



CONRAD & OKUMA, ARCHITECTS
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 167 Lambert Street
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PROJECT TITLE:
 MAULHARKT INDUSTRIAL CENTER
 961 RICE ROAD
 OXNARD, CALIFORNIA

SHEET TITLE:
 SIGN PROGRAM ELEVATIONS

REVIEWED BY:

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	1000
SHEET	
PRINTED	SA10

NOTE: 100'-0" L.F. FRONT PROPERTY
 2' OR X - F = 876 OR FT OF
 SIGN AREA ALLOWED.
 ACTUAL SIGN: 176 S.F. x 8'10" H.F.

NOTE: SIGN LETTERS TO BE
 APPLIED ON, SIDE OR
 MECHANICAL PARTS.
 NON LIGHTING TYPE SIGN
 LETTERS.

961 No. Rice Ave

METAL PANEL FINISH SYSTEM TYP
 ALUM WINDOW WALLS
 ALL GLAZING IN WINDOW WALLS
 SHALL BE SAFETY GLAZING.
 EAST

LANDSCAPING

18. Landscape and irrigation plans prepared in accordance with the Industrial Landscape Guidelines, and shall be submitted to Parks Division for approval prior to issuance of building permit or initiation of the proposed use. (PK, PL/PK)
19. Landscaping and irrigation shall be installed per plans as approved by the Parks Division. (PK, PL/PK)
20. Landscaping and irrigation installation shall be inspected and approved by Parks Division prior to issuance of Certificate of Occupancy. (PK/PK, B)
21. Continuous maintenance of all landscaped areas, as required by City Code and as specified by Parks Division shall be provided. (PK)
22. All trees shall be 24 inch box size (minimum) and 36 inch box size minimum at project entrance. All shrubs and vines shall be 5 gallon size (minimum) except as specified by the Parks Division. (PK/PK)

SIGNS

23. Prior to the issuance of a building permit, the developer shall prepare a master sign program for the proposed project. The master sign program shall indicate on the site plan and elevations the size, placement, material and color of all proposed free-standing and building signs. The square footage of all signs for the proposed project shall not exceed 582 square feet as determined by the City Code. Final location of signs shall be in accordance with City Code and shall be subject to review and approval of the Community Development Director. (PL, B/B)

APPURTENANT STRUCTURES

24. All roof heating and/or cooling systems shall be recessed and/or screened from adjoining property to the approval of the Community Development Director. (PL/B)
25. All open storage of materials shall be located as shown in Exhibit "A". Open storage areas shall be screened from adjacent properties and streets by construction of a wall, fencing or screening. All fence or wall materials shall match major design and materials elements of the main structure. Landscaping shall be incorporated in any wall or fence design as required. (PK, PL/PK, B)