



Approved as part of
MNMD 16-140-09

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Oxnard Crossroads Village

1562-1574 W. 5th Street & 501-669 S. Ventura Road
Oxnard, California 93030

Sign Program

January 4, 2017

Applicant/Owner

W, D & W Company
2716 Ocean Park Boulevard
Suite 2025
Santa Monica, California 90405

Prepared by

Davies Associates
9424 Dayton Way, Suite 217
Beverly Hills, California 90210

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PROJECT Oxnard Crossroads Village
Address: 1562-1574 W. 5th Street & 501-669 S. Ventura Road
 Oxnard, California 93030

Property Description: Retail Shopping Center
Zoning: C2 General Commercial
Project Size: 7.13 Acres

Applicant/Owner: W, D & W Company
 2716 Ocean Park Boulevard
 Suite 2025
 Santa Monica, CA 90405
 Contact: Megan Samples Smith
 Phone: 310-314-2423

Program Designer: Davies Associates, Inc.
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 Beverly Hills, CA 90210
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General

The objective of the Sign Program presented in this document is to establish sign areas for freestanding/monument signs, drive-thru menu boards, major tenant wall signs, pad tenant wall signs, inline tenant wall signs and ancillary signs. The intent is to determine the maximum aggregate sign area for the project as permitted by the Oxnard City Sign Code. The sign drawings and building elevations reflected in the document indicate the locations, sign sizes and sign areas for the various sign types included in the sign program. In addition, placements on building facades and methods of illumination are identified for each sign type.

Grandfathered Signs

All existing permitted signs shall be grandfathered pursuant to the Oxnard Municipal Code, Chapter 16, Article VI. All new signs shall comply with the requirements as identified in this sign program.

Prohibited Signs

Internally illuminated cabinet signs mounted to building fascias with illuminated backgrounds are not permitted. Sign panels with opaque non-illuminated backgrounds with illuminated copy only are allowed subject to Landlord's approval. Signs with animated or moving components and signs advertising products are not permitted. Signs affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity are not permitted. No labels, plaques, or stickers may be affixed to any signs which are visible to the public unless required by a regulatory agency.

Illuminated Signs

The brightness of all illuminated signs in the shopping center shall be consistent.

Allowable Sign Area

The maximum allowable sign area permitted by the Oxnard City Sign Code per Section 16-608 is two (2) square feet for each lineal foot of building frontage on the principal street and one-half (1/2) square foot for each lineal foot of building frontage on secondary street.

1. Primary Building Frontages

- Building A (East Elevation): 142'-6"
- Building B (East Elevation): 36'-6"
- Building C (East Elevation): 28'-0"
- Building D (North Elevation): 103'-0"
- Building E (East Elevation): 168'-0"
- Building F (East Elevation): 162'-6"
- Building G (East Elevation): 50'-0"
- Building H (East Elevation): 203'-6"
- Building J (North Elevation): 169'-6"

Total Primary Building Frontage: 1063'-6"

2. Secondary Building Frontages

- Building A (West Elevation): 142'-6"
- Building B (North Elevation): 75'-0"
- Building C (North Elevation): 52'-6"
- Building J (East Elevation): 63'-6"

Total Secondary Building Frontage: 333'-6"

3. Aggregate Primary & Secondary Building Frontage: 1397'-0"

- Total Aggregate Primary Frontages 1063'-6" x 2 = 2127'-0"
- Total Aggregate Secondary Frontages 333'-6" x 1/2 = 166'-9"
- Total Aggregate Allowed Sign Area = 2293.75 S.F.**

Sign Program - Sign Types and Sign Area Calculations

A. Freestanding/Monument Signs

Sign Type 1 - Freestanding Signs (see page 4)

Sign No. 1.1 - Total Sign Area (Sides A & B) = 232 S.F.
 Sign No. 1.2 - Total Sign Area (Sides A & B) = 232 S.F.
 Total Sign Area (Type 1) = **464 S.F.**

Sign Type 2 - Monument Signs (see pages 5 & 6)

Sign No. 2.1 - Total Sign Area (Sides A & B) = 40 S.F.
 Sign No. 2.2 - Total Sign Area (Sides A & B) = 27 S.F.
 Total Sign Area (Type 2) = **67 S.F.**

Sign Type 3 - Drive-Thru Menu Board (see page 7)

Sign No. 3.1 - Total Sign Area (Side A) = 43 S.F.
 Total Sign Area (Type 3) = **43 S.F.**

B. Wall Signs

Sign Type 4 - Major Tenant Identification Wall Signs in Buildings F & H

Sign No. 4.1 (Building F) - Total Sign Area = 234 S.F. (see page 8)
 Sign No. 4.2 (Building H) - Total Sign Area = 150 S.F. (see page 9)
 Sign No. 4.3 (Building H) - Total Sign Area = 154.5 S.F. (see page 10)
 Total Sign Area (Type 4) = **538.5 S.F.**

Sign Type 5 - Pad Tenant Identification Wall Signs

Pad Building A (Sign No. 5.1) - Total Aggregate Sign Area = 241 S.F. (see page 11)
 Pad Building B (Sign No. 5.2) - Total Aggregate Sign Area = 150 S.F. (see page 12)
 Pad Building C (Sign No. 5.3) - Total Aggregate Sign Area = 120 S.F. (see page 13)
 Total Sign Area (Type 5) = **511 S.F.**

Sign Type 6 - Inline Tenant Identification Wall Signs for spaces in Buildings D, E & J

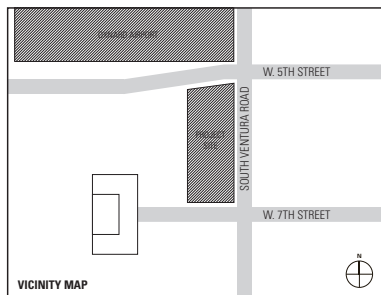
Building D - Total Aggregate Sign Area = 108 S.F. (see page 15)
 Building E - Total Aggregate Sign Area = 219.5 S.F. (see page 15)
 Building G - Total Aggregate Sign Area = 42 S.F. (see page 14)
 Building J - Total Aggregate Sign Area = 220 S.F. (see page 14)
 Total Sign Area (Type 6) = **589.5 S.F.**

C. Ancillary Signs

Sign Type 7 - Window Signs - Buildings A, B, C, D, E, F, H & J

Typical Sign Area = 1.5 S.F. (see page 16)
 Total Sign Area (Type 7) = **33 S.F.**

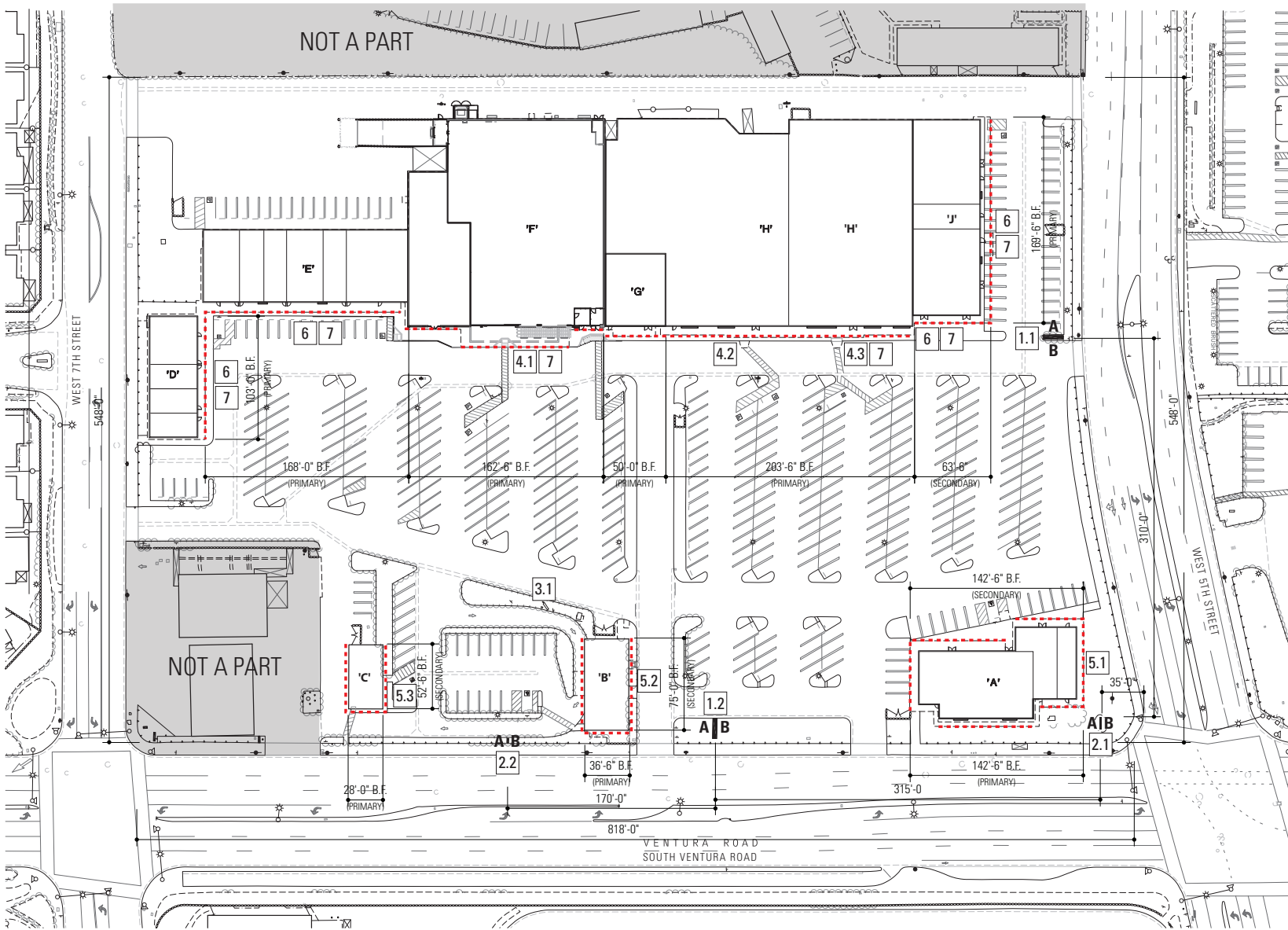
Total Proposed Aggregate of all Freestanding, Wall and Ancillary Signs = 2246 S.F.



SIGN SUMMARY

OR_SignSummary.xls

Sign Type	Sign No.	Description	Sign Location	Status	Sign or Structure Size	Sign Area	Method of Illumination	Max. Letter Height	Maximum Symbol Height	Allowed Sign Copy
1	1.1	Freestanding sign	South Ventura Road Frontage	Existing with modified tenant panels	22'-0" High 15'-6" Width	116 S.F. Per Face Total Sides A&B: 232 S.F.	Internally Illuminated	2'-6"	4'-0"	Up to twelve (12) tenant names per sign face
	1.2	Freestanding sign	West 5th Street Entrance	Existing with modified tenant panels	22'-0" High 15'-6" Width	116 S.F. Per Face Total Sides A & B: 232 S.F.	Internally Illuminated	2'-6"	4'-0"	Up to twelve (12) tenant names per sign face
2	2.1	Monument sign	Corner of West 5th Street and South Ventura Road	Existing	3'-7" High/10'-0" Width	20 S.F. Per Face Total Sides A & B: 40 S.F.	Internally Illuminated	12"	16"	One (1) tenant business name per sign face
	2.2	Monument sign	South Ventura Road Frontage	Existing	5'-5" High/3'-8" Width	13.5 S.F. Per Face Total Sides A & B: 27 S.F.	Internally Illuminated	12"	2'-6"	One (1) tenant business name per sign face and secondary 24-Hour Drive Thru copy
3	3.1	Drive-thru menu board	In Drive Thru at Building B	Existing	7'-9" High 7'-6" Width	Total Side A: 43 S.F.	Internally Illuminated	6"	9"	Menu information with photo images
4	4.1	Major Tenant Wall Sign Building F	East Building Elevation of Building F	Proposed New Storefront Sign	Individual channel letters and symbol cabinet	Symbol: 121 S.F. Accompanying Sign: 38 S.F. Sub-Tenant Symbol/Lettering: 75 S.F. Total: 234 S.F. Max. of 66% of storefront.	Internally Illuminated (Symbols & Letters)	2'-0" Major Tenant 3'-0" Letters Sub Tenant	12'-0" 3'-0" for Sub Tenant	One (1) symbol and/or one (1) tenant business name sign per storefront elevation
	4.2	Major Tenant Wall Sign Building H	East Building Elevation of Building H	Existing Storefront Sign	Individual channel letters	Symbol/Lettering: 134 S.F. Proposed Secondary Signage: 16 S.F. Max. of 66% of storefront.	Internally Illuminated (Letters)	4'-0" and 1'-4" Letters	4'-6"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation
	4.3	Major Tenant Wall Sign Building H	East Building Elevation of Building H	Existing Storefront Sign	Individual channel letters	Symbol/Lettering: 128 S.F. / Secondary Lettering 26.8 S.F. Max. of 66% of storefront.	Internally Illuminated (Letters)	4'-0" and 1'-4" Letters	4'-0"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation
5	5.1	Pad tenant wall signs Building A	North, South, East & West elevations of Building A	Existing sign	Individual channel letters and symbols	A maximum of 66% of store frontage. 1.5 S.F. per lineal foot of lease frontage	Internally Illuminated (Symbols & Letters)	2'-0"	2'-6"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation up to a maximum of three (3) per tenant
	5.2	Pad tenant wall signs Building B	North, South and East elevations of Building B	Existing sign	Individual channel letters and symbols	A maximum of 66% of store frontage. 1.5 S.F. per lineal foot of lease frontage	Internally Illuminated (Symbols & Letters)	2'-0"	5'-0"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation up to a maximum of three (3) per tenant
	5.3	Pad tenant wall signs Building C	North, South and East elevations of Building C	Existing sign	Individual channel letters and symbols	A maximum of 66% of store frontage. 1.5 S.F. per lineal foot of lease frontage	Internally Illuminated (Symbols & Letters)	2'-0"	4'-0"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation up to a maximum of three (3) per tenant
6	6	Inline tenant wall signs Buildings D, E & J	On North elevation of Building D On East elevation of Buildings E & J On North elevation of Building J	Existing/Proposed New Storefront Signs	Individual channel letters and symbols	A maximum of 66% of store frontage. 1.5 S.F. per lineal foot of lease frontage	Internally Illuminated (Symbols & Letters)	2'-0"	2'-6"	One (1) symbol and/or one (1) tenant business name sign per storefront elevation up to a maximum of two (2) per tenant
7	7	Window Sign	On glass door or sidelight adjacent to entry door	Proposed new sign	18" High 12" Width	1.5 S.F. Each	Non-illuminated	2" Business Name and 1" for all other copy	3"	Business name, hours of operation and telephone number, web address and emergency information
8	8	Tenant Blade Sign	Adjacent to tenants primary entrance	Proposed new sign	18" High 36" Width Sign Panel	4.5 S.F. Each Side 9.0 S.F. Total	Non-illuminated	9"	12"	Business name, symbol and service description



LEGEND

--- ELEVATIONS WHERE TENANT WALL SIGNS ARE ALLOWED

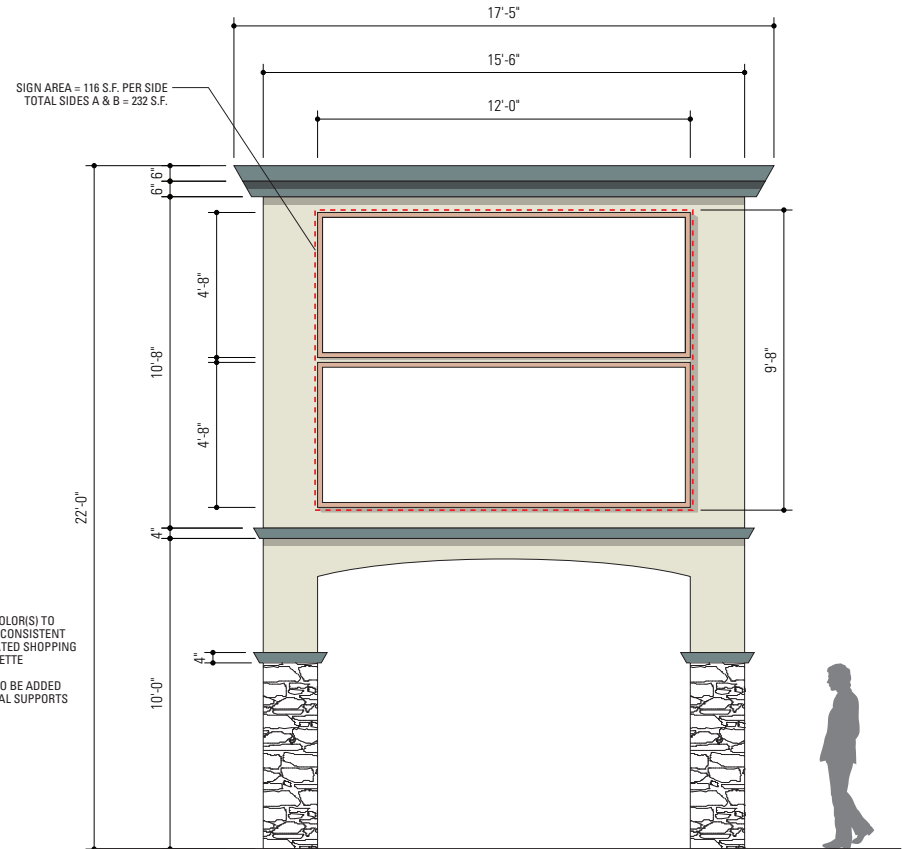
- 1 FREESTANDING SIGN
- 2 MONUMENT SIGN
- 3 DRIVE-THRU MENU BOARD
- 4 MAJOR TENANT WALL SIGN BUILDINGS F & H
- 5 PAD TENANT WALL SIGN BUILDING A, B & C
- 6 INLINE TENANT WALL SIGN BUILDINGS D, E, G & J
- 7 WINDOW SIGN

B.F. (BUILDING FRONTAGE)

SIGN TYPE 1 - FREESTANDING SIGN

PURPOSE	TO IDENTIFY SHOPPING CENTER TENANTS
MAXIMUM NUMBER	TWO (2)
LOCATION	AT PROJECT OFF-STREET ENTRY AT W. 5TH STREET & VENTURA ROAD FRONTAGE
ALLOWED SIGN COPY	UP TO 12 TENANT NAMES AND SYMBOLS PER SIDE
MAX. HEIGHT	22'-0"
MAX. WIDTH	15'-6"
MAX. SIGN AREA	116 S.F. PER SIDE (TOTAL 232 S.F. PER SIGN)
MAX. LETTER HEIGHT	2'-6"
MAX. SYMBOL HEIGHT	4'-0"
ILLUMINATION	CONCEALED INTERNAL ILLUMINATION
SYMBOL	PERMITTED FOR MAJOR TENANTS ONLY
LETTER STYLE	TENANTS LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

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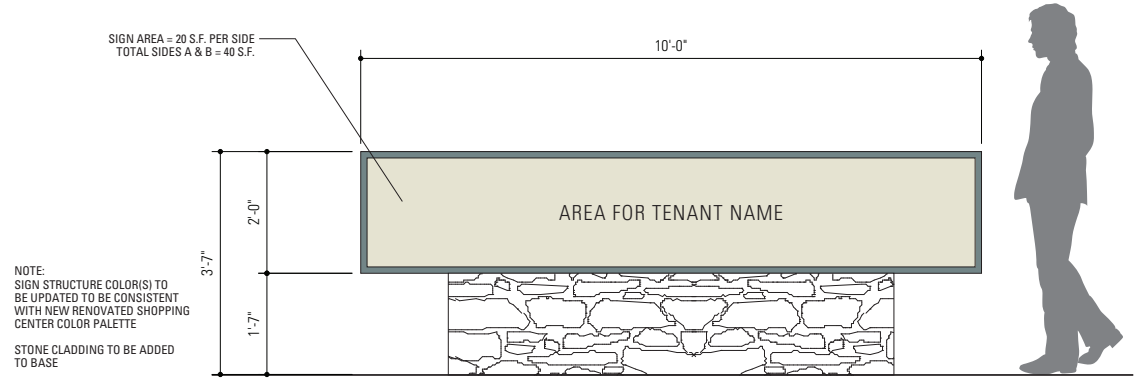
1 ELEVATION - SIGN TYPE 1 - SIGN NO.'S 1.1 & 1.2

SCALE: 1/4" = 1'-0"

SIGN TYPE 2 - MONUMENT SIGN

PURPOSE	TO IDENTIFY SHOPPING CENTER TENANTS
MAXIMUM NUMBER	ONE (1)
LOCATION	AT CORNER OF S. VENTURA ROAD AND W. 5TH STREET
ALLOWED SIGN COPY	ONE TENANT NAME PER SIDE
MAX. SIGN HEIGHT	3'-7"
MAX. SIGN WIDTH	10'-0"
MAX. SIGN AREA	20 S.F. PER SIDE (TOTAL 40 S.F. PER SIGN)
MAX. LETTER HEIGHT	12"
MAX. SYMBOL HEIGHT	16"
ILLUMINATION	CONCEALED INTERNAL ILLUMINATION - GRAPHICS ONLY TO BE ILLUMINATED. ILLUMINATED BACKGROUND IS NOT PERMITTED.
SYMBOL	PERMITTED
LETTER STYLE	TENANTS LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

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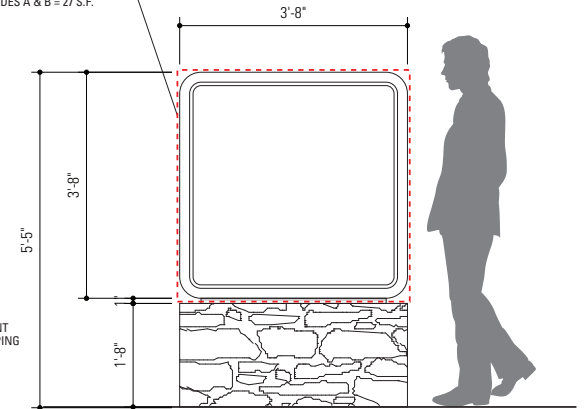


1 ELEVATION - SIGN TYPE 2 - SIGN NO. 2.1
SCALE: 1/2" = 1'-0"

SIGN TYPE 2 - MONUMENT SIGN - BUILDING B

PURPOSE	TO IDENTIFY PAD BUILDING TENANT IN BUILDING B
MAXIMUM NUMBER	ONE (1)
LOCATION	AT FRONTAGE ON S. VENTURA ROAD
ALLOWED SIGN COPY	ONE TENANT NAME PER SIDE
MAX. SIGN HEIGHT	5'-5"
MAX. SIGN WIDTH	3'-8"
MAX. SIGN AREA	13.5 S.F. PER SIDE (TOTAL 27 S.F. PER SIGN)
MAX. LETTER HEIGHT	12" PRIMARY COPY / 3" SECONDARY COPY
MAX. SYMBOL HEIGHT	2'-6"
ILLUMINATION	CONCEALED INTERNAL ILLUMINATION. GRAPHICS ONLY TO BE ILLUMINATED. ILLUMINATED BACKGROUND IS NOT PERMITTED.
SYMBOL	PERMITTED
LETTER STYLE	TENANTS LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

SIGN AREA = 13.5 S.F. PER SIDE
TOTAL SIDES A & B = 27 S.F.



NOTE:
SIGN STRUCTURE COLOR(S) TO BE UPDATED TO BE CONSISTENT WITH NEW RENOVATED SHOPPING CENTER COLOR PALETTE

STONE CLADDING TO BE ADDED TO BASE

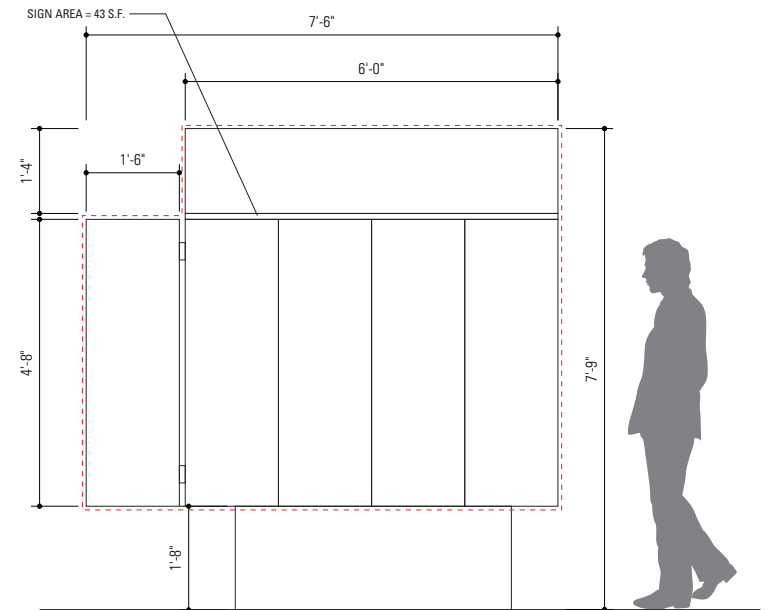
1 ELEVATION - SIGN TYPE 2 - SIGN NO. 2.2

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

SIGN TYPE 3 - DRIVE-THRU MENU BOARD - BUILDING B

PURPOSE	SINGLE-SIDED SIGN USED TO DISPLAY MENU INFORMATION FOR DRIVE-THRU LANE
MAXIMUM NUMBER	ONE (1) PER DRIVE-THRU LANE
LOCATION	AT DRIVE-THRU LANE
ALLOWED SIGN COPY	MENU INFORMATION ONLY. NOT TO BE USED FOR BUSINESS ADVERTISING. PHOTO IMAGES ARE PERMITTED.
MAX. SIGN HEIGHT	7'-9"
MAX. SIGN WIDTH	7'-6"
MAX. SIGN AREA	43 S.F.
MAX. LETTER HEIGHT	6"
ILLUMINATION	CONCEALED INTERNAL ILLUMINATION
SYMBOL	9"
LETTER STYLE	TENANTS CORPORATE TYPEFACE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

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1 | ELEVATION - SIGN TYPE 3 - SIGN NO. 3.1

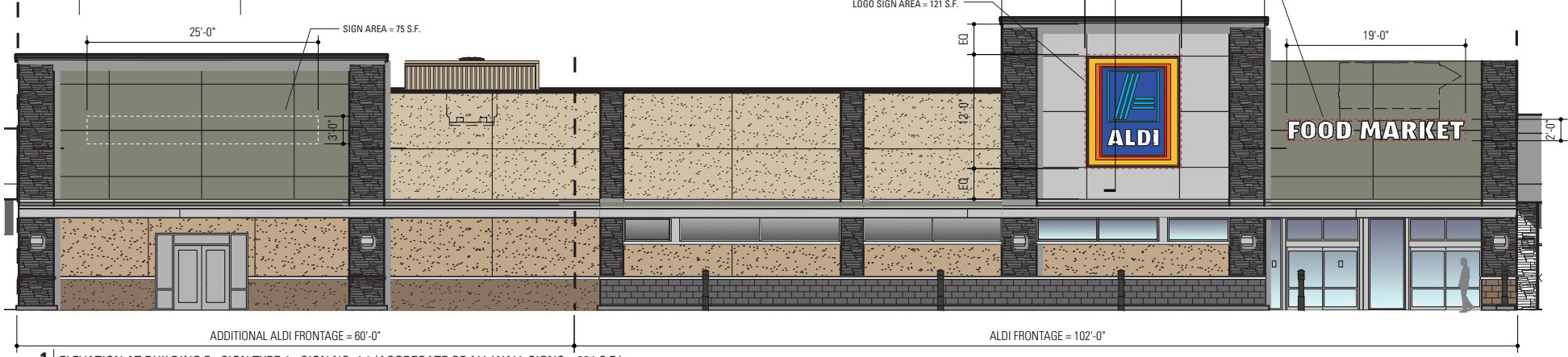
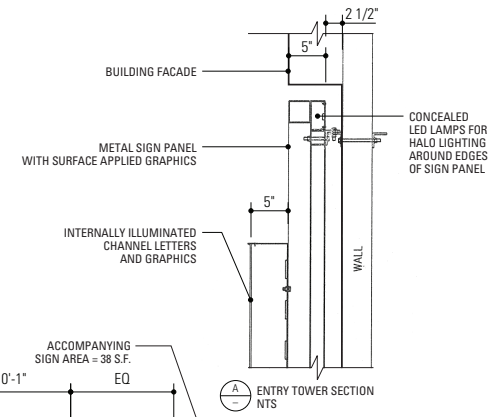
SCALE: 1/2" = 1'-0"

SIGN TYPE 4 - MAJOR TENANT BUSINESS IDENTIFICATION WALL SIGN

PURPOSE	TO IDENTIFY MAJOR TENANT AND SUB TENANT IN BUILDING F
MAXIMUM NUMBER	ONE (1) PRIMARY SIGN PER BUILDING ELEVATION (WITH AN ENTRY) CONSISTING OF SYMBOL AND ACCOMPANYING TEXT. ONE (1) SIGN PER BUILDING ELEVATION (WITH AN ENTRY) FOR SUB-TENANT SPACE CONSISTING OF SYMBOL AND LETTERING.
LOCATION	ON BUILDING WALL OF TENANTS BUILDING FRONTAGE
ALLOWED SIGN COPY	PRIMARY TENANT: SYMBOL, TENANT NAME AND SECONDARY SERVICE DESCRIPTION COPY. SUB-TENANT: TENANT NAME AND SYMBOL.
MAX. SIGN HEIGHT	PRIMARY TENANT SYMBOL (12'-0") ACCOMPANYING SERVICE DESCRIPTION COPY (2'-0"). SUB-TENANT STOREFRONT COPY AND SYMBOL (3'-0")
MAX. SIGN WIDTH	PRIMARY TENANT SYMBOL (10'-1") ACCOMPANYING COPY (19'-0"). SUB-TENANT STOREFRONT SYMBOL & COPY (25'-0")
MAX. SIGN AREA	1.5 S.F. PER LINEAL FEET OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. PRIMARY TENANT SYMBOL (121 S.F.) ACCOMPANYING COPY (38 S.F.) SUB-TENANT STOREFRONT SYMBOL/COPY (75 S.F.)(TOTAL = 234 S.F.)

MAX. LETTER HEIGHT	2'-0" FOR ALDI SERVICE DESCRIPTION & 3'-0" SUB-TENANT SIGN
MAX. SYMBOL HEIGHT	PRIMARY TENANT: 12'-0" SUB-TENANT: 3'-0"
SIGN CONSTRUCTION MATERIAL	PRIMARY TENANT: METAL SIGN PANEL FULLY RECESSED INTO BUILDING WALL WITH 2 1/2" STANDOFF FOR HALO LIGHTING EFFECT. SYMBOL LETTER "A", BORDER AROUND "A" AND "ALDI" COPY TO BE INTERNALLY FACE LIT CHANNEL LETTERS/GRAPHICS. ACCOMPANYING ALDI SERVICE DESCRIPTION AND SUB TENANT SIGN TO BE INDIVIDUAL FACE LIT CHANNEL LETTERS OR SYMBOL WITH WHITE OR TENANTS CORPORATE COLOR(S) WITH TRANSLUCENT FACES AND OPAQUE RETURNS.
ILLUMINATION	INTERNALLY ILLUMINATED
SYMBOL	PERMITTED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.

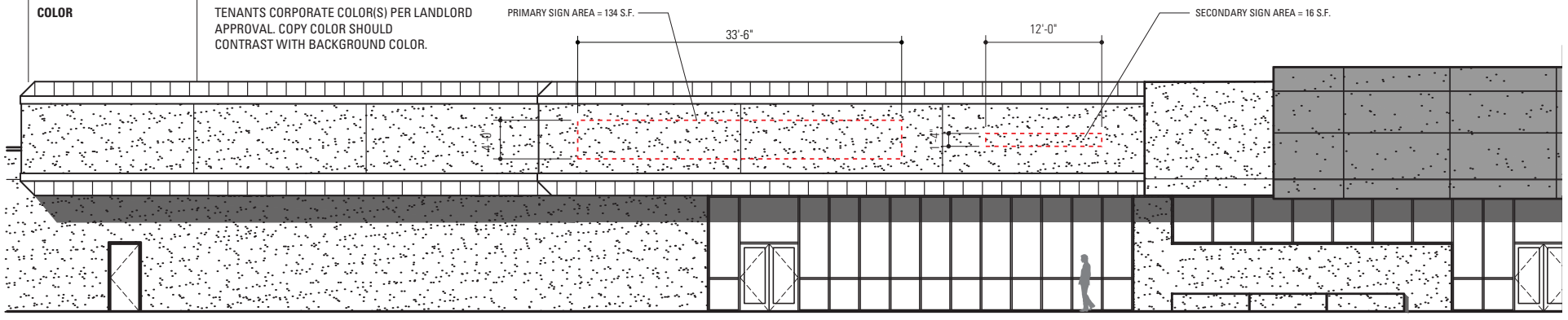


1 ELEVATION AT BUILDING F - SIGN TYPE 4 - SIGN NO. 4.1 (AGGREGATE OF ALL WALL SIGNS = 234 S.F.)
SCALE: 3/32" = 1'-0"

SIGN TYPE 4 - MAJOR TENANT BUSINESS IDENTIFICATION WALL SIGN

PURPOSE	TO IDENTIFY MAJOR TENANT IN BUILDING H
MAXIMUM NUMBER	ONE (1) PRIMARY SIGN PER BUILDING ELEVATION (WITH AN ENTRY) CONSISTING OF LOGOTYPE AND ONE (1) SECONDARY SERVICE DESCRIPTION SIGN
LOCATION	ON BUILDING WALL OF TENANTS BUILDING FRONTAGE
ALLOWED SIGN COPY	LOGOTYPE AND/OR SYMBOL OF BUILDING OCCUPANT
MAX. SIGN HEIGHT	LOGOTYPE (4'-0"), SECONDARY SIGN (1'-4")
MAX. SIGN WIDTH	LOGOTYPE (33'-6"), SECONDARY SIGN (12'-0")
MAX. SIGN AREA	1.5 S.F. PER LINEAL FEET OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. LOGOTYPE (134 S.F.), SECONDARY SIGN (16 S.F.), TOTAL SIGN AREA = 150 S.F.
MAX. LETTER HEIGHT	3'-0"
SIGN CONSTRUCTION/MATERIAL	INDIVIDUAL CHANNEL LETTERS
ILLUMINATION	INTERNALLY ILLUMINATED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.



TOTAL FALLAS PAREDES FRONTAGE = 100'-6"

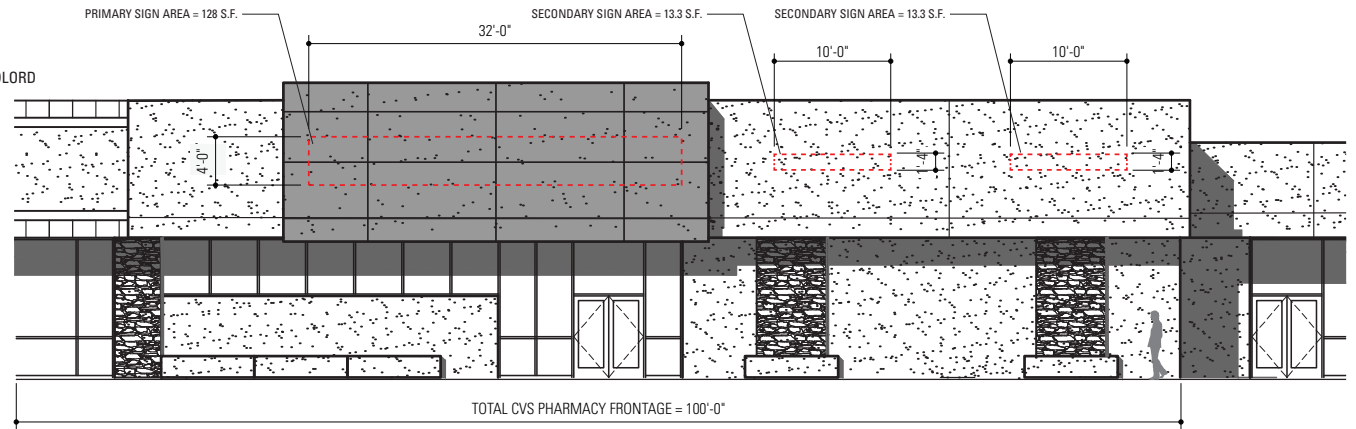
PARTIAL ELEVATION AT BUILDING H - SIGN TYPE 4 - SIGN NO. 4.2 (AGGREGATE OF ALL WALL SIGNS = 150 S.F.)

SCALE: 3/32" = 1'-0"

SIGN TYPE 4 - MAJOR TENANT BUSINESS IDENTIFICATION WALL SIGN

PURPOSE	TO IDENTIFY MAJOR TENANT IN BUILDING H
MAXIMUM NUMBER	ONE (1) PRIMARY SIGN PER BUILDING ELEVATION (WITH AN ENTRY) CONSISTING OF LOGO AND DESCRIPTIVE TEXT AND TWO (2) SECONDARY SERVICE DESCRIPTION SIGNS
LOCATION	ON BUILDING WALL OF TENANTS BUILDING FRONTAGE
ALLOWED SIGN COPY	LOGOTYPE OF BUILDING OCCUPANT & DESCRIPTIVE SIGN COPY
MAX. SIGN HEIGHT	LOGOTYPE (4'-0") SECONDARY COPY (1'-4")
MAX. SIGN WIDTH	LOGOTYPE (32'-0") SECONDARY COPY (10'-0" & 10'-0")
MAX. SIGN AREA	1.5 S.F. PER LINEAL FEET OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. LOGOTYPE (128 S.F.) SECONDARY COPY (26.6 S.F.) TOTAL SIGN AREA = 154.6
MAX. LETTER HEIGHT	4'-0" (LOGOTYPE) SECONDARY COPY (1'-4")
SIGN CONSTRUCTION/MATERIAL	INDIVIDUAL CHANNEL LETTERS
ILLUMINATION	INTERNALLY ILLUMINATED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.



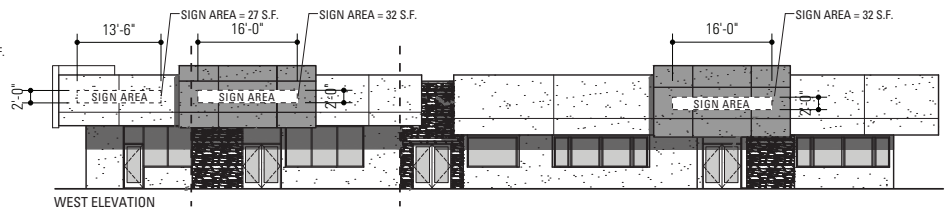
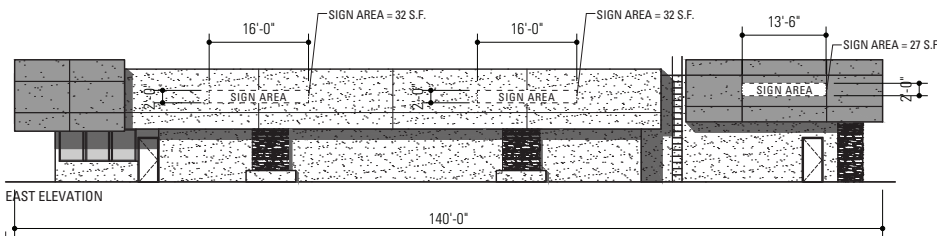
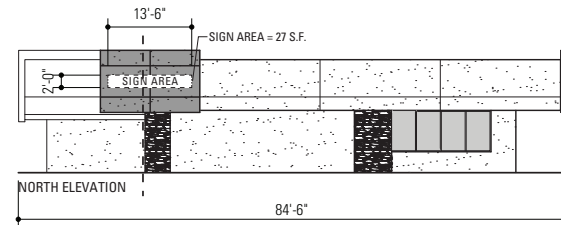
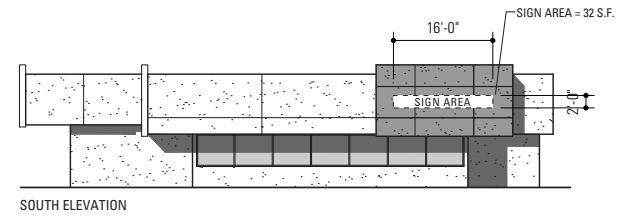
1 PARTIAL ELEVATION AT BUILDING H - SIGN TYPE 4 - SIGN NO. 4.3 (AGGREGATE OF ALL WALL SIGNS = 154.5 S.F.)

SCALE: 3/32" = 1'-0"

SIGN TYPE 5 - PAD TENANT BUSINESS IDENTIFICATION WALL SIGN - BUILDING A

PURPOSE	TO IDENTIFY PAD TENANT IN BUILDING A
MAXIMUM NUMBER	ONE (1) PRIMARY SIGN PER LEASE SPACE PER ELEVATION (WITH AN ENTRY). ONE (1) ADDITIONAL SIGN ON ADJACENT ELEVATIONS FOR A MAXIMUM OF THREE (3) SIGNS PER TENANT OCCUPIED SPACE.
LOCATION	AT LOCATION SHOWN ON ELEVATIONS. MOUNTED PARALLEL TO WALL
SIGN COPY	NAME AND/OR SYMBOL OF BUILDING OCCUPANT. PRODUCT NAMES ARE NOT ALLOWED.
MAX. SIGN HEIGHT	2'-0"
MAX. SIGN WIDTH	66% OF STORE FRONTAGE
MAX. SIGN AREA	1.5 S.F. PER LINEAL FOOT OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. TOTAL SIGN AREA OF ALL SYMBOLS & LETTERING: BUILDING A - 241 S.F.
MAX. LETTER HEIGHT	2'-0"
MAX. SYMBOL HEIGHT	2'-6"
SIGN CONSTRUCTION/MATERIAL	INDIVIDUAL LETTERS AND SYMBOL ONLY. SIGN CABINETS DISPLAYING TENANT NAMES WITH ILLUMINATED BACKGROUNDS ARE NOT PERMITTED. ROUTED CABINETS FOR CORPORATE SYMBOLS WITH OPAQUE BACKGROUNDS AND ILLUMINATED GRAPHICS ONLY MAY BE ALLOWED SUBJECT TO LANDLORD REVIEW/APPROVAL.
ILLUMINATION	INTERNALLY ILLUMINATED (FACE OR HALO LIT)
SYMBOL	PERMITTED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.



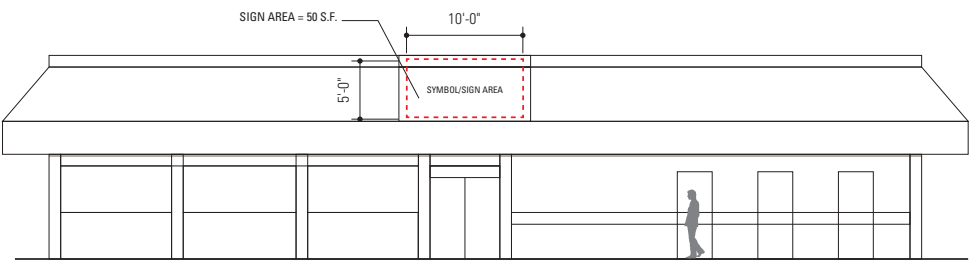
1 ELEVATIONS - BUILDING A - SIGN TYPE 5 - SIGN NO. 5.1 - (AGGREGATE OF ALL WALL SIGNS = 241 S.F.)
SCALE: 1" = 20'-0"

SIGN TYPE 5 - PAD TENANT BUSINESS IDENTIFICATION WALL SIGN - BUILDING B

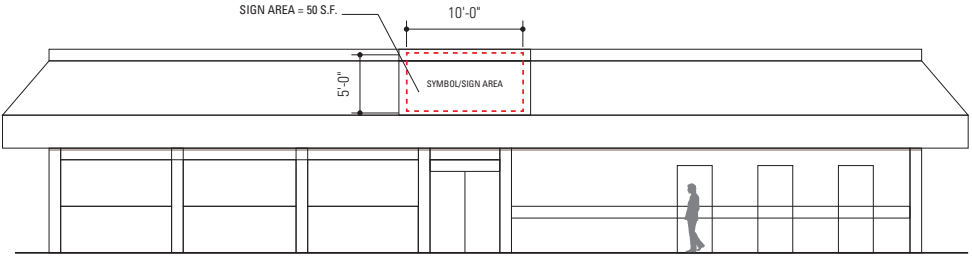
PURPOSE	TO IDENTIFY PAD TENANT IN BUILDING B
MAXIMUM NUMBER	ONE (1) SIGN PER LEASE SPACE PER ELEVATION. MAXIMUM OF THREE (3) SIGNS PER BUILDING.
LOCATION	AT LOCATION SHOWN ON NORTH, SOUTH & EAST ELEVATIONS. MOUNTED PARALLEL TO WALL. ALTERNATE LOCATION ON EAST ELEVATION.
SIGN COPY	NAME AND/OR SYMBOL OF BUILDING OCCUPANT. PRODUCT NAMES ARE NOT ALLOWED.
MAX. SIGN HEIGHT	5'-0" SYMBOL, 2'-0" LETTERS
MAX. SIGN WIDTH	10'-0" SYMBOL, 25'-0" LETTERS (NORTH, SOUTH & EAST ELEVATION)
MAX. SIGN AREA	1.5 S.F. PER LINEAL FOOT OF FRONTAGE UP TO A MAXIMUM OF 66% OF STOREFRONT. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. TOTAL AREA OF ALL SYMBOLS & LETTERING, BUILDING B = 150 S.F.
MAX. LETTER HEIGHT	2'-0"
MAX. SYMBOL HEIGHT	5'-0"
SIGN CONSTRUCTION/ MATERIAL	INDIVIDUAL LETTERS AND LOGO ONLY. SIGN CABINETS DISPLAYING TENANT NAMES WITH ILLUMINATED BACKGROUNDS ARE NOT PERMITTED. EXCEPTIONS MAY BE GRANTED FOR LOGOS OF NATIONALLY RECOGNIZED BUSINESSES CONTAINING COPY AND OTHER GRAPHIC FORMS SUBJECT TO PLANNING DIVISION APPROVAL. ROUTED CABINETS FOR CORPORATE LOGOS WITH OPAQUE BACKGROUNDS AND ILLUMINATED GRAPHICS ONLY MAY BE ALLOWED SUBJECT TO LANDLORD REVIEW/APPROVAL.
ILLUMINATION	INTERNALLY ILLUMINATED (FACE OR HALO LIT)
SYMBOL	PERMITTED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE
REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY
STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.

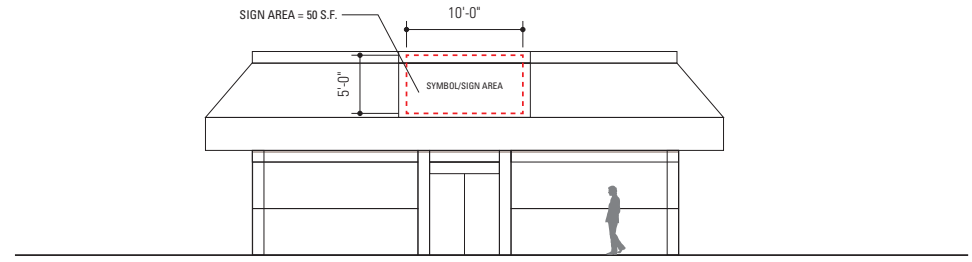
CR_ST3.3_LgWall.ai



3 SOUTH ELEVATION - SIGN TYPE 5
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - SIGN TYPE 5
SCALE: 3/32" = 1'-0"



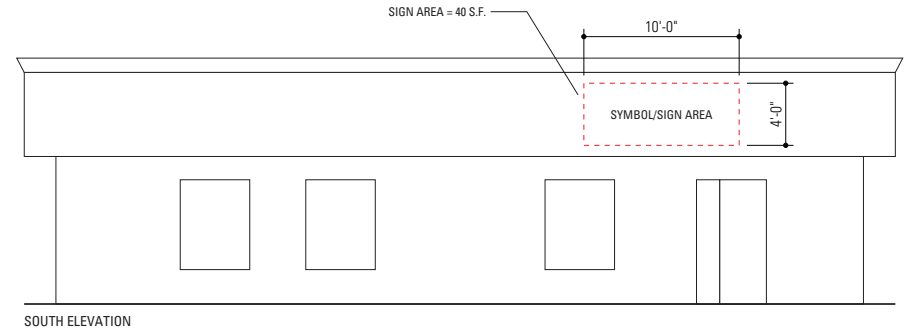
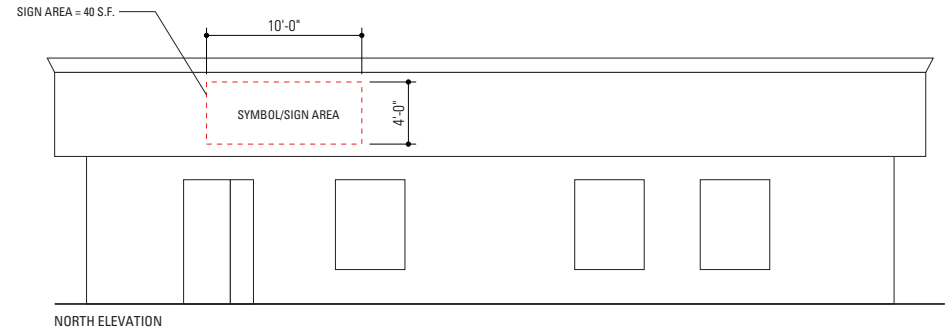
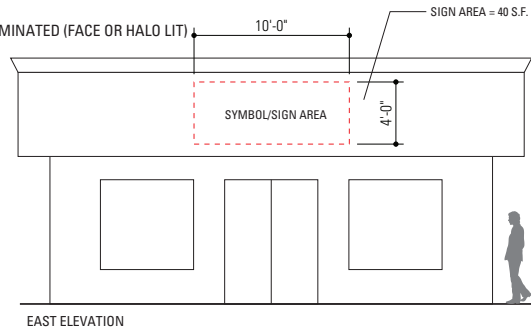
1 EAST ELEVATION - SIGN TYPE 5 - SIGN NO. 5.2 (AGGREGATE OF ALL WALL SIGNS - NORTH, SOUTH & EAST ELEVATIONS = 150 S.F.)
SCALE: 3/32" = 1'-0"

SIGN TYPE 5 - PAD TENANT BUSINESS IDENTIFICATION WALL SIGN - BUILDING C

PURPOSE	TO IDENTIFY PAD TENANT IN BUILDING C
MAXIMUM NUMBER	ONE (1) SIGN PER LEASE SPACE PER ELEVATION. MAXIMUM OF THREE (3) SIGNS PER BUILDING.
LOCATION	AT LOCATIONS SHOWN ON EAST, NORTH & SOUTH ELEVATIONS. MOUNTED PARALLEL TO WALL
SIGN COPY	NAME AND/OR SYMBOL OF BUILDING OCCUPANT. PRODUCT NAMES ARE NOT ALLOWED.
MAX. SIGN HEIGHT	4'-0" SYMBOL, 2'-0" LETTERS
MAX. SIGN WIDTH	20'-0"
MAX. SIGN AREA	1.5 S.F. PER LINEAL FEET OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. TOTAL AREA OF ALL SYMBOLS & LETTERING: BUILDING C = 120 S.F.
MAX. LETTER HEIGHT	2'-0"
MAX. SYMBOL HEIGHT	4'-0"
SIGN CONSTRUCTION/ MATERIAL	INDIVIDUAL LETTERS AND LOGO ONLY. SIGN CABINETS DISPLAYING TENANT NAMES WITH ILLUMINATED BACKGROUNDS ARE NOT PERMITTED. EXCEPTIONS MAY BE GRANTED FOR SYMBOLS OF NATIONALLY RECOGNIZED BUSINESSS CONTAINING COPY AND OTHER GRAPHIC FORMS SUBJECT TO PLANNING DIVISION APPROVAL. ROUTED CABINETS FOR CORPORATE SYMBOLS WITH OPAQUE BACKGROUNDS AND ILLUMINATED GRAPHICS ONLY MAY BE ALLOWED SUBJECT TO LANDLORD REVIEW/APPROVAL.
ILLUMINATION	INTERNALLY ILLUMINATED (FACE OR HALO LIT)

SYMBOL	PERMITTED
LETTER STYLE	TENANTS CORPORATE LOGOTYPE
COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION
REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY.
SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS
AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN
LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS.
WALL MOUNTED SIGNS SHALL BE CENTERED ON
ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.

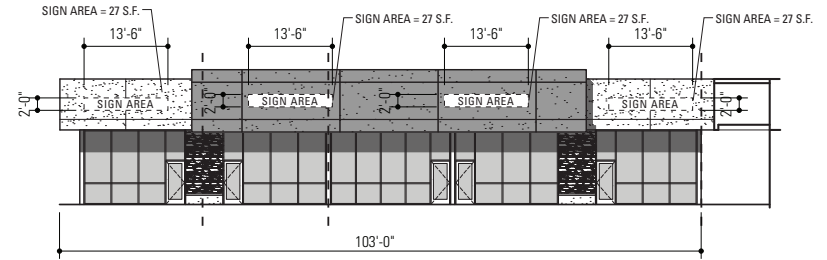


1 SIGN TYPE 5 - SIGN NO. 5.3 - PAD TENANT WALL SIGNS AT BUILDING C (TOTAL AGGREGATE OF ALL WALL SIGNS ON NORTH, EAST & SOUTH ELEVATIONS = 120 S.F.)
SCALE: 1/8" = 1'-0"

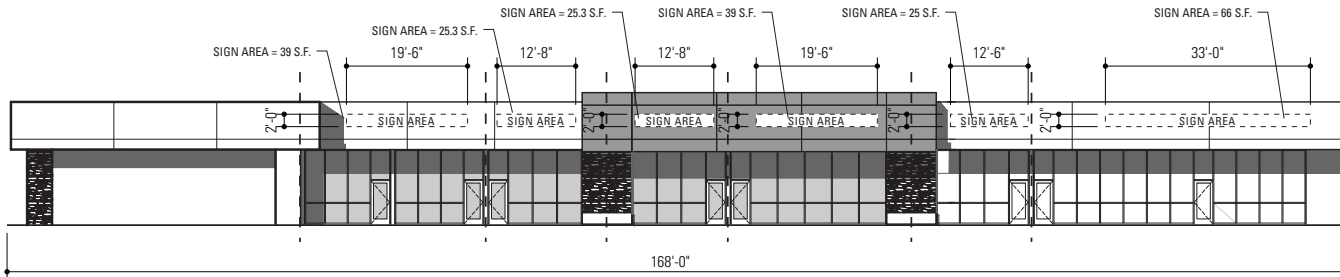
SIGN TYPE 6 - INLINE TENANT WALL SIGNS (EAST & NORTH ELEVATIONS - BUILDINGS D & E)

PURPOSE	TO IDENTIFY INLINE TENANTS IN BUILDINGS D & E	ILLUMINATION	INTERNALLY ILLUMINATED (FACE OR HALO LIT)
MAXIMUM NUMBER	ONE (1) SIGN PER LEASE SPACE PER ELEVATION WITH PUBLIC ENTRANCE	SYMBOL	PERMITTED
LOCATION	AT LOCATIONS SHOWN ON ELEVATIONS. MOUNTED PARALLEL TO WALL	LETTER STYLE	TENANTS CORPORATE LOGOTYPE
SIGN COPY	NAME AND/OR SYMBOL OF BUILDING OCCUPANT. PRODUCT NAMES ARE NOT ALLOWED.	COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.
MAX. SIGN HEIGHT	2'-0"		
MAX. SIGN WIDTH	66% OF STORE FRONTAGE		
MAX. SIGN AREA	1.5 S.F. PER LINEAL FOOT OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. TOTAL AREA OF ALL SYMBOLS & LETTERING - BUILDING D: 108 S.F. BUILDING F: 219.5 S.F.		
MAX. LETTER HEIGHT	2'-0"		
MAX. SYMBOL HEIGHT	2'-6"		
SIGN CONSTRUCTION/MATERIAL	INDIVIDUAL LETTERS AND SYMBOL ONLY. SIGN CABINETS DISPLAYING TENANT NAMES WITH ILLUMINATED BACKGROUNDS ARE NOT PERMITTED. ROUTED CABINETS FOR CORPORATE SYMBOLS WITH OPAQUE BACKGROUNDS AND ILLUMINATED GRAPHICS ONLY MAY BE ALLOWED SUBJECT TO LANDLORD REVIEW/APPROVAL.		

NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.



2 NORTH ELEVATION - BUILDING D - AGGREGATE OF ALL WALL SIGNS: 108 S.F.
SCALE: 1" = 20'-0"

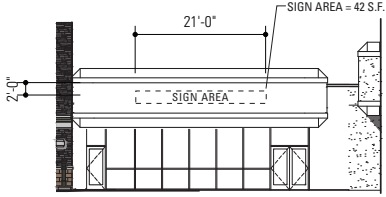


1 EAST ELEVATION - BUILDING E - AGGREGATE OF ALL WALL SIGNS: 219.5 S.F.
SCALE: 1" = 20'-0"

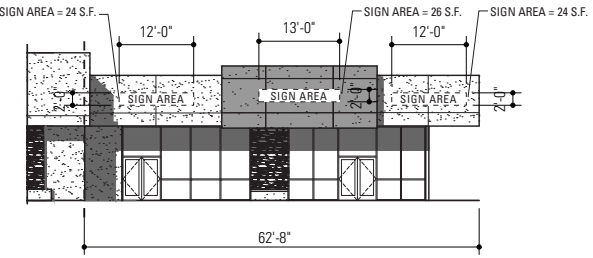
SIGN TYPE 6 - INLINE TENANT IDENTIFICATION WALL SIGNS - (EAST & NORTH ELEVATIONS - BUILDING G & J)

PURPOSE	TO IDENTIFY INLINE TENANT IN BUILDINGS G & J	ILLUMINATION	INTERNALLY ILLUMINATED (FACE OR HALO LIT)
MAXIMUM NUMBER	ONE (1) SIGN PER LEASE SPACE PER ELEVATION (WITH AN ENTRY)	SYMBOL	PERMITTED
LOCATION	AT LOCATION SHOWN ON ELEVATIONS. MOUNTED PARALLEL TO WALL	LETTER STYLE	TENANTS CORPORATE LOGOTYPE
SIGN COPY	NAME AND/OR SYMBOL OF BUILDING OCCUPANT. PRODUCT NAMES ARE NOT ALLOWED.	COLOR	TENANTS CORPORATE COLOR(S) PER LANDLORD APPROVAL. COPY COLOR SHOULD CONTRAST WITH BACKGROUND COLOR.
MAX. SIGN HEIGHT	2'-0"		
MAX. SIGN WIDTH	66% OF STORE FRONTAGE		
MAX. SIGN AREA	1.5 S.F. PER LINEAL FOOT OF STORE FRONTAGE UP TO A MAXIMUM OF 66% OF STORE FRONTAGE. SIGN AREA MAY BE LIMITED BY ARCHITECTURAL TREATMENTS AT STOREFRONT FACADE. TOTAL AREA OF ALL SYMBOLS & LETTERING - BUILDING J = 220 S.F., BUILDING G = 42 S.F.		
MAX. LETTER HEIGHT	2'-0"		
MAX. SYMBOL HEIGHT	2'-6"		
SIGN CONSTRUCTION/MATERIAL	INDIVIDUAL LETTERS AND LOGO ONLY. SIGN CABINETS DISPLAYING TENANT NAMES WITH ILLUMINATED BACKGROUNDS ARE NOT PERMITTED. ROUTED CABINETS FOR CORPORATE LOGOS WITH OPAQUE BACKGROUNDS AND ILLUMINATED GRAPHICS ONLY MAY BE ALLOWED SUBJECT TO LANDLORD REVIEW/APPROVAL		

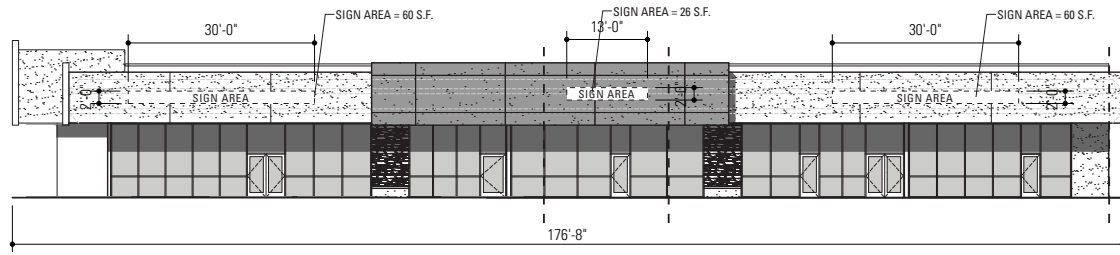
NOTE:
SIGN LOCATIONS SHOWN ON BUILDING ELEVATION REFLECTED IN THIS DOCUMENT ARE PLACEHOLDERS ONLY. SIGNS MAY BE REPOSITIONED BASED ON TENANT NEEDS AND ARCHITECTURAL TREATMENTS AT PROPOSED SIGN LOCATIONS ON A STOREFRONT BY STOREFRONT BASIS. WALL MOUNTED SIGNS SHALL BE CENTERED ON ARCHITECTURAL ELEMENTS WHENEVER POSSIBLE.



3 PARTIAL EAST ELEVATION - BUILDING G (FACING VENTURA ROAD) - AGGREGATE OF ALL WALL SIGNS: 42 S.F.
SCALE: 1" = 20'-0"



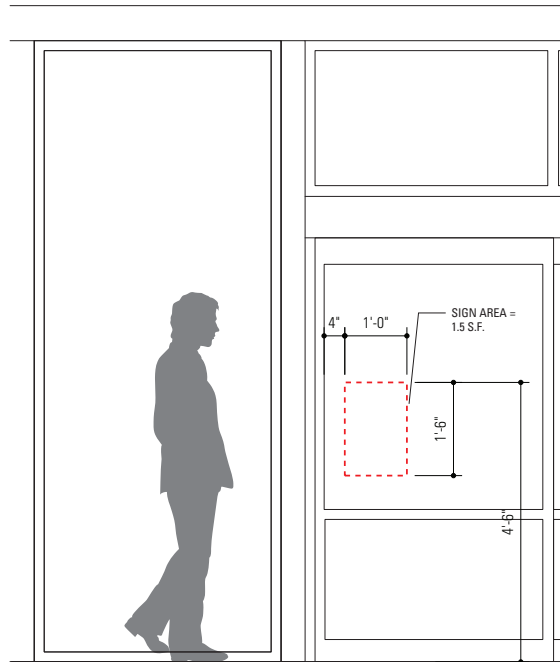
1 EAST ELEVATION - BUILDING J (FACING VENTURA ROAD) - AGGREGATE OF ALL WALL SIGNS: 74 S.F.
SCALE: 1" = 20'-0"



2 NORTH ELEVATION - BUILDING J (FACING 5TH STREET) - AGGREGATE OF ALL WALL SIGNS: 146 S.F.
SCALE: 1" = 20'-0"

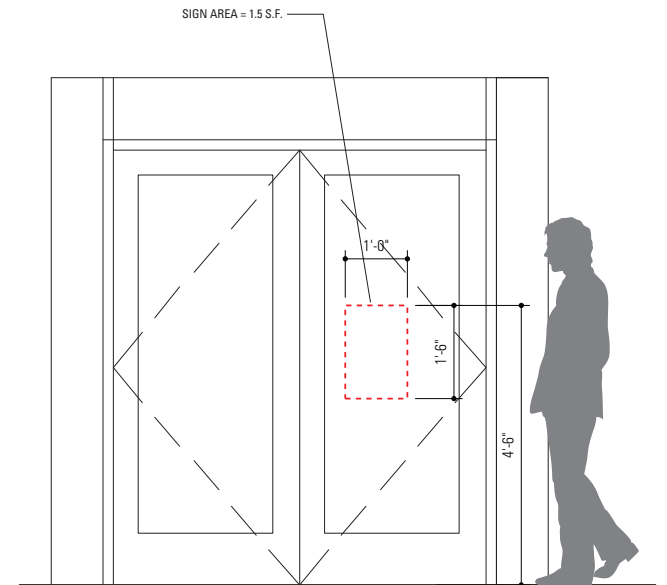
SIGN TYPE 7 - WINDOW SIGNS

PURPOSE	TO PROVIDE INFORMATION TO PEDESTRIANS AT PRIMARY STORE ENTRANCE.
MAXIMUM NUMBER	ONE (1) SIGN PER LEASE SPACE PER ENTRANCE
LOCATION	ON GLASS DOOR OR SIDELIGHT ADJACENT TO DOOR.
SIGN COPY	BUSINESS NAME, HOURS OF OPERATION, TELEPHONE NUMBERS, WEB ADDRESS AND EMERGENCY INFORMATION.
MAX. SIGN HEIGHT	18"
MAX. SIGN WIDTH	12"
MAX. SIGN AREA	1.5 S.F.
MAX. LETTER HEIGHT	2" FOR BUSINESS NAME. 1" FOR ALL OTHER INFORMATION
SIGN CONSTRUCTION/MATERIAL	APPLIED VINYL COPY TO STOREFRONT GLASS
ILLUMINATION	NO
SYMBOL	3"
LETTER STYLE	PROJECT STANDARD TYPEFACE
COLOR	WHITE COPY ONLY



1 TYPICAL ELEVATION - SIGN TYPE 7 (ON SIDELIGHT)

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



2 TYPICAL ELEVATION - SIGN TYPE 7 (ON DOOR)

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