



TRINITY PLAZA

Project Sign Program & Tenant Guidelines

Southeast Corner of Camino Del Sol & Rose Avenue
Oxnard, CA 93030

DECEMBER 12th 2014

PREPARED FOR

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PREPARED BY

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TRINITY PLAZA

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O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Trinity Plaza, Oxnard, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Developer/Tenant and City relationship.

The Developer will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Developer.

Maintenance of the Sign

The Tenant shall employ professional sign fabricators and installers approved by the Developer who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Trinity Plaza" Sign Program.

Only those sign types provided for and specifically approved by the Developer in Tenant's sign submission documents will be allowed. The Developer may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Developer's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Developer with a copy of all sign fabrication and installation permits prior to installation.

It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

Note:

- This sign program is intended to show the location, size and square footage of signs (building and site signs). Designs may change in the future as the project moves forward and are subject to change at the Landlord's discretion.

- All signs and sign modifications are subject to City of Oxnard approval.

TABULATION CHART:

BUILDING INFORMATION:	LINEAR FEET: (ft.)	FRONTAGE:	FORMULA:	AREA: (sq.ft.)
FAST FOOD	39.1	ROSE AVE	2 sq.ft. / 1 lin.ft. Build'g	78.2
FAST FOOD (2nd Frontage)	76.8	SOUTH/PARKING	1/2 sq.ft. / 1 lin.ft. Build'g	38.4 TOTAL: 116.6 sq.ft.
RETAIL-1	50	ROSE AVE	2 sq.ft. / 1 lin.ft. Build'g	100
RETAIL-2	20	ROSE AVE	2 sq.ft. / 1 lin.ft. Build'g	40
RETAIL-3	20	ROSE AVE	2 sq.ft. / 1 lin.ft. Build'g	40
RETAIL-4	20	ROSE AVE	2 sq.ft. / 1 lin.ft. Build'g	40 TOTAL: 220 sq.ft.
CHURCH	63	CAMINO DEL SOL	2 sq.ft. / 1 lin.ft. Build'g	126
CORNER ID	36	CAMINO/ROSE AVE	N/A	36
MONUMENT	N/A	CAMINO DEL SOL	N/A	72 (8x3=24(3 panels))
TOTAL:				570.6 sq.ft.



Routed Pushed Through Copy



A combination of routed and backed up copy out of a halo illuminated panel



Standard Channel Letters



Metal Cut Out Panel with Halo Illumination



A combination of channel letters mounted to a fabricated aluminum panel



Front and Halo lit Channel Letters



Halo Illumination

SIGN SIZE PARAMETERS

- (A) **Project Pylon (P.1)**
One (1) 15'-0" high double faced illuminated sign with Tenant names and Project Identification.
- (B) **Church Monument Sign (M.1)**
One (1) 6'-0" high double faced illuminated sign with the Church name and changeable message.
- (C) **Corner Monument Sign (CM.1)**
One (1) 4'-0" high single faced externally illuminated sign with Project Identification.
- (D) **Wall & Canopy Mounted Signs**

Each Tenant is allowed a storefront ID sign above their storefront. Tenants with building elevations facing multiple exposures such as public streets and/or internal parking lots, streets or alleyways, may incorporate signage at each elevation, as approved by Landlord at Landlord's discretion but not to exceed total square footage allowed for their leased building area.

Sign area allowed for each Tenant shall be calculated as follows:

Pad Tenants:

Maximum sign area to be calculated at two (2) square feet for each lineal foot of building principal frontage. Maximum sign height not to exceed three feet six inches (3'-6"). Tenant may also have stacked copy. The area shall be calculated as shown in the example below but shall not exceed the total square footage of sign area permitted by the Tenant's building frontage.

Shop Tenants:

Maximum sign area to be calculated at two (2) square feet for each lineal foot of building principal frontage. Maximum sign height not to exceed two feet six inches (2'-6"). Tenant may also have stacked copy. The area shall be calculated as shown in the example below but shall not exceed the total square footage of sign area permitted by the Tenant's building frontage.

The maximum width of any Tenant's storefront sign may not exceed seventy-five (75%) percent of the Tenant's leased storefront. Fascia signs shall be located in close proximity in the zones designated in the building elevation figures in this sign program. In no case may a sign extend beyond the roof parapet or adjacent building eave line. Signs are not allowed on or against any roof structures.

Menu Board Signs:

Menu boards on the interior driveways of drive-thru facilities shall not exceed sixty (60) square feet in area and six feet (6'-0") in overall height. Speakers shall face away from residential property. No more than two (2) menu boards per driveway shall be permitted.

All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.



AREA BASED ON x(y)=
(x: WIDTH)
(y: HEIGHT)





Halo letters on wire mesh background and exposed neon accents.

Examples of Mixed Media:



Halo illuminated channel letters with an aluminum panel and routed copy.



Standard internally illuminated channel letters mounted to a wall or backing, must be mounted 1/2" off the background. Letters may be front, halo or front & halo illuminated.

SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Developers review/approval of all sign design submittals.

There are many acceptable sign treatments, however a **Mixed Media** * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Developer reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Acceptable sign styles include:

1. Creative use of Standard illuminated channel letters.
2. Front and halo-illuminated channel letters.
3. Halo illuminated letters, 3" deep minimum.
4. Mixed media / dimensional signs using images, icons, logos, etc.
5. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
6. Dimensional geometric shapes.
7. Sandblasted; textured and/or burnished metal-leaf faced letters, pin mounted from facade with gooseneck light fixtures.
8. Exposed neon if used as an accent, subject to approval by the Landlord and the City of Oxnard.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents.

Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area.

With the Developer approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.



TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Light Emitting Diodes (LED's)
2. Neon or fluorescent contained in letters and panel cabinets
3. Fiber Optics
4. Cove Lighting (Indirect Illumination)
5. Incandescent light bulb

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign or blade sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials. Signs may incorporate **regionally** and **nationally** recognized logo colors. Sign colors should be selected to provide sufficient contrast against building background colors. Sign colors should be compatible with and complement building background colors. Sign colors should provide variety, sophistication and excitement. Color of letter returns shall be a contrasting color to the face of the letter. Neon accent colors should complement related signing elements. Bright colors such as " Hot Pink " will not be allowed.



APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

Store Name;
Store Logo (in color with colors identified);
Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant Development Director.

Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0". Plus a site plan with the marked locations of the proposed sign(s).

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

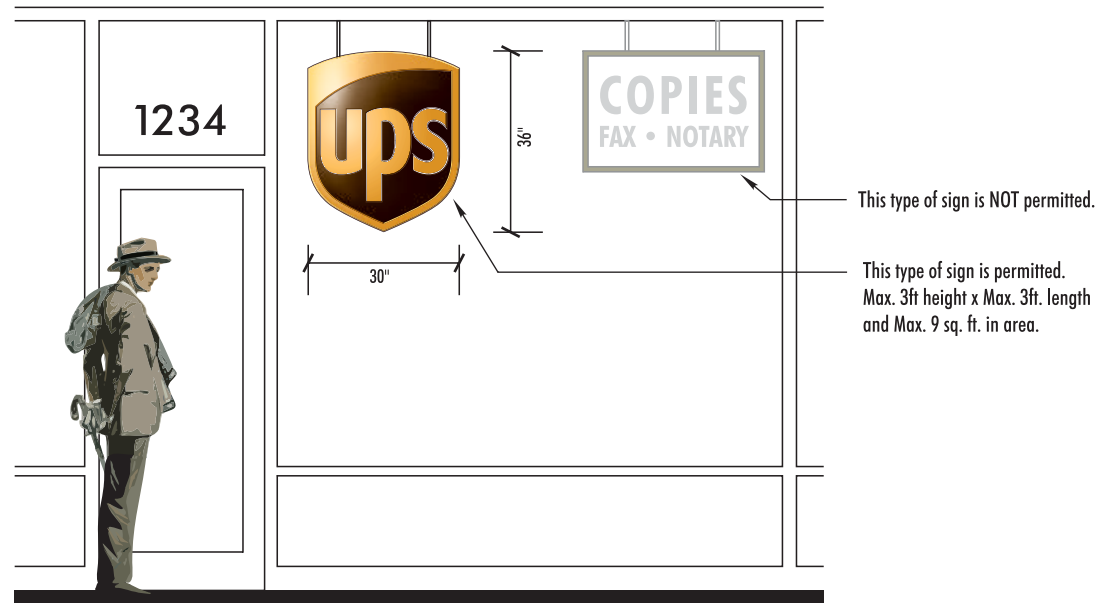
Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide one (1) set of the Landlord approved drawings to the City of Oxnard when submitting for building and electrical permits.



Creative use of cabinets with pushed through copy and dimensional icons are occasionally an excellent solution, when architecturally channel letters cannot be used.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, Pennants, Sale /promotional Banners, Inflatable displays or Sandwich boards, unless with specific prior approval from Landlord
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord.
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).
20. Signs painted directly onto the building will not be permitted.
21. Noncompliant signs are to be removed immediately upon request.
22. Promotional and temporary signs will not be permitted without written Landlord approval and must be in accordance with City of Oxnard ordinances.



TYPICAL FRONT ENTRY ELEVATION

FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

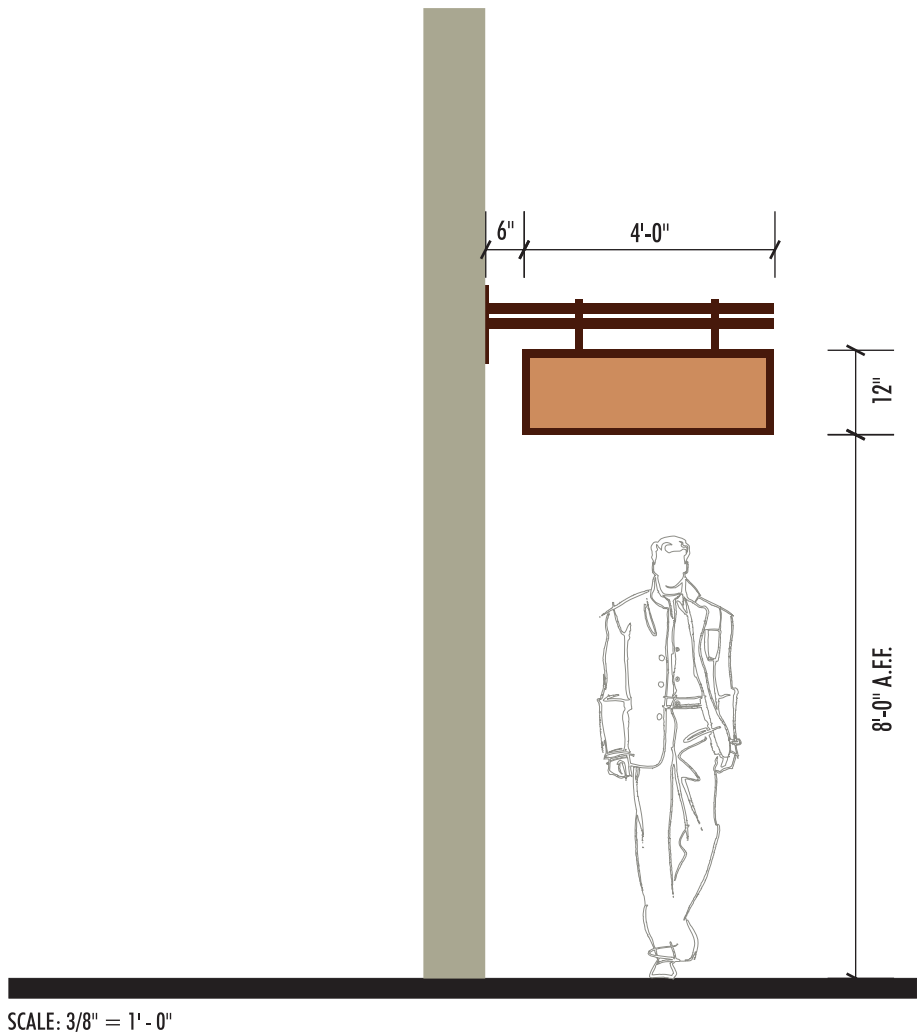
1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.
9. **All Signs to be pegged a minimum of a half (1/2") inch from wall or facade onto which the letters are attached.**

INSTALLATION

The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the City of Oxnard, California and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

PEDESTRIAN ORIENTED PROJECTING BLADE SIGN



Each Tenant is permitted one (1) blade / under canopy sign per customer entrance. The blade sign program requires that each Tenant’s graphic identity be transformed into a 3-dimensional double-faced sign. The Landlord encourages the Tenant to propose blade / under canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

Blade / under canopy signs will be non-illuminated.

Blade / under canopy signs shall project no more than four feet (4'-6") from the building face, and shall be no more than one foot (1'-0") in height, with a maximum of four (4) square feet of area for each face. Clearance from the underside of the blade sign to the finished common area paving shall be a minimum of eight (8'-0") feet.

The blade sign bracket shall be of a standard design approved by the landlord and shall be purchased from the landlord.

The blade sign may not be the Tenant’s primary store identification sign and will not be included in the calculation for the overall area permitted.

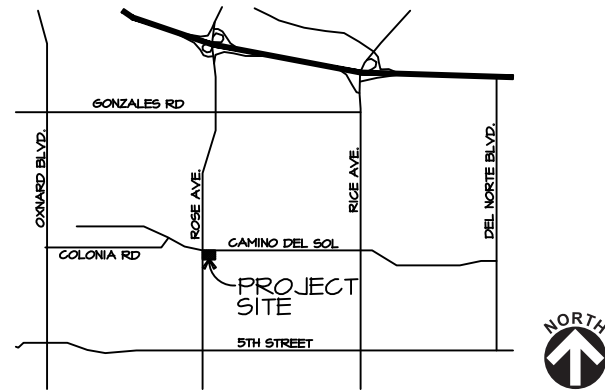
The blade sign may use creative shapes and be 3-dimensional.

Landlord is not responsible for structural backing or the dedicated primary electrical power that may be required to support the blade sign. This must be coordinated with Tenant’s Improvement Contractor prior to installation.

NOTE: BRACKET DESIGN STILL TO BE DETERMINED



NOTE: THE ABOVE PHOTOS ARE TO INSPIRE THE BLADE FACE ONLY NOT THE BRACKET

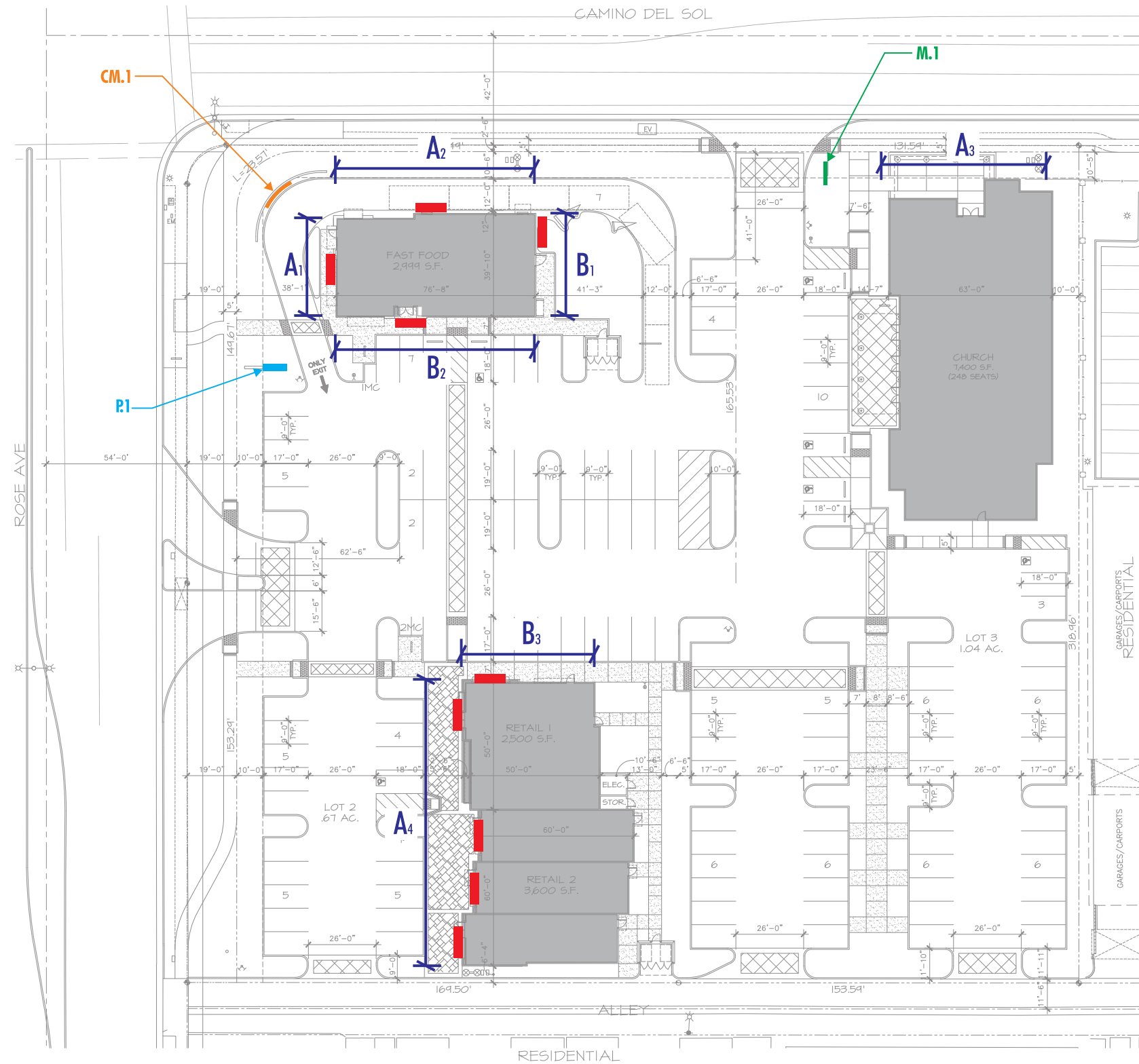


Vicinity Map

- = TENANT WALL SIGNS
- = 15'-0" PYLON SIGN (P.1)
- = 42" CHURCH MONUMENT SIGN (M.1)
- = CORNER MONUMENT SIGN (CM.1)

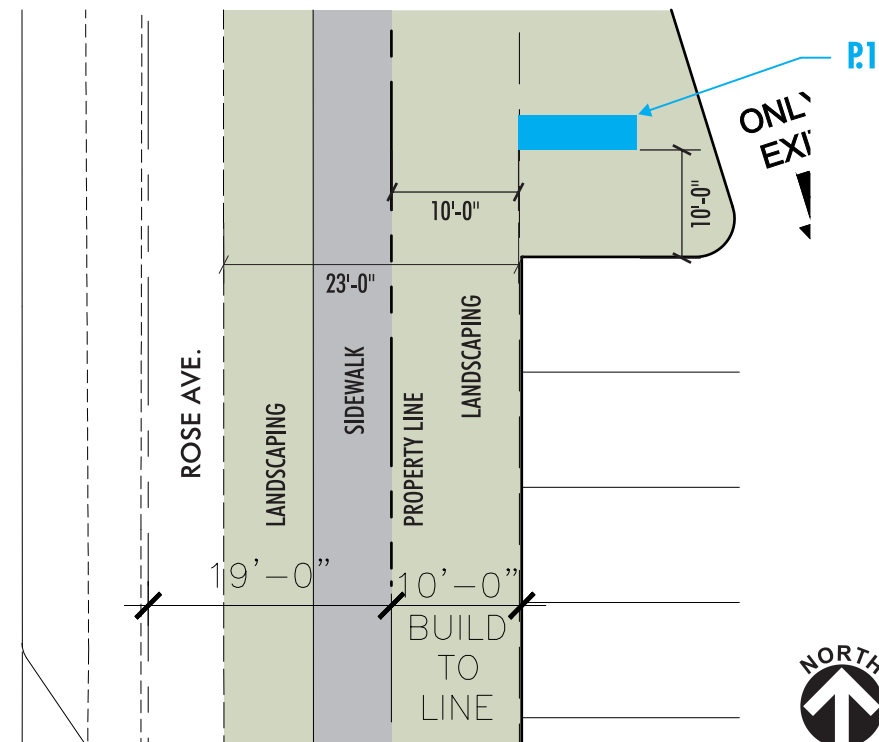
All Sign locations are conceptual. Final locations will be determined by the Tenant and Landlord, subject to approval based on tenancy and architecture.

A = 2 x 1 (linear foot)
 B = 1/2 x 1 (linear foot)

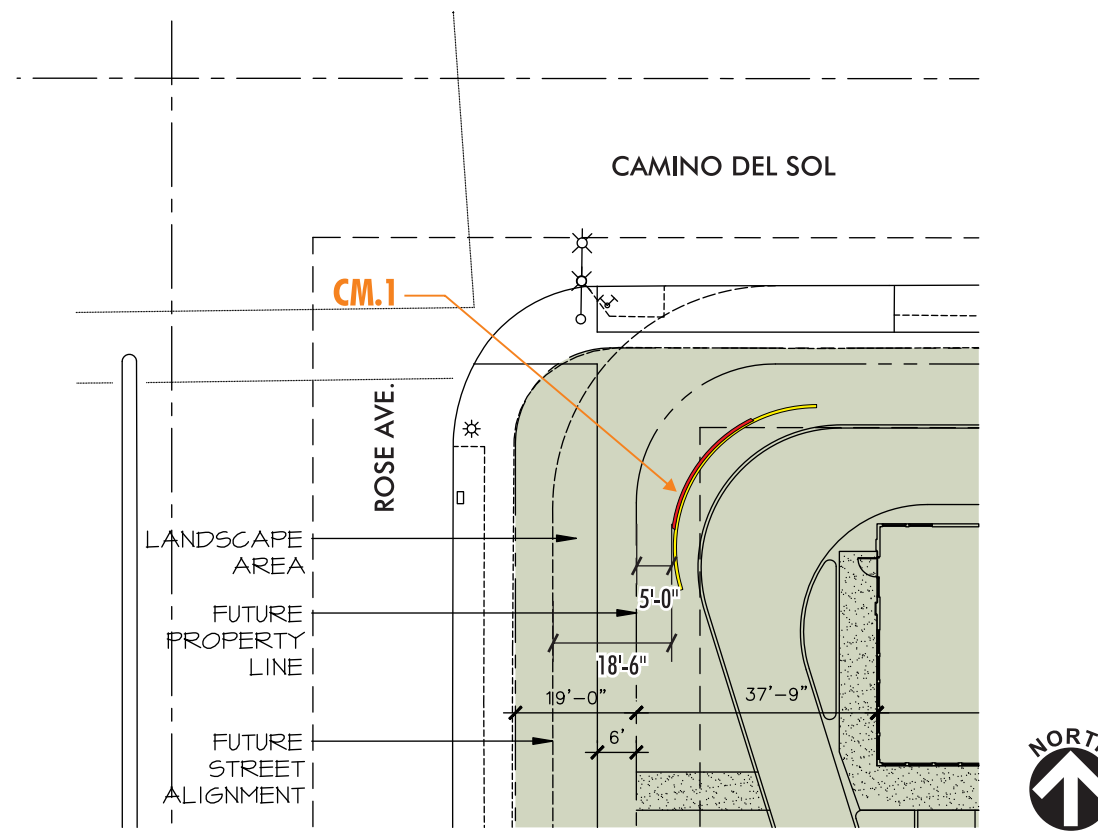


SCALE: 1" = 50'-0"

**SITE PLAN
(Setback Details)**

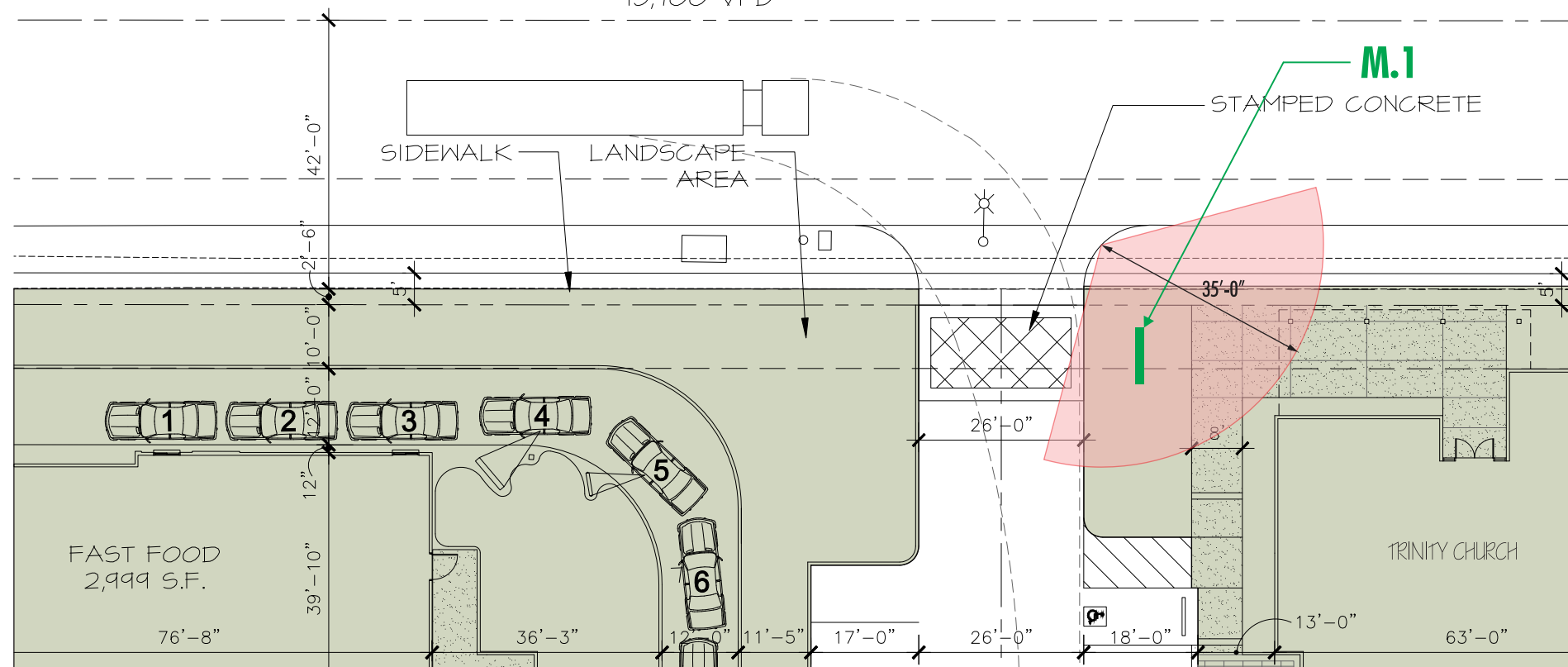


SCALE: 1" = 15' - 0"



SCALE: 1" = 30' - 0"

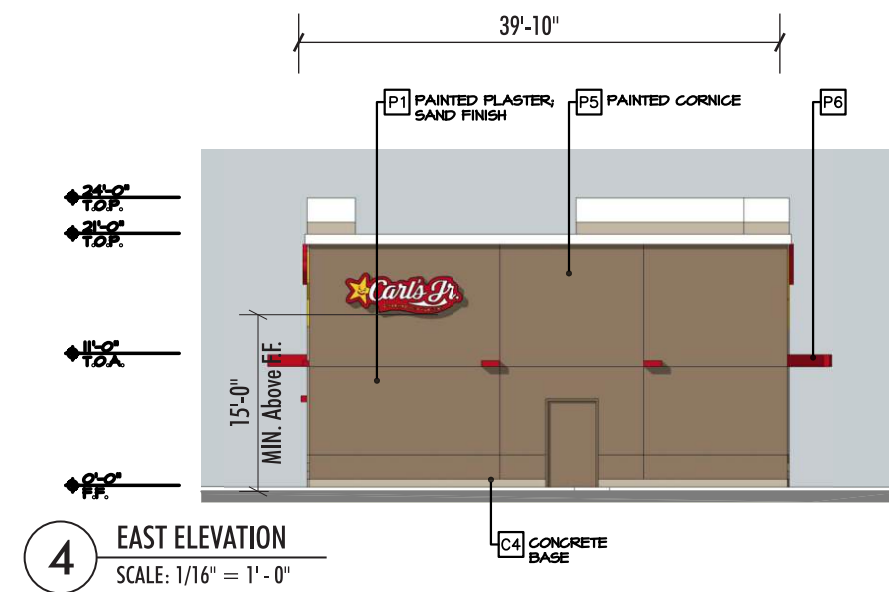
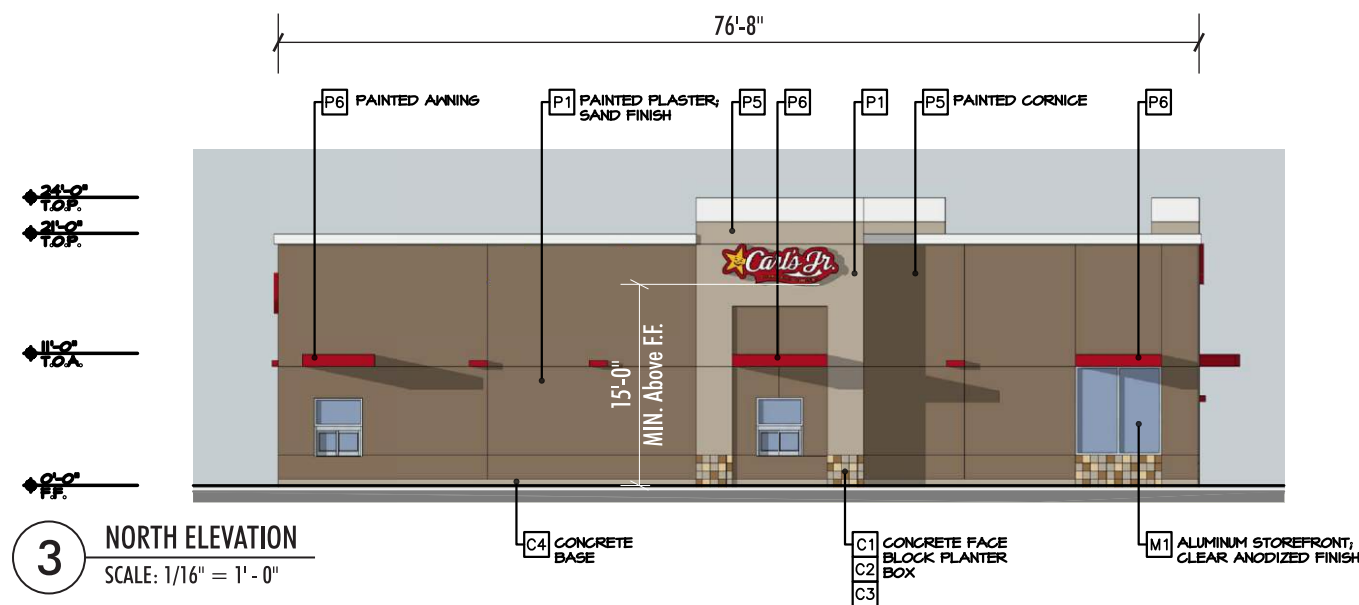
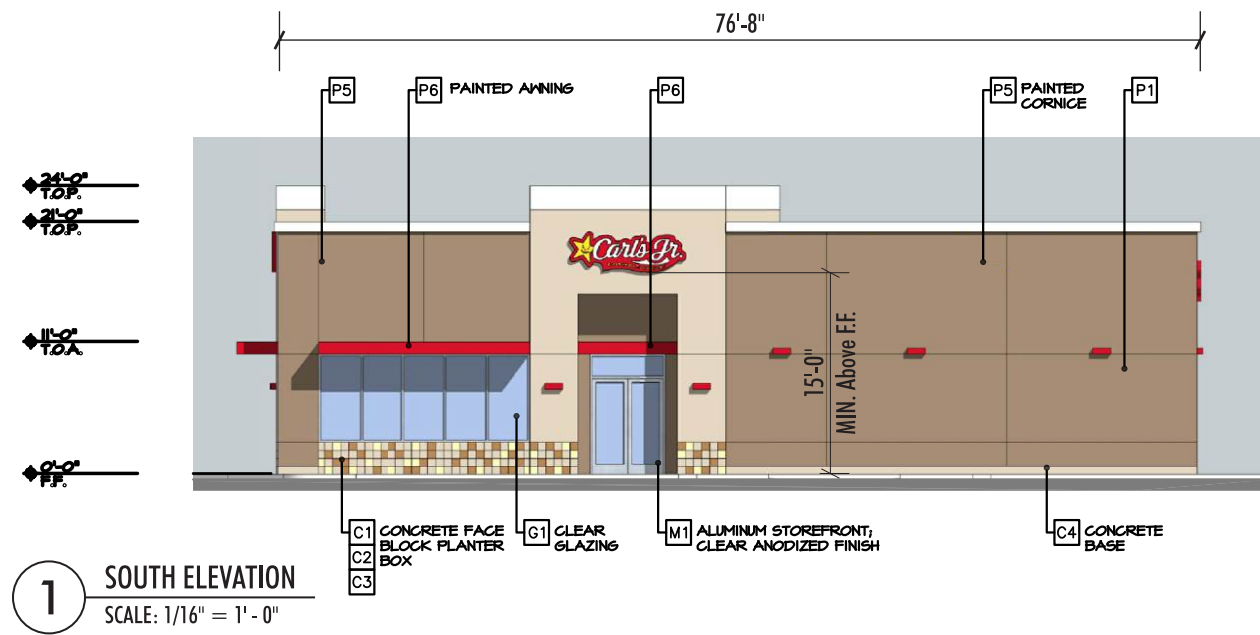
CAMINO DEL SOL
13,700 VPD



NOTE:
- 42" MAX HEIGHT w/n 35' FROM CENTER OF CURB
- 50 sq.ft. MAX

SCALE: 1" = 25' - 0"

PAD BUILDING ELEVATIONS (Carl's Jr)

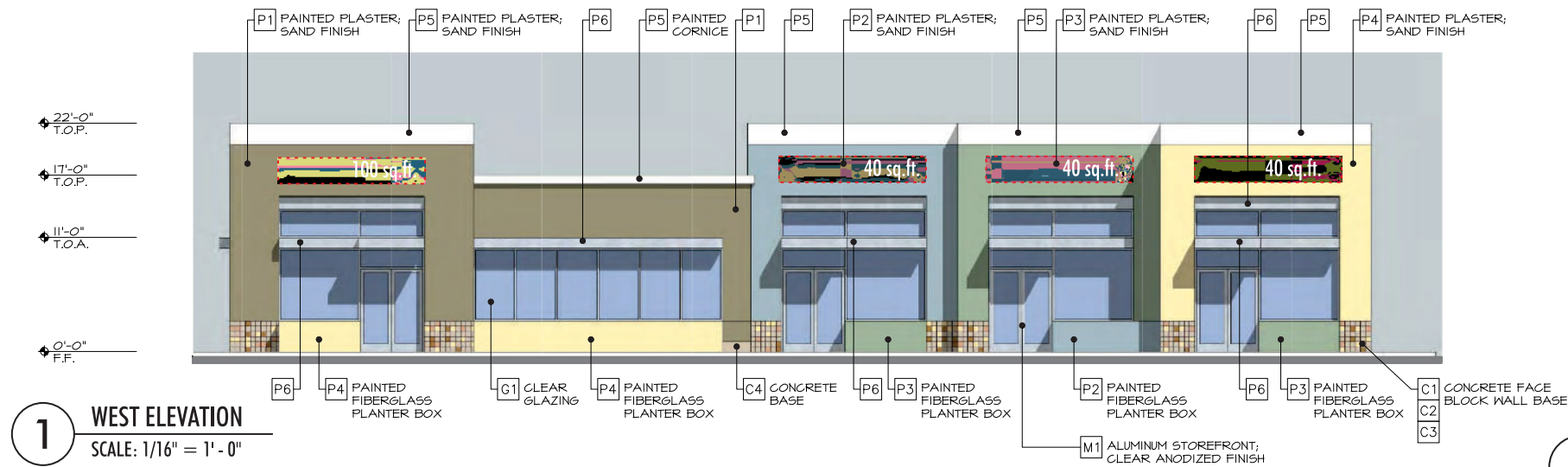


COLOR / MATERIAL LEGEND

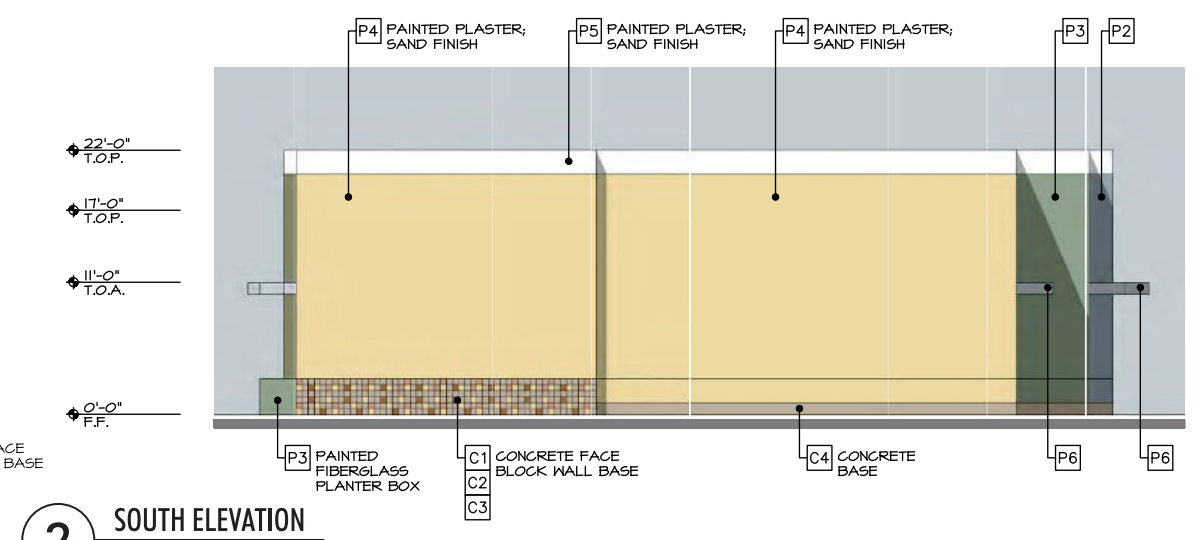
P1 EXTERIOR PLASTER WALL FIELD DUNN EDWARDS; DESERT GRAY, DEC160	M1 ALUMINUM STOREFRONT, CLEAR ANODIZED FINISH
P2 EXTERIOR PLASTER WALL FIELD, DUNN EDWARDS; IROGON BLUE, DEC196	C1 CONCRETE BLOCK ; SIERRA
P3 EXTERIOR PLASTER WALL FIELD, DUNN EDWARDS; DEC180, TICKLED CROW, DEC180	C2 CONCRETE BLOCK ; DURANGO
P4 EXTERIOR PLASTER WALL FIELD, DUNN EDWARDS; MADERA, DEC128	C3 CONCRETE BLOCK ; MODESTO
P5 EXTERIOR PLASTER ACCENT BAND, DUNN EDWARDS; SWISS COFFEE, DEW341	C4 CONCRETE BASE SMOOTH FINISH
P6 ALUMINUM AWNING CARL'S JR RED	G1 GLAZING: CLEAR

NOTE: TENANTS HAVE OPTION TO HAVE THEIR SIGN ON THE BUILDING FASCIA OR ON THE CANOPY.

NOTE: NO SIGNS PERMITTED ON THIS ELEVATION - FACES RESIDENTIAL

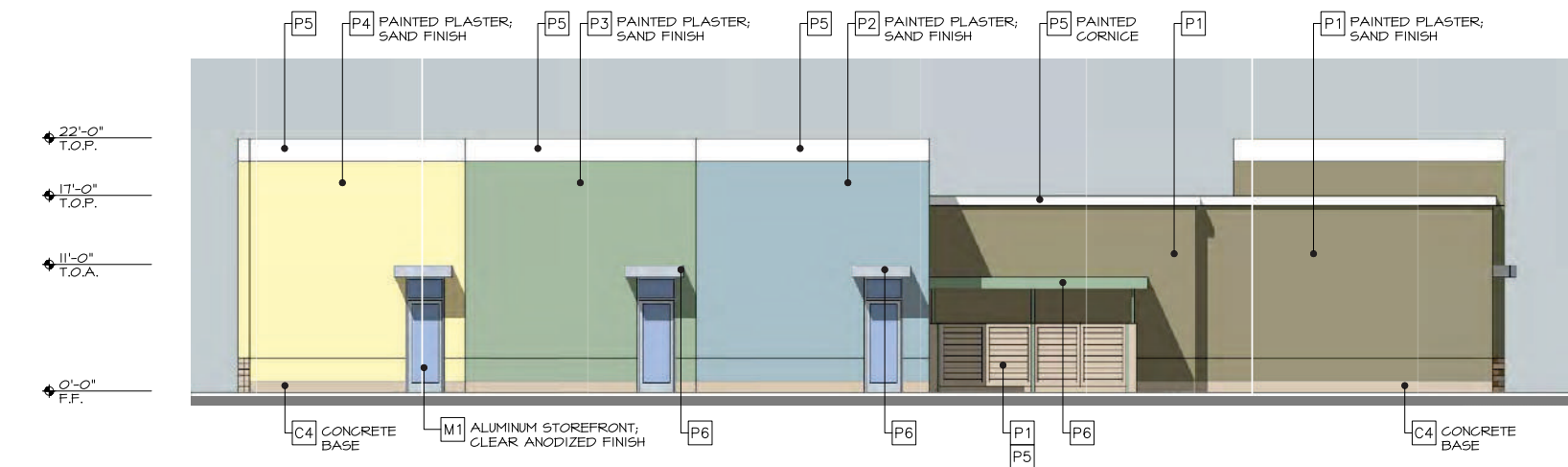


1 WEST ELEVATION
SCALE: 1/16" = 1' - 0"

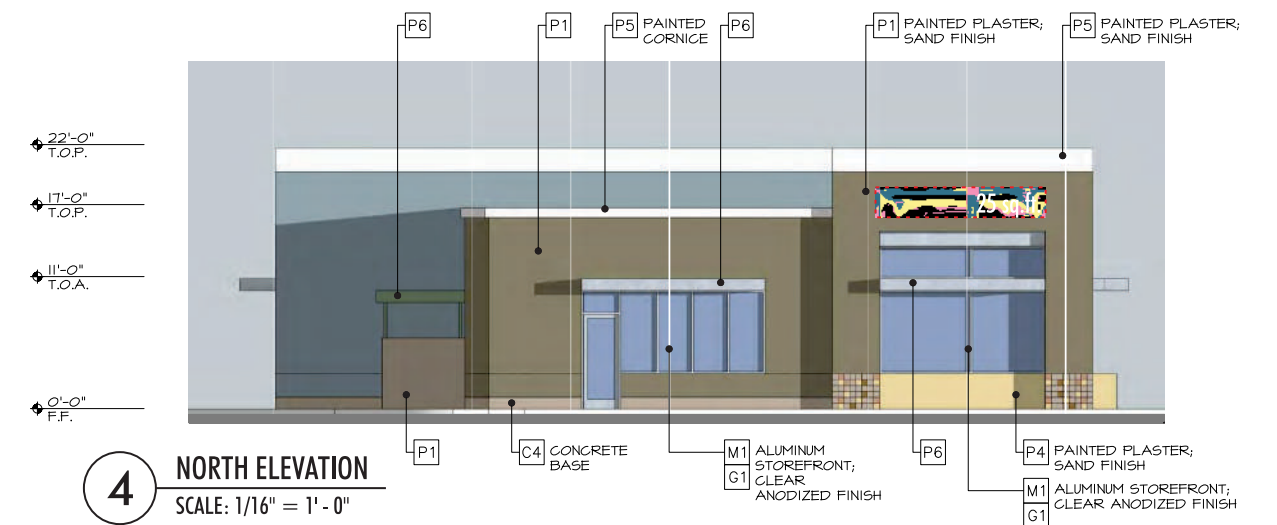


2 SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"

NOTE: NO SIGNS PERMITTED ON THIS ELEVATION - FACES RESIDENTIAL



3 EAST ELEVATION
SCALE: 1/16" = 1' - 0"

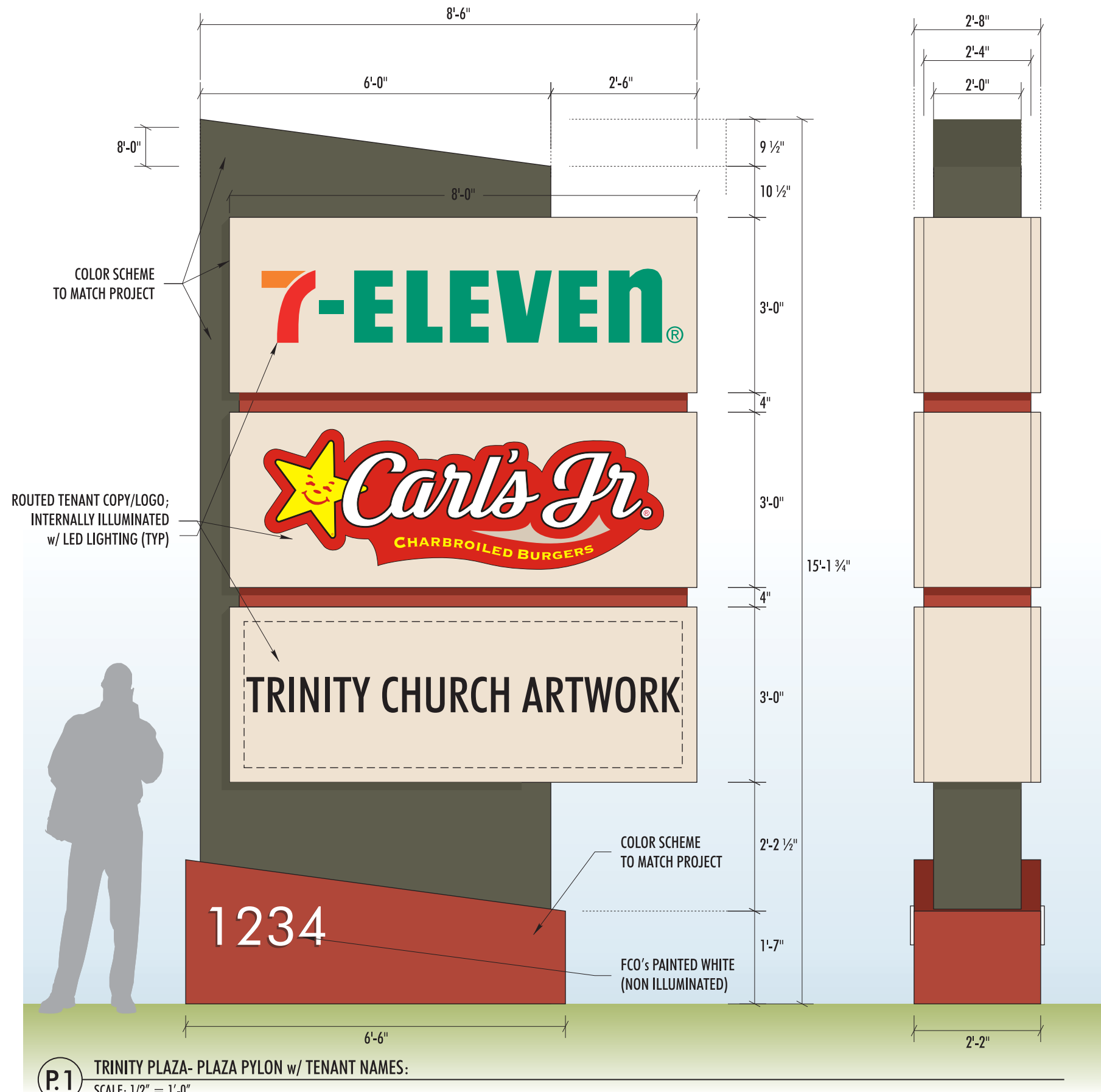


4 NORTH ELEVATION
SCALE: 1/16" = 1' - 0"

COLOR / MATERIAL LEGEND

- | | |
|--|---|
| P1 EXTERIOR PLASTER WALL FIELD
DUNN EDWARDS; DESERT GRAY, DEC160 | M1 ALUMINUM STOREFRONT,
CLEAR ANODIZED FINISH |
| P2 EXTERIOR PLASTER WALL FIELD, PLANTER BOX
DUNN EDWARDS; IROGON BLUE, DEC196 | C1 CONCRETE BLOCK ; COOL GRAY |
| P3 EXTERIOR PLASTER WALL FIELD, PLANTER BOX
DUNN EDWARDS; DEC180, TICKLED GROW, DEC180 | C2 CONCRETE BLOCK ; WARM GRAY |
| P4 EXTERIOR PLASTER WALL FIELD, PLANTER BOX
DUNN EDWARDS; MADERA, DEC128 | C3 CONCRETE BLOCK ; CANYON BLUFF |
| P5 EXTERIOR PLASTER ACCENT BAND, CORNICE
DUNN EDWARDS; SWISS COFFEE, DEN1341 | C4 CONCRETE BASE
SMOOTH FINISH |
| P6 STEEL BEAM, ALUMINUM ANNING | G1 GLAZING: CLEAR |

**PYLON SIGN
(P.1)**



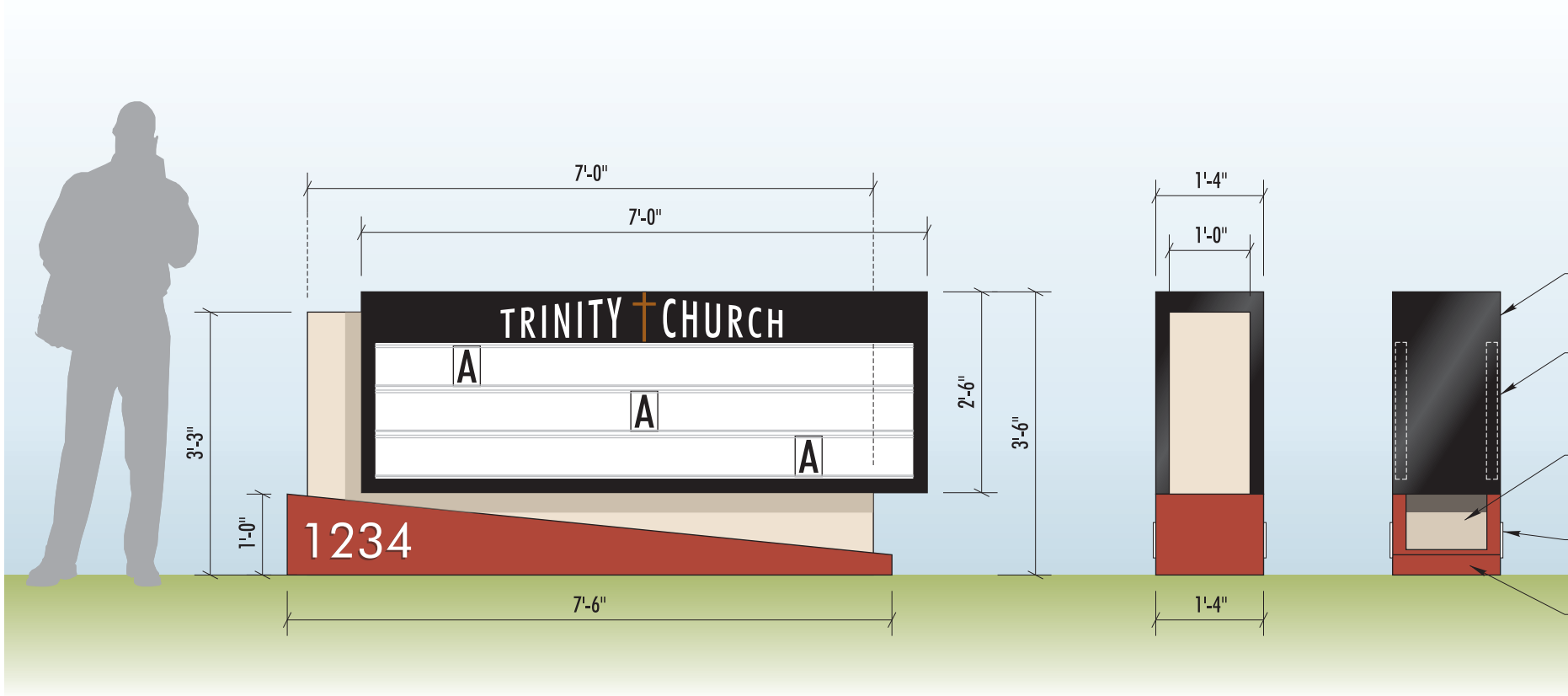
ARCHITECTURAL RENDERINGS:

P.1 TRINITY PLAZA- PLAZA PYLON w/ TENANT NAMES:
SCALE: 1/2" = 1'-0"

**CHURCH MONUMENT SIGN
(M.1)**



ARCHITECTURAL RENDERINGS:

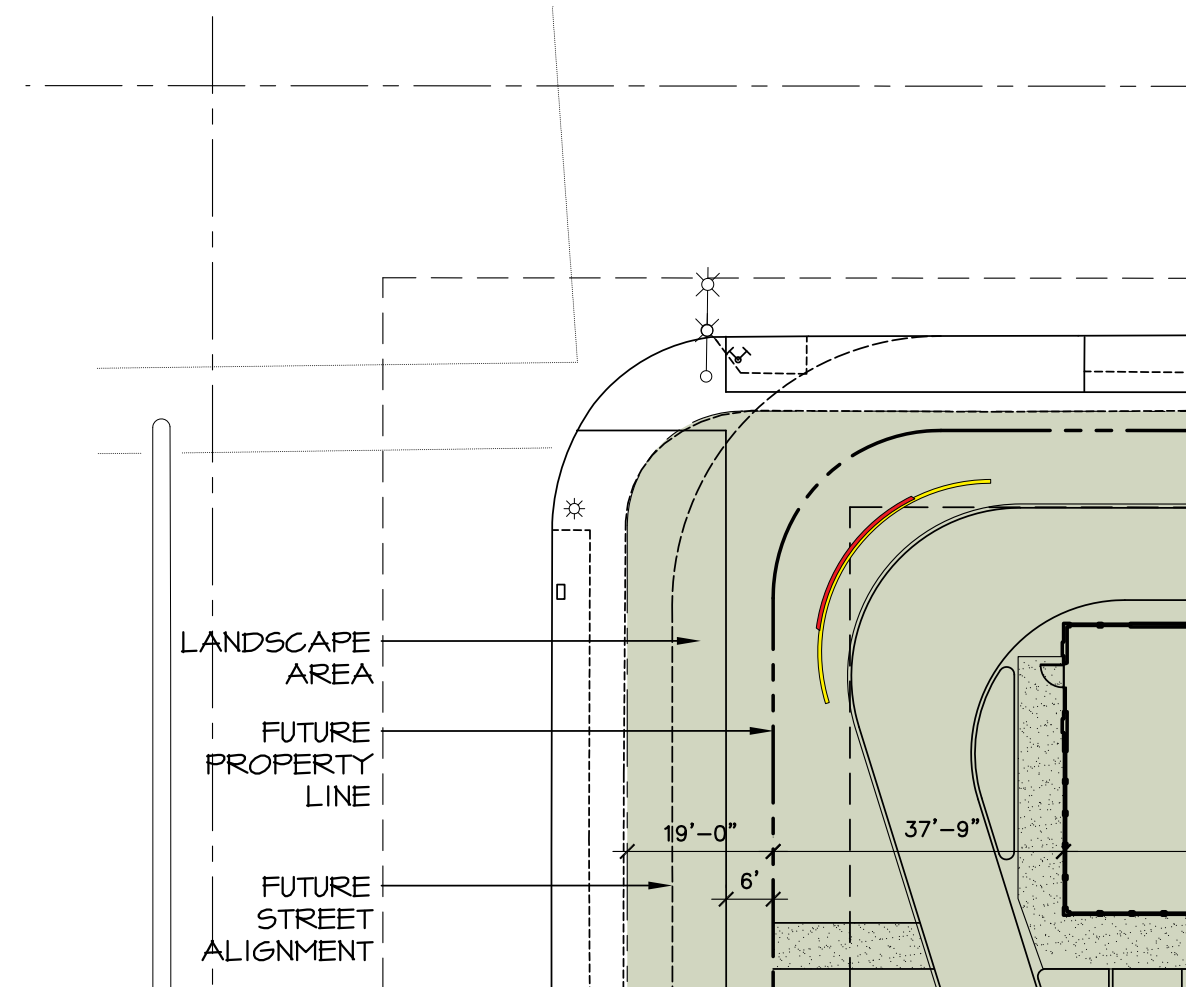
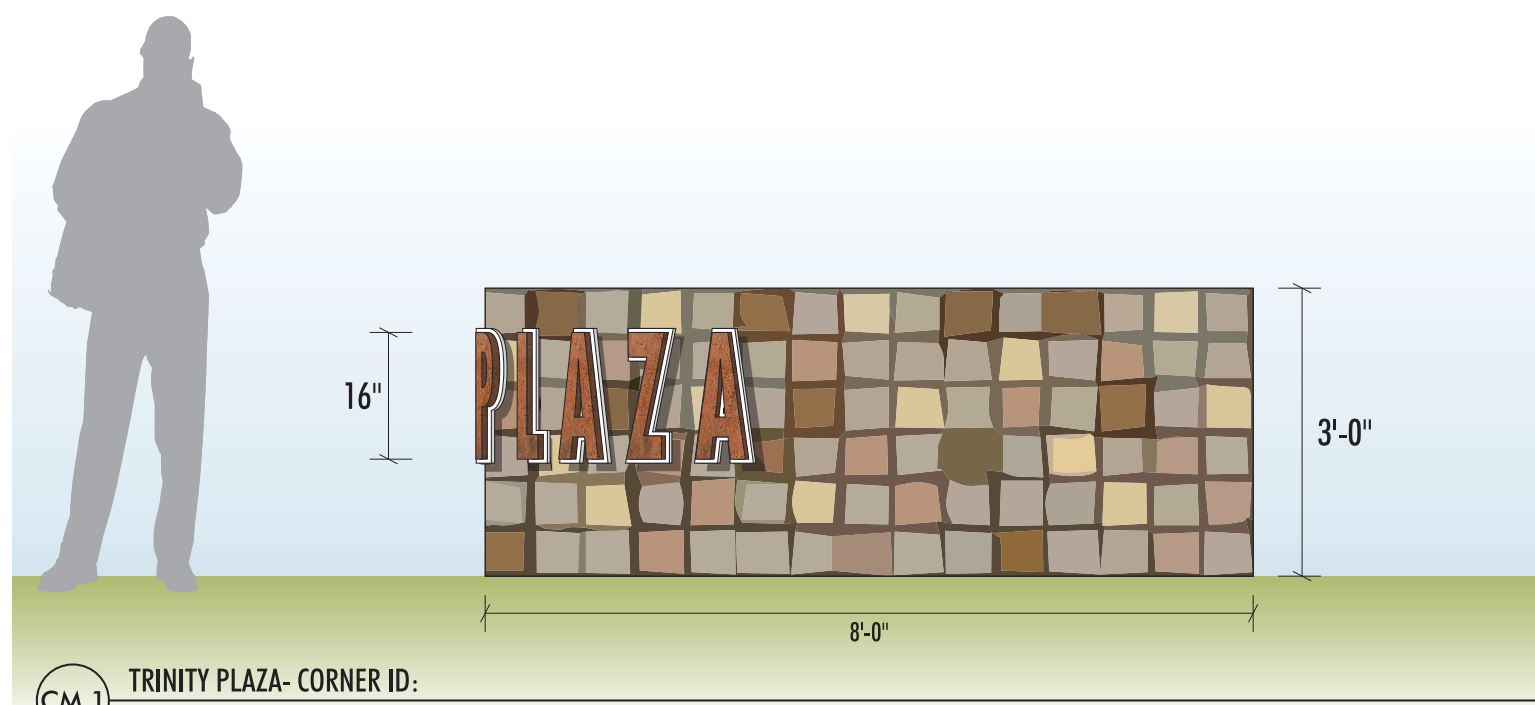
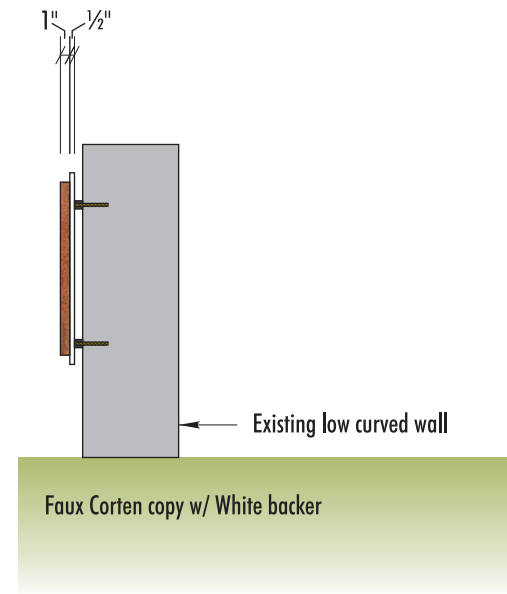
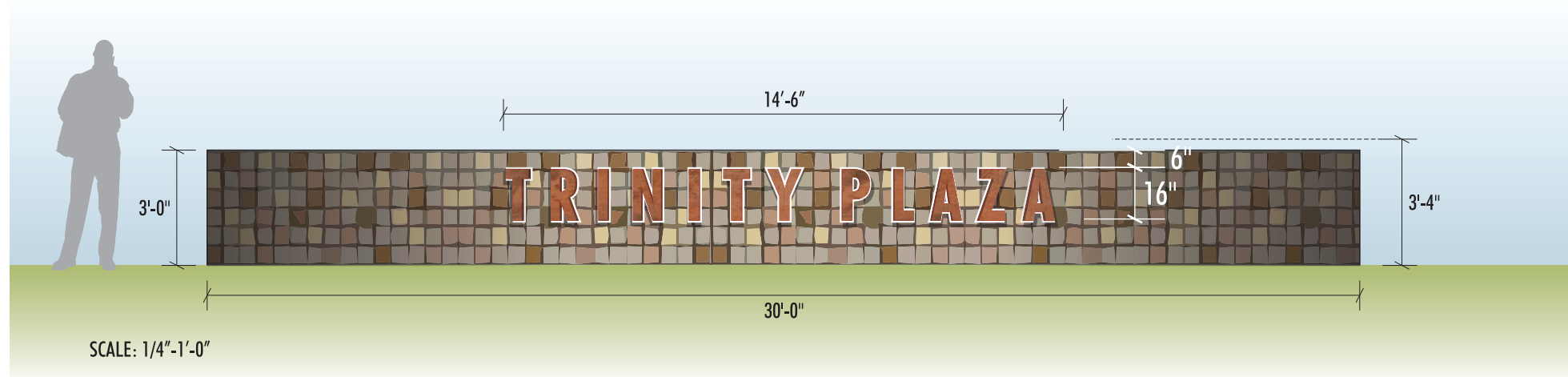


- ALUM. SIGN CABINET w/ ANGLE FRAMING; PAINTED SATIN BLACK
- D/F MESSAGE BOARD
- MEDIUM "TEXCOTE" FINISH; COLOR SCHEME TO MATCH CHURCH PALETTE
- FCO'S PAINTED WHITE (NON ILLUMINATED)
- MEDIUM "TEXCOTE" FINISH; COLOR SCHEME TO MATCH PROJECT

M.1 TRINITY PLAZA- TRINITY CHURCH MONUMENT w/ MESSAGE BOARD:
SCALE: 1/2" = 1'-0"

SIGN AREA = 17.5 SQ.FT.
QTY: 1

**CORNER MONUMENT SIGN
(CM.1)**



CM.1 TRINITY PLAZA- CORNER ID:
SCALE: 1/2" = 1'-0"

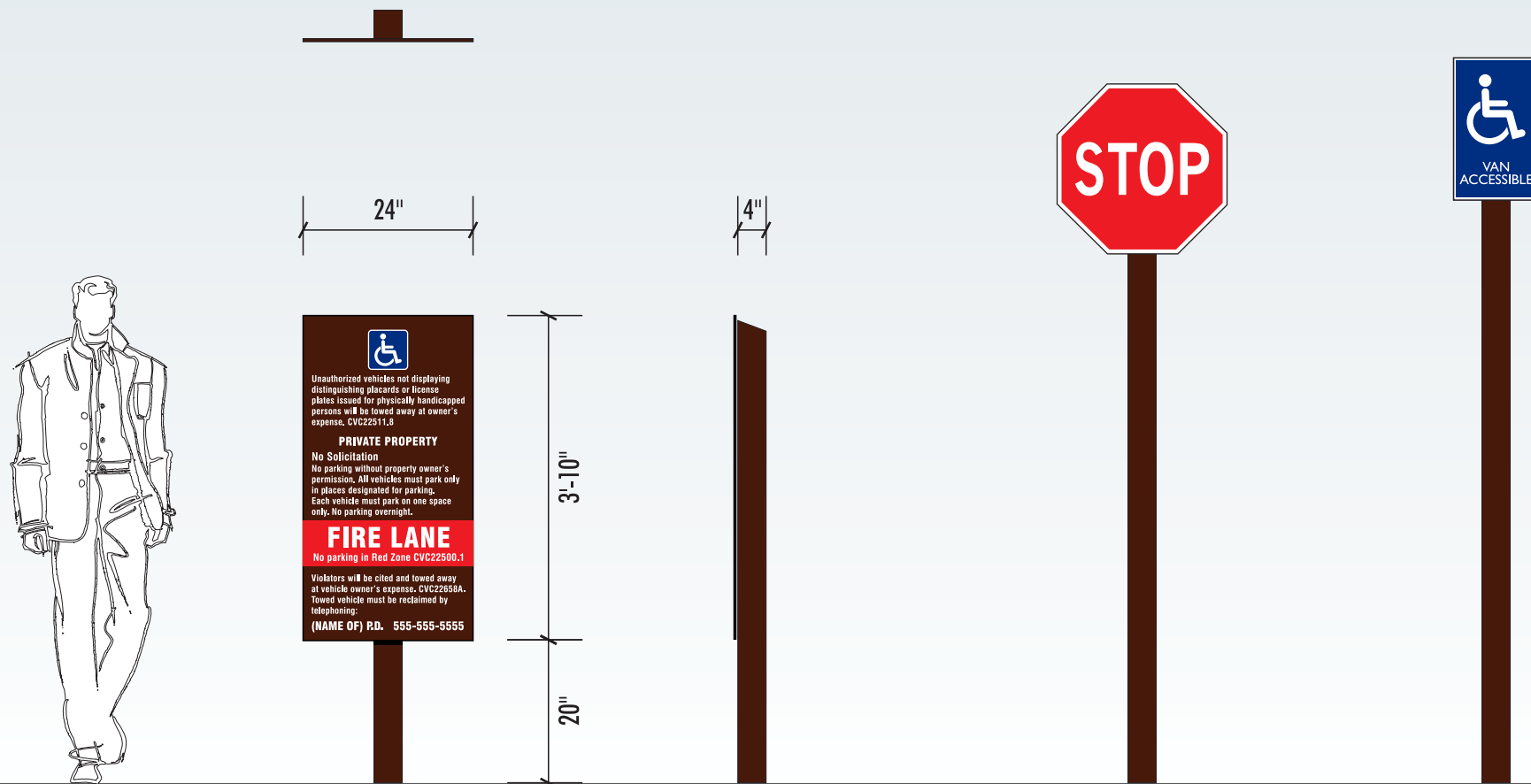
SCALE: NTS

TRINITY PLAZA

SPECIFICATIONS:

- 4" SQ. POST PAINT DARK BROWN (TBD).
- FACE TO BE ¼" ALUMINUM PAINTED BRONZE.
- COPY TO BE WHITE (220-12) VINYL.
- "HANDICAP" LOGO TO BE REFLECTIVE LIGHT BLUE (280-76) WITH WHITE GRAPHIC.
- "FIRE LANE" TO BE REFLECTIVE RED (280-72) VINYL WITH WHITE COPY.

ONE at each entry

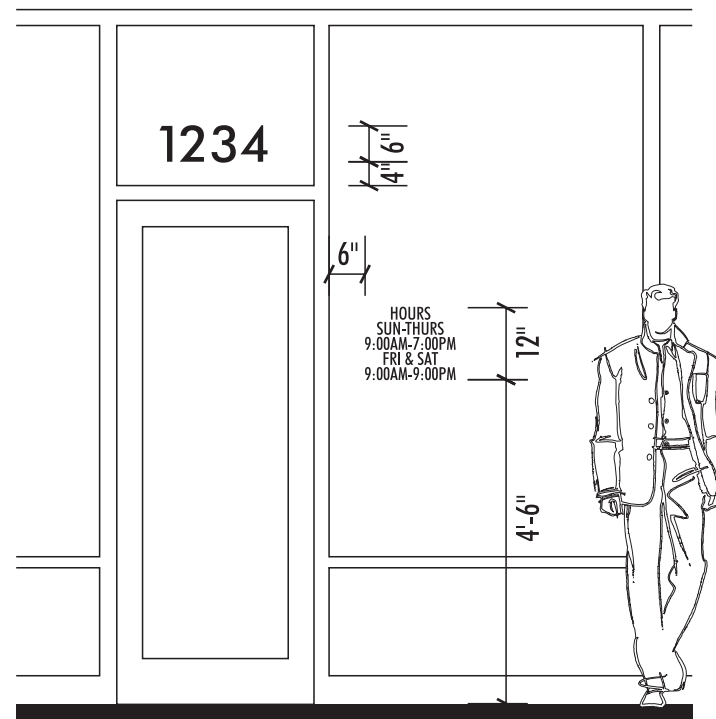


SCALE: 1/2" = 1'-0"

**WINDOW HOURS AND
REAR ENTRY SIGNS**

SPECIFICATIONS:

- 6" HIGH OPAQUE WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2 SQ. FT. MAXIMUM SIGN AREA.

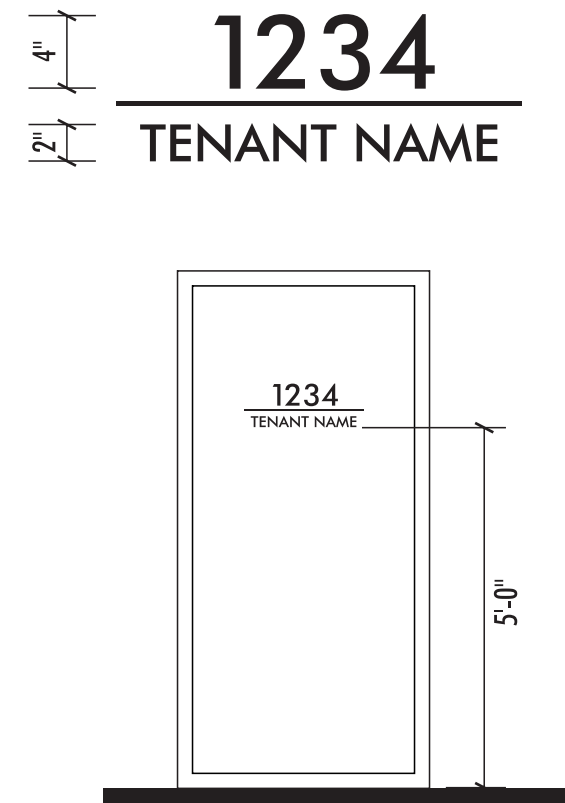


TYPICAL FRONT ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION
SCALE: 3/8" = 1'-0"

QTY: TO BE DETERMINED

SPECIFICATIONS:

- 1/2" THICK SINTRA NUMBERS. (Note; stroke of letter to be no less than 1/2" - CBC section 501.2).
- PAINT COLOR TO MATCH PROJECT (CONTRASTING TO BUILDING FASCIA COLOR).
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.

