

Market Place At Oxnard Oxnard, CA

I. GENERAL

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 nonconforming 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. 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.

II. SPECIFICATIONS

Type "A" Sign

Type "A"- Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters with plexiglass faces per the adjacent drawings. Letter edges to match the color of the sign face. Sign face to be plexiglass color as selected by the Tenant and approved by the Landlord. Letters to be a maximum of 60" in height.

Type "B" Sign

Type "B" - Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters with plexiglass faces per the adjacent drawings. Letter edges to match the color of the sign face. Face to be plexiglass color as selected by Tenant subject to approval by Landlord. Letters to be a maximum of 24" in height.

Type "C" Sign

Type "C" - Window Signage: Tenant shall be allowed to place in the upper window panel adjacent to the door, not more than 144 square inches of hand painted, decal or stick-on lettering or graphics, indicating hours of business, telephone numbers for emergency contact, 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.

Type "P" Sign

Type "D" - Rear Service Door: 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.

6.7 SIGN GUIDELINES AND STANDARDS

6.7.2 Project Entry Signs

- A. Purpose: Project entry signs will serve to identify the project area, as a whole to passing motorists.
- B. Type: Ground Sign.
- C. Location: Project entry signs are to be positioned at the following (2) two locations:
 - The southwest corner of the entrance at Paseo Mercado .
 - The northwest corner of the intersection of Ventura Blvd. And Paseo Mercado.
- D. Text: The sign text shall be limited to the display of the name of the project and it's tenants.
- E. Height: The sign height shall not exceed 8 feet (96 inches).
- F. Size: The sign area shall not exceed 256 square feet.

6.7.3 Freestanding Signs

The use of freestanding signs will be limited to enhance the aesthetic character of the area. Freestanding signs are allowed as specific below:

- C. The Market Place. Located South of Via Del Norte East of Paseo Mercado. and North of Ventura Boulevard

This parcel shall be allowed two freestanding signs subject to the following standards:

- 1. Location: Freestanding signs shall be located within the center 80 percent of the property as measured from the side property lines. On a corner lot the owner may consider the corner to be the center of the property.

Freestanding signs shall be located in a planted, landscaped area that is at least equal in area to the sign but need not exceed 200 square feet.

- 2. Text:
The sign text shall be limited to identification of the building and tenants and may include a logo but no other advertising.
- 3. Height:
Main Front Identity Sign - maximum height 50 feet. Secondary Back Identity Sign - maximum height 12 feet
- 4. Size:
Front Identity Sign 552 Sq. Ft / 276 Sq. Ft per side
Rear Identity Sign 80 Sq. Ft. 40 Sq. Ft. per side

6.7.4 Individual Site Identity Signs

- 1. Total Permitted Sign Area - Except as provided below, the total aggregate sign area for individual site identity signs shall not exceed 2 square feet of sign area for each lineal foot of building on its principal street, or 1 square foot of sign area for each lineal foot of lot frontage on its principal street, whichever is larger.
- 2. Ground Signs
 - a. Location: Ground signs shall be located within the center 80 percent of the property frontage as measured from the side property lines. On a corner lot the property owner may consider the corner to be the center of the lot. Ground signs shall also be set back a minimum of 10 feet from the public right-of-way and located in a landscaped area.
 - b. Text: The sign text shall be limited to identification of the building and tenants and may include a logo but no other advertising.
 - c. Height: Sign shall not exceed 3 feet 6 inches (42 inches), except that a sign not exceeding 6 feet in height shall be permitted if located 35 feet or more from the center of a curb return at any intersection of a street with a public or private street, private drive or alley.
 - d. Size: The sign area shall not exceed 50 square feet (25 square feet each side).

- e. Number Allowed: For a shopping center, one ground sign shall be permitted for each street frontage on different streets provided that each frontage is 200 lineal feet or greater. For those businesses not located in a shopping center, one ground sign shall be permitted for any parcel having at least 100 feet of contiguous street frontage.

3. Building Signs

SPECIFICATIONS:

TYPE "A" SIGN:

Type "A" - Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters with acrylic faces per the adjacent drawings. Letter edges to match the color of the sign face. Sign face to be acrylic color selected by tenant subject to landlord approval. Letters to be a max. 60" in Height.

TYPE "8" SIGN:

Type "A" - Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters with acrylic faces per the adjacent drawings. Letter edges to match the sign face. Sign face to be acrylic color selected by tenant subject to landlord approval. Letters to be a max. 24" in Height.

TYPE "C" SIGN:

Type "C" Window Signage: Tenant shall be allowed to place in the upper window panel adjacent to the door not more than 144 square inches of hand painted, decal, or stick on lettering or graphics indicating hours of business, telephone numbers for emergency contact, 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 landlord approval.

TYPE "D" SIGN:

Type "D" Rear Service Door: 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.

4. Directory Map Panels

The Promenade area of shopping Center requires the provision for (2) two Single Faced Freestanding Map Directory Panels

Not to exceed 24 Sq Ft. per Side.

- a. Location: Directories to be located at north and south entrances to west walkway of storefronts.
- b. Text: The text shall be limited to identification and locating purposes in the form of a visual map and tenant listing there of.

5. Canopy Signs

- c. In a retail shopping center an under canopy sign may be permitted for each business in accordance with the following standards:
- d. Location: Canopy signs may be located either perpendicular to the face of the building or parallel to the face of the building under the canopy. Canopy signs shall observe an 8 foot clearance between the bottom of the sign and the sidewalk or other pedestrian way.
- e. Text: The sign text shall be limited to identification of the business.
- f. Size: The sign size shall be limited to 5 feet in length and 1 foot in height.

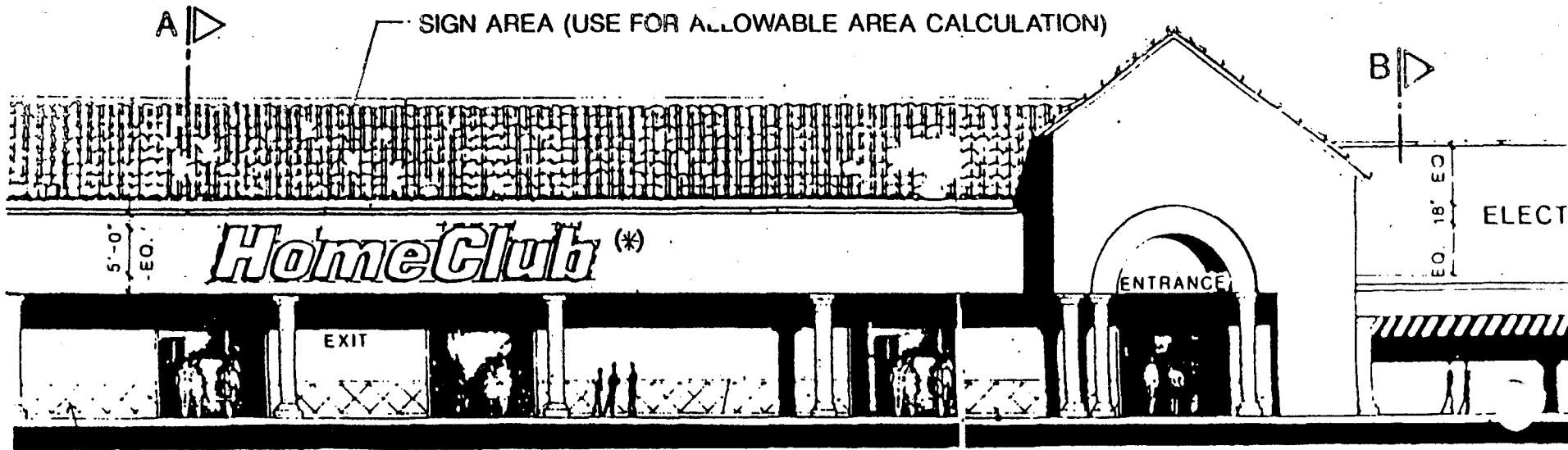
6. Window Signs

Window signs are permitted in a retail shopping center only in accordance with the following standard:

- a. Location: Window signs shall be placed entirely within the building and shall not cover more than 20 percent of any window.

6.7.6 General Sign Regulations

- A. A sign shall not flash, scintillate, move, change color, appear to change color or change intensity or contain any party or attachment that does the same.
- B. Banner and flags are not permitted except that, subject to the issuance of a temporary use permit, any or all of the above may be authorized by the Development Services Director for a period not to exceed 1 month (Maximum 4 times per year.)
- C. Except as otherwise provided herein, portable, moveable signs are not permitted. Paper, cloth or similar temporary signs are not permitted on the exterior of any building, unless placed within a glassed showcase or permanent framed area designed for that purpose.
- D. No roof signs shall be permitted.
- E. No illuminated signs shall be permitted within 100 feet of, and facing any, property containing residential uses.

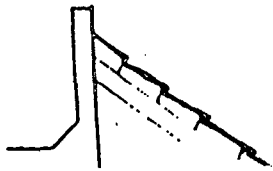


(*) FOR THE LOCATIONS OF ADDITIONAL TYPE A SIGNAGE,
SEE BUILDING A EAST ELEVATION &
SIGN LOCATION PLAN, SHEET #11.

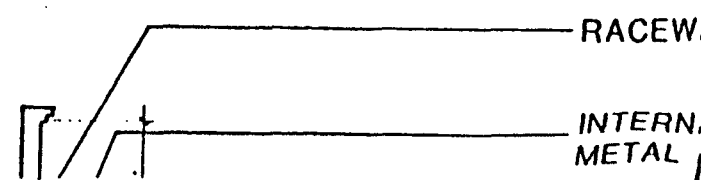
FRONT ELEVATION (SOUTH) • BUILDING "A"

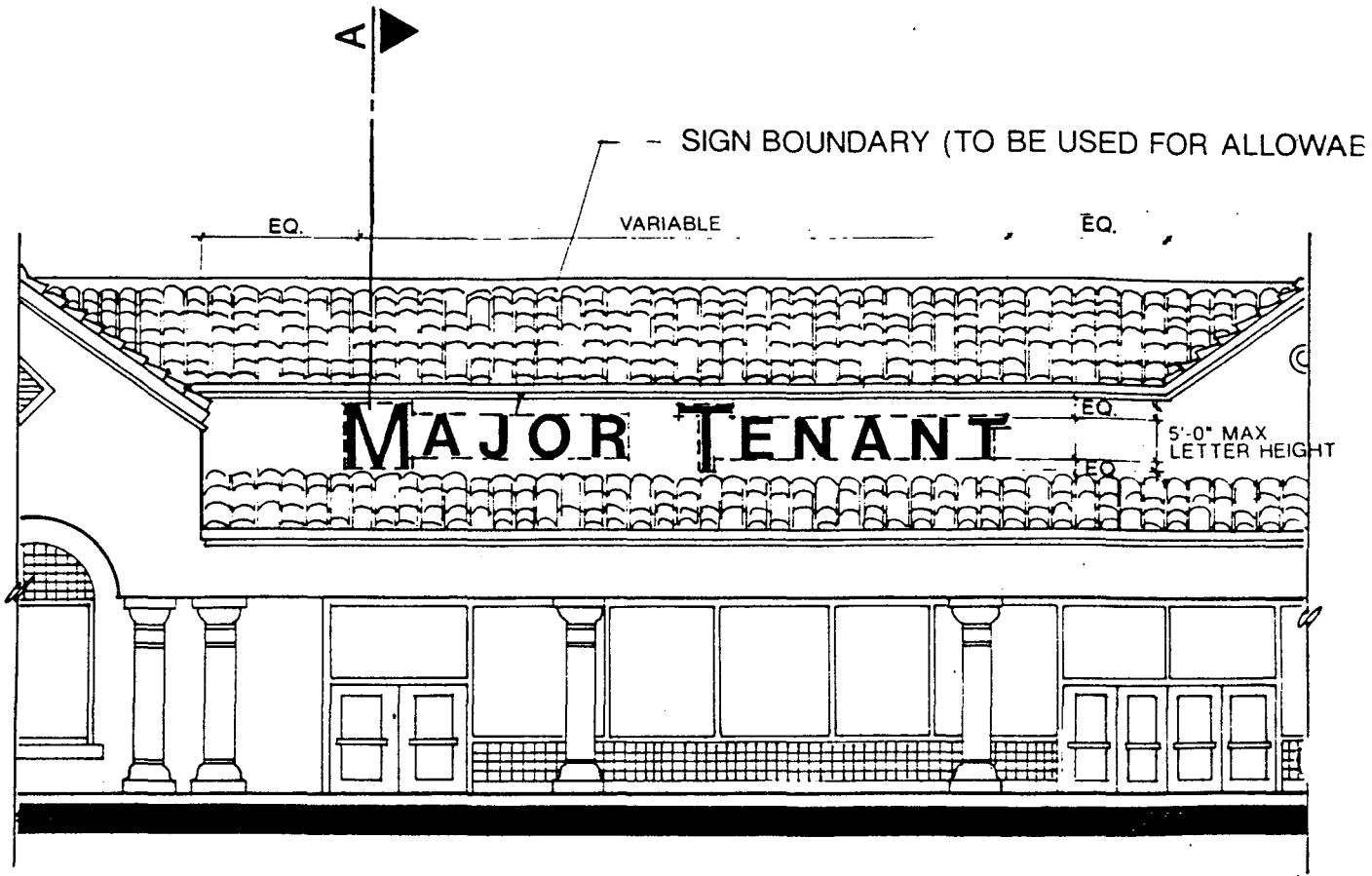
SCALE: 3/32" = 1' - 0"

TYPE 'A' • CONDITION 'A'



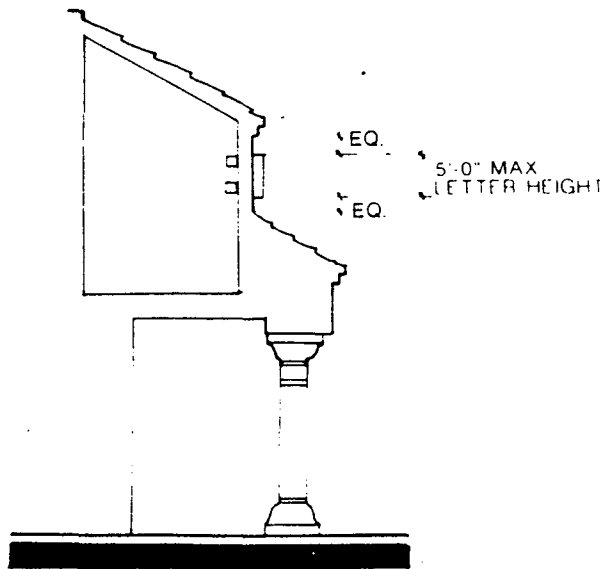
INTERNALLY ILLUMINATED
METAL LETTERS





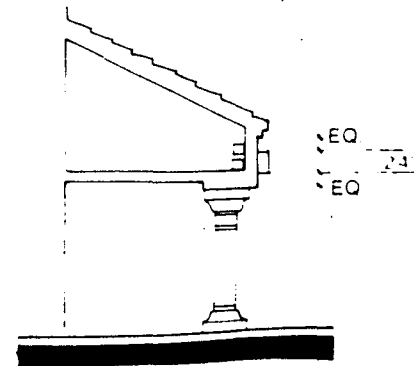
MAJOR TENANT ELEVATION
TYPE 'A' CONDITION 'B'

1/8" : 1'-0"



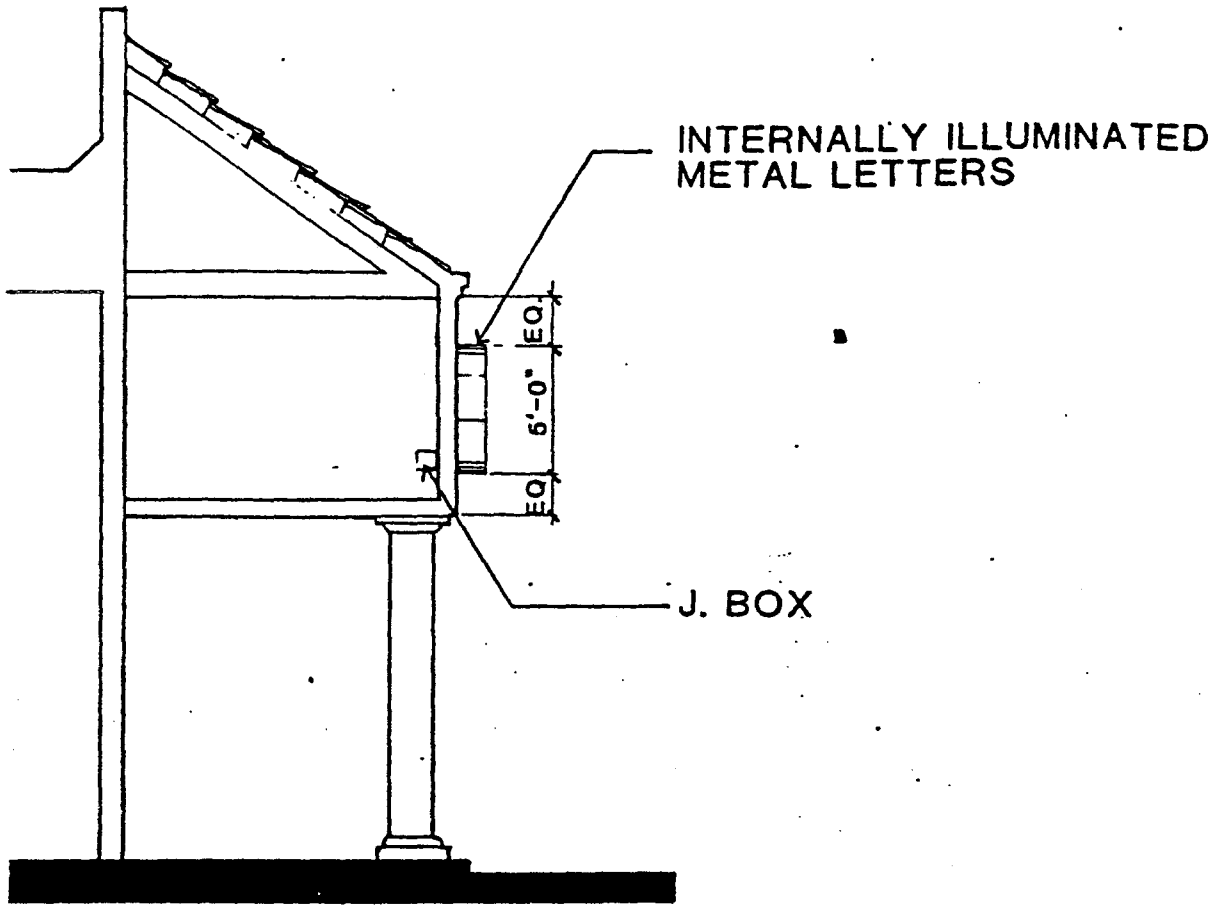
SECTION 'A'

1/8" : 1'-0"



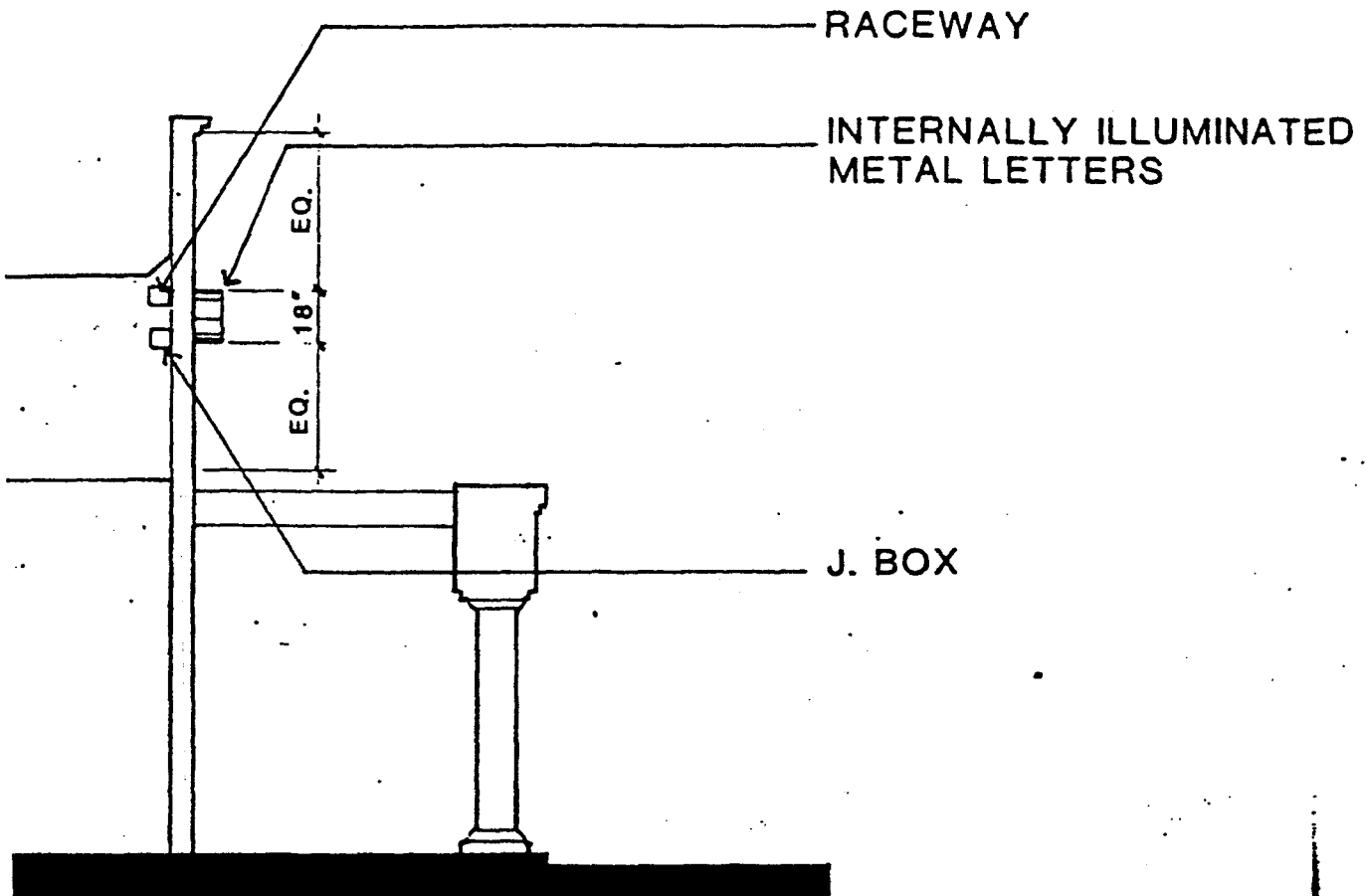
SECTION 'B'

1/8" : 1'-0"



SECTION "A"

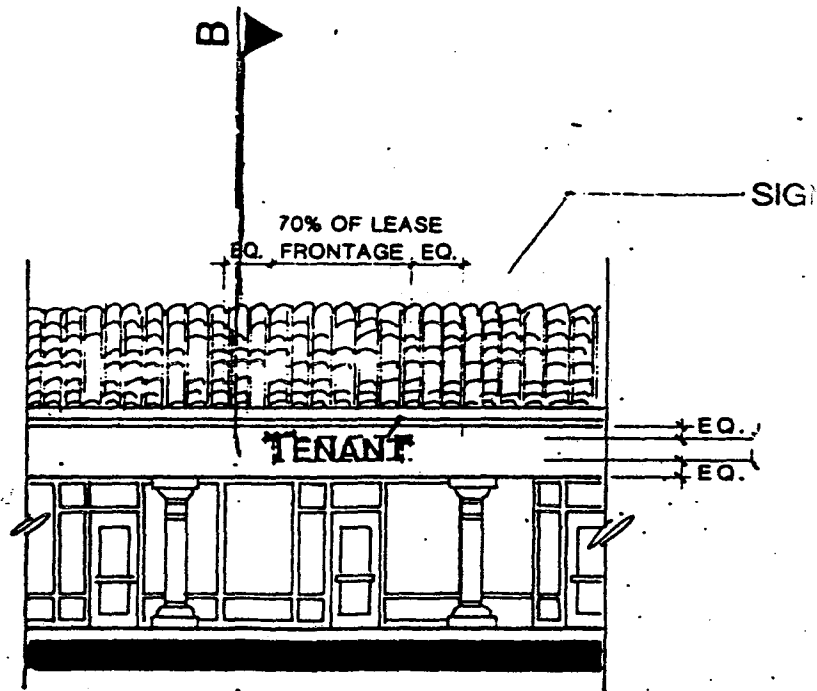
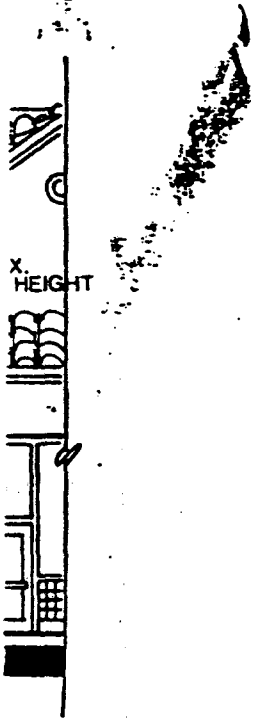
SCALE: 3/16" 1'-0"



SECTION "B"

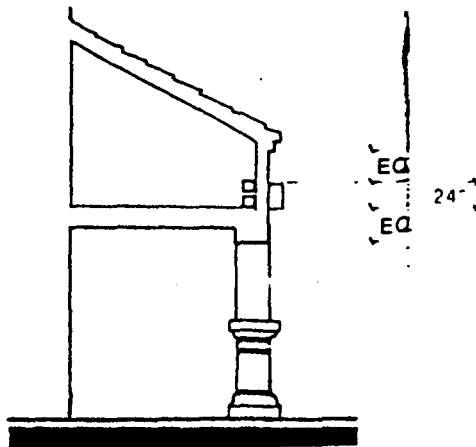
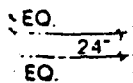
SCALE: 3/16" 1'-0"

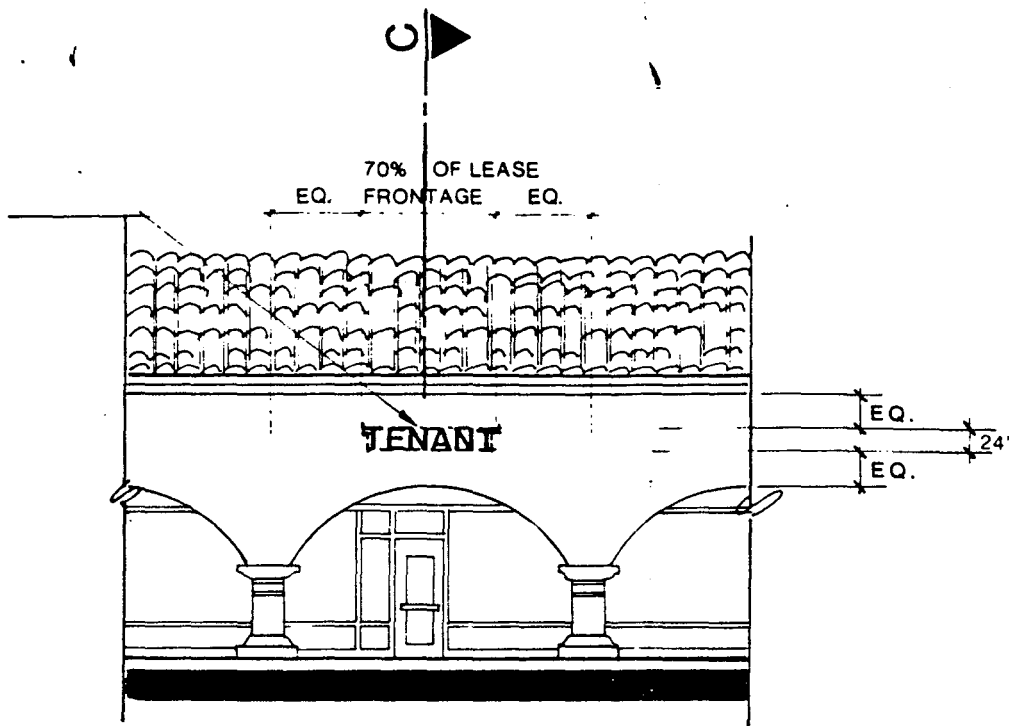
LOWABLE SIGN AREA CALCULATION)



**SECONDARY TENANT
ELEVATION
TYPE 'B' CONDITION 'A'**

1/8" : 1'-0"





SECONDARY TENANT ELEVATION TYPE 'B' CONDITION 'B'

1/8" = 1'-0"

SIGNAGE - GENERAL NOTES

MAJOR TENANT SIGNAGE ESTIMATE - 2000 SF

BUILDINGS A, D, E, F, K, M - SHALL BE ALLOWED 2 SIGNS EACH (MAX.)

BUILDING B - SHALL BE ALLOWED 3 SIGNS (MAX.)

BUILDING G - SHALL BE ALLOWED 1 SIGN (EACH TENANT)

ALL MAJOR TENANT SIGNS SHALL CONFORM TO TYPE 'A' CRITERIA

SECONDARY TENANT SIGNAGE ESTIMATE - 1200 SF

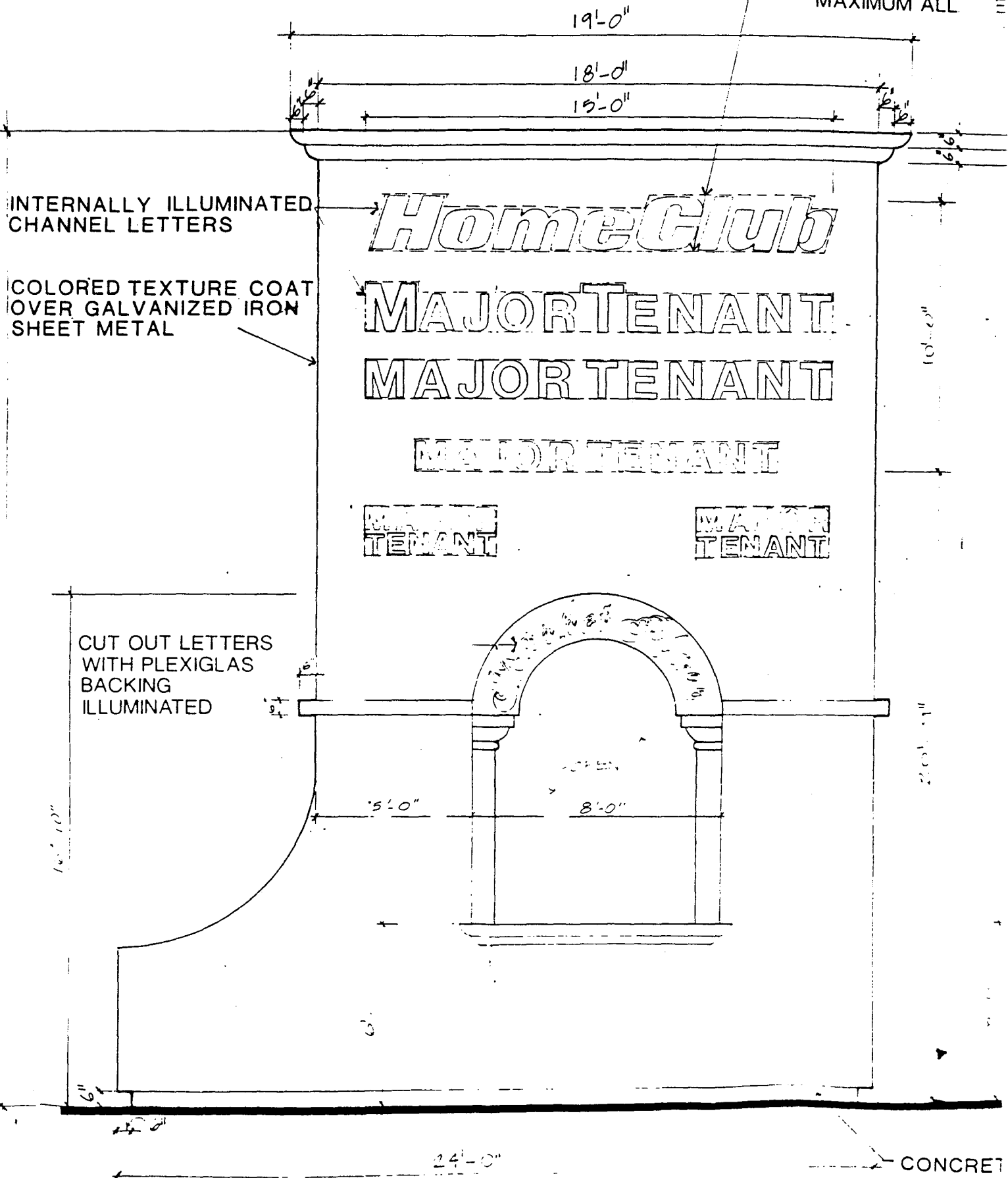
BUILDINGS H, J, L, N - SHALL BE ALLOWED 1 FRONT SIGN
CONFORMING TO TYPE B' CRITERIA.

BUILDINGS O, P, C, Q - SHALL BE ALLOWED 1 FRONT AND
1 REAR OR SIDE SIGN CONFORMING TO
TYPE B' CRITERIA.

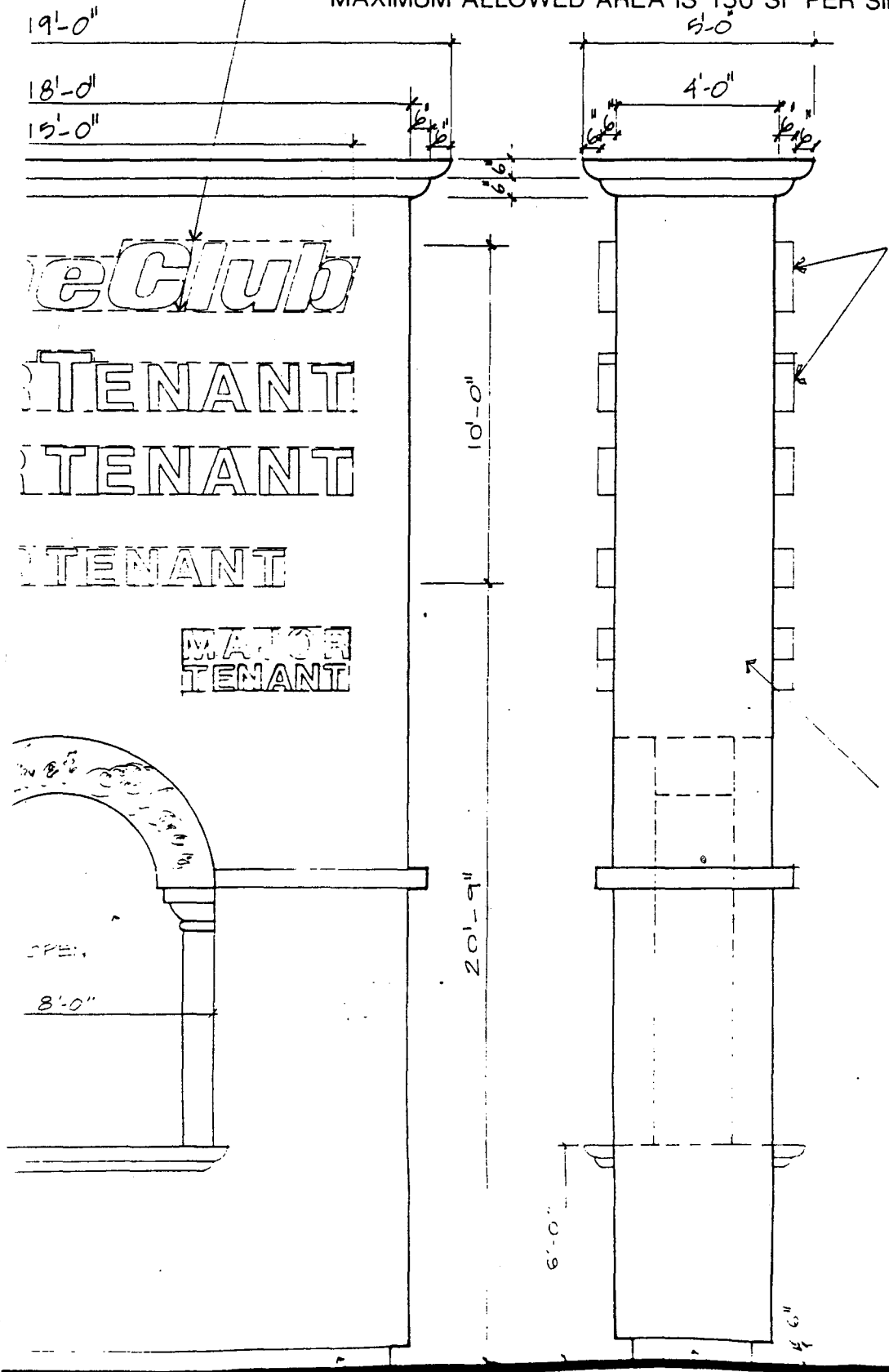
AREA ALLOWANCE FOR REAR SIGN SHALL
BE 50% OF ALLOWABLE AREA FOR FRONT SIGN

NOTE SIGN AREAS ARE ESTIMATES ONLY AND MAY VARY FROM BUILDING TO BUILDING
PROVIDED TOTAL SIGN AREA DOES NOT EXCEED 3537 SF AND MAXIMUM LETTER
HEIGHT IS ADHERED TO TOTAL SIGN AREA SHALL INCLUDE FREESTANDING AND MONUMENT SIGN

SIGN AREA AS GRA
(AREAS BOUNDED E
SHALL BE USED TO
MAXIMUM ALL E



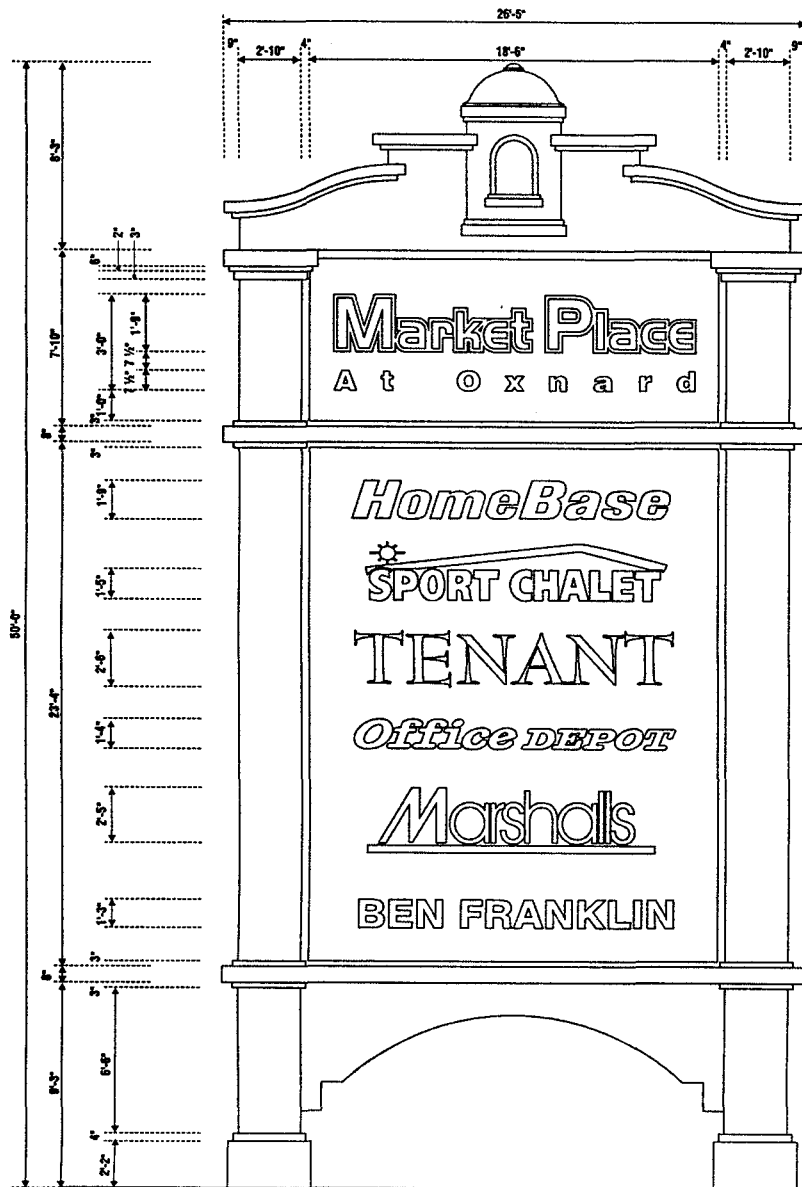
SIGN AREA AS GRAPHICALLY SHOWN
(AREAS BOUNDED BY DASHED LINE)
SHALL BE USED TO CALCULATE PERMITTED SIGN AREA.
MAXIMUM ALLOWED AREA IS 150 SF PER SIDE



INTERNALLY ILLUMINATE
CHANNEL LETTERS

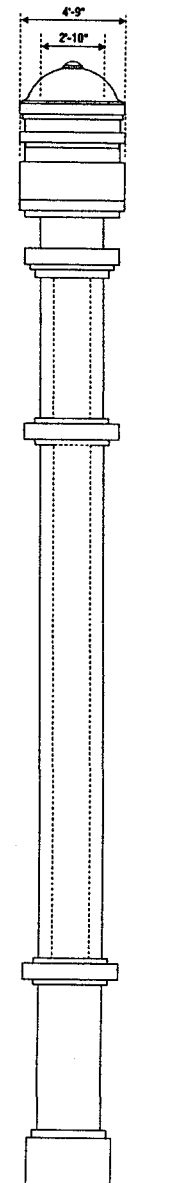
COLORED TEXTURE CO
OVER GALVANIZED IRO
SHEET METAL

CONCRETE BASE -



A NEW - CUSTOM FABRICATED ALUMINUM DOUBLE FACE MONUMENT SIGN
 Scale: 3/16" = 1'-0"

Quantity: Make One (1) Sign



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 Electrical Advertising

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 design@superiorsigns.com

Project:
 Market Place
 of Oxnard

Address:
 Ventura & Paseo Mercado
 Oxnard, CA.

Account Manager:
 John Blue

Designer:
 John Blue

Scale:
 AS NOTED

Design No.:
 99-04-0023-06

Date:
 06-03-99

Reg. No.:

Revisions:
 #5 to #1,000 more Add detailed
 drawings plus structural

Page: Of
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