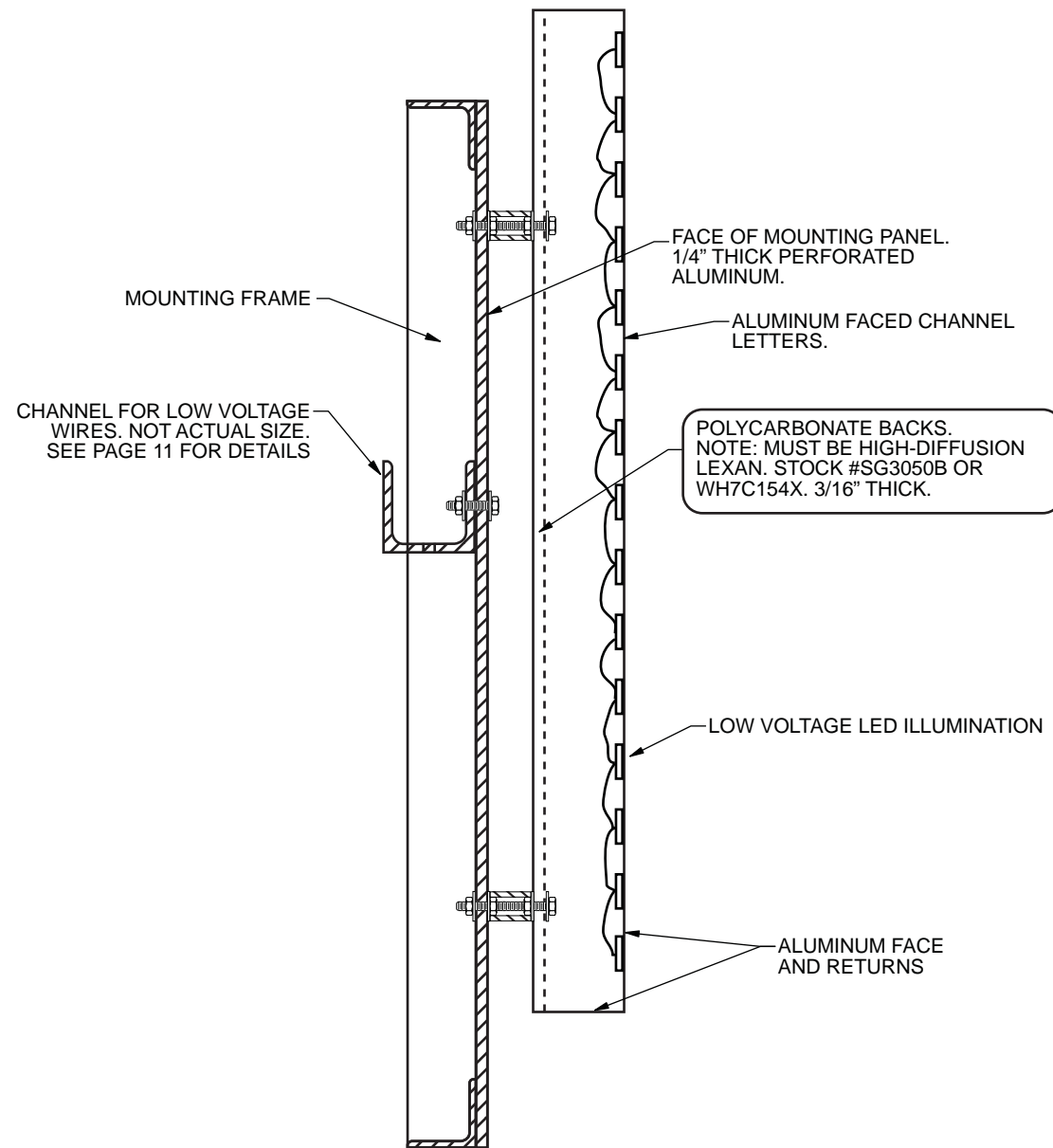
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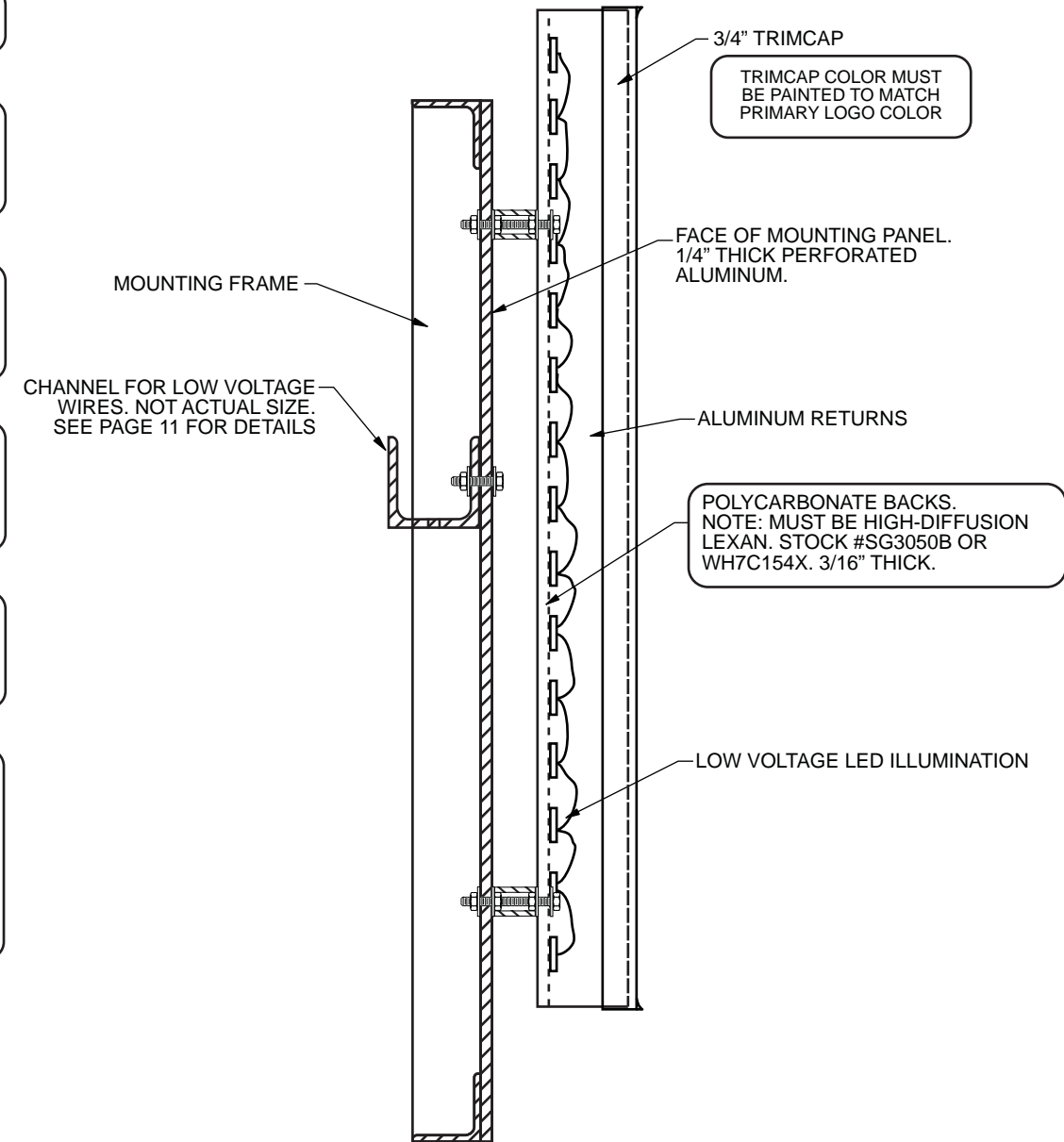
BEAM MOUNTED LOGO OPTIONS

LOGO TYPE 1 REVERSE CHANNEL WITH OPAQUE FACE



A1 SIDE VIEW
SCALE 3" = 1'

LOGO TYPE 2 REVERSE CHANNEL WITH TRANSLUCENT FACE



A2 SIDE VIEW Shown without many details for clarity
SCALE 3" = 1'

- SEE PAGE 7 FOR MOUNTING DETAILS
- LOGO IS TO BE CONSTRUCTED FROM PREFINISHED .063" ALUMINUM WITH 1 1/2" TO 4" DEEP RETURNS
- NATURAL BRUSHED ALUMINUM FINISH IS REQUIRED, HORIZONTAL GRAIN, WITH SATIN URETHANE CLEAR-COAT
- SURFACE TO BE SCUFFED/ SANDED OR TO HAVE FROSTED WHITE VINYL APPLIED TO IMPROVE DIFFUSION AND REDUCE HOT SPOTS.
- EXISTING MOUNTING PLATE AND STEEL BEAM ASSEMBLY IS PAINTED FRAZEE CL2875A
- TENANTS WITH NATIONALLY REGISTERED TRADEMARKS WITH SPECIFIC CALLOUTS FOR LETTER COLORS MAY BE PERMITTED TO PAINT SIGN LETTERS THE TRADEMARKED COLORS. SUBJECT TO PROPERTY/ OWNER MANAGEMENT AND MUNICIPAL APPROVAL

Beam-Mounted Sign Construction & Installation Method

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Page Revision
Rev 1 03/11/09
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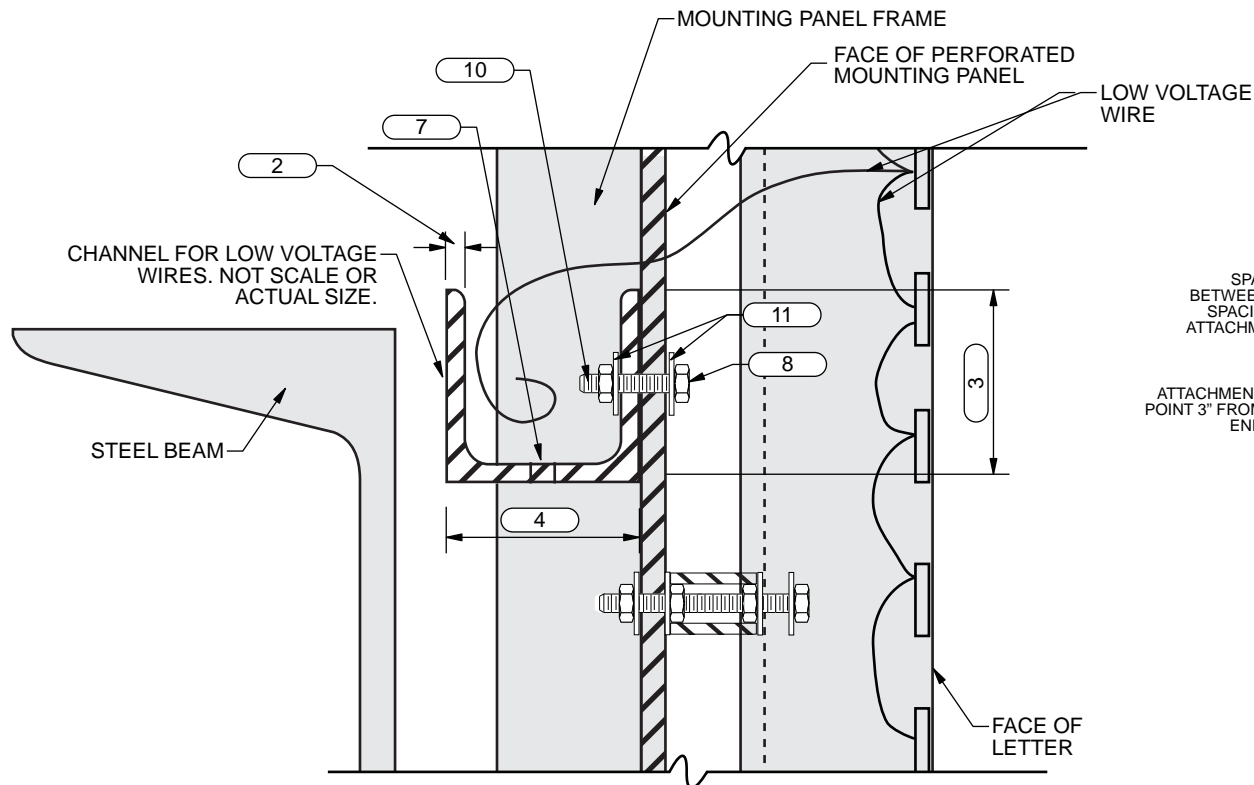
NOTES REGARDING FABRICATION AND INSTALLATION OF CHANNEL FOR LOW VOLTAGE WIRES.

Fabrication Notes:

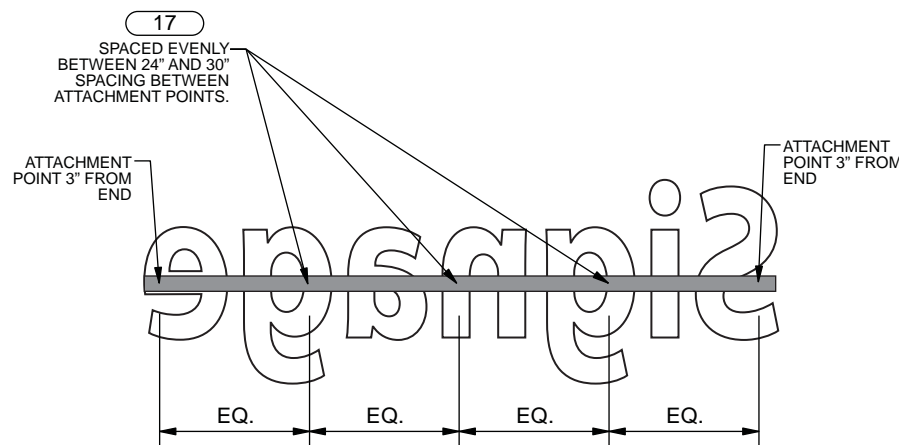
- 1 Fabricator is responsible for preparation and installation of channel wireway.
- 2 Channel to be aluminum u-channel extrusion. Wall of channel may be between 1/16" - 1/4" thick.
- 3 Height of channel must be 2".
- 4 Width of channel may be up to 2" based on required wire capacity for signage.
- 5 One channel is allowed per line of copy or logo and it must be centered vertically in the line of copy. May be moved up or down slightly when necessary to avoid letter or panel mounting hardware. Channel locations must be planned when fabricating the letters & logo to ensure there is unobstructed access for the channel installation.
- 6 Length of any channel may not be longer than the length of the line of copy or logo that it is behind.
- 7 Channel wireway to be primed and painted Satin Duranodic Bronze on all sides to match perforated mounting panel.
- 8 Any visible hardware must be aluminum, zinc or stainless steel. Exposed washer and head of bolt must be painted Satin Duranodic Bronze to match perforated mounting panel.
- 9 Bottom of channel must have 1/4" diameter drain holes drilled through bottom of each channel in roughly the same location and quantity as the attachment points.
- 10 Bolt diameter not to exceed 3/16". Holes in perforated mounting panel may not drilled or modified in any way. Length of bolt must not exceed depth of channel.

Installation Notes:

- 11 Channel wireway must be installed with screws and lock washers and nut so that it can be removed. Washers should be installed on each end of the bolt.
- 12 Under no circumstances shall the perforated mounting panel be modified in any way for the installation of the channel.
- 13 Whenever possible, attachment points should be located behind solid strokes of letters and logos so as to hide the hardware from view.
- 14 In no instance shall any wire be installed on the face of the perforated mounting panel.
- 15 Low voltage wire used to interconnect or pass behind the letters and logos shall be concealed entirely within the channel. To secure wire within the channel, black electrical ties (zip ties) shall be installed around the channel at roughly the same quantity and location of the attachment points.
- 16 Attachment points should be located 3" from the ends of each channel and all other attachment points should be evenly spaced along the length of the channel between 24" - 30".
- 17 Vertical placement of channel on a line of copy with upper and lower case letters: Centered vertically between top and bottom of lower case letters.
- 18 Vertical placement of channel on a line of copy where the text is entirely or predominately capitalized (with or without small caps): Centered vertically between top and bottom of the tallest upper case letters.
- 19 In cases where a logo or letter is visually and physically separate and apart from adjacent sign copy, the wireway is not required to conceal an individual wire connection.



A1 CHANNEL WIREWAY DETAILS
SCALE 3/4" = 1'



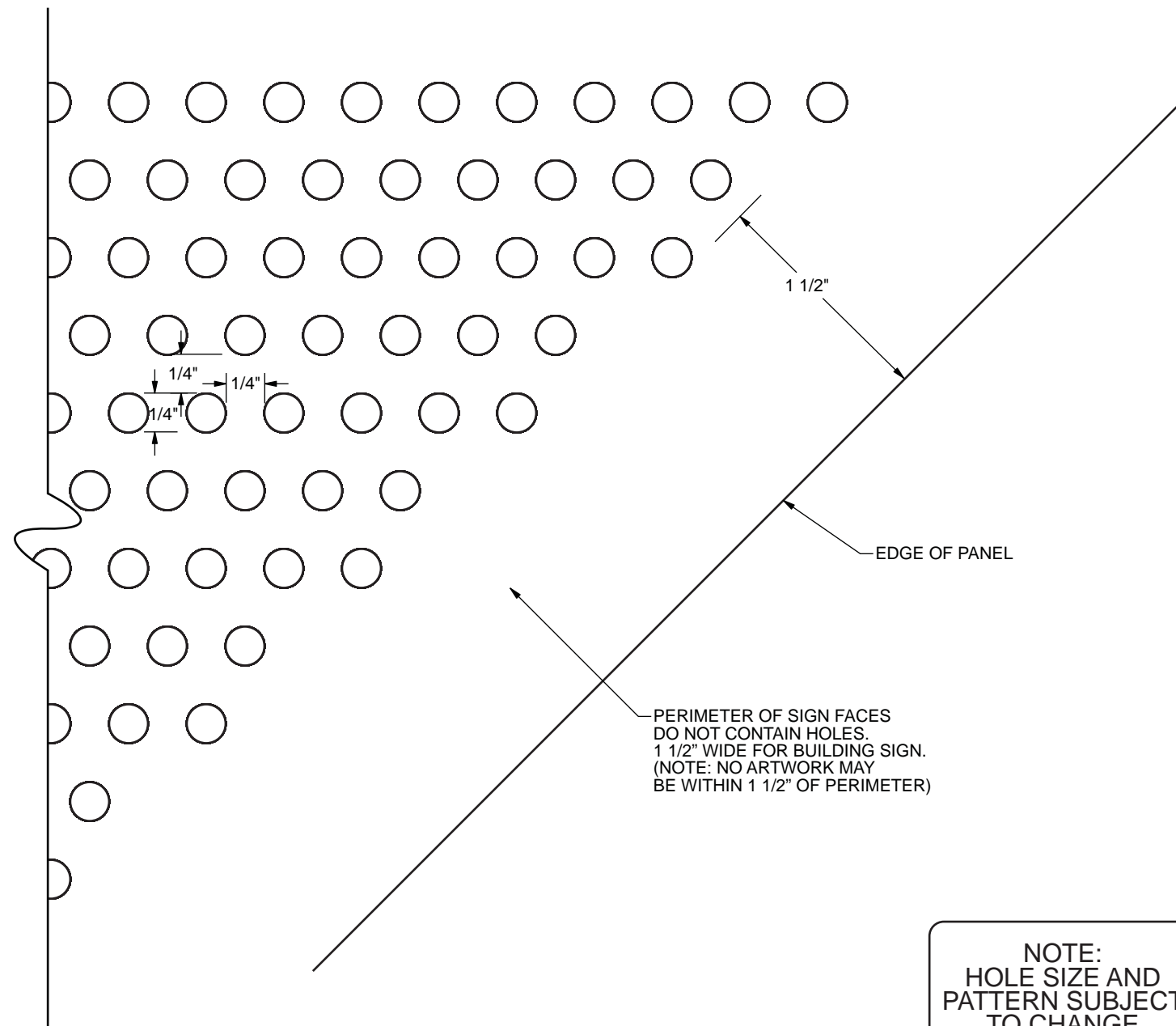
A2 ATTACHMENT PLACEMENT



A3 WIREWAY PLACEMENT

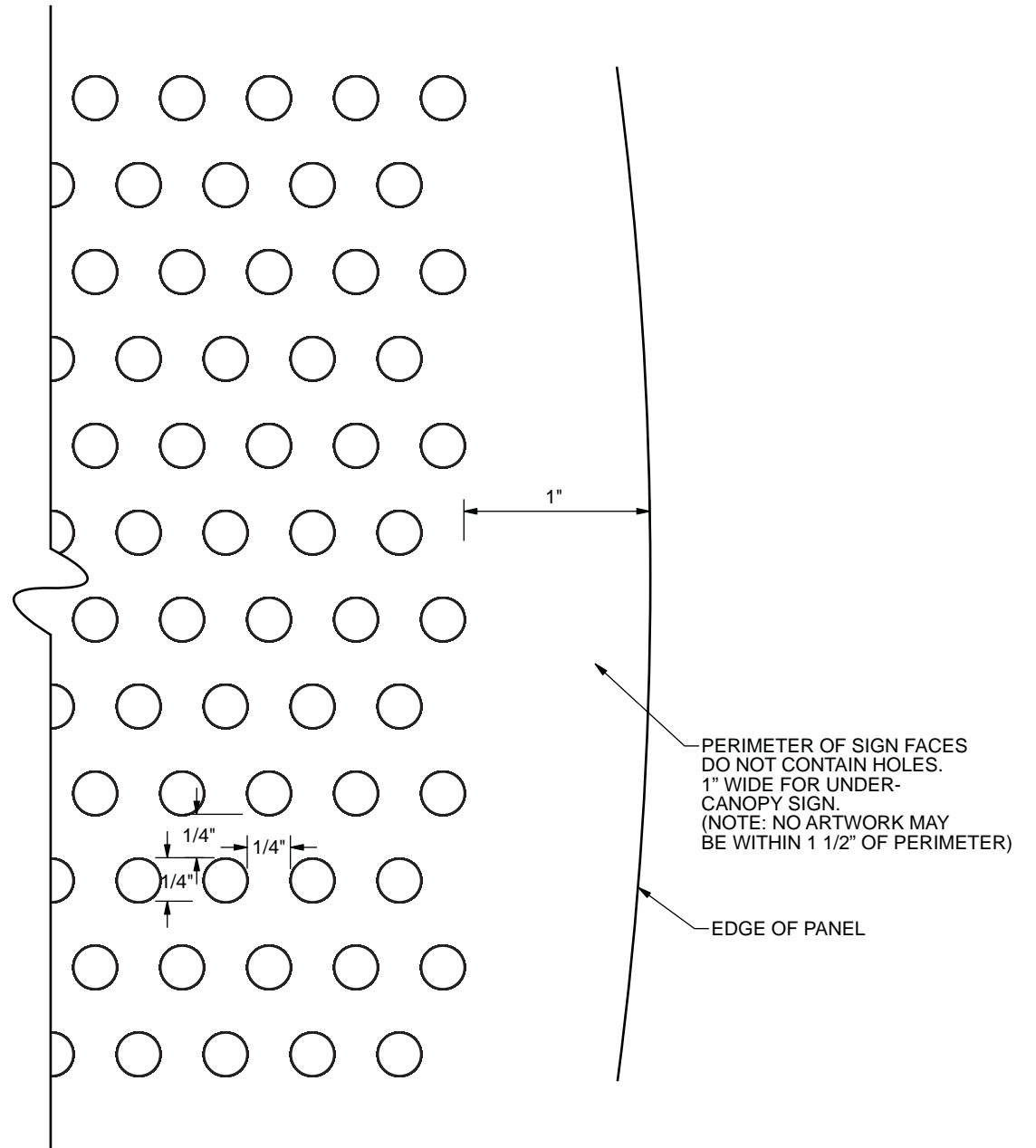
Channel for Low Voltage Wiring

PROPOSED HOLE PATTERN FOR PERFORATED ALUMINUM PANELS



A2 BEAM-MOUNTED BUILDING SIGNS
FULL SIZE

NOTE:
HOLE SIZE AND
PATTERN SUBJECT
TO CHANGE



A2 FACES OF UNDER-CANOPY SIGNS
FULL SIZE

Perforated Sign Mounting Panel Hole Detail

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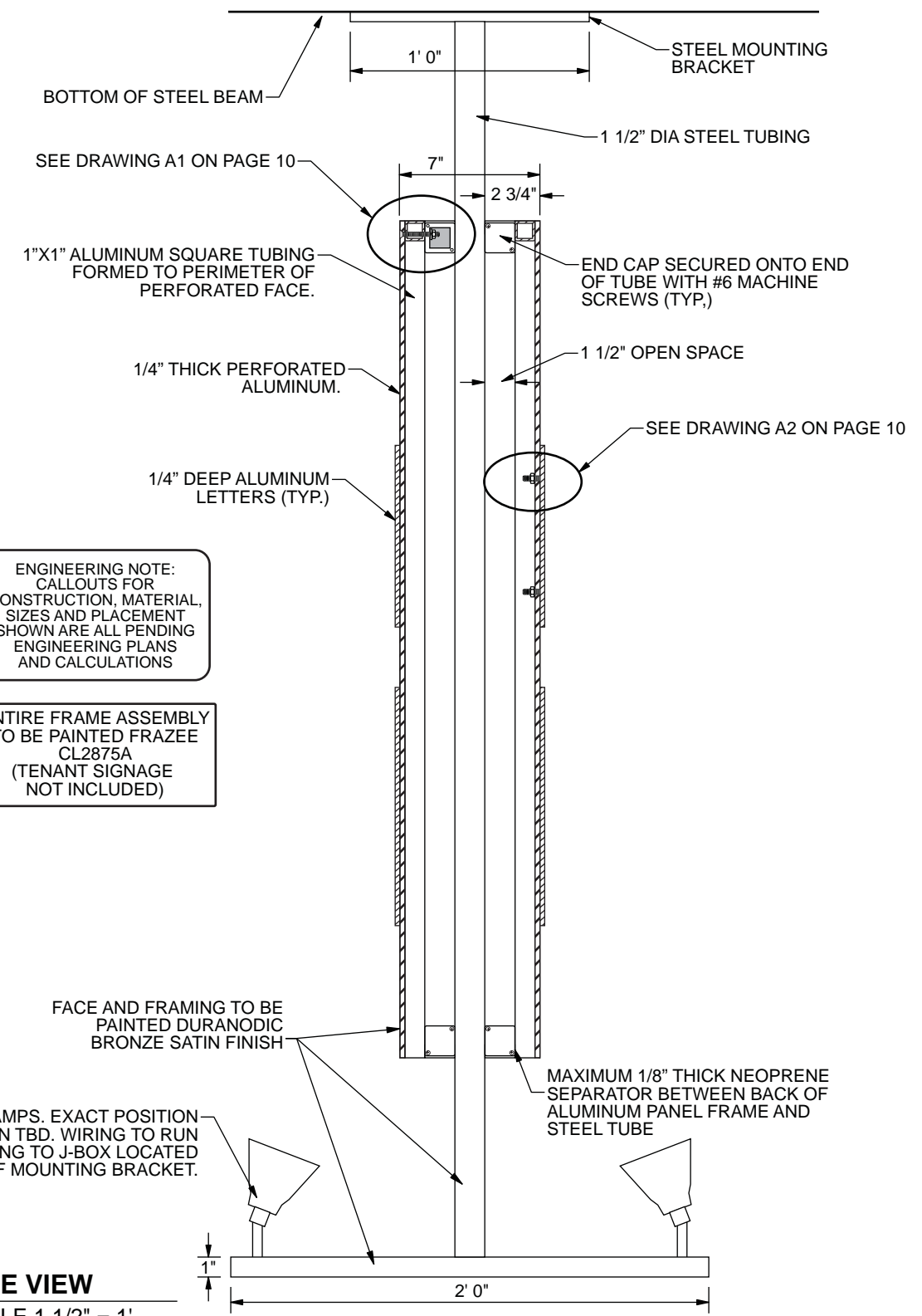
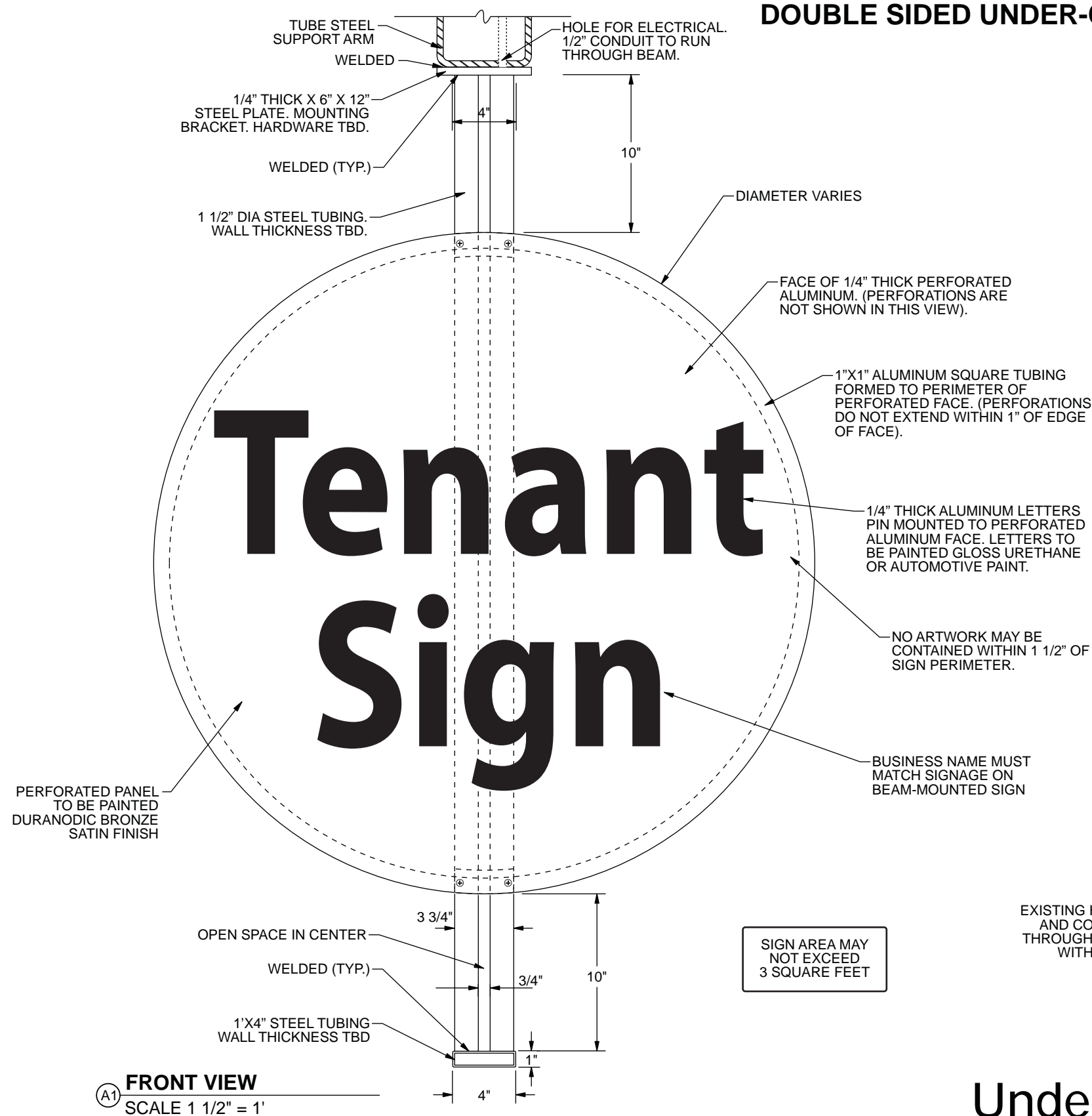
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DOUBLE SIDED UNDER-CANOPY SIGN



ENGINEERING NOTE:
CALLOUTS FOR CONSTRUCTION, MATERIAL, SIZES AND PLACEMENT SHOWN ARE ALL PENDING ENGINEERING PLANS AND CALCULATIONS

ENTIRE FRAME ASSEMBLY TO BE PAINTED FRAZEE CL2875A (TENANT SIGNAGE NOT INCLUDED)

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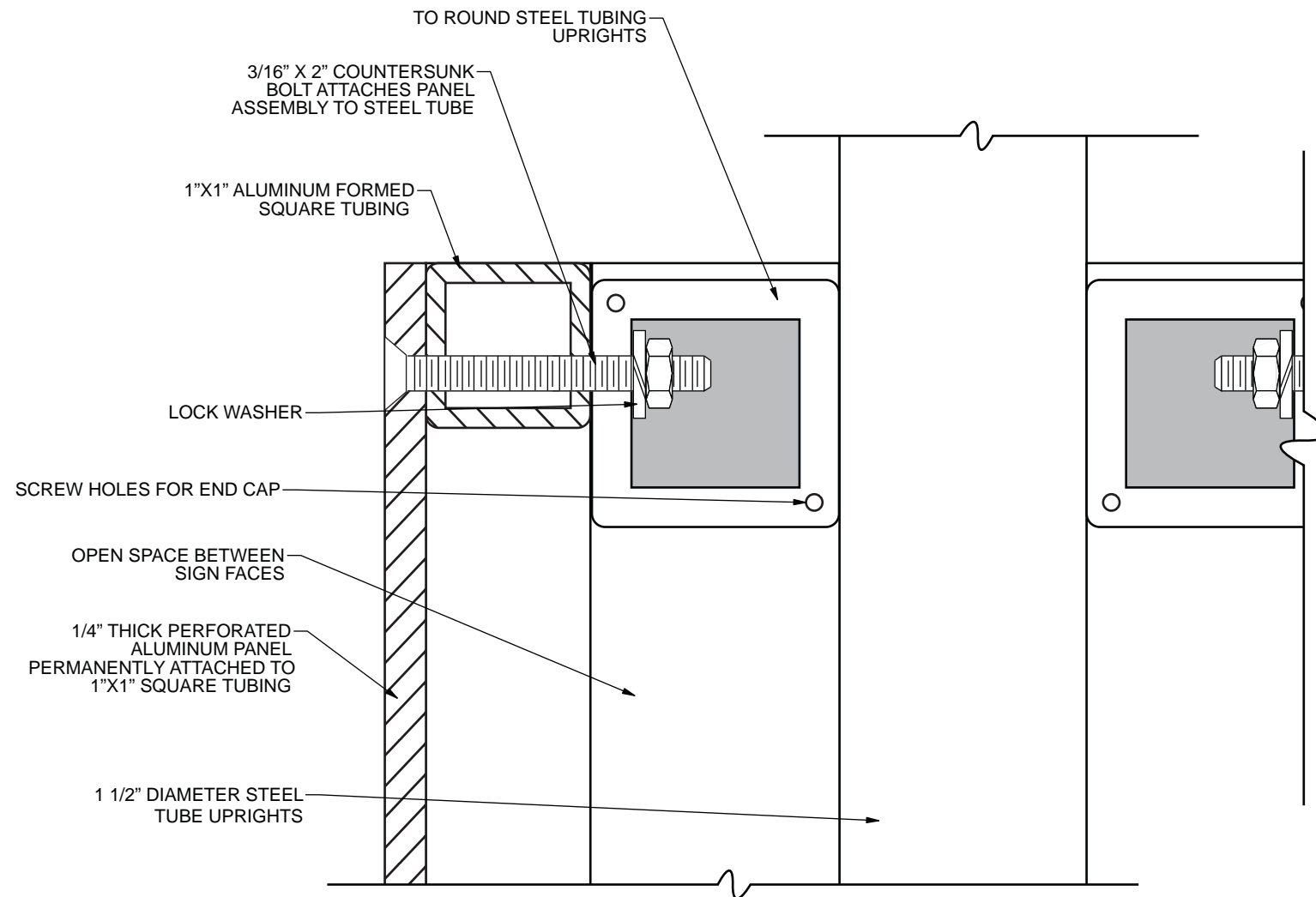
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Rev 6	03/18/09	

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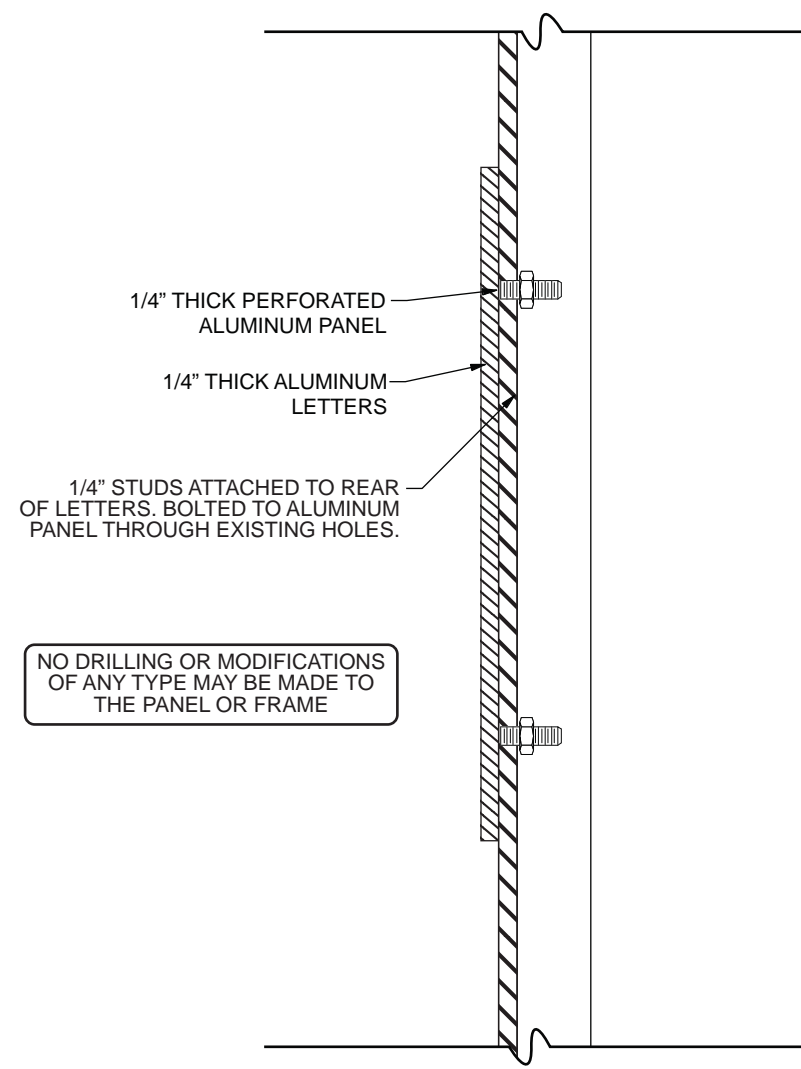
Under-Canopy Sign Construction Method

PANEL ASSEMBLY ATTACHMENT TO STEEL UPRIGHTS



SECTION A1
SCALE 1" = 1"

LETTER ATTACHMENT TO PERFORATED ALUMINUM PANEL



SECTION A2
NOT TO SCALE

Under-Canopy Sign Attachment Detail & Installation Method

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ON-BUILDING SIGN TYPES

C	Length controlled by column bays & columns.	(15' bays column spacing centerline to centerline) (13'-6" clear)
C2	Length controlled by column bays & columns.	(20' bays column spacing centerline to centerline) (18'-2" clear)
D	Length controlled by length of beam. (Sign sits under roof overhang). (Perforated panel mounted directly to beam).	
P	Length controlled by columns and frontage allowance.	
Q	Length controlled by edge of wall and plaster joint minus 15"	
Q2	Length controlled by edge of wall and plaster joint minus 15"	

POSSIBLE UNDER-CANOPY SIGN LOCATIONS

NOTED WITH THIS SYMBOL: 

In locations where under-canopy signs have been installed as shown on the site plan, tenants may be granted signage on one or more faces. Tenants are not necessarily entitled to these signs and their allocation among tenants are subject to the sole discretion of the property owner. Locations and quantity of signs subject to change at property owner discretion.

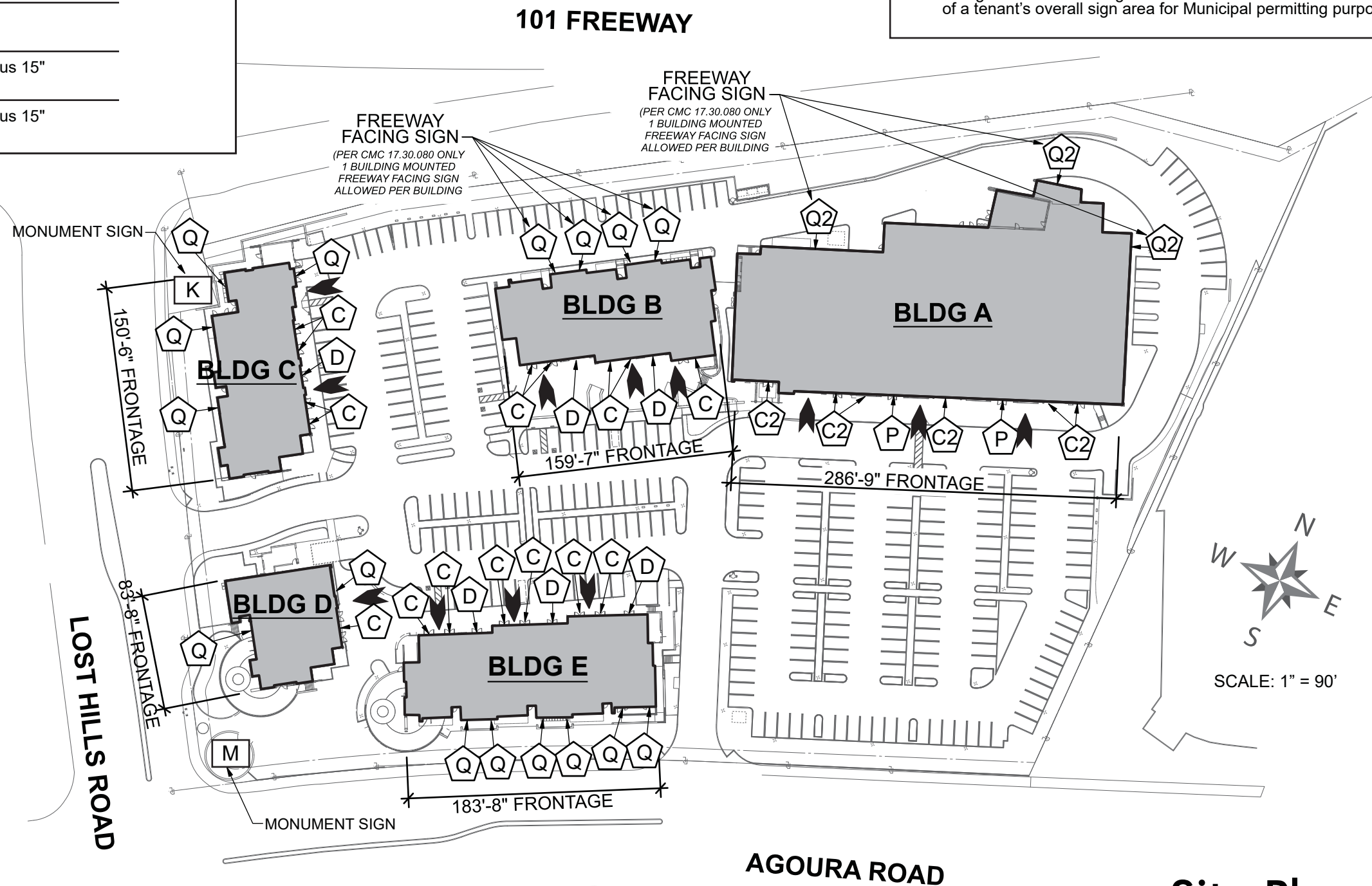
Note: Sign area for these signs are not to be included in the calculation of a tenant's overall sign area for Municipal permitting purposes.

FREEWAY FACING SIGNS

Buildings A and B may have only one freeway facing wall sign each.

Choice of tenant and location to be determined by property owner only.

Any sign installed on freeway-facing elevation without express written permission of property owner will be subject to fines and fees from the city of Calabasas and will immediately be removed at tenant's sole expense.



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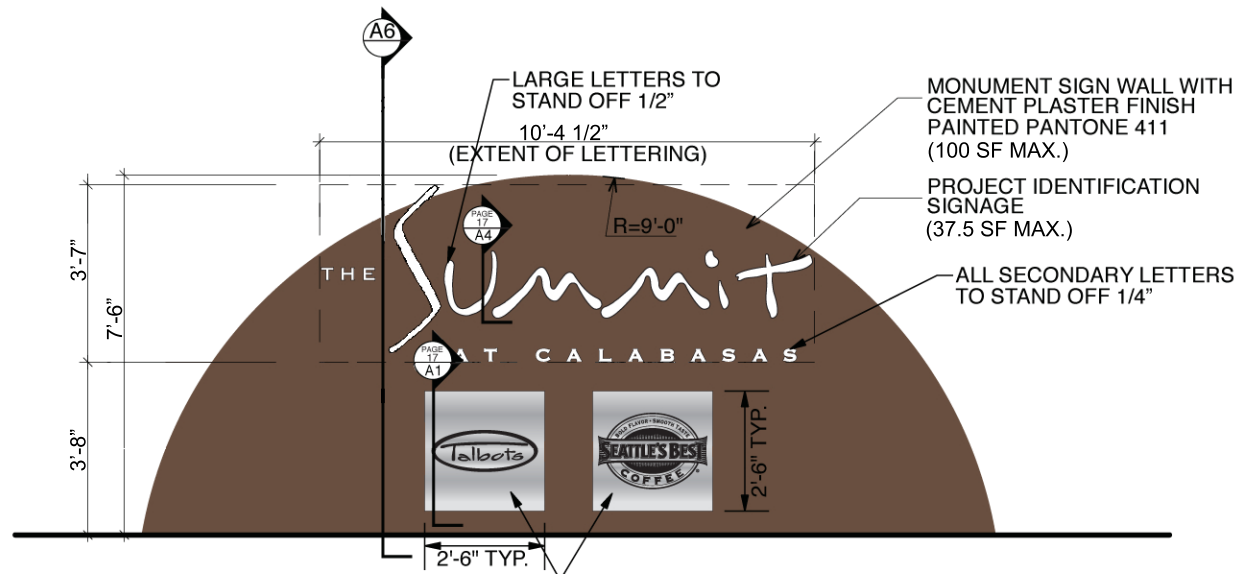
Site Plan

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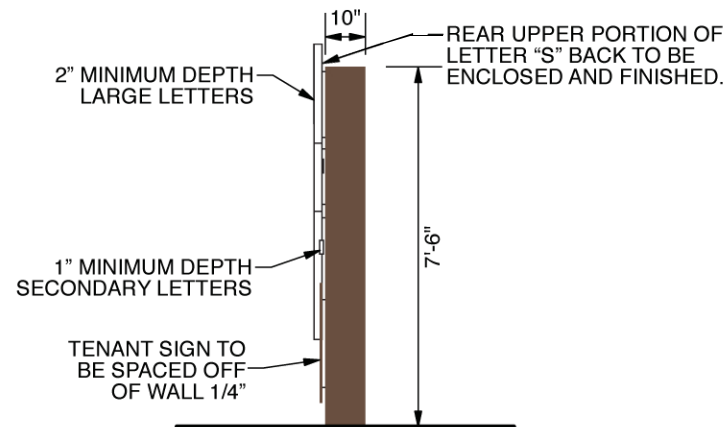


MONUMENT SIGN ELEVATION (MULTI TENANT OPTION)

A1 SCALE: 1/4" = 1'

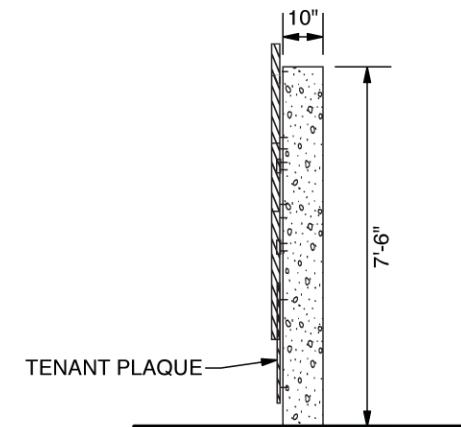
ETCHED ALUMINUM TENANT IDENTIFICATION PLAQUE. (MULTI TENANT OPTION SHOWN. MAXIMUM OF TWO TENANTS) 1/4" OVERALL DEPTH, BORDERLESS PLAQUE WITH BRUSHED ALUMINUM BACKGROUND. TEXT/LOGO TO BE ETCHED INTO SURFACE AND FILLED WITH BLACK ENAMEL PAINT. BACKGROUND TO BE SATIN ALUMINUM COLOR. SPACED OFF OF SIGN WALL 1/4". (ARTWORK SHOWN IS FOR DISPLAY PURPOSES ONLY. ACTUAL TENANT IS TO BE DETERMINED). 6.25 SF MAX. EACH.

PLAQUE FILL COLORS SUBJECT TO LANDLORD AND MUNICIPAL APPROVAL



MONUMENT SIGN SIDE VIEW

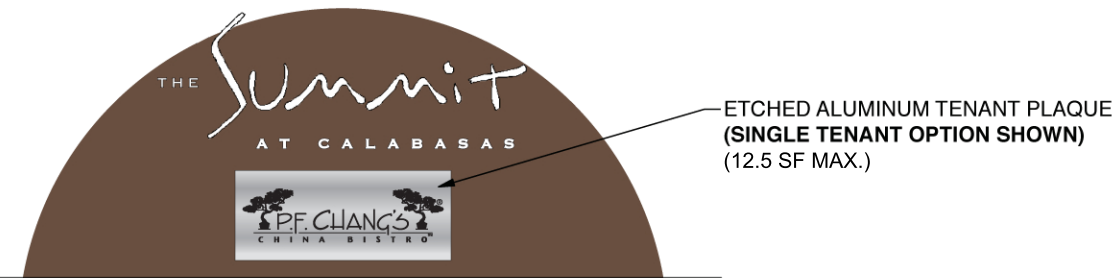
A4 SCALE: 1/4" = 1'



MONUMENT SIGN SECTION

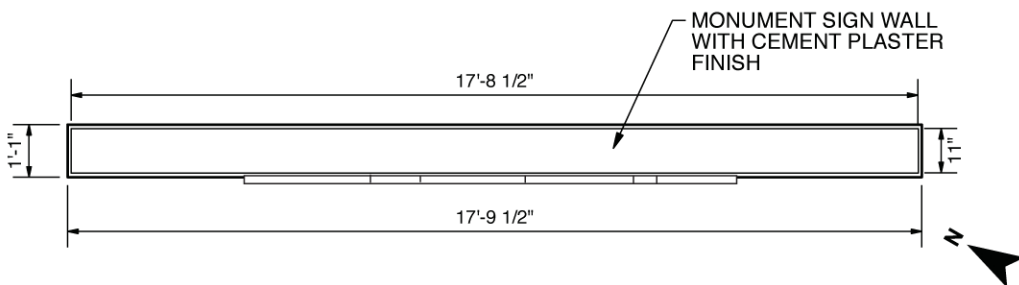
A6 SCALE: 1/4" = 1'

FINAL MONUMENT DESIGN, CONSTRUCTION AND LOCATION IS SUBJECT TO BUILDING/SAFETY AND PLANNING APPROVAL



MONUMENT SIGN ELEVATION (SINGLE TENANT OPTION SHOWN)

A2 SCALE: 3/16" = 1'



MONUMENT SIGN PLAN VIEW

A3 SCALE: 1/4" = 1'



MONUMENT SIGN RENDERING

A5 SCALE: 1/4" = 1'

MONUMENT SIGN DETAILS

MONUMENT SIGN IS TO BE FABRICATED AS A BLOCK OR POUR-IN-PLACE CONCRETE WALL.

(IF CONCRETE BLOCK IS USED, WIRE LATHE IS TO BE USED WHEN APPLYING THE FINISH COAT TO ENSURE THAT MORTOR JOINT LINES DO NOT SHOW THROUGH)

WALL AND/OR LETTER COLORS SHOWN ARE NOT INTENDED TO REPRESENT FINAL FINISHES.

TEXT TO BE ALUMINUM OR STAINLESS STEEL LETTERS. MAY BE CAST AND/OR FABRICATED.

"Summit" LETTERS TO BE MINIMUM 2" DEEP. "THE" & "AT CALABASAS" LETTERS TO BE 1" DEEP.

FINISH TO BE NATURAL BRUSHED SURFACE WITH SATIN CLEAR COAT OR PAINTED/ANODIZED.

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		Rev 12	01/06/10

Monument Sign K

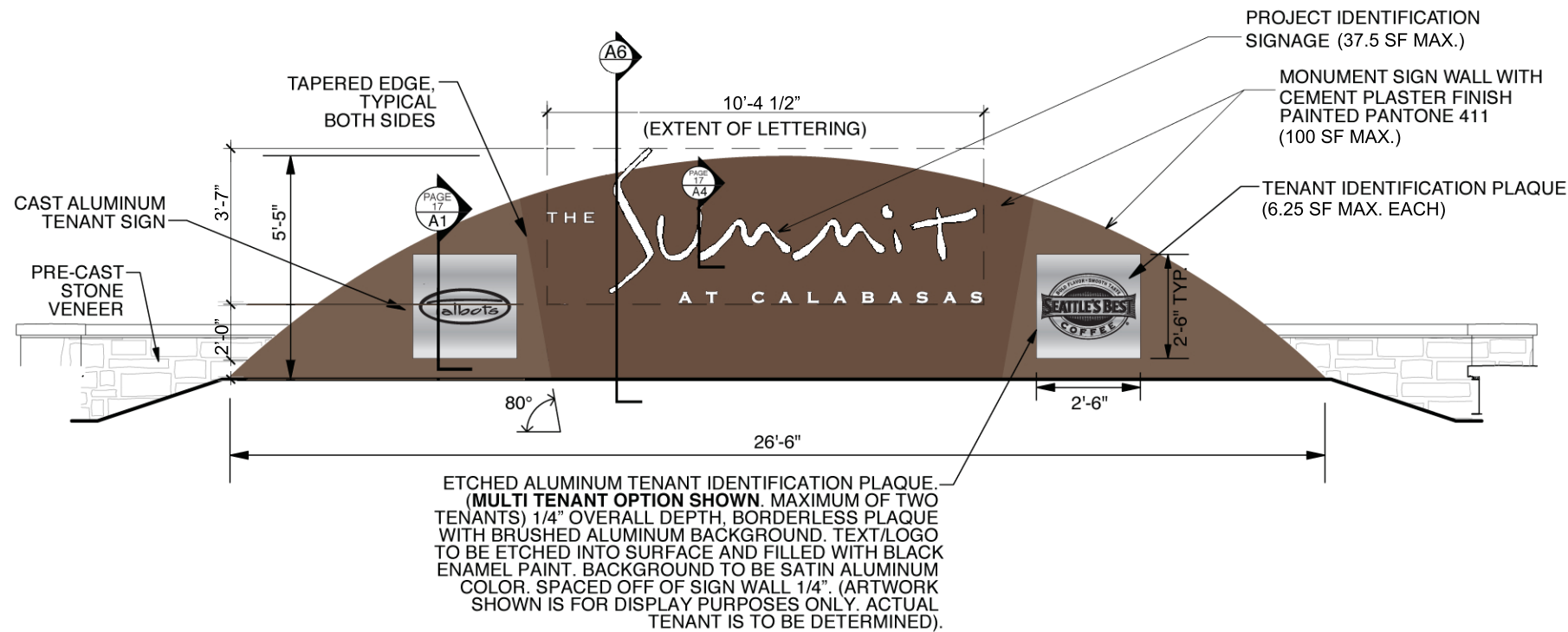
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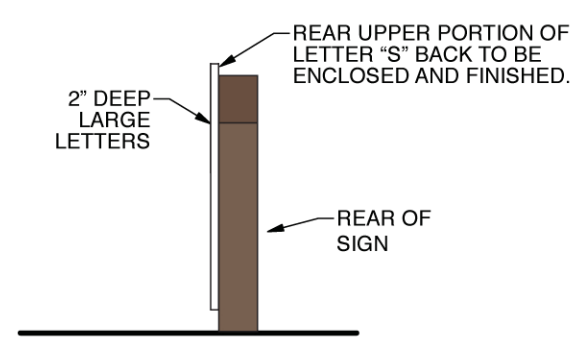
26



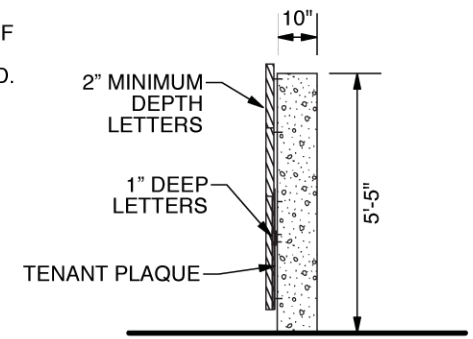
A1 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'

PLAQUE FILL COLORS SUBJECT TO LANDLORD AND MUNICIPAL APPROVAL

FINAL MONUMENT DESIGN, CONSTRUCTION AND LOCATION IS SUBJECT TO BUILDING/SAFETY AND PLANNING APPROVAL



A4 MONUMENT SIGN SIDE VIEW
SCALE: 1/4" = 1'



A6 MONUMENT SIGN SECTION
SCALE: 1/4" = 1'

MONUMENT SIGN DETAILS

MONUMENT SIGN IS TO BE FABRICATED AS A BLOCK OR POUR-IN-PLACE CONCRETE WALL.

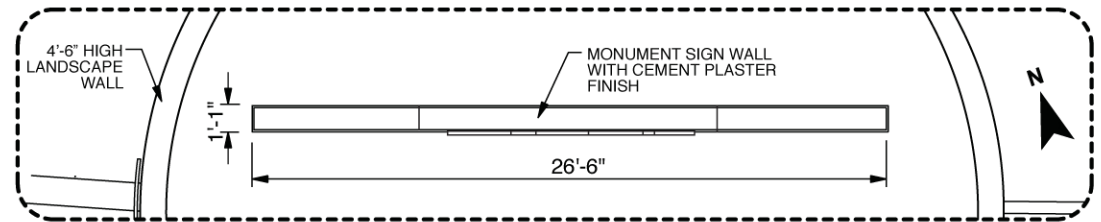
(IF CONCRETE BLOCK IS USED, WIRE LATHE IS TO BE USED WHEN APPLYING THE FINISH COAT TO ENSURE THAT MORTAR JOINT LINES DO NOT SHOW THROUGH)

WALL AND/OR LETTER COLORS SHOWN ARE NOT INTENDED TO REPRESENT FINAL FINISHES.

TEXT TO BE ALUMINUM OR STAINLESS STEEL LETTERS. MAY BE CAST AND/OR FABRICATED.

"Summit" LETTERS TO BE MINIMUM 2" DEEP. "THE" & "AT CALABASAS" LETTERS TO BE 1" DEEP.

FINISH TO BE NATURAL BRUSHED SURFACE WITH SATIN CLEAR COAT OR PAINTED/ANODIZED.



A2 MONUMENT SIGN LOCALIZED SITE PLAN
SCALE: 1/8" = 1'



A3 MONUMENT SIGN RENDERING
SCALE: 1/4" = 1'

Monument Sign M

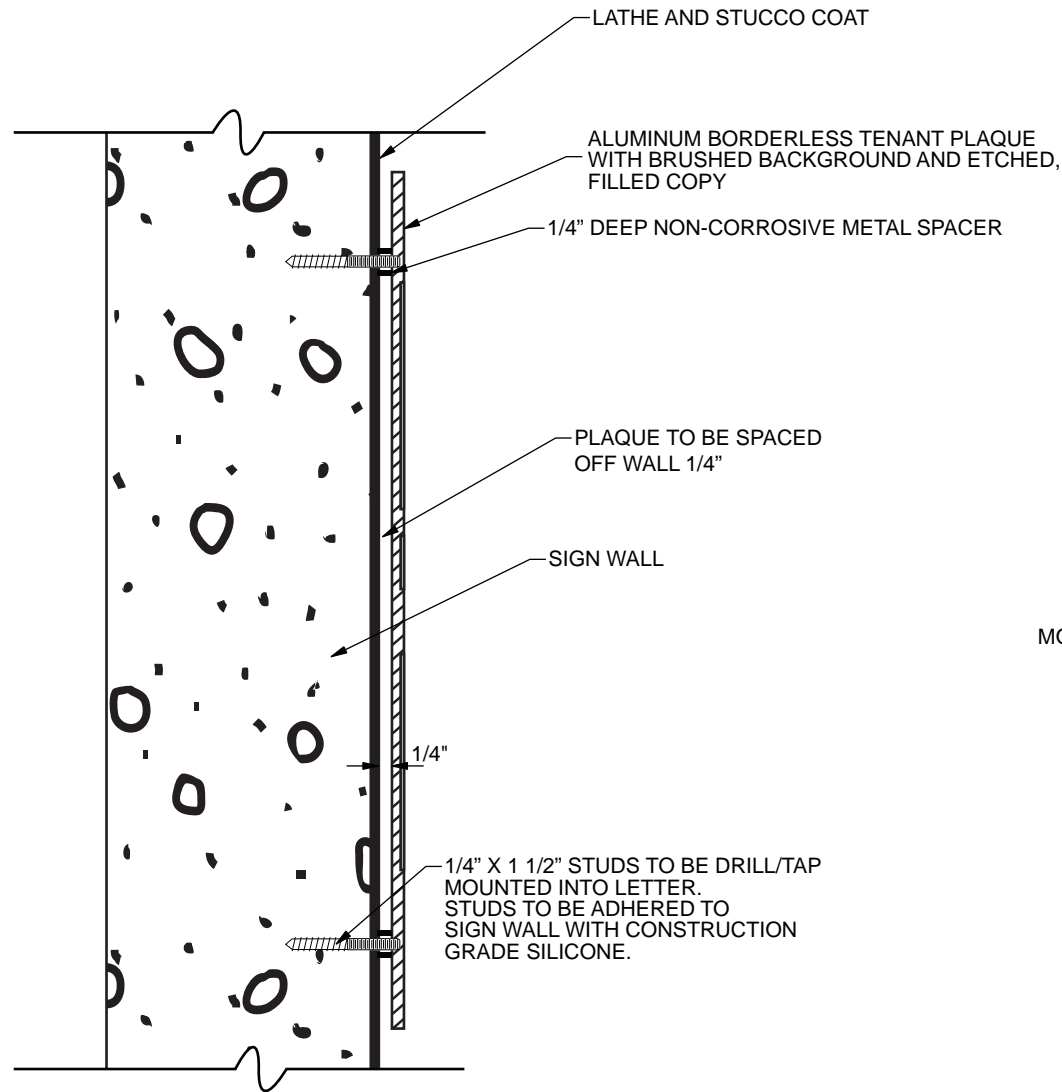
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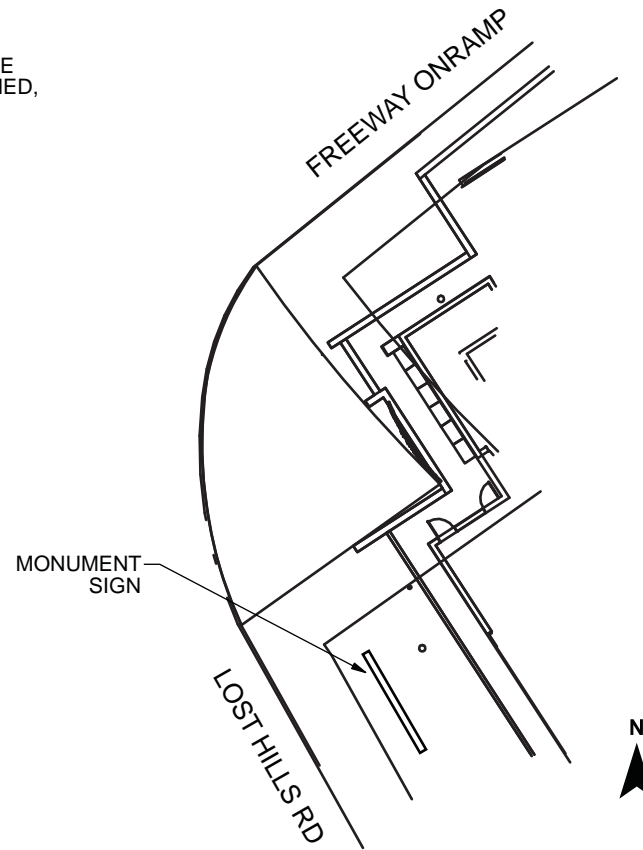
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(A1) MONUMENT TENANT PLAQUE SECTION
SCALE: 3" = 1'

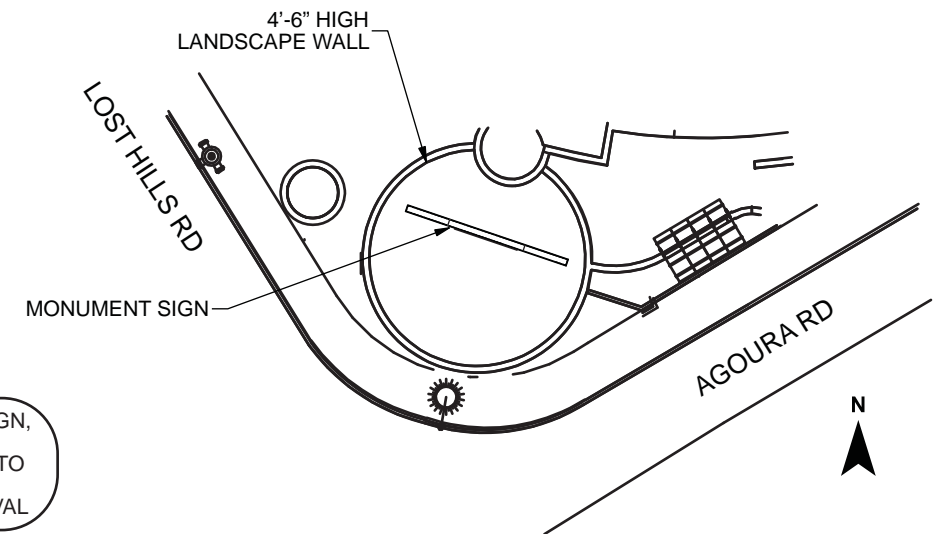
SIGN K



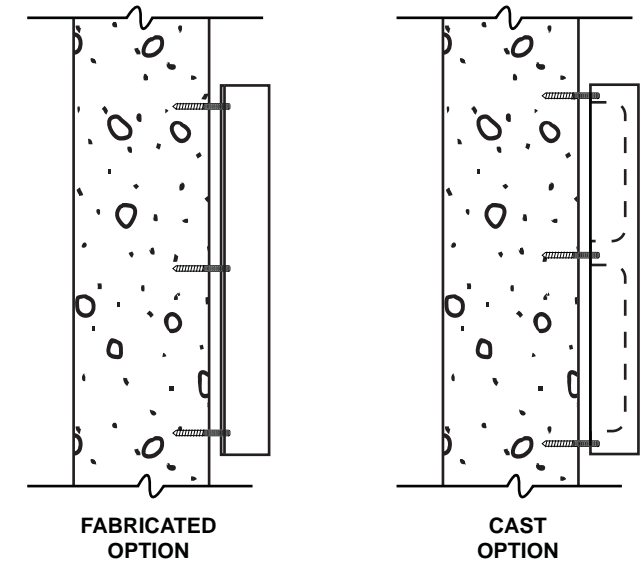
(A2) MONUMENT SIGN "K" LOCATION
SCALE: 1" = 30'

FINAL MONUMENT DESIGN, CONSTRUCTION AND LOCATION IS SUBJECT TO BUILDING/SAFETY AND PLANNING APPROVAL

SIGN M



(A3) MONUMENT SIGN "M" LOCATION
SCALE: 1" = 30'



(A4) LETTER TYPE OPTIONS
SCALE: 1 1/2" = 1'

Monument Tenant Panels & Locations - Signs K & M

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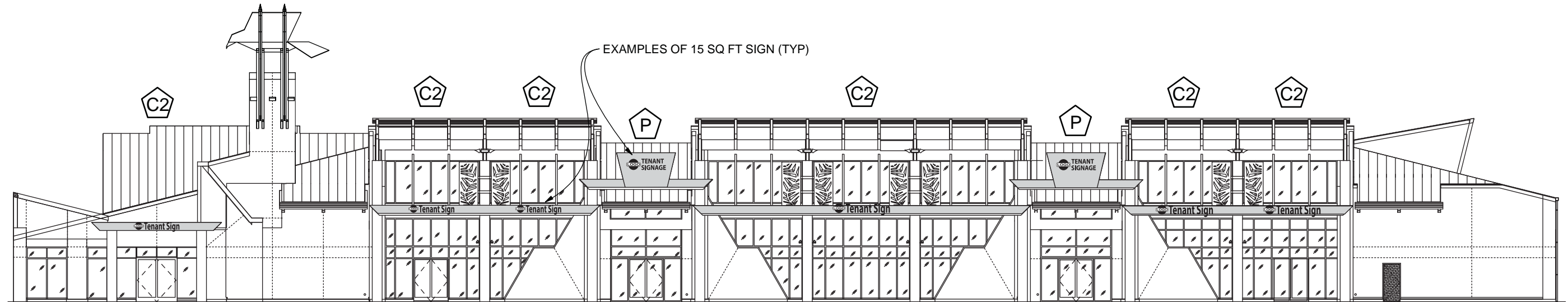
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C2 SEE PAGE #5 FOR AVAILABLE LAYOUT TYPES

P SEE PAGE #10 FOR AVAILABLE SPECIFICATIONS

TENANT SIGNS ON THIS ELEVATION MUST BE AT LEAST 15 SQ FT



E1 SOUTH ELEVATION
SCALE: 1" = 20'

Letters and logos must be aluminum reverse-channels with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

Building A - South Elevation

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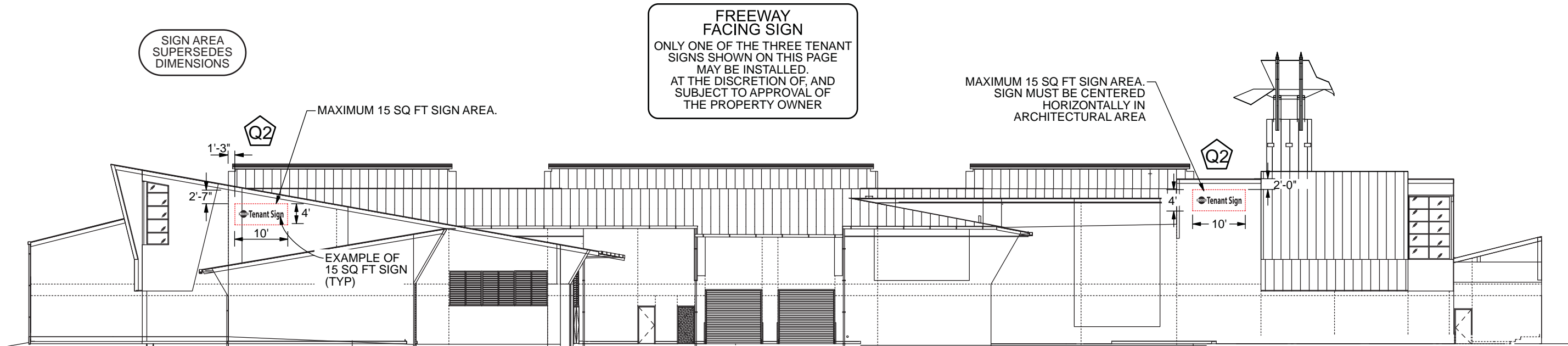
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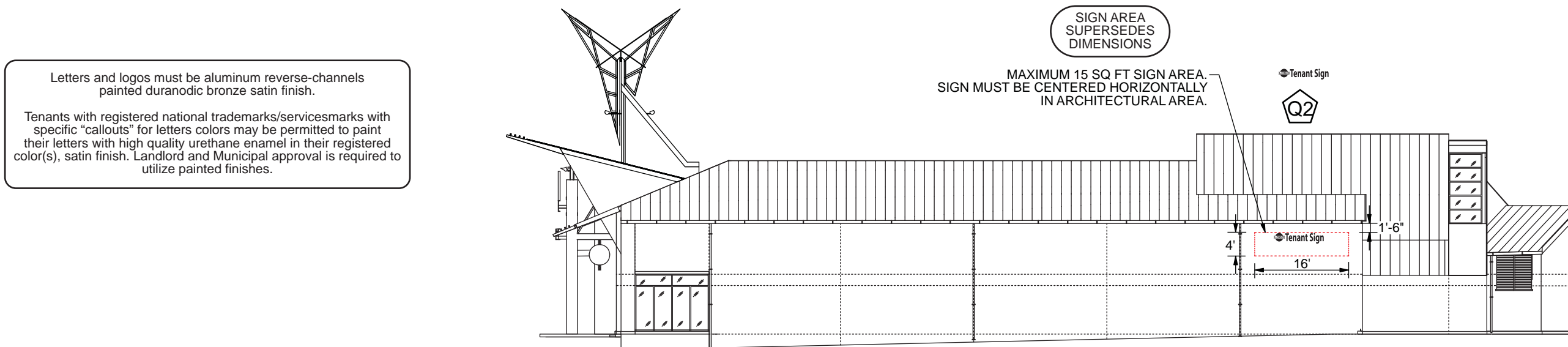
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E1 NORTH ELEVATION FACING FREEWAY
SCALE: 1" = 20'



E2 EAST ELEVATION
SCALE: 1" = 20'

Letters and logos must be aluminum reverse-channels painted duranodic bronze satin finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

Building A - North & East Elevation

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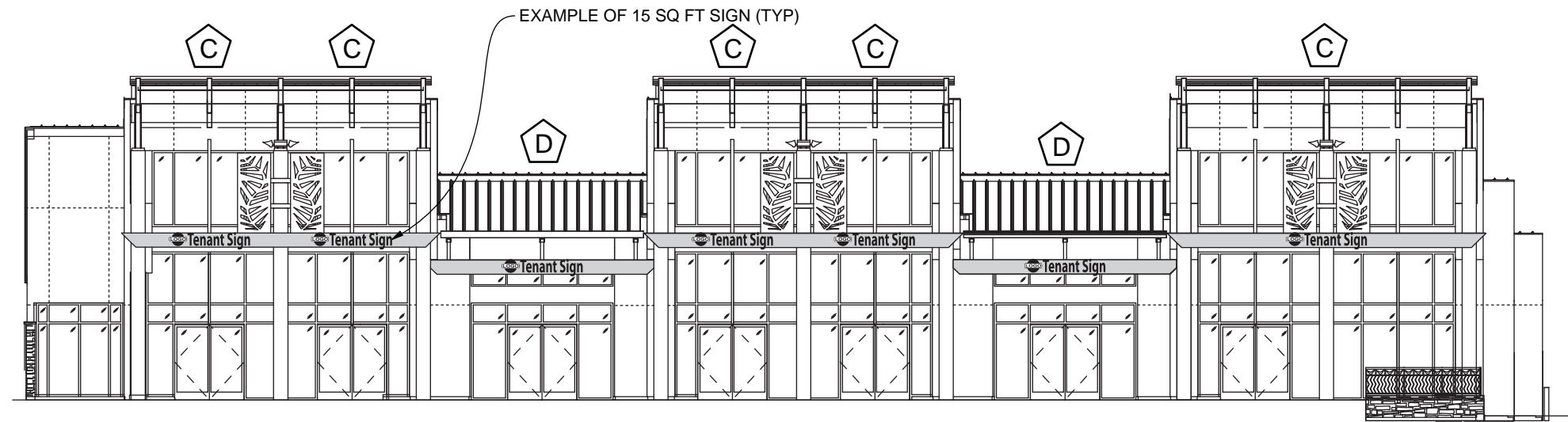
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Letters and logos must be aluminum reverse-channels with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

ALL SIGNS ON THIS ELEVATION MUST BE AT LEAST 15 SQ FT

SEE PAGE #5 FOR AVAILABLE LAYOUT TYPES



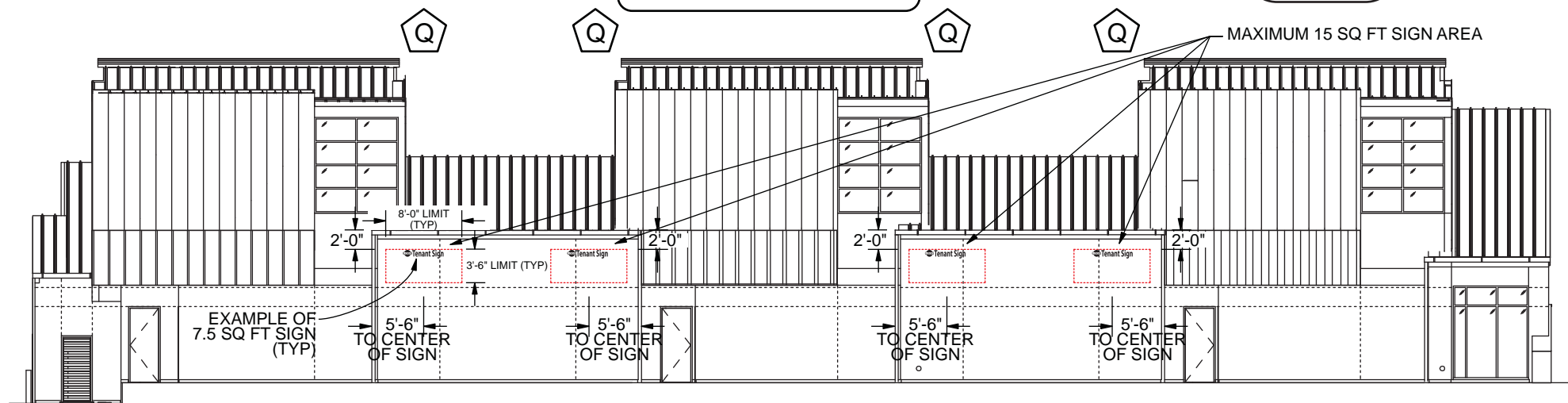
E1 SOUTH ELEVATION
SCALE: 1/16" = 1'

Letters and logos must be aluminum reverse-channels painted duranodic bronze satin finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

FREEWAY FACING SIGN
ONLY ONE OF THE THREE TENANT SIGNS SHOWN ON THIS PAGE MAY BE INSTALLED. AT THE DISCRETION OF, AND SUBJECT TO APPROVAL OF THE PROPERTY OWNER

SIGN AREA SUPERSEDES DIMENSIONS



E2 NORTH ELEVATION FACING FREEWAY
SCALE: 1/16" = 1'

Building B - South & North Elevations

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Letters and logos must be aluminum reverse-channel letters with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

ALL SIGNS ON THIS ELEVATION MUST BE AT LEAST 15 SQ FT

SEE PAGE #5 FOR AVAILABLE LAYOUT TYPES

EXAMPLES OF 15 SQ FT SIGN (TYP)

SIGN AREA SUPERSEDES DIMENSIONS

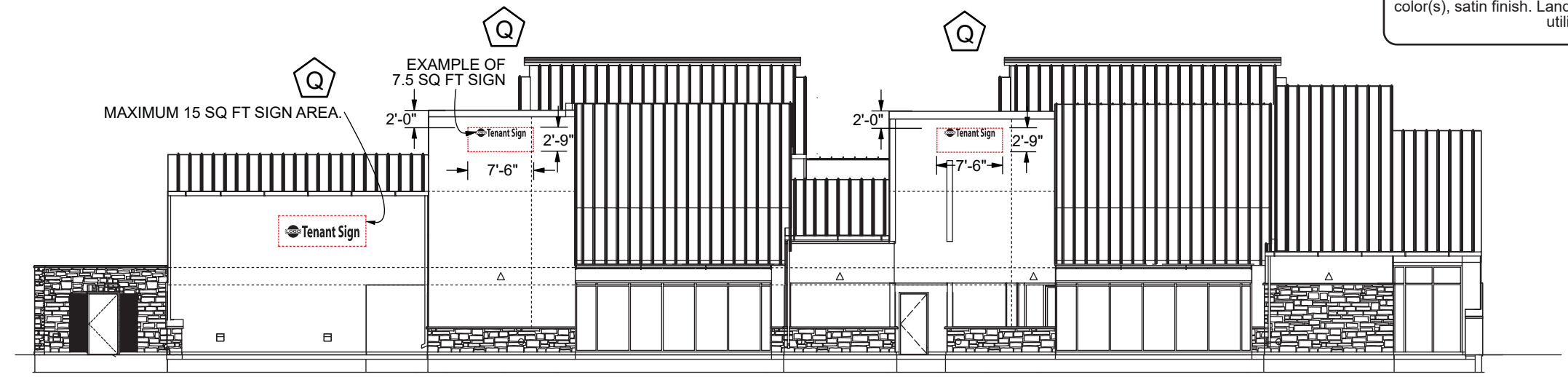
MAXIMUM 15 SQ FT SIGN AREA. SIGN MUST BE CENTERED VERTICALLY IN ARCHITECTURAL AREA. MUST BE CENTERED HORIZONTALLY OVER DOORWAY.



E1 EAST ELEVATION
SCALE: 1/16" = 1'

Letters and logos must be aluminum reverse-channels painted Matthews "Dark Bronze" 41313SP satin finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.



E2 WEST ELEVATION - FACING LOST HILLS RD
SCALE: 1/16" = 1'

Building C - East & West Elevations

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ALL SIGNS ON THIS ELEVATION MUST BE AT LEAST 15 SQ FT

ALL SIGNS ON THIS ELEVATION MAY BE AT 16.8 SQ FT

SEE PAGE #5 FOR AVAILABLE LAYOUT TYPES

SIGN AREA SUPERSEDES DIMENSIONS

EXAMPLE OF 16.8 SQ FT SIGN

EXAMPLE OF 16.8 SQ FT SIGN

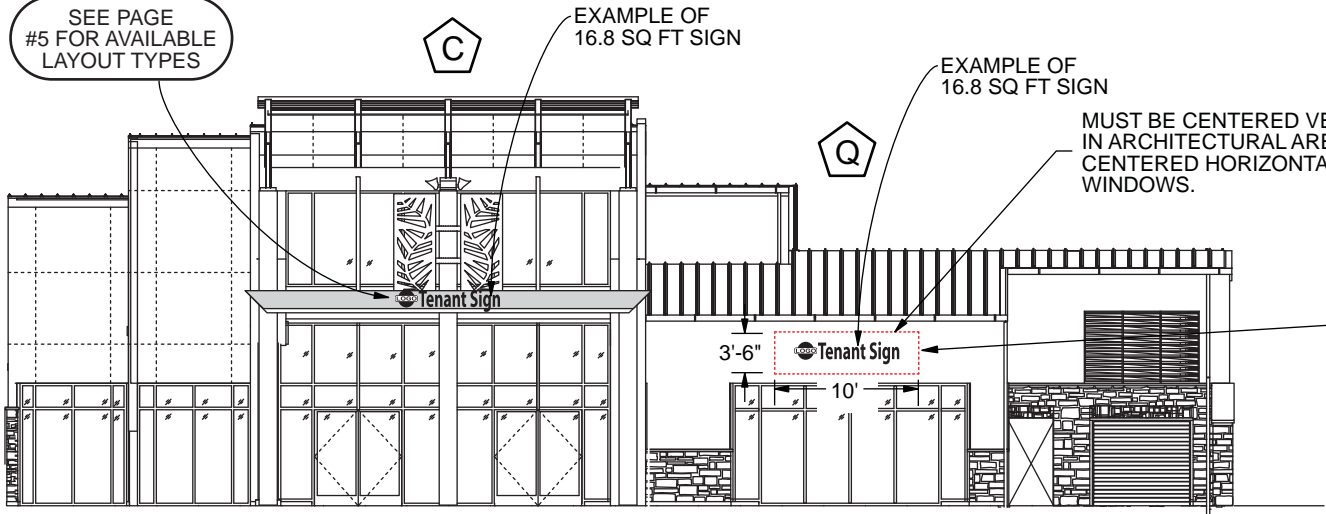
MUST BE CENTERED VERTICALLY IN ARCHITECTURAL AREA. MUST BE CENTERED HORIZONTALLY OVER WINDOWS.

Letters and logos must be aluminum reverse-channel letters with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

Letters and logos must be aluminum reverse-channels painted duranodic bronze satin finish.

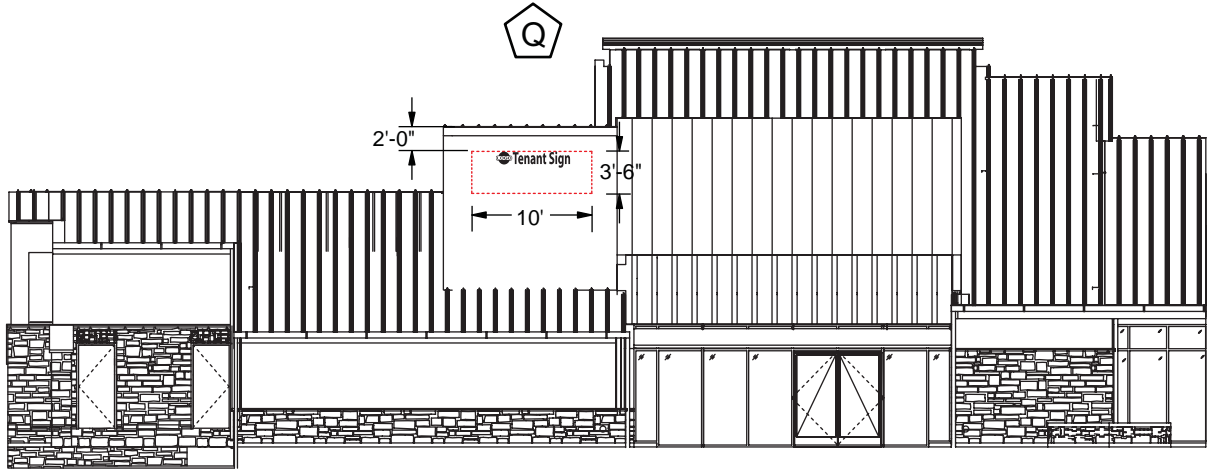
Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.



E1 EAST ELEVATION
SCALE: 1/16" = 1'

Letters and logos must be aluminum reverse-channels painted duranodic bronze satin finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.



E2 WEST ELEVATION FACING LOST HILLS RD
SCALE: 1/16" = 1'

Building D - East & West Elevations

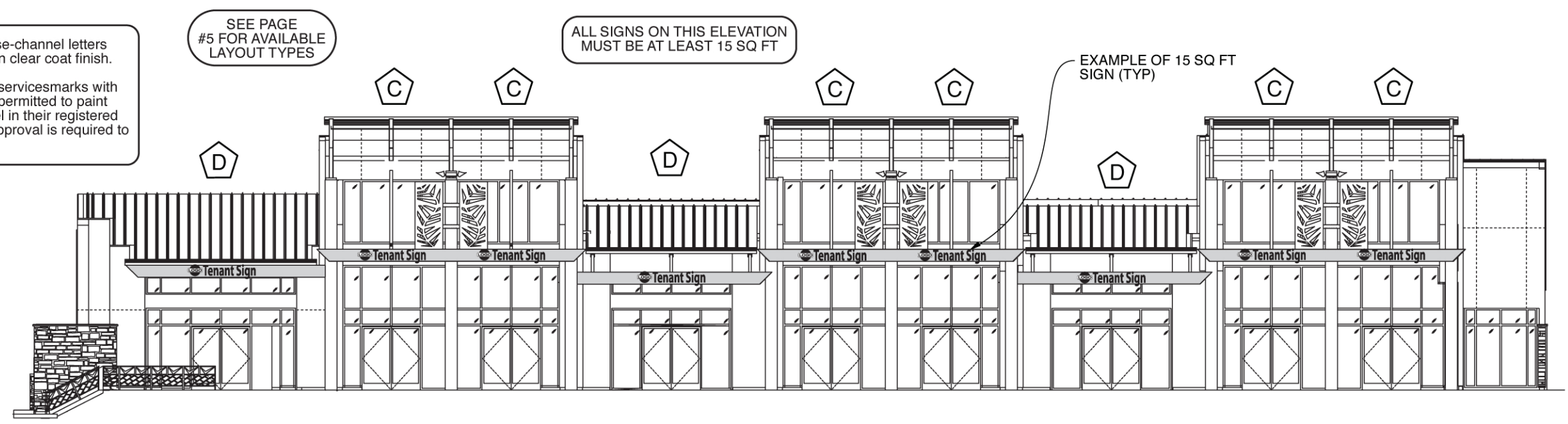
Letters and logos must be aluminum reverse-channel letters with natural brushed faces and returns. Satin clear coat finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.

SEE PAGE #5 FOR AVAILABLE LAYOUT TYPES

ALL SIGNS ON THIS ELEVATION MUST BE AT LEAST 15 SQ FT

EXAMPLE OF 15 SQ FT SIGN (TYP)

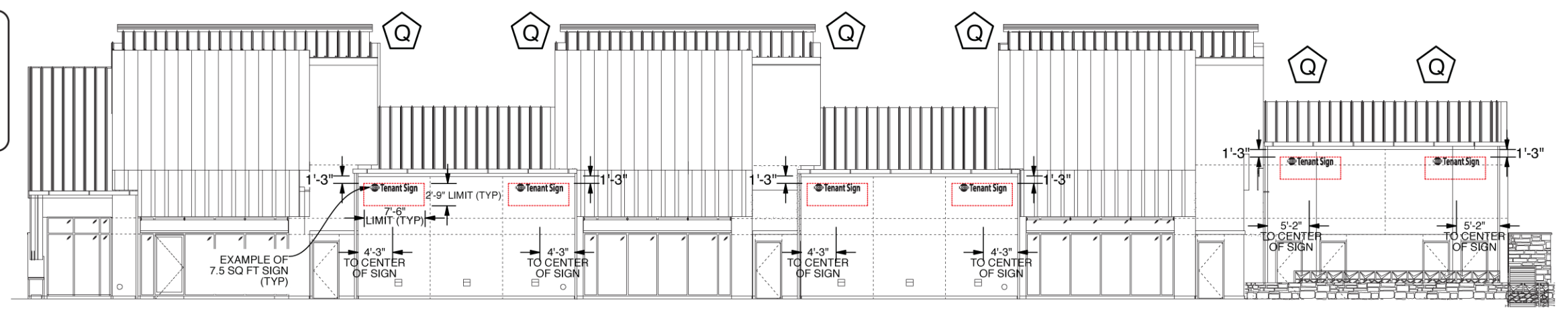


E1 NORTH ELEVATION
SCALE: 1/16" = 1'

SIGN AREA SUPERCEDES DIMENSIONS

Letters and logos must be aluminum reverse-channels painted duranodic bronze satin finish.

Tenants with registered national trademarks/servicesmarks with specific "callouts" for letters colors may be permitted to paint their letters with high quality urethane enamel in their registered color(s), satin finish. Landlord and Municipal approval is required to utilize painted finishes.



E2 SOUTH ELEVATION FACING AGOURA RD
SCALE: 1/16" = 1'

Building E - North & South Elevations

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Allowable Sign Area:

As Proposed by Developer

Primary Building Sign:

Tenant is allowed 1 square foot of signage for each linear foot of store frontage.

Sign must be a minimum of 15 square feet. Sign may not exceed 80 square feet.

Secondary Building Sign (Facing street):

Tenants may install a secondary sign if their space has a street-facing elevation AND a sign type is shown on the site plan on page 16 of this sign program. Square footage for this sign may be equal to or less than that of the primary building sign.

Note: Total sign area for all proposed signs (excluding under-canopy signs) may not exceed that allowed for each tenant space as shown in the "Sign Area Distribution Per Building" chart to the right.

Under-Canopy Sign:

Sign area for business lettering on existing under-canopy signs may not exceed 3 square feet. (Notes: Sign area for under-canopy signs are not to be calculated in tenant's overall sign area. Designs are subject to property owner approval).

Note Regarding Specifications:

In addition to the maximum and minimum area requirements noted here, all tenant signs must conform to the size specifications detailed on pages 5 & 9.

When a conflict exists between the various requirements/restrictions, the specifications detailed in this Appendix will prevail.

Sign Area Distribution Per Building:

TOTAL AREA OF BUILDING MOUNTED SIGNAGE ALLOWED FOR EACH BUILDING:

(BLDG FRONTAGE X 1 SQ FT)

BLDG A - 295.3 SF

(295'-4" x 1 = 295.3 SF)

BLDG B - 153.42 SF

(153'-5" x 1 = 153.42 SF)

BLDG C - 150.5 SF

(150'-6" x 1 = 150.5 SF)

BLDG D - 83.66 SF

(83'-8" x 1 = 83.66 SF)

BLDG E - 183.66 SF

(183'-8" x 1 = 183.66 SF)

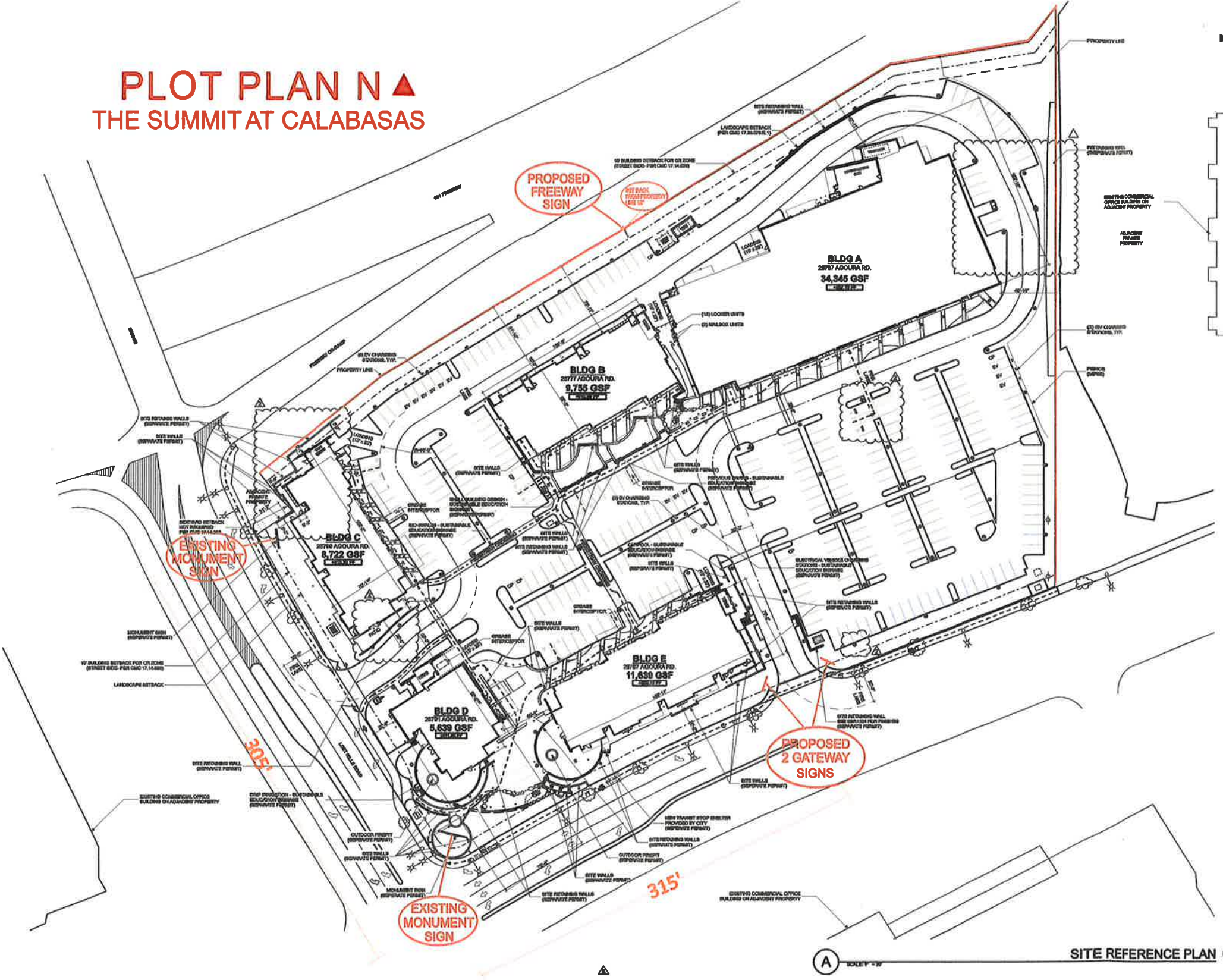
NOTES:

1. SIGNAGE AREA ALLOWED FOR EACH TENANT TO BE BASED ON THEIR PORTION OF THE BUILDING FRONTAGE.

2. ONE ADDITIONAL TENANT SIGN IS ALLOWED FOR A SECONDARY ENTRANCE LOCATED ON THE REAR OF THE BUILDING.

3. MAXIMUM OF 2 SIGNS PER BUSINESS.

PLOT PLAN N ▲ THE SUMMIT AT CALABASAS

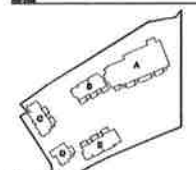


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ARCHITECTURE
GRAPHIC DESIGN
PLANNING
INTERIORS

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NOTES:

- FOR TYPICAL NOTES SEE SHEET 001A, 001B, 001C, 001D & 001E.
- FOR MATERIALS LIST SEE SHEET 002A.
- FOR HARDWARE MATERIAL CALL-OUTS SEE THE HARDWARE PLAN LISTINGS.
- TRUSS ROOF SYSTEM FOR CLARITY FOR TRUSS AND LANDSCAPE SEE LANDSCAPE PLAN.
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CONSTRUCTION AND OTHERS OF SITE MUST TO BE FOR DETAILS PROVIDED BY THE CIVIL ENGINEER AND ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL VERIFY THE SUPPORT FOR THE WALLS FROM EXISTING SITE WORK SHALL BE PROVIDED PER.

- INDICATES PROPERTY LINE
- SEE VEHICLE DRIVEWAY ACCESS PLAN
- TRASH RECYCLING GREEN WASTE AREA (SEPARATE PERMIT)
- LANDSCAPE SEPARATED PARKING SPACE
- LANDSCAPE SEPARATED PARKING SPACE
- LANDSCAPE SEPARATED PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL
- SEE INDICATING ACCESSIBLE PATH (CITY OF CALIFORNIA AND CALIFORNIA STATE TO VERIFY THE APPROPRIATE FORMS OF ACCESSIBILITY AND COMPLY WITH ADA TITLE II & TITLE III)
- INDICATES PERIMETER FENCE
- VAN ACCESSIBLE PARKING SPOT
- ACCESSIBLE PARKING SPOT
- STANDARD PARKING SPOT
- 04.10.00 SIGNAGE
- 04.20.00 SIGNAGE
- 04.30.00 SIGNAGE
- 04.40.00 SIGNAGE
- 04.50.00 SIGNAGE
- 04.60.00 SIGNAGE
- 04.70.00 SIGNAGE
- 04.80.00 SIGNAGE
- 04.90.00 SIGNAGE

RECEIVED
OCT 07 2016
CITY OF CALABASAS
PLANNING DEPT.

THE SUMMIT
AT CALABASAS
2877 AGOURA ROAD
CALABASAS, CA 91308
CITY PROJECT ID #: 16-088

**SITE
REFERENCE
PLAN**

SITE REFERENCE PLAN

A

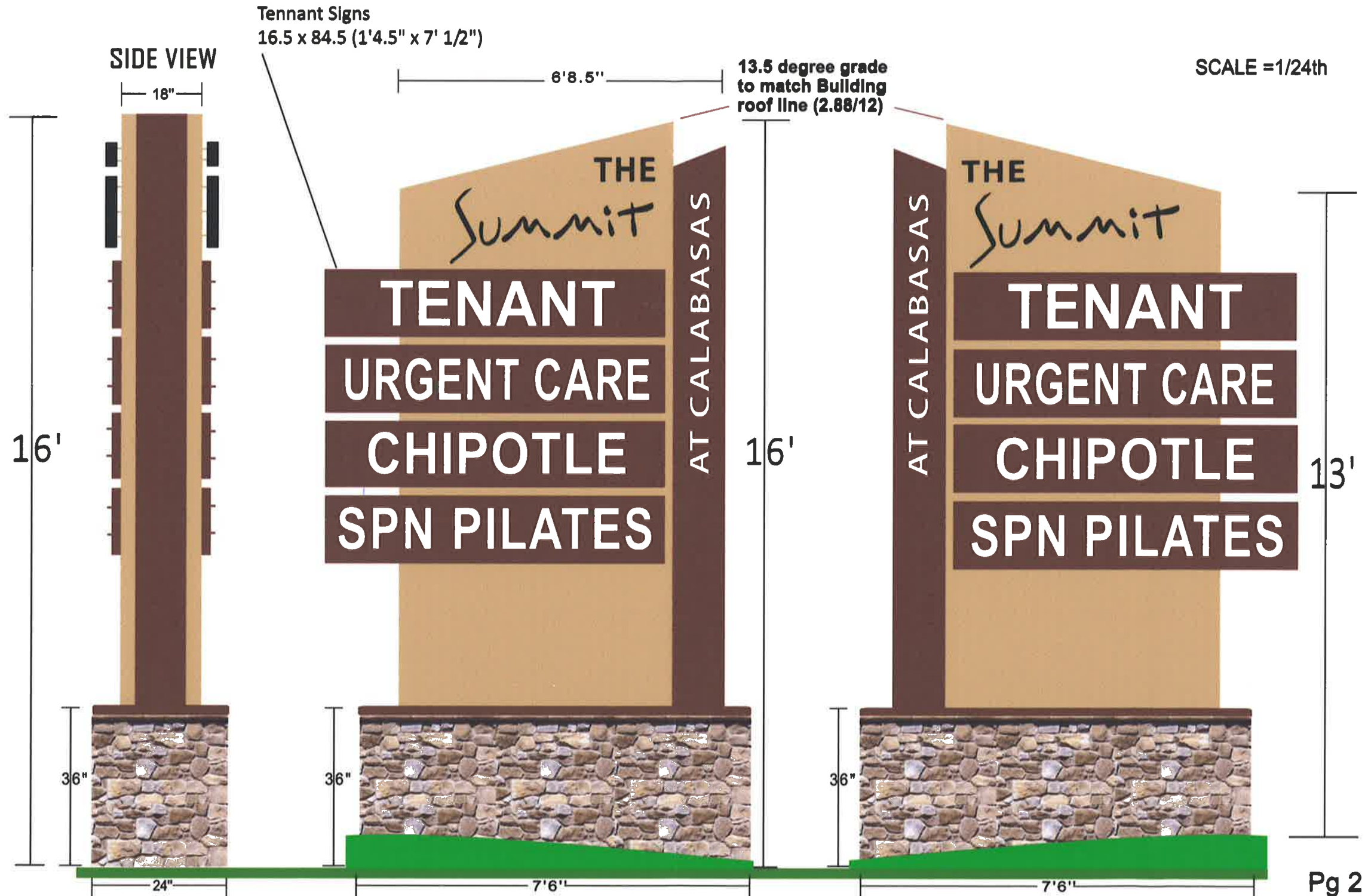
19

PROPOSED FREEWAY SIGN FOR THE SUMMIT AT CALABASAS

All letters shall be Reverse Lit halo channel letters
 "The Summit" letters to be painted matte black
 Tenants letters to be painted matte white with a max height of 12"
 Aluminum backers 18"x 6'8.5" painted matthews "Dark Bronze" 41313sp
 All letters to be pinned off smooth painted aluminum backer 1" to 2" to give halo light
 Returns .063 Aluminum 3" deep primed and painted to match face color
 Backs of letters to be clear and illuminated with white LEDs U/L approved & listed
 and timed with a photo cell control.



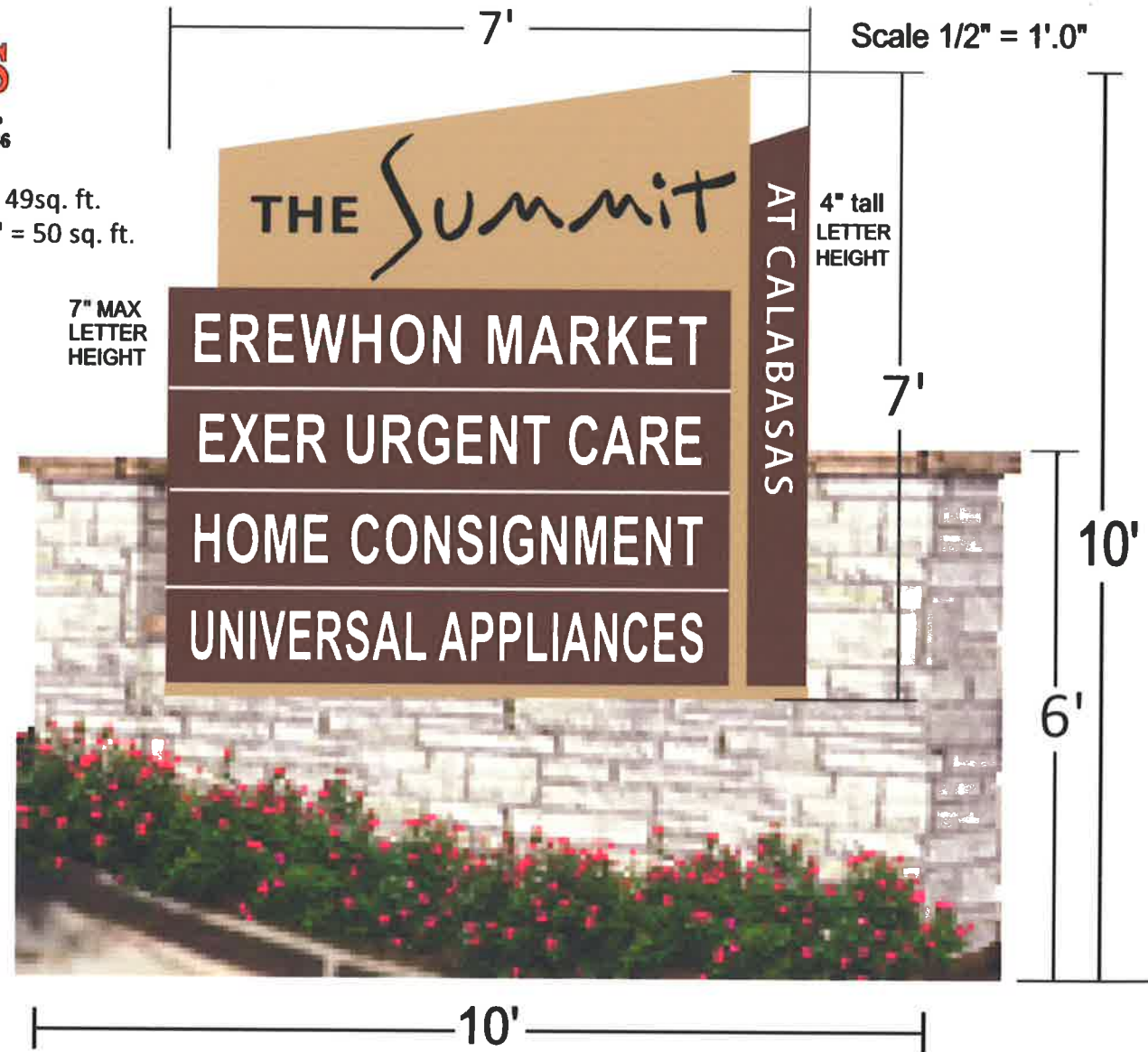
Square footage of all lettering= 62 (92.5w x 97h)each side.





Sign area = 7' x 7' = 49sq. ft.
 Base of Sign 5' x 10' = 50 sq. ft.

SIDE VIEW



PROPOSED GATEWAY SIGNS FOR THE SUMMIT CALABASAS

- 2) Non-illuminated single sided 10' tall gateway signs
 Background to be aluminum primed and painted to Match building colors "The Summit at Calabasas"
 Letters to be painted black and pin mounted off 1"
 Stand offs painted to match background color
 All Tenant names & at Calabasas to be 7328 white
 All Fonts to be Arial Bold upper case letters only
 Letters for tenants names to be 7" max height
 Backer panels to be .060 aluminum painted matthews "Dark Bronze 41313SP satin finish to match the on building signs.

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Note: 10' setback from curb, as not to impede vehicles driving visibility.