

41296 105

- 1988/305.5K
SHOPPING
CTR

SIGN CRITERIA

-* 89-20
DDR #

Parcel Map 88-11

LOT # 9
TRACT (~~4286~~)
1991 Ventura Bl

WRONG
THIS T. 4386

INITIAL
BR
BLB

Added 05.21.15

4286

LOT # 9 TRACT 4286
SIGN CRITERIA

SPECIFICATIONS:

Building Sign

Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters per the attached drawing. Letter edges to match the color of the storefront. Face to be plexiglass color as selected by Tenant subject to approval by Landlord. Letters and graphics to be a maximum of 36" in height and length is not to exceed 21.4% of Tenants leased space. (If Tenant elects to use shorter letters the length can be proportionately increased so as not to exceed the maximum area of signage allowed by this criteria.) The entire sign design shall be reviewed and approved by Landlord before submission to the City of Oxnard for sign permit. Trim cap color to be gold.

The total aggregate area of Tenant's signage to the total allowable sign area described herein, shall not exceed the proportion of Tenant' floor area to the total area of the building.

Window Signage

Tenant shall be allowed to place in the upper window panel adjacent to the door, not more than 144 square inches of handpainted, decal or stick-on lettering or graphics, indicating hours of business, telephone numbers for emergencies, approved credit cards, etc. No other window signage shall be allowed, including but not limited to temporary signs, sale banners, posters, and product information, without written approval of Landlord.

Rear Service Door Signage

Tenant may identify service door for delivery and emergency purposes only. Sign shall be 8 inches high by 18 inches long, sheet metal plaque affixed to the rear door with a minimum of 4 self tapping sheet metal; screws. Plaque shall be painted to match building. Letters may be 4 inches high, black, block print.

LOT # 9 TRACT 4286
SIGN CRITERIA

ALLOWABLE SIGN AREA

Frontage Facing Ventura Blvd.	104	Lin. Ft.	
	<u>X 2</u>		
	208	Sq. Ft	208
Frontage into Parking Lot	96	Lin. Ft.	
	<u>X .5</u>		
	48	Sq. Ft.	48
Total			<hr/> 256 Sq. Ft.

LOT # 9 TRACT 4286
SIGN CRITERIA

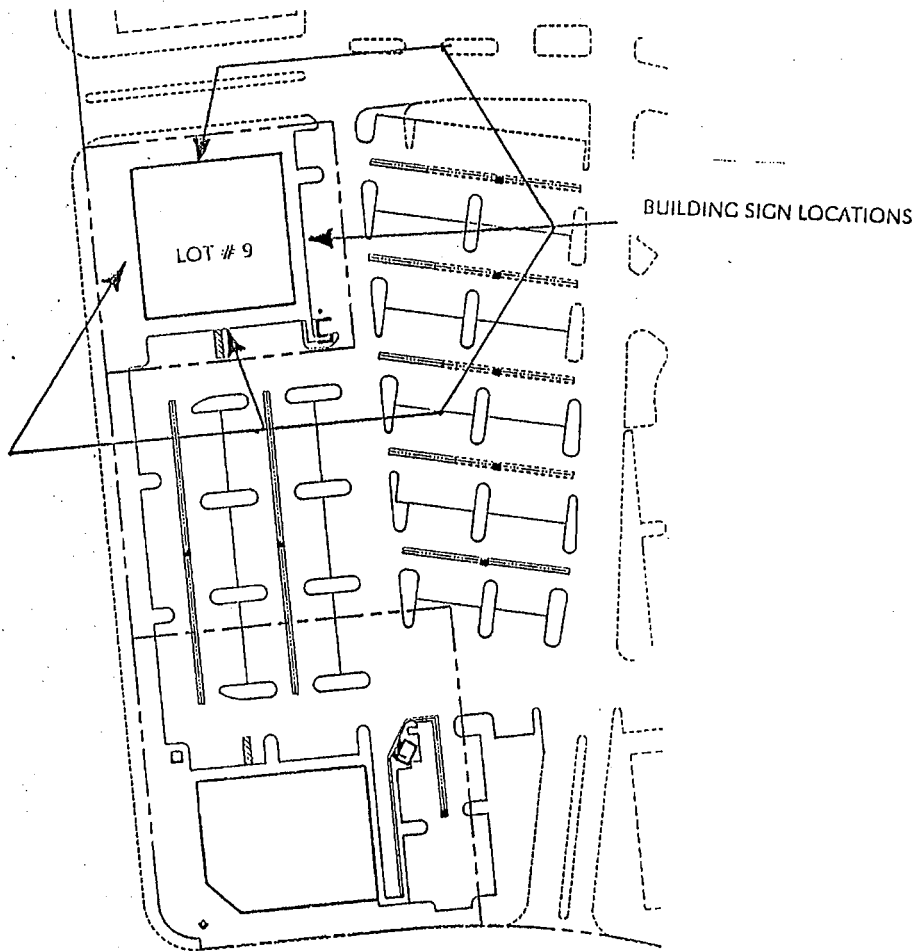
SIGN AREA DISTRIBUTION

BUILDING SIGNS

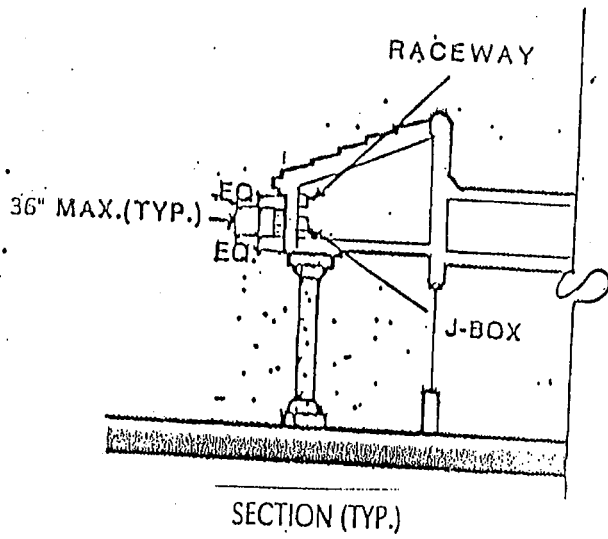
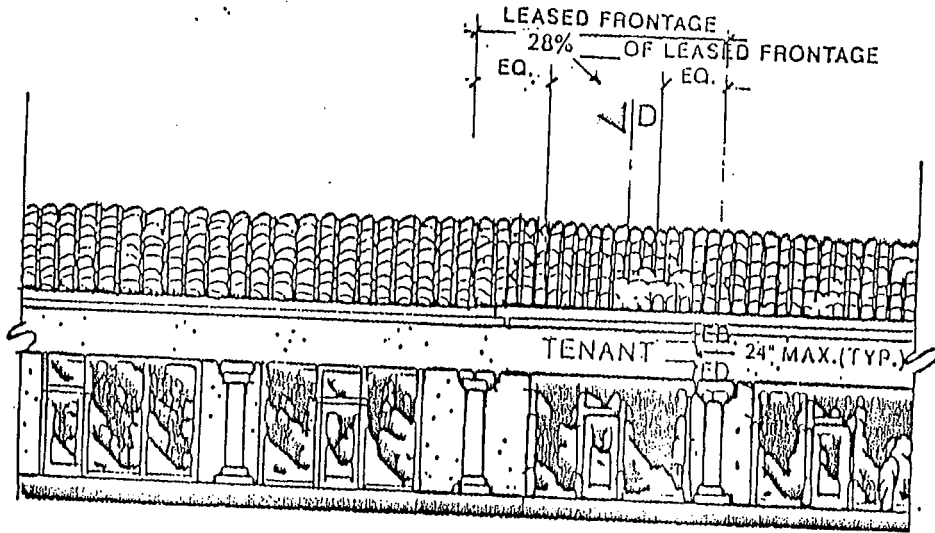
North Elevation: 104' X 21.4% X 36" =	66.76	sq. ft.
East Elevation: 96' X 21.4% X 36" =	61.63	sq. ft.
South Elevation: 104' X 21.4% X 36" =	66.76	sq. ft.
West Elevation: 96' X 21.4% X 36" =	61.63	sq. ft.
Total Building Signs	256.78	sq. ft.

TOTAL PLANNED SIGN AREA 256.78 SQ. FT.

***** The percentage of the store frontage may be increased if the letter height is reduced proportionately so that the total area of the sign remains within the maximum cited above.



SITE PLAN



GENERAL NOTES:

1. The purpose of this criteria is to establish the minimum sign standards necessary to insure coordinated, proportional exposure for all tenants. Performance shall be strictly enforced and any non-conforming signs shall be removed by the tenant or his sign contractor at their expense.
2. Each tenant shall submit to the landlord for approval five (5) copies of detailed shop drawings of proposed sign indicating conformance to these criteria. Such submittals shall include but not be limited to pertinent dimensions, details, materials and colors.
3. Landlord must indicate written approval and initial one (1) copy and submit to City of Oxnard.
4. The tenant shall submit landlord-approved drawings to all agencies requiring approval and shall pay for the required approvals and permits.
5. Tenant shall submit three (3) copies of landlord-approved plans to City of Oxnard Department of Building and Safety; one (1) copy shall be retained by Planning Division.
6. The tenant shall pay for all signs and their installations and maintenance.
7. All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of insufficient quality by landlord or the project architect.
8. All signs and their installation must comply with local; building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
9. Tenant shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.
10. No animated, flashing, or audible signs will be permitted.
11. No exposed tubing lamps will be permitted.
12. No exposed raceways, cross overs, conduits, conductor, transformers, etc., shall be permitted.
13. Sign contractor shall provide necessary fastenings and bracings to securely install the sign.