

FOR PZ 96-5-61, 71, 72 & 73
ONLY

APPROVED 6/97

H O U S T O N / T Y N E R

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MASTER SIGN PROGRAM

FOR

**CHANNEL ISLAND BUSINESS CENTER
TRACT 4618**

A sign program has been developed for this development and shall include the following five (5) sign types; such signs are to be located according to the Master Sign Plan, SP-1 as prepared by Houston/Tyner for this development.

<u>SIGN NO.</u>	<u>TYPE</u>	<u>MOUNTING</u>	<u>MAXIMUM SIZE</u>	<u>DESCRIPTION</u>
1	Company name band	Free standing letters on steel beam	10" tall x 12' long	Company name to be cast alum. letters 10" tall, 2" deep free standing letters mounted on top of entry beam. Color to match building accent or be clear anodized
2	Logo wall sign	Wall mounted logo graphic only.	4' x 8'	Company logo graphic only. Sign to be laser cut sheet alum., steel or cast bronze, wall mounted with standing steel posts from wall, 2" out from wall. Color to match accent or company's primary color, or be clear anodized.
3	Post mounted handicap sign	Post mounted at head of each handicap stall	14" x 18" at +72" A.F.F.	Handicap sign to meet ADA standards. Sign to be blue and white and shall be mounted

				on a 2" x 2" painted steel post @ 72" above the parking surface to the centerline of the sign. Post to be painted to match accent color of building.
4	Address numbers	Column mounted individual numbers (vertically)	6" tall x 5 numbers	Address numbers to be 6" tall individual cast alum. numbers, 1/2" deep, set in concrete column recess, mounted vertically. Numbers to be set with stainless steel posts a minimum of 1/4" off of column surface. Color to match sign band; painted to match building accent or to be clear anodized.
5	Service drive address numbers	wall mounted individual letters over man door (horizontally)	4" tall x 5 numbers	Service drive address numbers to be 4" tall individual cast alum. numbers, 1/2" deep, mounted horizontally over man door at 8'-0" above the finished floor to the centerline of the letters. Spacing to be centered over doorway. Numbers to be set with stainless steel posts a minimum of 1/4" of wall surface. Color to match building accent color.

Planned Is Bus Center

*U/182-1187
K #4065
PD 1096*

SIGNS AND APPURTENANT STRUCTURES

In addition to the provisions of City Code, the following shall apply:

- 30. Building and monument signs shall be as shown in Exhibit "A." All signs shall utilize raised, recessed or applied individual letters. Other types of building or monument signs may be allowed, subject to approval of the Community Development Director. No "Can" type signs are allowed. (PL)
- 31. Each parcel shall have not more than one monument sign on each street frontage. No monument sign shall be located closer than 10 feet to any property line and shall not exceed a height of 6 feet above adjacent curb nor 5 feet above top of adjacent berms. Maximum monument sign area shall be 50 square feet per side or a total of 100 square feet. (PL)
- 32. No freestanding signs shall be allowed. (PL)
- 33. In addition to the permitted monument sign, each parcel shall be permitted directional signs to promote smooth traffic flow. No directional sign shall exceed four square feet in area nor six feet in height. Directional signs may display text or logos other than that normally associated with circulation, but not advertising of any kind. The developer shall provide a program for sign standard treatment compatible with design elements of the CIBC subject to approval by the Planning Division. (PL)

Compact stall signs shall be required to designate compact parking where compact parking spaces are grouped in clusters of 5 or more. (PL)

- 34. A lot, building or complex occupied by two or more businesses shall be permitted tenant identification signs in addition to the permitted monument sign. Such tenant identification signs shall not exceed eight square feet in area and shall be attached to the building. Building addresses shall be placed on the rear as well as front of the buildings. Design of address numbers shall be as shown in Exhibit A. (PL)
- 35. Lights within a site shall not be placed to cause glare or excessive light spillage on neighboring sites. Light colors shall be uniform within a single lot or development. Light poles shall not exceed twenty feet in height and in no case shall they exceed the height of buildings on-site. The design of light fixtures and their structural supports shall be as shown in Exhibit "A" (Development Plan). (PL)

FIRE SAFETY CONDITIONS

- 36. On-site and/or boundary water mains, fire hydrants, and services shall be installed subject to the specifications of the Fire Department and Water Service Division. (PW, FD/PW)