

2480 E Gonzales Rd.
PZ 98-5-50

SARES-REGIS Group

FIRST
AMERICAN
PLAZA

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OXNARD, CALIFORNIA

TENANT SIGN MANUAL

PURPOSE AND INTENT

The purpose of this tenant sign manual is to provide adequate and attractive identification of buildings and businesses by ensuring property design, location and maintenance of all signs and graphics within First American Plaza.

The intent of this tenant sign manual is to produce uniform standards for all exterior signing in order to establish continuity, consistency and overall harmony with the visual quality of First American Plaza.

MAINTENANCE

All signs within First American Plaza shall be maintained in an as-new condition. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by person(s) or business responsible for the maintenance of said sign or signs.

APPROVALS

Tenants eligible for exterior signing shall be determined by Owner or its designee. All individual signing must have the written approval of both the Owner or its designee and the City of Oxnard to be implemented.

Prior to City review, eligible sign applicants shall first obtain the approval of the Owner or its designee by submitting the following:

- A. For Preliminary Approval submit the following in triplicate:
 - 1. Site plan and building elevations showing the proposed sign locations and sizes with dimensions.
 - 2. Notations as to the proposed materials, finishes and colors.
- B. For Final Approval submit shop drawings containing the following in triplicate:
 - 1. Final site plan and building elevations showing the proposed sign locations and sizes with dimensions.
 - 2. Details, materials, finishes and colors.
 - 3. Proposed method of attachment to building and waterproofing at any building penetrations.
 - 4. Electrical power requirements, if any.

For City Approval submit shop drawings as approved by the Owner or its designee to the City to obtain sign and building permits.

COMPLIANCE REQUIRED

No person shall erect, re-erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the same to be done contrary to or in violation of the provisions of this tenant sign manual. Conformance will be strictly enforced by the Owner and the City of Oxnard. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

ILLEGAL AND NON-CONFORMING SIGNS

- A. Blinking, flashing or moving signs.
- B. Advertising displayed on vehicles to attract attention to a specific business location or sale.
- C. Signs located or sized as to impede views of neighboring signs, businesses, traffic or pedestrians.
- D. Pole signs.
- E. Can or box type signs.
- F. Hand painted graphics.

GENERAL SIGN STANDARDS

MAJOR TENANT MONUMENT SIGN - Sign Type 3

The building is allowed one (1) Major Tenant Monument Sign. This sign is to be located on Gonzales Drive, and set back from the sidewalk ten feet (10'-0"). The monument sign is cast in place concrete with overall dimensions of three feet six inches (3'-6") in height, six feet (6'-0") in length and two feet four inches (2'-4") in depth. The lower base has a light sandblasted finish and the upper portion (face) is smooth finished concrete. The tenant's name shall be in their company typestyle and fabricated from aluminum. The aluminum letters shall be five and one-half inches (5-1/2") in height and one and one-half inches (1-1/2") in depth; painted with white, semi-gloss, linear polyurethane paint to match Frazee No. 484, City Lights. Letter forms shall be flush mounted to the face of the sign. Flood illumination of monument signs shall be accomplished with ground mounted fluorescent fixtures. Such fixtures shall be controlled to ensure that no light shall interfere with drivers, pedestrians or adjacent properties.

ON-BUILDING TENANT IDENTIFICATION - Sign Type 4 & 5

This sign type shall be individual, aluminum fabricated channel letters with one inch (1") extruded acrylic trim cap. These channel letters shall have 1/8" thick translucent white acrylic faces. The acrylic trim cap and aluminum returns (sides) shall be painted with gray-green, semi-gloss, linear polyurethane paint to match Frazee No. 8406M, Victoria Falls. These individual letter forms are internally illuminated using Voltarc 4500 cool white neon. Individual letter forms or logos are to be mounted directly to the building facade. No on-building signs shall have "raceways" or any visible means of attachment to the building. The tenant is allowed to use their company logo and/or typestyle. See chart below for allowable sizes.

MAJOR TENANT IDENTIFICATION (Top-of-Building) - Sign Type 4

Each building is allowed two (2) Major Tenant Identification Signs at the top of the building.

Logo (Corporate symbol or trademark): (4" thick)

Maximum Height: 2'-6"
Maximum Width: 4'-0"

Lettering: (4" thick)

<u>Quantity of Letters</u>	<u>Maximum Height</u>	<u>Maximum Square Feet</u>
1 - 14	2'-0"	60
15 - 20	1'-8"	64
21 - 24	1'-4"	68
25 or more	1'-2"	72

Logos in Combination with Lettering:

A logo shall be considered to consume the equivalent of three (3) letters. Logo size shall be included in computing the maximum square footage of any single sign.

MINOR TENANT IDENTIFICATION (Top of First Floor) - Sign Type 5

Each building is allowed four (4) Minor Tenant Identification Signs at the top of the first floor.

Logo: No logos, symbols or trademarks are allowed for this sign type.

Lettering: (4" thick)

<u>Quantity of Letters</u>	<u>Maximum Height</u>	<u>Maximum Square Feet</u>
1 - 18	1'-4"	26
19 - 24	1'-2"	30
25 or more	1'-0"	34

TENANT IDENTIFY ON GLASS AT ENTRANCE DOOR - Sign Type 7

This sign is limited to tenant name only and shall be centered on the glass panel to the right of the entryway five feet (5'-0") from ground level. Tenant name shall be 1-3/4" high individual letters in white, "3M", self-adhesive vinyl. Helvetica Regular is the only typestyle permitted for this sign.

SUPPLEMENTAL EXHIBITS

The attached exhibits are intended as a graphic aid in interpreting the intent of this tenant sign manual.

In conjunction with the text of this tenant sign manual, these graphic exhibits have been prepared indicating the permitted number, size and location of exterior signs.

ON-BUILDING TENANT SIGN ALLOWABLE SIZES:

MAJOR TENANT IDENTIFICATION (two per building)

PRIMARY - (Top-of-Building) Maximum Sizes

LOGO (Corporate symbol or trademark):

Maximum Height 2'-6"
Maximum Width 4'-0"

LETTERING:

Quantity of Letters	Maximum Height	Maximum Square feet
1 - 14	2'-0"	60
15 - 20	1'-8"	64
21 - 24	1'-4"	68
25 or more	1'-2"	72

LOGOS IN COMBINATION WITH LETTERING:

A logo shall be considered to consume the equivalent of three (3) letters. Logo size shall be included in computing the maximum square footage of any single sign.

MINOR TENANT IDENTIFICATION (four per building)

SECONDARY - (Top-of-First Floor) Maximum Sizes

No logos, symbols or trademarks are allowed for secondary signs.

LETTERING:

Quantity of Letters	Maximum Height	Maximum Square feet
1 - 14	1'-4"	26
15 - 24	1'-2"	30
25 or more	1'-0"	36

ON-BUILDING SIGNS
SIGN TYPES & L'S

SPECIFICATIONS

(These specifications are to be used in conjunction with the specifications shown on Sheet A. If differences occur, the more stringent rule shall apply.)

TENANT IDENTIFICATION
INTERNALLY ILLUMINATED

1. All internally illuminated on building signing shall receive electrical service for each individual letter or graphic through the building surface immediately behind each letter or graphic. No exterior raceways or similar devices shall be permitted.
2. Where concrete is to be penetrated to accommodate electrical service and mounting bolts, the contractor must visit site to determine all existing conditions and substrates. Other than a compressive load at its surface as generated by mounting bolts, no shear or any other type of load shall be applied to face of building. All mounting bolts shall penetrate face of building and be permanently attached in a solid substrate.
3. Provide and install all electrical components such as transformers, neon units, connectors and all other equipment. All components shall be new and approved by Underwriters Laboratories, Inc. The assembly of all components within the illuminated letters shall conform to all standards of Underwriters Laboratories, Inc. as published in the latest edition of Standard for Electric Signs, UL 88. All illuminated letters shall bear the UL label. All wiring and equipment shall be concealed within the letter structure and behind the building wall.
4. Transformers shall be by Franco or equal. All transformers shall be the higher power factor types, no exceptions allowed. The secondary voltage shall be as required by the footage of glass to be illuminated. All transformers shall have 30 M.A. rating.
5. Neon tubing and electrodes shall be as manufactured by Voltarc (no exceptions) (8340 cool white). No neon crossovers between letters will be allowed.
6. Letters shall be of all aluminum construction in size and thickness of material as noted on each individual drawing.
7. All painted surfaces, primers and top coats shall be linear polyurethane as manufactured by WLS Coatings, Los Angeles, California. (No exceptions). Colors shall be as noted on drawings.
8. Acrylic faces of all letters shall be as manufactured by Rohm and Haas 8728 Translucent White. Minimum thickness 1/8 inch.
9. Attachment of letters to building face. Method shown on drawings is for information only, contractor may utilize his own method of installation providing it meets or exceeds all building and sign codes of the City of Oxnard.
10. Shop drawing and full size epoxy layout must be provided to DSDO for approval prior to the start of fabrication. Shop drawing must carry the stamp of a California registered civil engineer.

INTEGRITY OF INSTALLATION

1. Installation of all on-building signing and graphics shall be secure and permanent. The owner and DSDO assume no responsibility or liability for installation. Signing contractor is to obtain and pay for structural and other applicable engineering services to ensure safe and permanent installation.

First American Plaza

PRIMARY SITE ID. LOGO TYPE.
TYPEFACE: TIMES NEW ROMAN
REPRO AVAILABLE FROM D.G.D.O.

First
American
Plaza

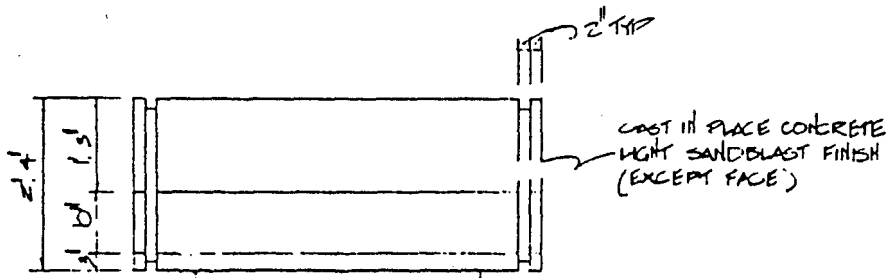
SECONDARY SITE ID. LOGO TYPE
TYPEFACE: TIMES NEW ROMAN
REPRO AVAILABLE FROM D.G.D.O.

1234567890

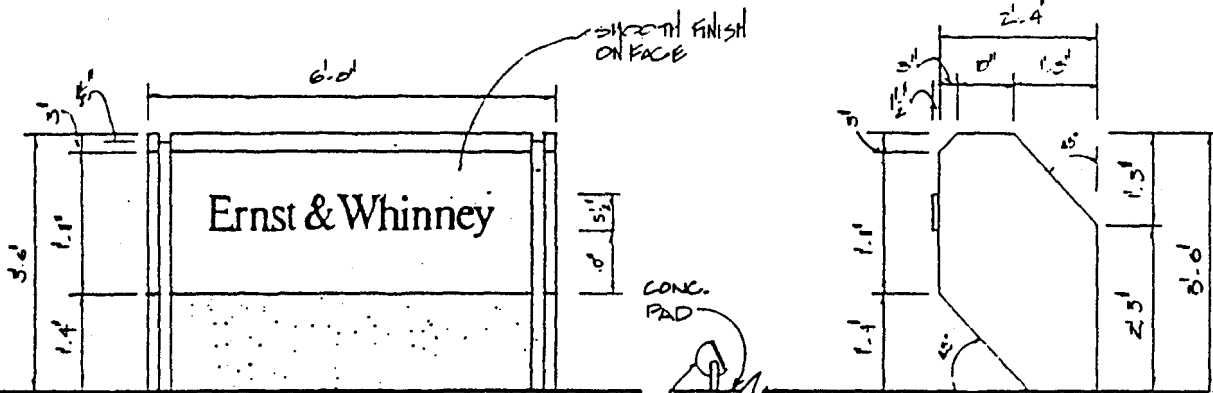
NUMERALS FOR
ON-BUILDING ADDRESSES
TYPEFACE: HELVETICA MEDIUM

ABCDEFGHIJKL
MNOPQRSTU
VWXYZ&abcdefg
hijklmnopqrstuvw
xyz1234567890
\$. " - : ! ?

ALPHABET FOR ALL TENANT ID.
ON GLASS ADJACENT TO ENTRANCE
DOORS AND ALSO FOR TENANT ID.
ON BUILDING SIGNING WHEN
TENANT DOES NOT HAVE
CORPORATE LOGO TYPE OR
ALPHABET.
TYPEFACE: HELVETICA REGULAR



PLAN



ELEVATION

SCALE - 3/4" = 1'-0"

CONC. PG. AS REQ.

FL. FIXTURE
6' SIGNLIGHTER
SERIES

SIDE

TENANT NAME SHALL BE IN TENANT
CORPORATE TYPE STYLE - IF NOT
AVAILABLE, NAME SHALL BE
HELVETICA REGULAR.

FABRICATED ALUMINUM LETTERS, 1/2" THK.
FLUSH MTD. TO FACE OF SIGN.
PAINT LETTERS WHITE LINEAR POLYURETHANE
SEMI-GLOSS FINISH TO MATCH
FRAZEE # 484, CITY LIGHTS

SIGN TYPE 3
MAJOR TENANT MONUMENT SIGN

⑤ MINOR TENANT

VOIARC-1500 COOL
WHITE NEON AS REQ
TO PROVIDE EVEN
ILLUMINATION OF
FACE OF LETTER

RPM & HAAS #732B
1/2" THK TRANSLUCENT
WHITE ACRYLIC
FACE

.263 ALUMINUM
FABRICATED
CHANNEL
LETTERS
WITH 1" EXTRUDED
ACRYLIC TRIM
CAP

TRIM CAP & RETURN PAINTED
LINEAR POLYURETHANE SEMI-GLOSS
FINISH TO MATCH FRAZEE # 8604.
VICTORIA FALLS (GREY-GREEN)

FACE OF CONCRETE PANEL

P-K HOUSING (HAGE CONNECTORS ARE ACCEPTABLE)
610 CABLE & CONDUIT
TRANSFORMER - FRANCE 30 MA
HIGH POWER FACTOR TYPE

16 GA. SHEET METAL
FRACEWAY & SUPPORT
BRACKETS (TYP)

STAINLESS STEEL MOUNTING BOLTS
MUST PENETRATE CONCRETE WALL
& ATTACH TO EXISTING SOLID
SUBSTRATE OR SHEET METAL
STRONGBACK PROVIDED BY
FABRICATOR. (MIN. 4 PER LETTER)

NOTE:

VERIFY ALL SUBSTRATES
AND EXISTING CONDITIONS
PRIOR TO FABRICATION

VERIFY
WALL THICKNESS
PRIOR TO INSTALL.

④ MINOR TENANT 2'0" HAX.

③ MINOR TENANT 1'4" NTS HAX.

ELEVATION
SCALE: 3/8" = 1'

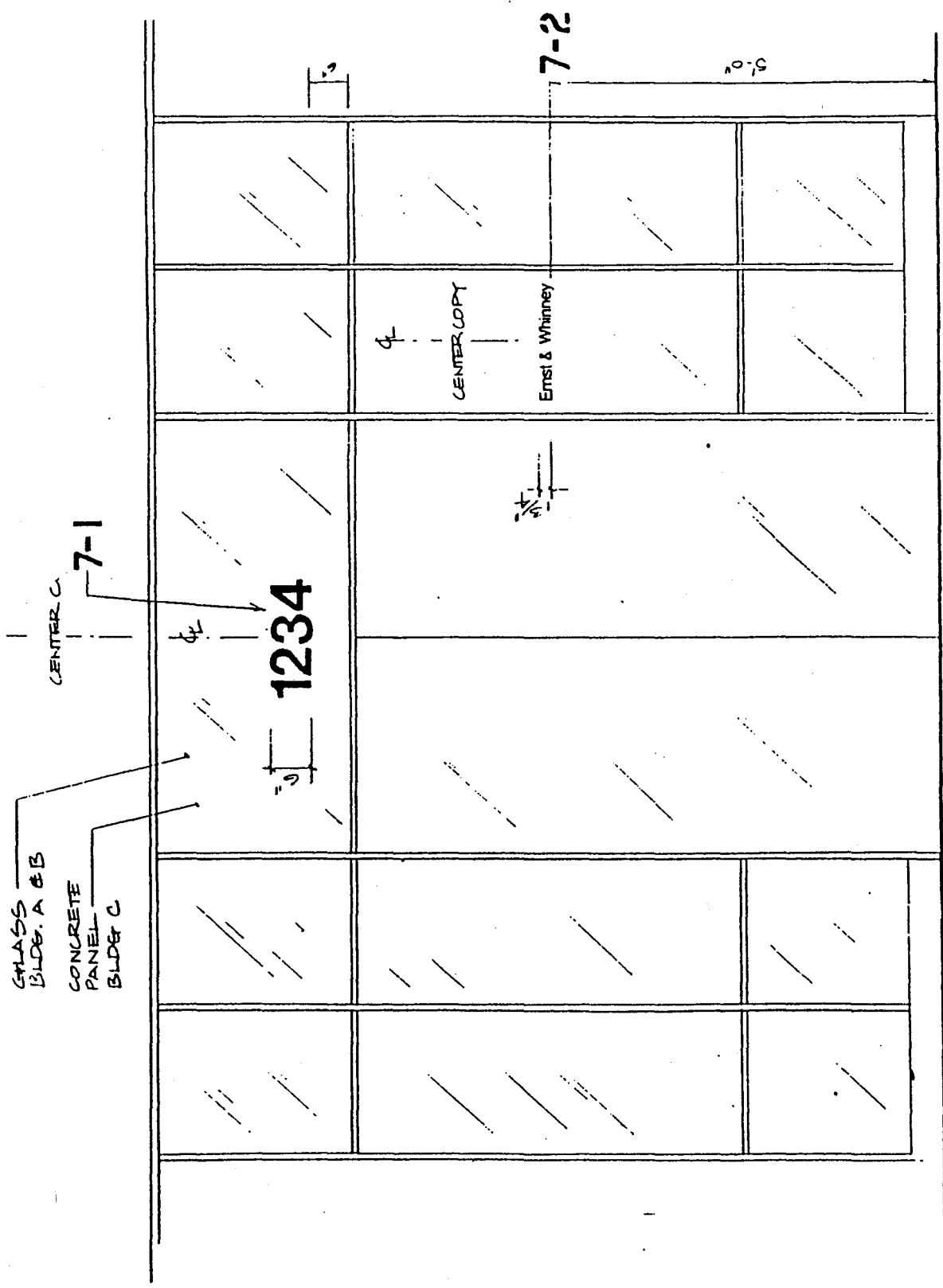
PARTIAL SECTION

NOTE:

TENANT'S NAME SHALL BE
TENANT'S CORPORATE
TYPE STYLE

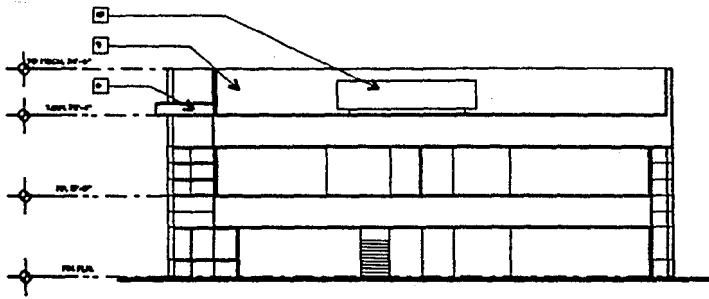
SIGN TYPE 6 # 5

TENANT IDENTIFICATION
SIGNS

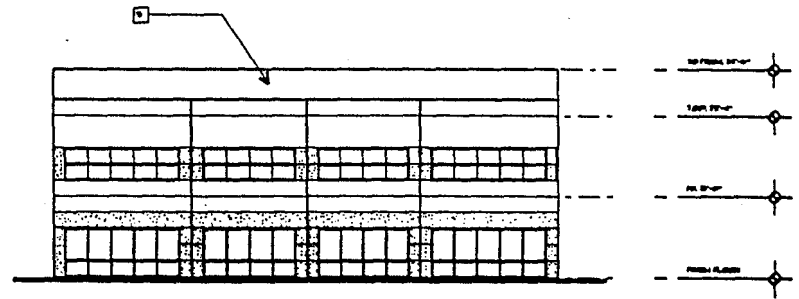


SKN TYPE 7
 ENTRY WAY GRAPHICS TYP. ALL BUILDINGS
 FRONT AND REAR
7-1 ALL NUMERALS 6" CENTERED. NEWETCA
 MEDIUM WHITE VINYL.
7-2 ALL NAMES 1 1/2" CENTERED. NEWETCA
 REGULAR. WHITE VINYL.
 (NAME SHOWN IS FOR LAYOUT ONLY)

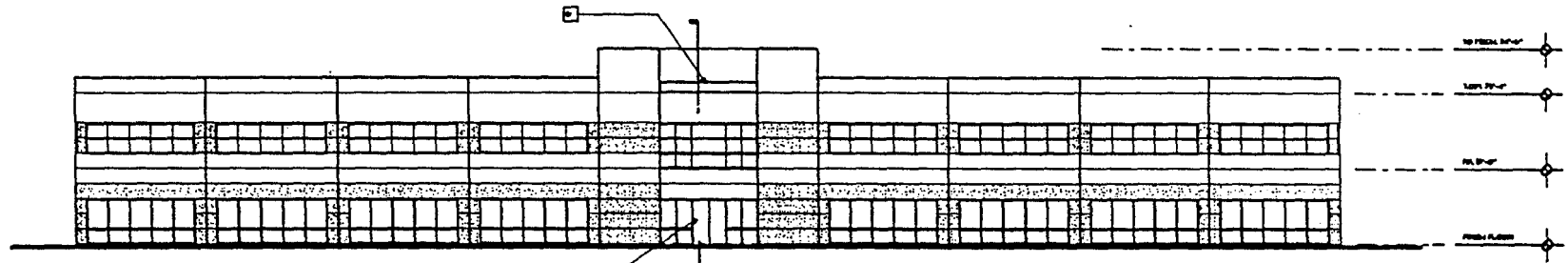
SCALE 1/4"
NOTE:
 ON BLDG. C, ADDRESS IS TO
 BE FABRICATED 1/2" THK.
 ALUMINUM NUMERALS.
 FLUSH MTD. TO FACE OF
 CONCRETE PANEL.
 PAINT FACES WHITE TO MATCH
FRAZER # 404, CITY LIGHTS
 PAINT RETURNS GRAY-GREEN TO
 MATCH **FRAZER # 8604, VICTORIA FALLS**
 ALL FINISHES TO BE LINEAR POLYURETHANE
 SEMI-GLOSS.



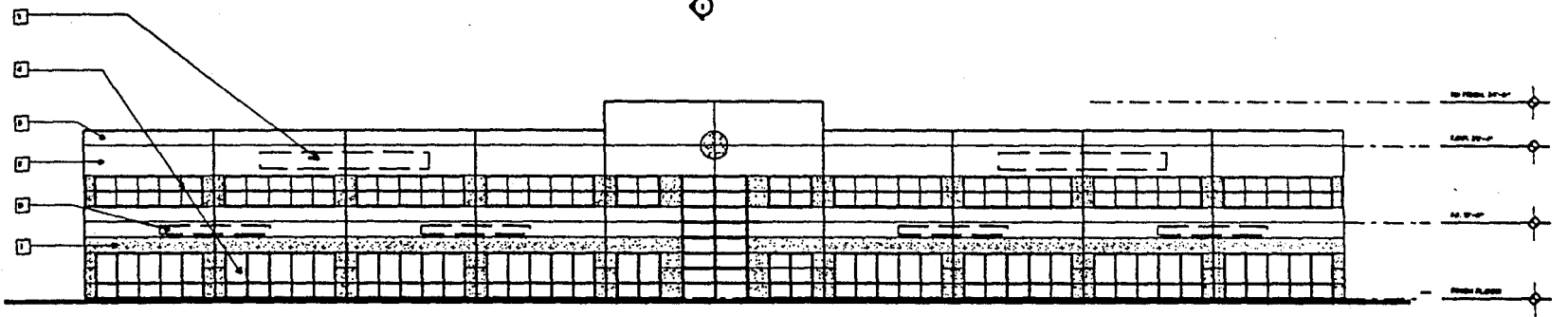
BUILDING SECTION ①



EAST ELEVATION/WEST ELEVATION
(RICE AVENUE) (OPP.)



SOUTH ELEVATION



NORTH ELEVATION
(GONZALES ROAD)

EXTERIOR ELEVATIONS

FIRST AMERICAN PLAZA

LEGEND

- ① SANDBLASTED CONCRETE
- ② PINKISH GRAY GLAZED CERAMIC
- ③ GREEN GRAY GLAZED CERAMIC
- ④ BLUE-GRAY REFLECTING GLASS
- ⑤ BLUE-GRAY TINTED GLASS AT ENTRY

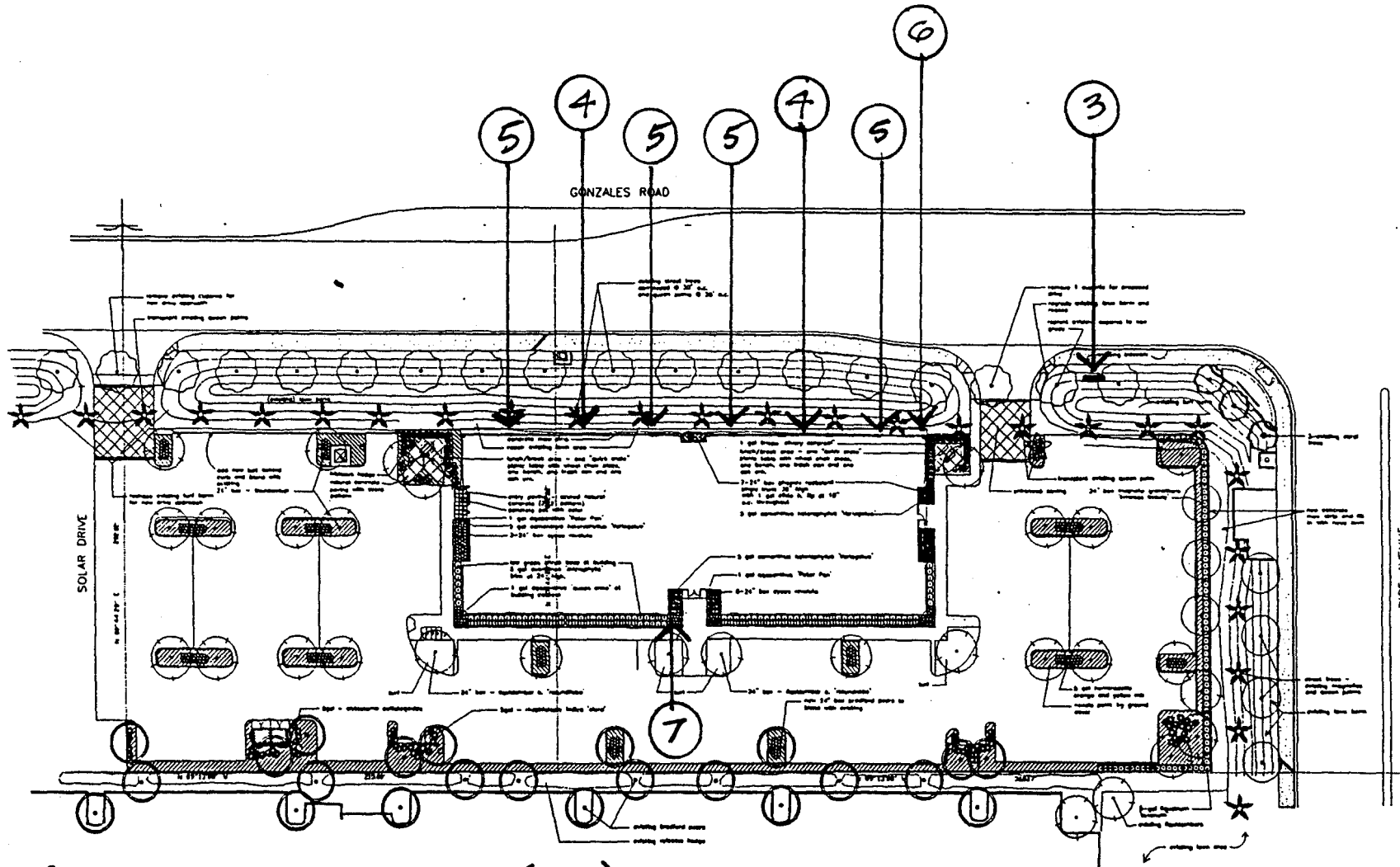
LEGEND

- ⑥ PINKISH GRAY SANDWICH PANELS
- ⑦ PINKISH GRAY GLASS
- ⑧ PINKISH GRAY GLASS
- ⑨ PINKISH GRAY GLASS
- ⑩ PINKISH GRAY GLASS

SARES-REGIS GROUP
ORNARD, CALIFORNIA

RCA+A

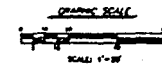
ROBERT C. BROWN, ARCHITECT-LEADER
1111 UNIVERSITY AVENUE, SUITE 100
ORLANDO, FLORIDA 32806
(312) 242-2444 FAX (312) 242-2444



- ① PRIMARY SITE IDENTIFICATION (N.A.)
- ② SECONDARY SITE IDENTIFICATION (N.A.)
- ③ MAJOR TENANT MONUMENT SIGN
- ④ MAJOR TENANT BUILDING SIGN
- ⑤ MINOR TENANT BUILDING SIGN
- ⑥ BUILDING ADDRESS
- ⑦ ENTRANCE SIGN

SIGN LOCATION PLAN

NOTE: Landmarks shall be consistent with available City of Oxnard Department of Public & Recreation Department.



REVISIONS			
NO.	DATE	BY	DESCRIPTION

CLIENT
Robert Coffey Architect
3111 Second Avenue, Suite 3
Corona del Mar, CA 92625

PROJECT
Sares-Regis
Lots 2, 3, & 9
Oxnard, CA

PROJECT TITLE
Preliminary Landscape Plan

PROJECT NO.	ISSUED	CHECKED	DATE

FILE NUMBER	DRAWING
	L-1