

OXNARD PACIFIC
COMMERCE CENTER

SAMMIS

Business Center

OXNARD, CALIFORNIA

Tenant Sign Manual

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PURPOSE AND INTENT

The purpose of this tenant sign manual is to provide adequate and attractive identification of buildings and businesses by ensuring proper design, location and maintenance of all signs and graphics within Sammis Business Center.

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 Sammis Business Center.

MAINTENANCE

All signs within Sammis Business Center 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 the Sammis Business Center Design Review Committee or its designee. All individual signing must have the written approval of both the Sammis Business Center Design Review Committee 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 Sammis Business Center Design Review Committee 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 Sammis Business Center Design Review Committee 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 Sammis Business Center Design Review Committee 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.

Secondary Site Identification Monument Sign – Sign Type 2

- **Quantity:** 1 Sign Type 2 Secondary Site Identification Monument Sign is allowed.
- **Location:** Sign Type 2 Secondary Site Identification Monument Sign shall be located along Solar Drive as depicted on the Sign Location Plan.
- **Size:** The monument base is 7'-9 ½" wide by 3'-6 ½" tall by 2'-7 ½" deep. A brushed stainless steel sign panel is mounted approximately 12-1/2" from the ground increases the width on both sides by 1-1/2". Additional dimensions are shown on the Sign Type 2 Secondary Site Identification Monument Sign Detail sheet.
- **Sign Area:**
 - The sign area on the Secondary Site Identification Monument Sign shall be limited to the stainless steel sign panel.
 - Maximum of 8.85 sq. ft. on the Secondary Site Identification Monument Sign total (One side only)
 - A 1'-7" by 5'-7" area is designated on the stainless steel sign panel for the Secondary Site Identification Monument Sign.
- **Letter Construction:**
 - Copy shall be centered in the stainless steel sign panel top and bottom.
 - Sign letters shall be offset 1/8" from the surface of the stainless steel sign panel.
 - Sign letters shall be fabricated from ½" thick aluminum painted MP#0132 jet black. Matthews paint satin finish.
- **Lighting:** The Secondary Site Identification Monument Sign shall be externally illuminated by existing landscape lighting. Lighting shall be positioned so it does not interfere with drivers, pedestrians or adjacent properties.

Major Tenant Monument Sign – Sign Type 3

- **Quantity:** 3 Sign Type 3 signs are allowed. 1901, 2001, and 2051 Solar Drive (buildings A, B and C respectively) are each allowed one Sign Type 3 -Major Tenant Monument Sign.
- **Location:** Each Major Tenant Monument Sign shall be located along Solar Drive as depicted on the Sign Location Plan.
- **Size:** Each monument base is 6'-3 ½" wide by 3'-6 ½" tall by 2'-7 ½" deep. A brushed stainless steel sign panel is mounted approximately one foot from the ground increases the width on one side by 6". Additional dimensions are shown on the Major Tenant Monument Sign Detail sheet.
- **Sign Area:**
 - Advertising sign area on the Major Tenant Monument Sign shall be limited to the stainless steel sign panel.
 - Maximum of 8.5 sq. ft. on each Major Tenant Monument Sign (One side only)
 - A 1'-10" by 4'-8" area is designated on the aluminum sign panel for each Major Tenant Monument Sign. The sign area shall be set back 3" from all edges of the aluminum sign panel and centered.
- **Letter Construction:**
 - Tenant copy shall be centered in the stainless steel sign panel top and bottom.
 - Sign letters shall be offset 1/8" from the surface of the stainless steel sign panel.
 - Sign letters shall be fabricated from ½" thick aluminum painted MP#0132 jet black. Matthews paint satin finish.
- **Lighting:** Major Tenant Monument Signs shall be externally illuminated by existing landscape lighting. Lighting shall be positioned so it does not 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 Pittsburgh Paints 3038 Crystal Cave. 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 IDENTITY 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.

PROJECT:
SAMMIS BUSINESS CENTER
OAKLAND, CALIFORNIA
EXTERIOR SIGN PROGRAM

OWNER:
The Sammis Company
60 Hampshire Road, Suite 200
San Leandro, California 94588

GRAPHIC DESIGNER:
David Sutherland Design Office, hereinafter called "DSDO"
1450 University Avenue, Suite 400, Oakland, California 94612
Telephone: 714/246-2644 FAX: 714/246-7383

INSTRUCTIONS TO BIDDERS

- 1. SCOPE OF WORK:**
Bidder shall furnish, deliver and install all sign work as shown on the drawings and specifications herein, as prepared by David Sutherland Design Office, hereinafter called "DSDO".
- 2. FORM OF PROPOSAL:**
Bids prepared in triplicate and include the following:
 - a. Unit cost per each type of sign.
 - b. Total cost for entire scope of work as indicated in paragraph 1, including all taxes and permits.Owner reserves the right to modify quantities or eliminate items on the basis of unit prices.
The proposals are to be marked in an opaque envelope. Both the proposal and the envelope are to be marked with the bidder's name and the following legend:
SAMMIS BUSINESS CENTER
OAKLAND, CALIFORNIA
EXTERIOR SIGN PROGRAM

DELIVERY OF BIDS:
Sealed bids for signs shall be received until the hour of 12:00 noon on _____ at the office of:
DAVID SUTHERLAND DESIGN OFFICE
1450 University Avenue, Suite 400
Oakland, CA 94612

NOTE:

SEE SHEET B FOR
ADDITIONAL SPECIFICATIONS
PERTAINING TO SIGNS 4 & 5

SPECIFICATIONS FOR SIGNING AND GRAPHICS

QUALITY ASSURANCE:
It is the intent of the Owner and DSDO to have the finest signing and graphics on the Sammis Business Center. All signs shall be fabricated using the finest materials and workmanship and all items not meeting this criteria will be rejected.

GUARANTEE OF PRODUCT AND INSTALLATION:

Contractor shall furnish a written guarantee that all materials and workmanship are free from defects, and agree to replace within fifteen (15) calendar days and without cost to the Owner any portion of the work resulting from defective materials or workmanship that may appear within a period of ninety (90) days from the date of completion. The guarantee shall include all materials, finishes, ballasts and transformers. Subsequent repairs shall be guaranteed for ninety (90) days.
CONTRACTOR TO PROVIDE:
1. All materials, finishes, labor and installation complete.
2. Design and pay for all permits required by the City, County, or any other regulatory agency.
3. All materials and workmanship shall be guaranteed for a period of ninety (90) days to meet governmental requirements, including all structural and finishing requirements.
4. Complete shop drawings of all elements clearly indicating type of material and finish to be used. Such drawings shall be submitted to the Owner 15 days prior to the start of construction. Each drawing shall be approved by the Owner in writing prior to start of construction.
5. Full shop patterns or templates of all graphic elements in drawings are to be provided to the Owner by DSDO for written approval prior to start of construction.
6. Actual size samples of all materials and finishes in drawings are to be provided to the Owner by DSDO for written approval prior to start of construction.

GENERAL REQUIREMENTS:

1. Qualifications of Manufacturers: Manufacturers shall have produced the signs for a period of at least five (5) years and shall meet with the acceptance of Owner.
2. Manufacturers' Recommendations: The manufacturer's recommended materials and workmanship shall be used by Contractor as the basis for all materials and workmanship. Such drawings shall be approved by the Owner in writing prior to start of construction.
3. Codes and Standards: All materials and workmanship shall conform to all applicable codes and standards.
a. In addition to complying with pertinent codes and regulations, supply with pertinent recommendations contained in the Uniform Specification for Signs.
b. Where provisions of pertinent codes and standards conflict with the Specification, the more stringent provisions shall govern.

INTERFACE OF TRADES:

Contractor coordinates with all other related trades and suppliers for proper interface, including but not limited to: concrete, landscape, electrical, and the general contractor.

VISIT TO SITE:

Prior to starting the project, the Contractor is to visit the site to familiarize himself with local and job conditions.

CLEAN UP:

1. The Contractor shall at all times keep the premises free from accumulation of waste materials and rubbish caused by his operation and employees by the completion of the work.
2. Upon completion of work, rubbish, excess materials and equipment are to be removed from the site, leaving the area acceptably clean.

SIGN FABRICATION:

1. Contractor to fully review entire construction documents and make any and all recommendations regarding fabrication/installation techniques that may differ from those shown on the documents. Any such changes or recommendations shall be submitted to the Owner for approval prior to start of construction. Construction documents are for general information only. Sign contractor is responsible for final construction details.
THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS AND WORKMANSHIP REQUIRED FOR THE EXECUTION OF THIS CONTRACT INCLUDING THE MATERIALS AND WORKMANSHIP OF ANY FIRM OR INDIVIDUAL WHO ACT AS HIS SUBCONTRACTOR. Contractor shall be responsible for providing the other information issued by the DSDO.
2. Written dimensions on the drawings shall have precedence over stated dimensions. Contractor shall verify and be responsible for all dimensions on the drawings.
3. Details shown on the drawings shall be followed for exterior appearance. Contractor may change interior construction shown on these details to conform to his shop practices with written approval of Owner.
4. Owner visits shall be notified in writing of any discrepancies in the construction details, including conditions or conditions, and/or changes required in the construction details.
5. Location of signs: The locations shown on the plan drawings are for general information only. The Contractor is to arrange a meeting with DSDO and the fabricator to determine final sign location.
6. All finished surfaces shall be finished with a finish which is compatible with other non-conductive insulator to prevent electrolysis.
7. Contractor shall provide all materials and workmanship with supports or other non-conductive insulator to prevent electrolysis.
8. All flat surfaces to be finished with reflective material, all convex or other applications, accurate and consistent.
9. All painting shall be done in a uniform and consistent manner.
10. All joints and related parts to be perfectly aligned without overhanging or underhanging elements.

11. **Signs:** All signs necessary to meet the intent of these specifications are to be fully finished and assembled to a perfectly smooth and regular surface. Finished metal shall be of a single piece without any visible joining. No "Bands" or any other metal fasteners may be used.
12. All removable hardware including nuts, bolts, washers, screws, etc., to be used shall be of the same metal as the sign. The location and use of hardware shall be indicated on the drawings and the location of hardware shall be consistent with the architectural drawings.

INSTALLATION:

Installation of all signs and graphics shall be secure and permanent. The Contractor shall obtain the necessary permits for installation. The Contractor shall obtain all necessary permits for installation. The Contractor shall obtain all necessary permits for installation.

MATERIALS AND FINISHES:

1. **Aluminum:**
a. All visible surfaces of sign panels, including cabinet, shall be finished with anodized aluminum. Anodizing shall be Type II, Class II, and shall be of the thickness as shown on the drawings.
b. All sign cabinet aluminum shall be 6061 or 6063 in the thickness as noted on the drawings.
c. Aluminum sign cabinet shall be finished with smooth, non-reflective finish. The manufacturer shall be Alu-Form, Inc., Los Angeles, California. No substitutions shall be permitted.
d. Aluminum panels at sign face shall be finish at all joints and edges. Panels shall be fabricated to remain flat at all times.
Concrete:
a. Unless otherwise noted herein, all concrete shall conform to ACI 308. All concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
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t. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
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v. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
w. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
x. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
y. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.
z. Concrete shall be placed and finished in a single pour. All concrete shall be finished with a smooth finish. The concrete shall be finished with a smooth finish.

LETTERING AND GRAPHICS:

1. The project alphabet and all graphic elements shall be produced by phototypographic methods or computer generated, whichever is applicable. Accuracy of letterforms, letter and word spacing is critical.
2. All internally illuminated signs with hand-raised lettering thru cabinets shall be hand filled and finished with smooth, regular edges and sharp corners.
3. Letter-cut graphics services shall be provided by Integrated Laser Systems, Inc. of San Marcos, California (95174-9332) or equal.
4. Graphics to be cut-out or laser-cut graphics to be cut to back surface of sign cabinet. Graphics shall be mounted on a substrate of aluminum or stainless steel. Graphics shall be mounted on a substrate of aluminum or stainless steel.
5. Graphics shall be cut-out or laser-cut graphics to be cut to back surface of sign cabinet. Graphics shall be mounted on a substrate of aluminum or stainless steel. Graphics shall be mounted on a substrate of aluminum or stainless steel.

ELECTRICAL SERVICE:

Electrical submittals shall be provided by the Owner to the general sign contractor requiring electrical service. Contractor is to provide back up.

FLUORESCENT LAMPS AND BALLASTS:

Fluorescent lamps shall be 40W U.A. cool white lamps in lengths as required.

Fluorescent Lamps:

Contractor to insure proper, even internal illumination without "hot spots" or other areas of uneven lighting.

Ballasts:

All lamps shall be powered by Jefferson, or approved equal. There shall be the exact number and arrangement of lamps per ballast as specified by the ballast manufacturer, with no exceptions. Each ballast shall be easily accessible for maintenance.

DESIGN RIGHTS:

DSDO retains full right to all designs shown or specified herein. DSDO hereby grants the Sign Contractor the limited right to fabricate, design, manufacture, reproduce, or exhibit these designs, or modify them for any other purpose without the written approval of DSDO.

Sammis Business Center
Oakland, California
The Sammis Company

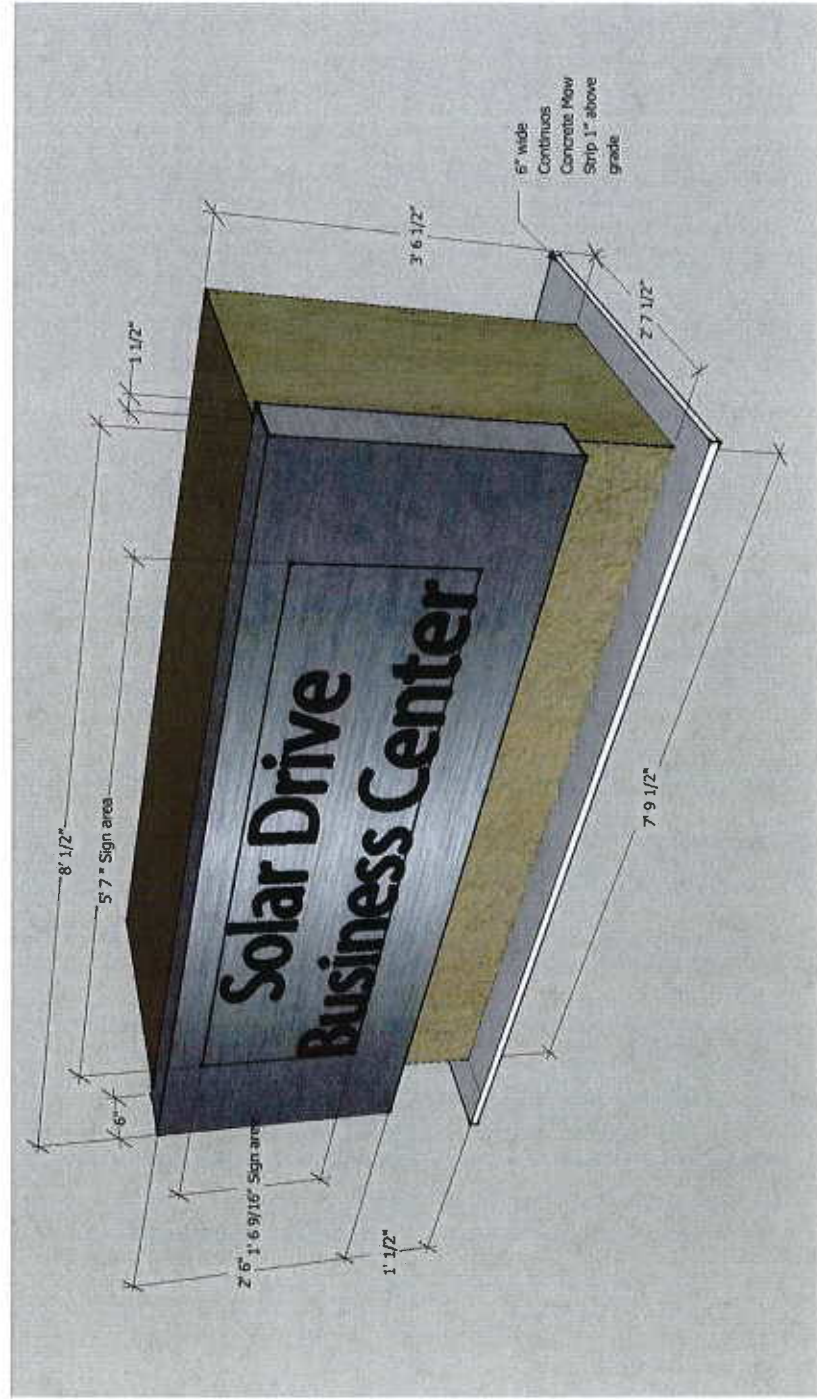
REVISIONS

JOB NUMBER **55-013**
DATE **5-21-88**
DRAWN **ER**
CHECKED **ER**
APPROVED
SCALE

David
Sutherland
Design Office
1450 University Avenue
Oakland, CA 94612

SHEET NUMBER

OF **11**



572 QTY: 1

1 SIGN DETAIL 28 SQFT SIGN TYPE 2 - SECONDARY SITE ID SIGN

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

TFA ARCHITECTURAL SIGNAGE
 3411 LAKE CENTER DRIVE, SANTA ANA, CA 92704 P 714.555.0950 F 714.850.4188

THE SIGN SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SIGNAGE ACTS OF THE STATE OF CALIFORNIA AND SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SIGNAGE ACTS OF THE STATE OF CALIFORNIA. THE SIGN SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SIGNAGE ACTS OF THE STATE OF CALIFORNIA. THE SIGN SHALL BE MANUFACTURED IN ACCORDANCE WITH THE SIGNAGE ACTS OF THE STATE OF CALIFORNIA.

PROJECT NAME: SOLAR DRIVE
 PROJECT LOCATION: SANTA ANA, CA

SHEET TITLE: SITE 2 CONCEPTUAL
 JOB NUMBER: 213300

DESIGNED BY: R. GORDON
 DATE: 06-08-15

APPROVED BY: [Signature]
 DATE: [Blank]
 NAME: [Blank]
 TITLE: [Blank]
 COMPANY: [Blank]
 PROJECT NUMBER: SD-5T-2.2

- NOTES AND SPECIFICATIONS**
- (P) 1/8" THICK ALUMINUM BODY WITH 1" SQ TUBE ALUMINUM FRAME WITH SAND PRAIRIE FINISH.
 - (M) 1/8" THICK STAINLESS STEEL PANEL WITH #4 HORIZONTAL BRUSHED FINISH.
 - (S) 1/2" FLAT CUT OUT ALUMINUM TUBES MAXIMUM 18" BLACK SPACED OFF OF STAINLESS STEEL TENANT PANELS 1/8" ALL SPACES ARE NOT INTERNALLY VISIBLE UNLESS MECHANICAL FASTENERS ON THE RETURNS OF THE SIGN ARE VISIBLE FROM THE STREET SIDE. ALL STAINLESS STEEL PANELS ARE REMOVABLE WITH LOCKTITE BUSHING MECHANICAL FASTENERS ON THE RETURNS OF THE SIGN. ALL STAINLESS STEEL PANELS ARE REMOVABLE WITH LOCKTITE BUSHING MECHANICAL FASTENERS ON THE RETURNS OF THE SIGN. ALL STAINLESS STEEL PANELS ARE REMOVABLE WITH LOCKTITE BUSHING MECHANICAL FASTENERS ON THE RETURNS OF THE SIGN. ALL STAINLESS STEEL PANELS ARE REMOVABLE WITH LOCKTITE BUSHING MECHANICAL FASTENERS ON THE RETURNS OF THE SIGN.



2 SIGN DETAIL 8.85 SQFT SIGN AREA

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

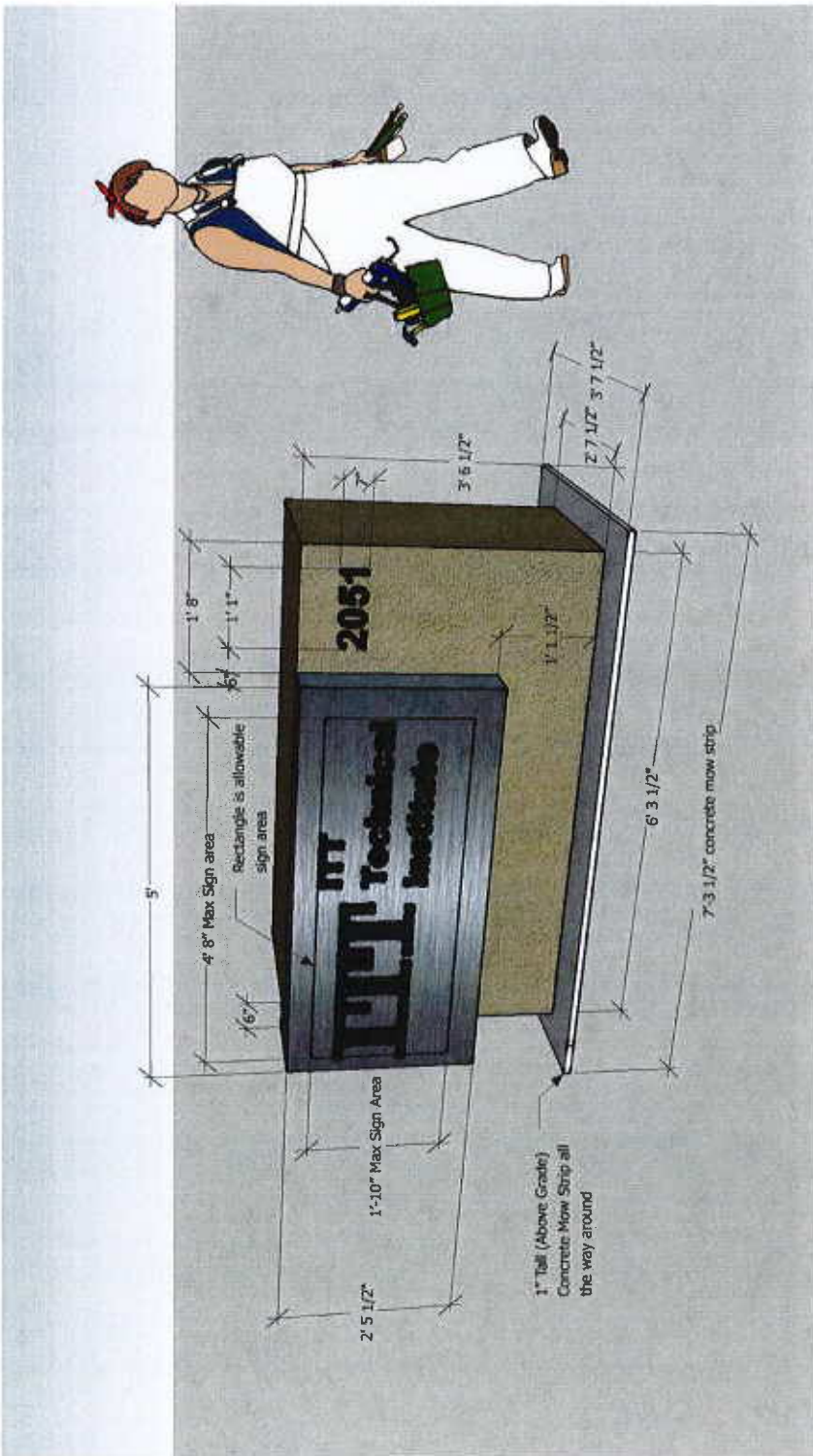
NOTES AND SPECIFICATIONS

- (PT) 1/8" THICK ALUMINUM BODY WITH 1" SO TUBE ALUMINUM FRAME WITH SAND PAIN FINISH.
- (M) 1/8" THICK STAINLESS STEEL PANEL WITH HH HORIZONTAL BRUSHED FINISH.
- (MS) 1/2" FLAT CUT OUT ALUMINUM LETTERS PAINTED JET BLACK SPACED OFF OF STAINLESS STEEL TENANT PANELS 1/8"

ALL SIGNS ARE NOT INTERNALLY ILLUMINATED. STAINLESS STEEL PANELS ARE REMOVE-ABLE WITH COUNTERSINK MECHANICAL FASTENER ON THE RETURNS. THE WHOLE SIGN JOINT IS A HOLD IN PIECE THAT SLIDES OVER THE EXISTING CONCRETE MOUNTENTS AND HAS TAPCON ATTACHMENT BEHIND THE STAINLESS STEEL PANEL TO THE EXISTING CONCRETE MOUNTMENT SO IT REMAINS IN PLACE. TYPICAL NOTE FOR ALL SIGNS ALL SIGNS TO HAVE A 6" CONTIGUOUS CONCRETE MOUNTMENT ALL THE WAY AROUND TO PROTECT THE SIGN. RECTANGULAR SHOWN ON STAINLESS STEEL PANEL IS ONLY SHOWN TO SHOW THE SIGN AREA. THERE WILL BE A 1/4" MINIMUM CLEAR SPACE. SIGN COPY CENTERED IN PANEL TOP AND BOTTOM.

NOTE: ALL SIGN TYPE 3 WILL FOLLOW THE CRITERIA IN REGARD TO FINISH, DIMENSION ETC.

- (M)
- (MS)
- (PT)



2 SIGN DETAIL 8.5 SOFT MAX SIGN AREA
SCALE: 1/4" = 1'-0"

1 SIGN DETAIL 21.8 SOFT SIGN TYPE 3 - MAJOR TENANT MONUMENT SIGN
SCALE: 3/4" = 1'-0"

ARCHITECTURAL SIGNAGE 3411 LAKE CENTER DRIVE, MOUNTAIN VIEW, CA 92706 • TEL: 951-261-4400	PROJECT NAME: SOLAR DR PROJECT ADDRESS: FREIGHT MOUNTAIN, CHINA, CA	CLIENT: R. GORDON DATE: 06-08-16	REVISIONS: DATE: _____ NAME: _____ DATE: _____ NAME: _____ DATE: _____
	SHEET TITLE: ST-3 CONCRECTUAL PER NUMBER: 213005	PROJECT NO: SD-ST-3.3	DRAWN BY: R. GORDON DATE: _____

THE SIGNAGE MOUNTENTS AND RETURNS ARE SHOWN IN THIS DRAWING FOR REFERENCE ONLY. ACCORDING TO THE DOCUMENT AND AS SHOWN IN THIS DRAWING, THE SIGNAGE SHALL BE CONSTRUCTED AS SHOWN. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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'-6"	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 - 10	1'-4"	26
11 - 24	1'-2"	30
25 or more	1'-0"	34

ON-BUILDING SIGNS SIGN TYPES 4 & 5

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


- All internally illuminated signage shall include electrical wiring for the building's electrical system. The building's electrical system shall be immediately behind each letter or graphic. No exterior receptacles or similar devices shall be permitted.
- When concrete is to be placed, a permanent, removable electrical service and mounting bolts, the contractor must work with site to determine all existing conditions and substrates. Clear from 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 anchored to a load substrate.
- Provide and install all electrical components such as transformers, main units, connectors and all other equipment. All components shall be new and approved by Underwriters Laboratories, Inc. The assembly of all electrical components shall be done in accordance with the National Electrical Code, Underwriters Laboratories, Inc. All illuminated letters shall bear the UL ETC label. All wiring and equipment shall be concealed within the letter structure and behind the building wall.
- Transformers shall be by Franco or equal. All transformers shall be the higher power factor type, no capacitors allowed. The secondary voltage shall be as required by the voltage of glass to be illuminated. All transformers shall have an N.E.C. rating.
- Main wiring and electrodes shall be as manufactured by Valuers (no exceptions) (9000 cool white). No main crossovers between letters will be allowed.
- Letters shall be of all aluminum construction in size and thickness of material as noted on each individual drawing.
- All painted surfaces, grimes and top coats shall be linear polyurethane as manufactured by WLS Coatings, Los Angeles, California. (No exceptions). Coats shall be as noted on drawings.
- Acrylic faces of all letters shall be as manufactured by Rohm and Haas 8722 Translucent White. Minimum thickness 1/8 inch.
- Attachment of letters to building face, implied shown on drawings in (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 Concord.
- Shop drawing and full site every level 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

- Installation of all on-building signage 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 engineering services to ensure safe and permanent installation.

REVISIONS

JOB NUMBER **02-010**
 DATE **5-21-88**
 DRAWN **EAJ**
 CHECKED _____
 APPROVED _____
 SCALE _____


 Designer: **David Southland**
 Designer: **David Southland**
 Design Office: **740 4th St.**

SHEET NUMBER _____
 OF _____
 13

SAMMIS Business Center

PRIMARY SITE ID LOGOTYPE.
TYPEFACE: ALUDOM (OR AL BOLD)
REPRO AVAILABLE FROM D. & D.O.

SAMMIS
Business Center

SECONDARY SITE ID. LOGOTYPE
TYPEFACE: ALUDOM (OR AL BOLD)
REPRO AVAILABLE FROM D. & D.O.

1234567890

NUMERALS FOR
ON-BUILDING ADDRESSES
TYPEFACE: HELVETICA MEDIUM

**ABCDEFGHIJKL
MNOPQRSTUVWXYZ
WXYZ&abcdefg
hijklmnopqrstuvwxyz
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 LOGOTYPE OR
ALPHABET.
TYPEFACE: HELVETICA REGULAR

\$ % ' " - : ! ?

1/8" TALL

Sammis Business Center
Oceanside, California
The Sammis Company

REVISIONS

JOB NUMBER 08.018
DATE 3-21-98
DRAWN R.P.
CHECKED R.P.
APPROVED

SCALE



Graphic Design
by Architecture
David
Sutterland
Interiors Co., Inc.
Design Office No. 400-200

SHEET NUMBER

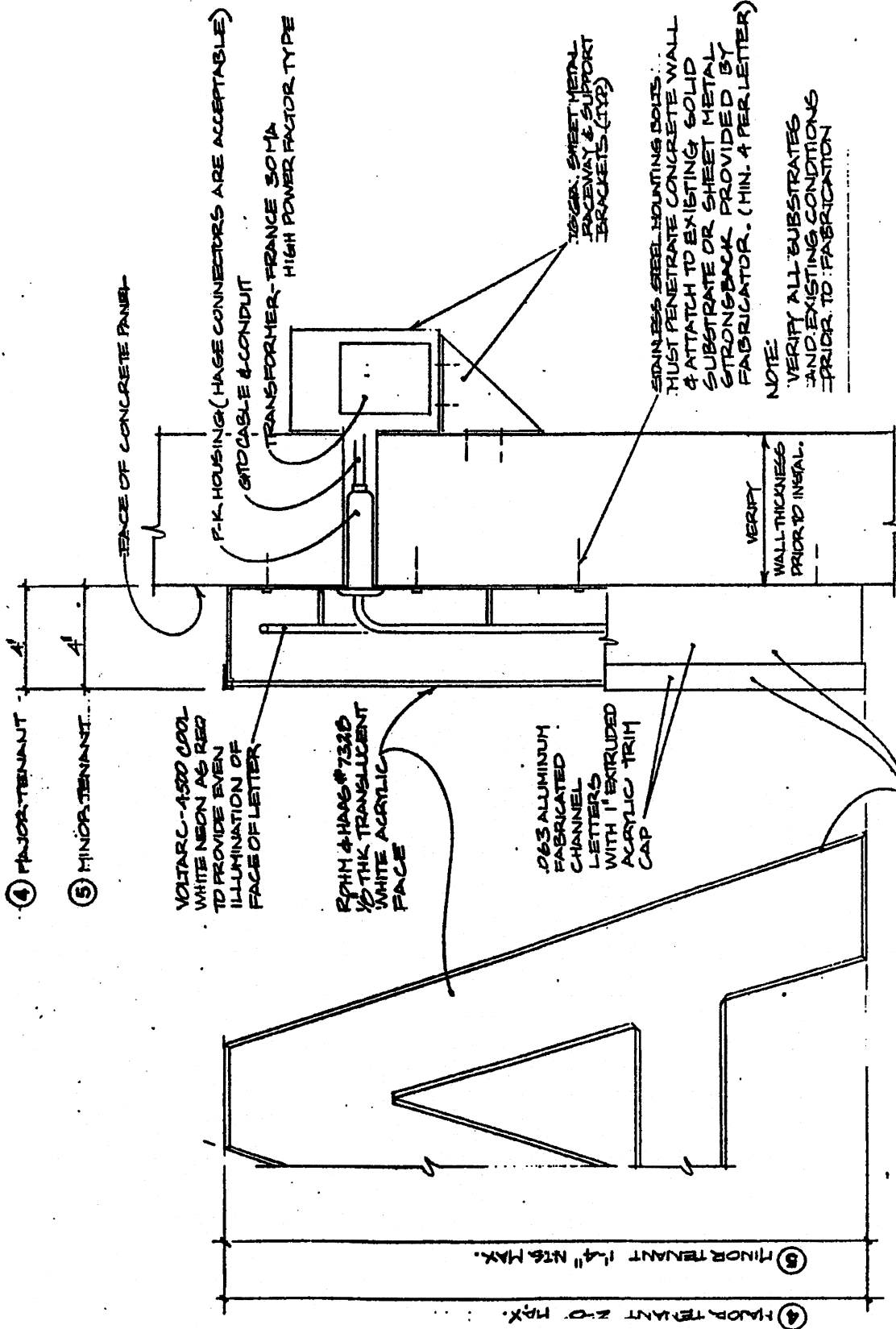
OF



Sammis Business Center

Orange, California

The Sammis Company



④ MAJOR TENANT

⑤ MINOR TENANT

FACE OF CONCRETE PANEL

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

1/8" THK TRANSLUCENT WHITE ACRYLIC FACE

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

VERIFY WALL THICKNESS PRIOR TO INSTALL

P.K. HOUSING (HAGE CONNECTORS ARE ACCEPTABLE) 6/10 CABLE & CONDUIT TRANSFORMER-FRANCE 30MA HIGH POWER FACTOR TYPE

TIG WELD SHEET METAL RACEWAY & SUPPORT BRACKETS (1/2")

STAINLESS STEEL HOUSING 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

TRIMCAP & RETURN PAINTED LINEAR POLYURETHANE SEMI-GLOSS FINISH TO MATCH PITTSBURGH PAINTS 303B CRYSTAL CAVE. (GRAY-GREEN)

ELEVATION SCALE: 3/8" = 1'

PARTIAL SECTION

NOTE:
TENANT'S NAME SHALL BE TENANTS CORPORATE TYPE STYLE

SIGN TYPE 1 & S
TENANT IDENTIFICATION SIGNS

REVISIONS	
JOB NUMBER 08-01E	
DATE	3-21-82
DRAWN	RC
CHECKED	
APPROVED	
SCALE: AS NOTED	



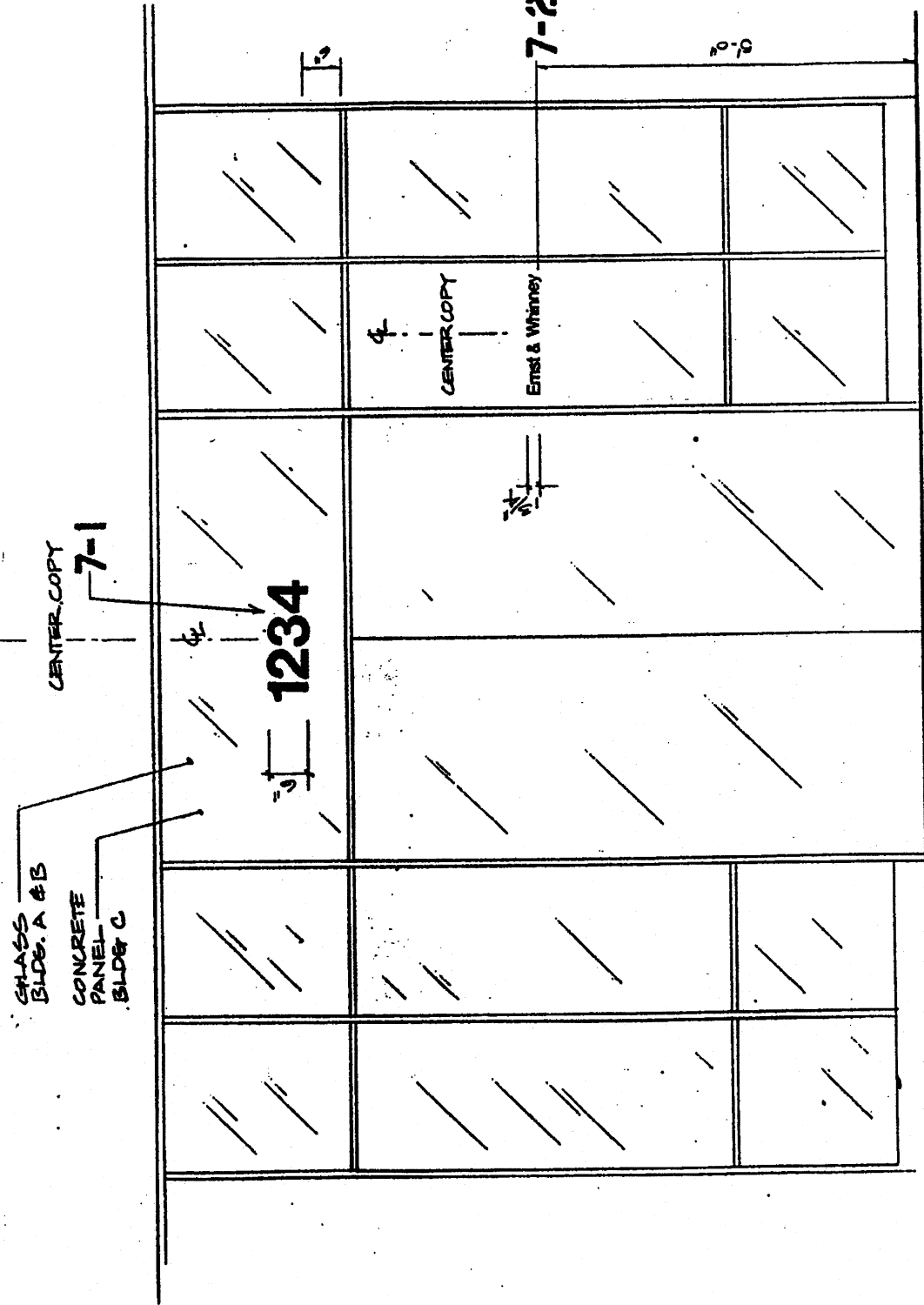
Checked By:
David Sutherland
Project:
Sammis Center
Design Office: IN 10-30

SHEET NUMBER

REVISIONS

JOB NUMBER 85018
 DATE 5.21.88
 DRAWN P. G. R.
 CHECKED P. G. R.
 APPROVED
 SCALE

S
 Design
 Sutherland
 Designer Office 74 84-848
 SHEET NUMBER 2
 OF

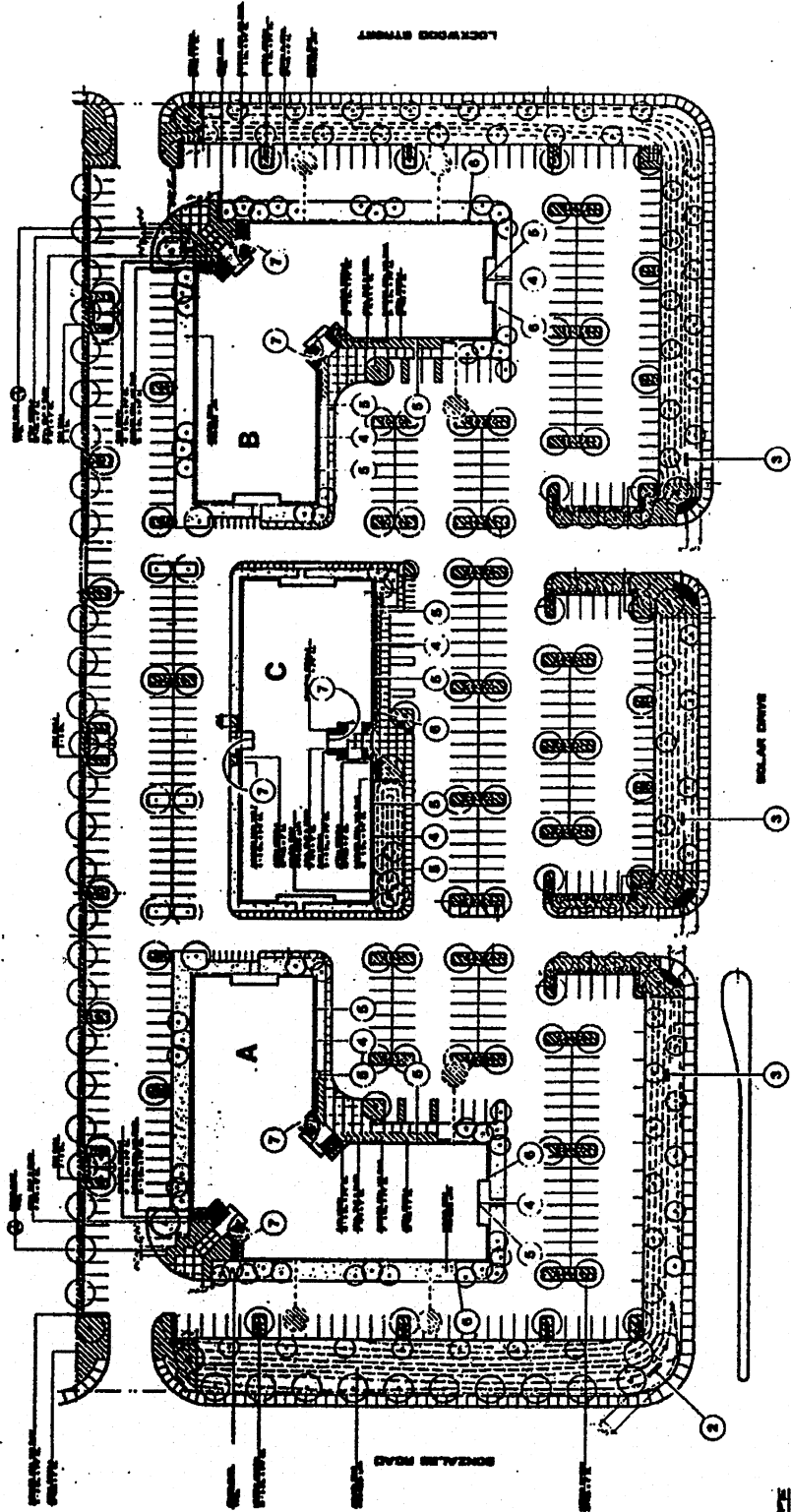


SCALE 1"=10'

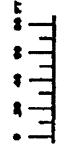
NOTE:
 ON BLDG. C, ADDRESS IS TO BE FABRICATED 1/2" THK. ALUMINUM NUMERALS. FLUSH MTD. TO FACE OF CONCRETE PANEL.
 PITTSBURGH PAINTS 2540 ALTA MONT. PAINT RETURNS GRAY-GREEN TO MATCH PITTSBURGH PAINTS 3058 CRYSTAL CAVE. ALL FINISHES TO BE LINEAR POLYURETHANE.

SGN TYPE 7
 ENTRY WAY GRAPHICS TYP. ALL BUILDK'S FRONT AND REAR
7-1 ALL NUMERALS @ CENTERED. HELVETICA MEDIUM. WHITE VINYL.
7-2 ALL NAMES 1/2" CENTERED. HELVETICA REGULAR. WHITE VINYL.
 (NAME SHOWN IS FOR LAYOUT ONLY)

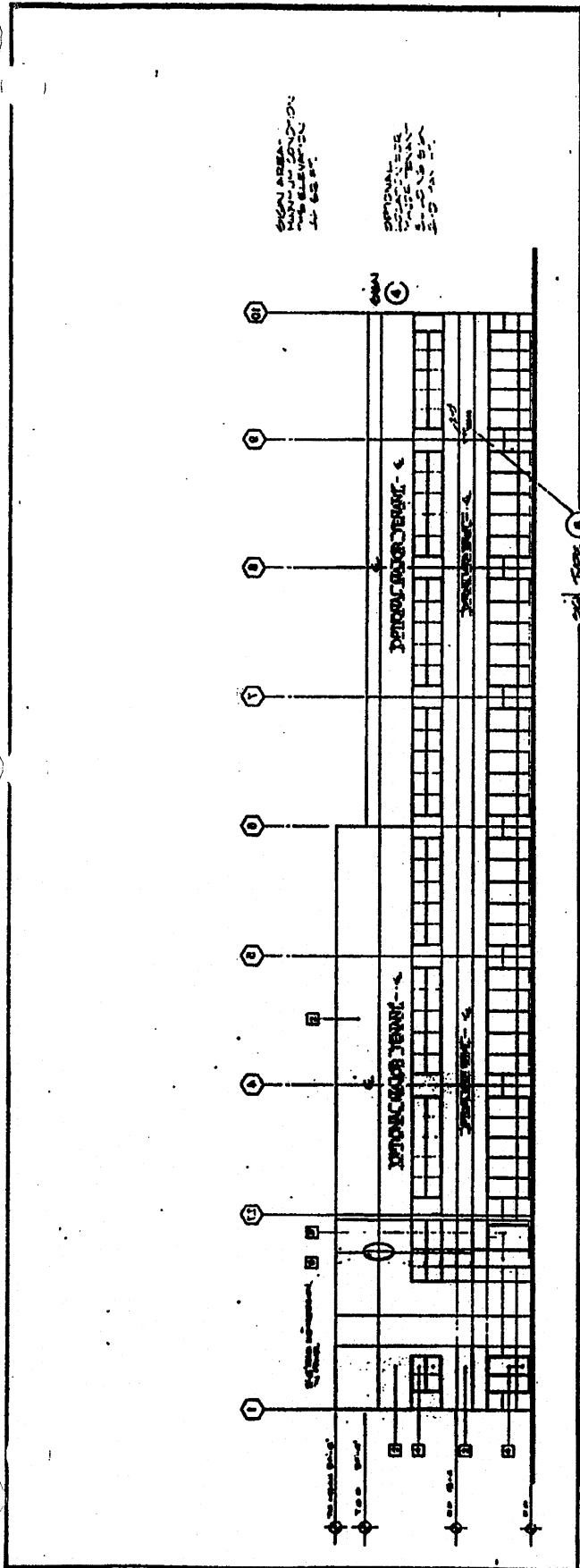
SEE SIGNAGE SPECIFICATIONS FOR
 SIGN IDENTIFICATION SYMBOLS AND
 LOCATING CONVENTIONS IN
 Tenant Power of Association



SIGN LOCATION PLAN

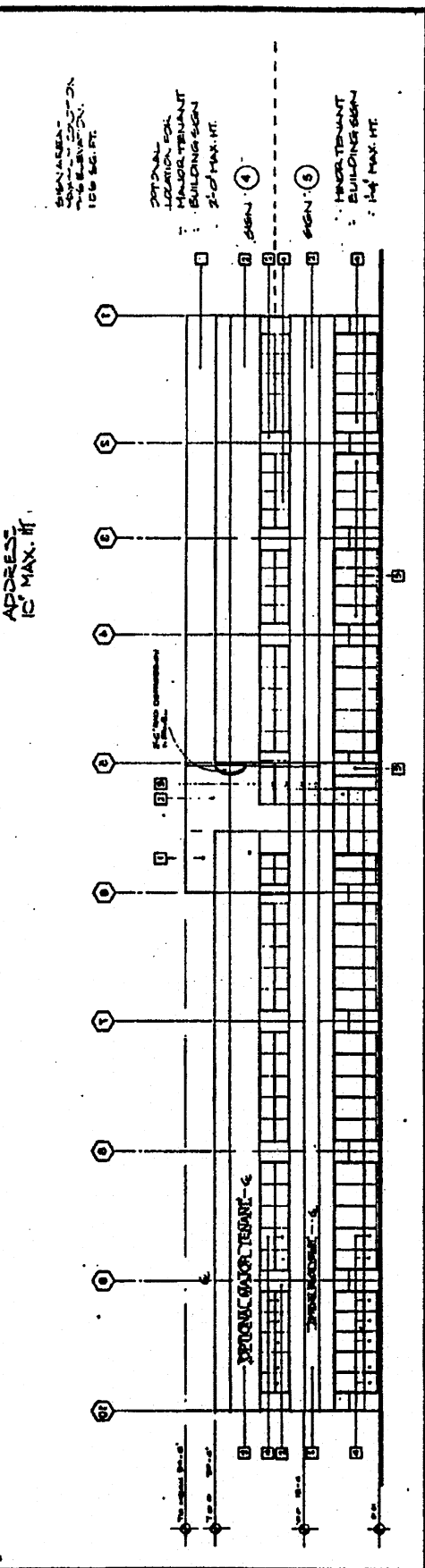


- SIGNATURE**
- 1 PRIMARY SITE IDENTIFICATION (TYPICAL DEVELOPMENT, ORIGINAL OR ALL SITE IS LOCATED ON THIS MAP, OR A PART OF THIS MAP - SEE NOTE ON SHEET)
 - 2 SECONDARY SITE IDENTIFICATION
 - 3 MAJOR TENANT MONUMENT SIGN (SEE PER BUILDING)
 - 4 MINOR TENANT BUILDING SIGN (SEE PER BUILDING)
 - 5 MINOR TENANT BUILDING SIGN (SEE PER BUILDING)
 - 6 BUILDING ADDRESS
 - 7 ENTRANCE SIGNING
 - 8 INDICATES OFFICIAL SIGN LOCATION FOR MAJOR & MINOR TENANTS



Building A South Elevation

see first page of Building Address 10' MAX. HT.

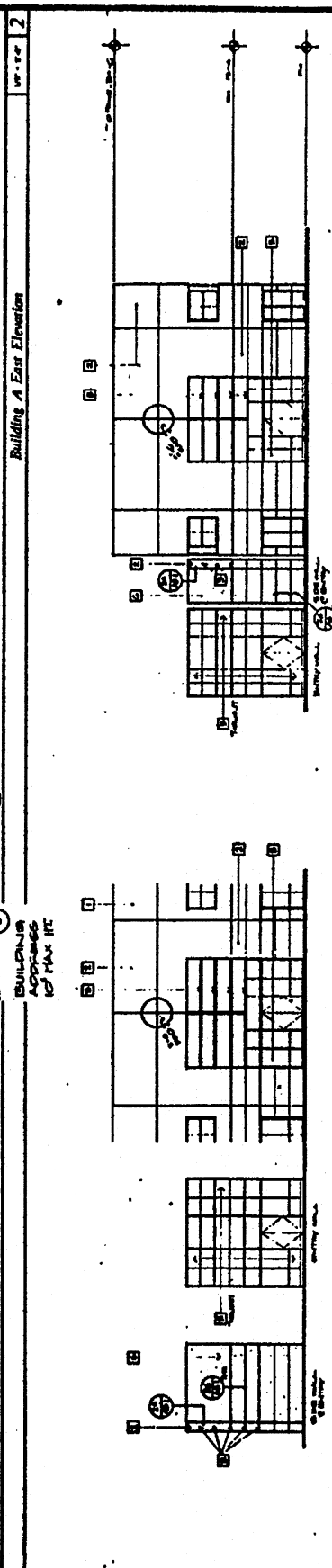
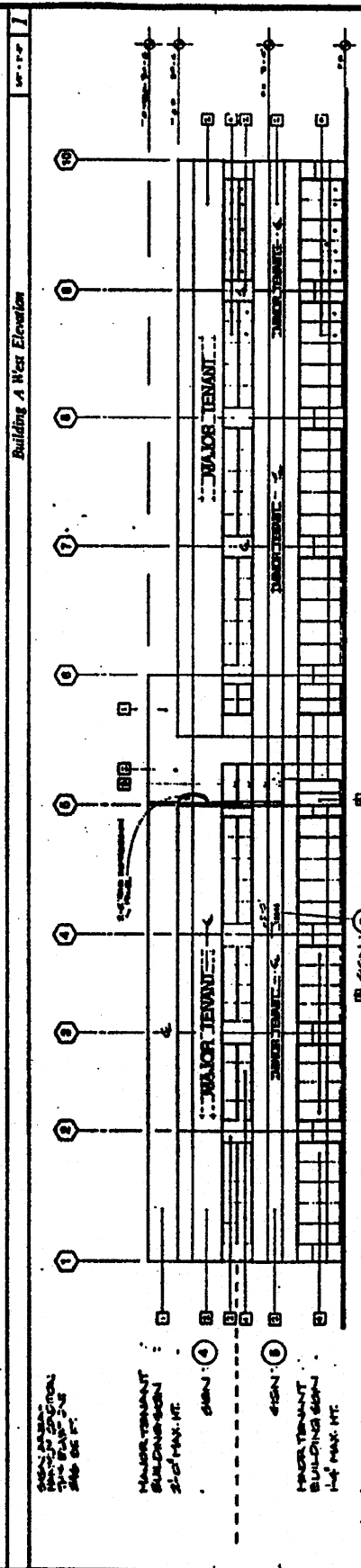
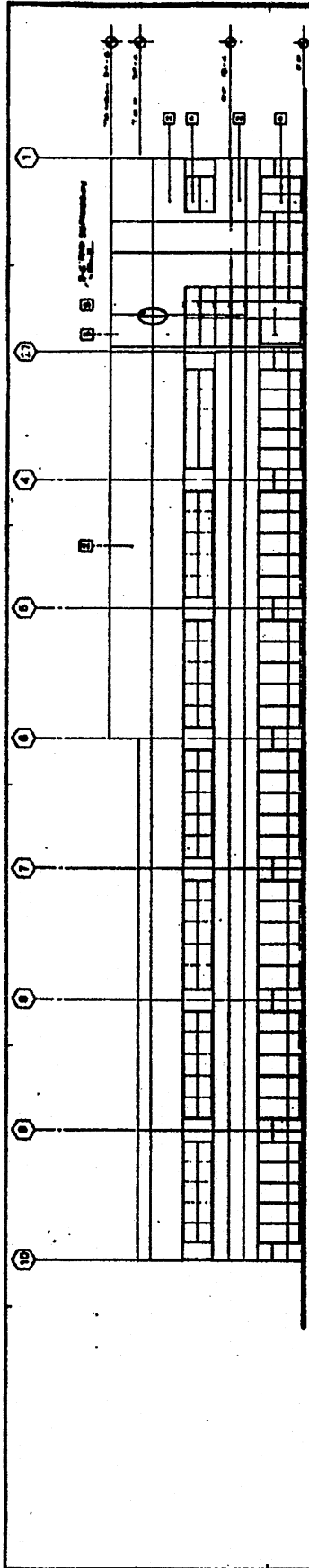


Building A North Elevation

Material Legend

1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. 2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS. 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 10. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



FROM ENTRY ELEVATION

THIS DRAWING PREPARED BY
 THE UTILITIES DIVISION OF
 THE CITY OF LOS ANGELES
 ENGINEER POWER & LIGHTING

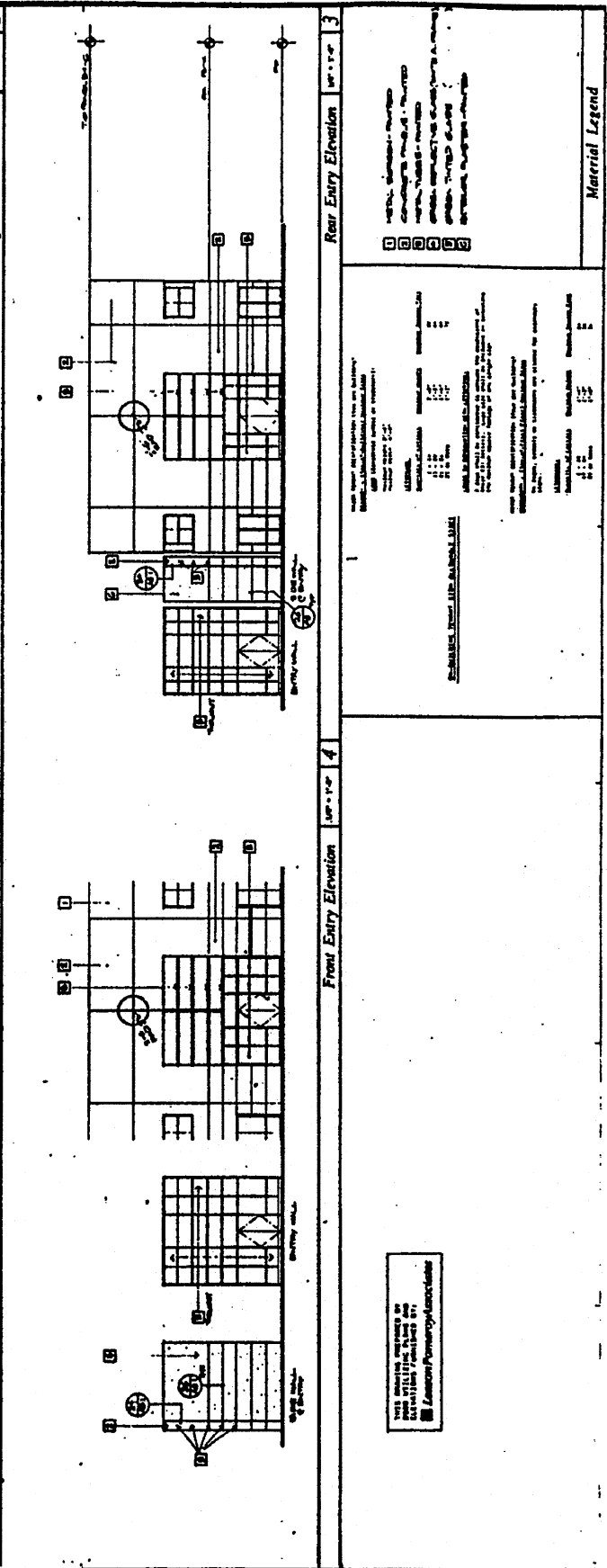
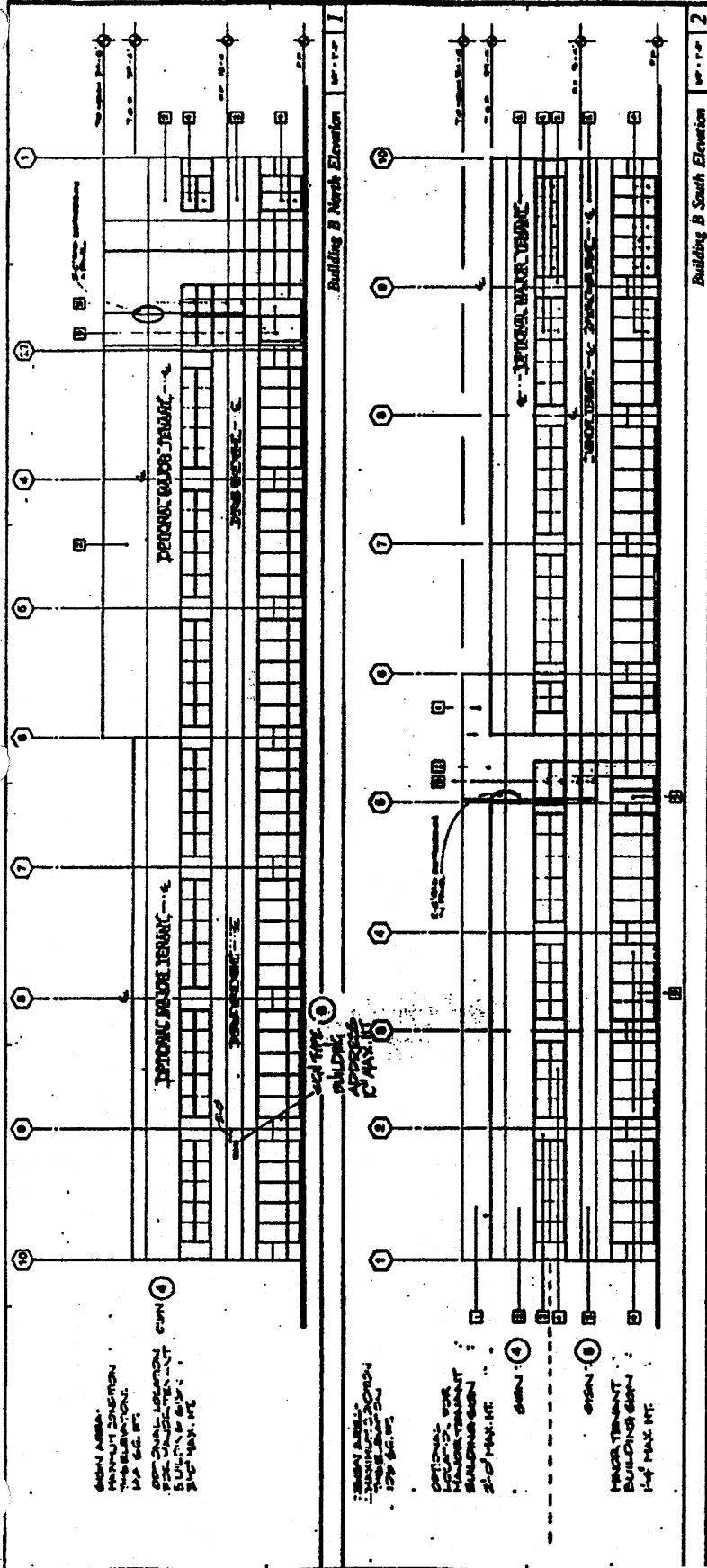
REAR ENTRY ELEVATION

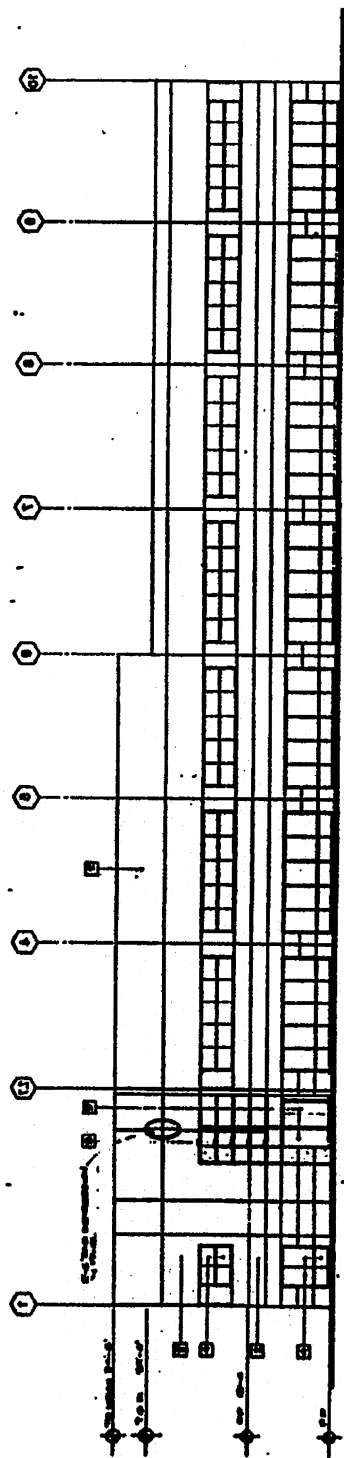
THIS DRAWING PREPARED BY
 THE UTILITIES DIVISION OF
 THE CITY OF LOS ANGELES
 ENGINEER POWER & LIGHTING

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1
2
3
4
5

Material Legend

...
 ...
 ...
 ...
 ...



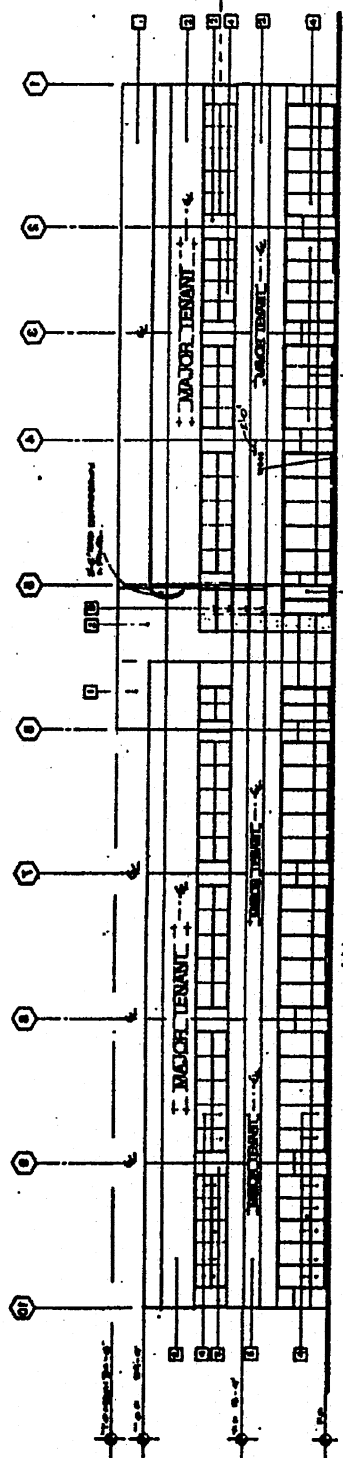


Building B West Elevation

MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.

MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.

MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.



Building B East Elevation

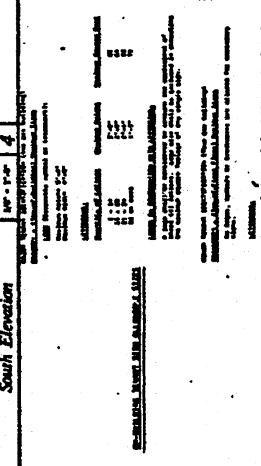
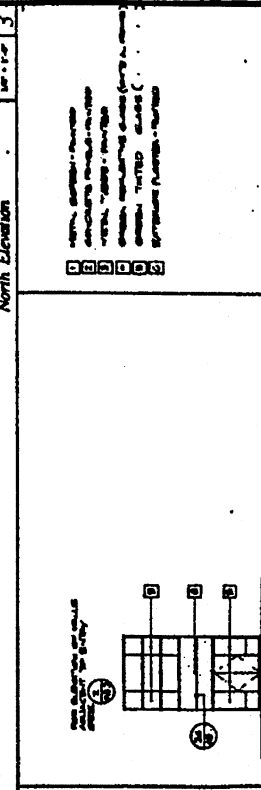
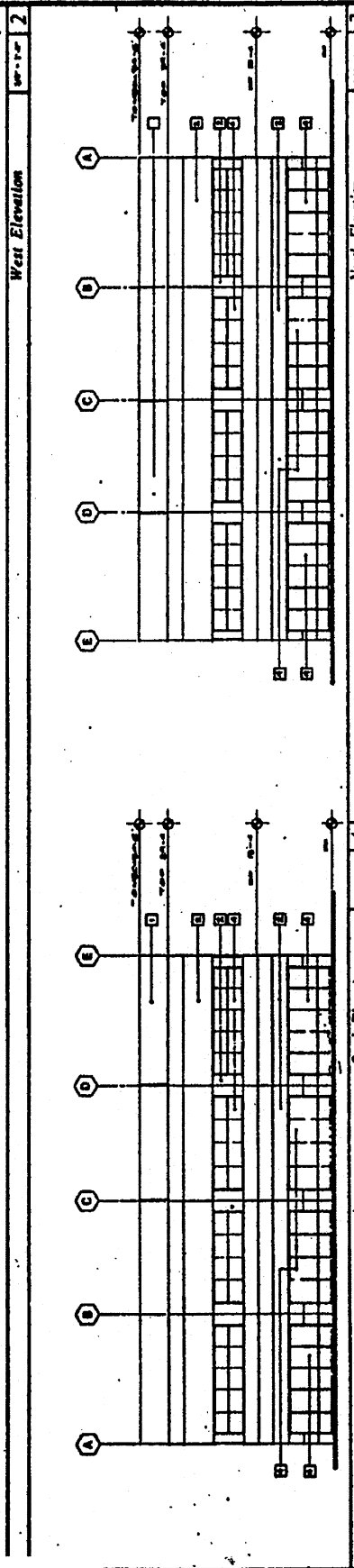
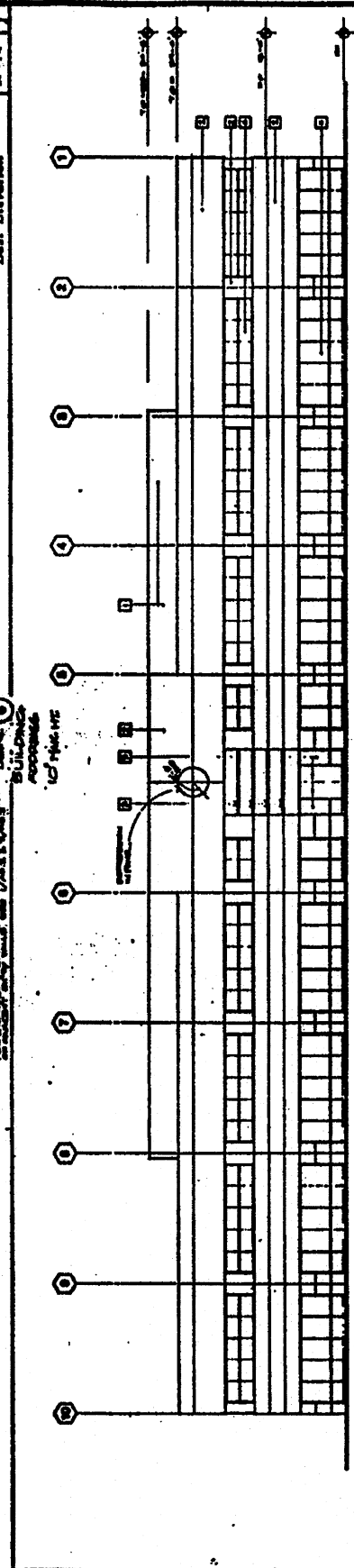
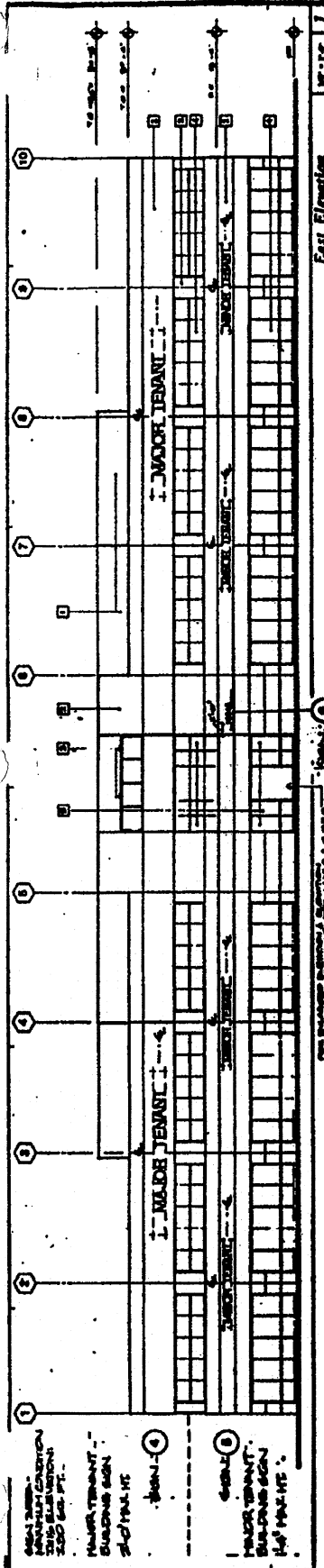
MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.

MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.

MAJOR TENANT
 BUILDING SIGN
 24'0" MAX. HT.

Material	Symbol	Notes
Concrete	□	
Brick	■	
Stucco	▨	
Aluminum	□	
Steel	□	
Wood	□	
Paint	□	
Sign	□	

Material Legend



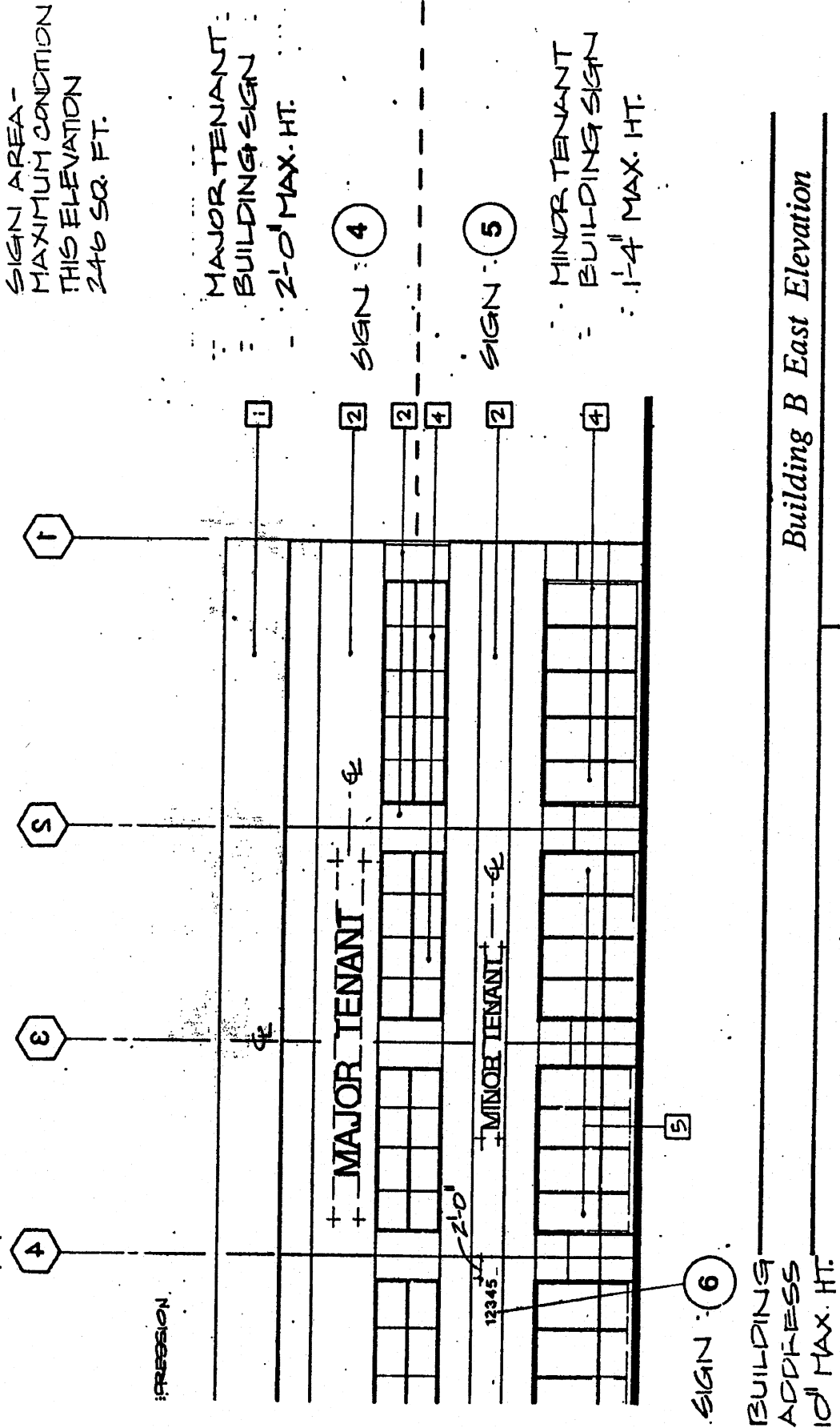
Material Legend

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

SIGN AREA -
MAXIMUM CONDITION
THIS ELEVATION
246 SQ. FT.

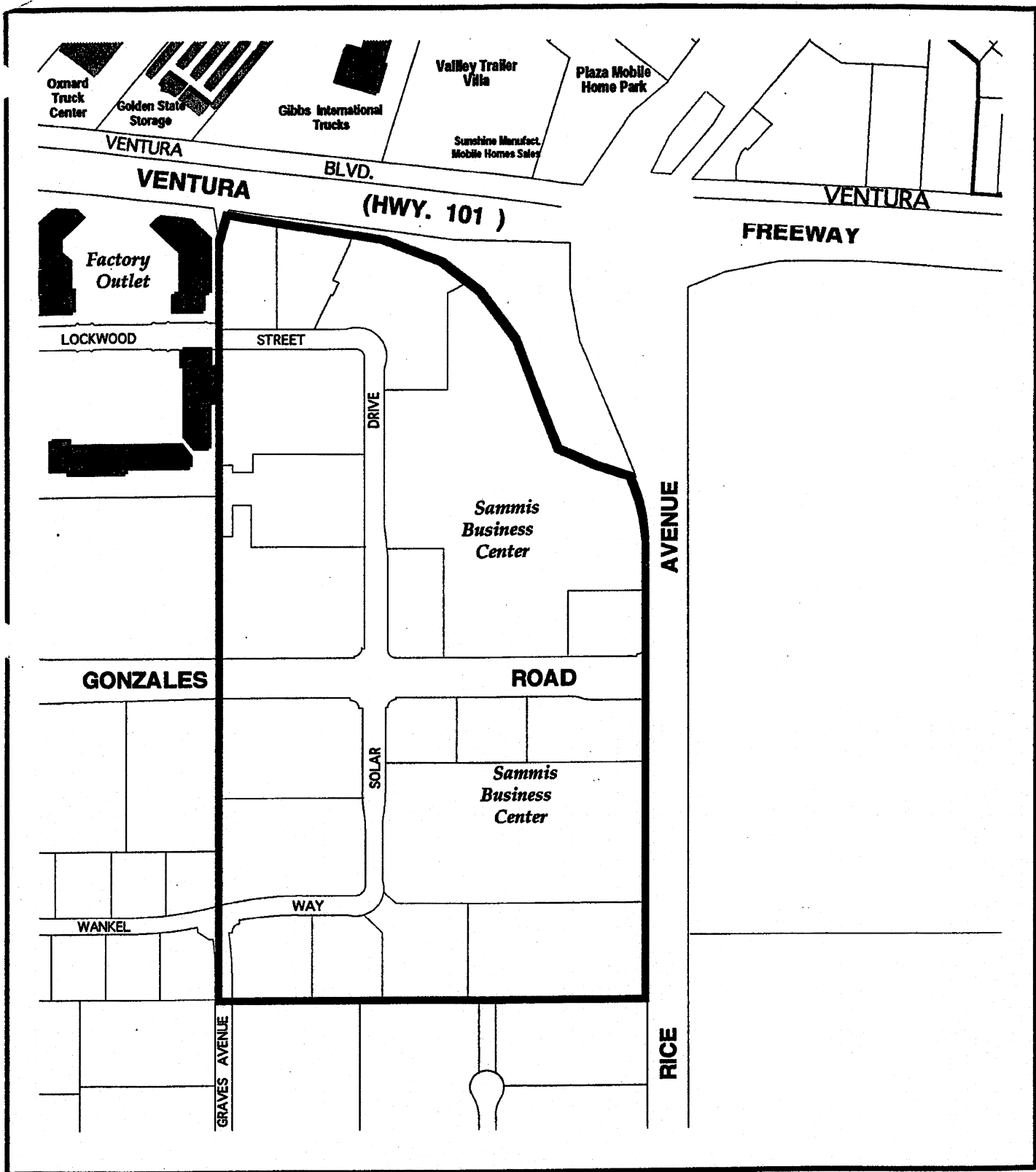
MAJOR TENANT:
BUILDING SIGN:
2'-0" MAX. HT.

MINOR TENANT:
BUILDING SIGN:
1'-4" MAX. HT.



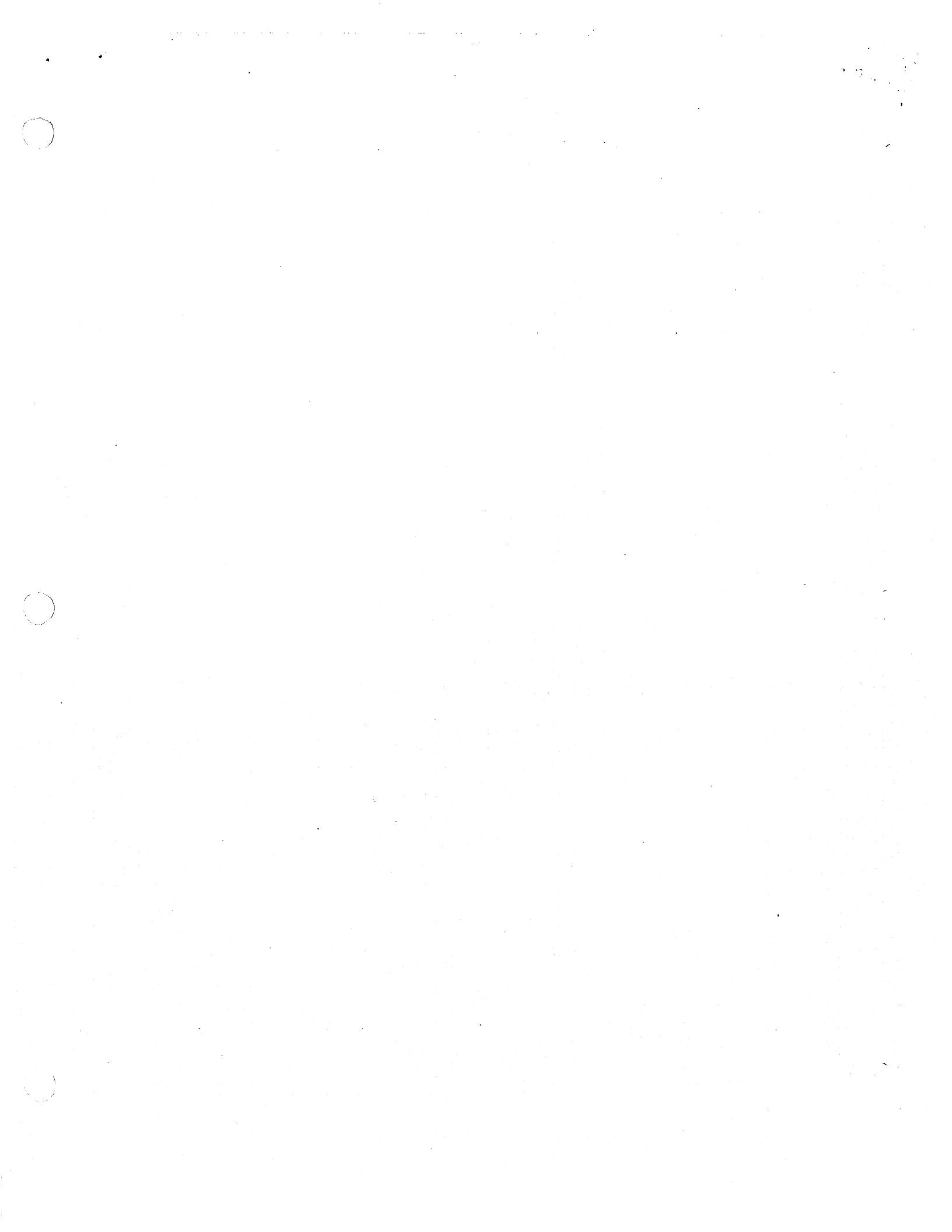
Building B East Elevation

TYPICAL ON-BUILDING SIGN LOCATION



City of **Oxnard** **SALLIS BUSINESS CENTER**

27
 Prepared By: *L. Canillo*



SALES BUSINESS CENTER

Oxnard • Ventura County • California

**Retail & Office
Freeway Properties**

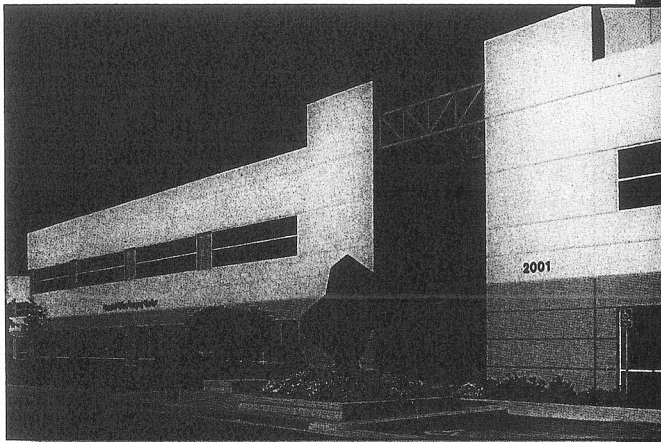
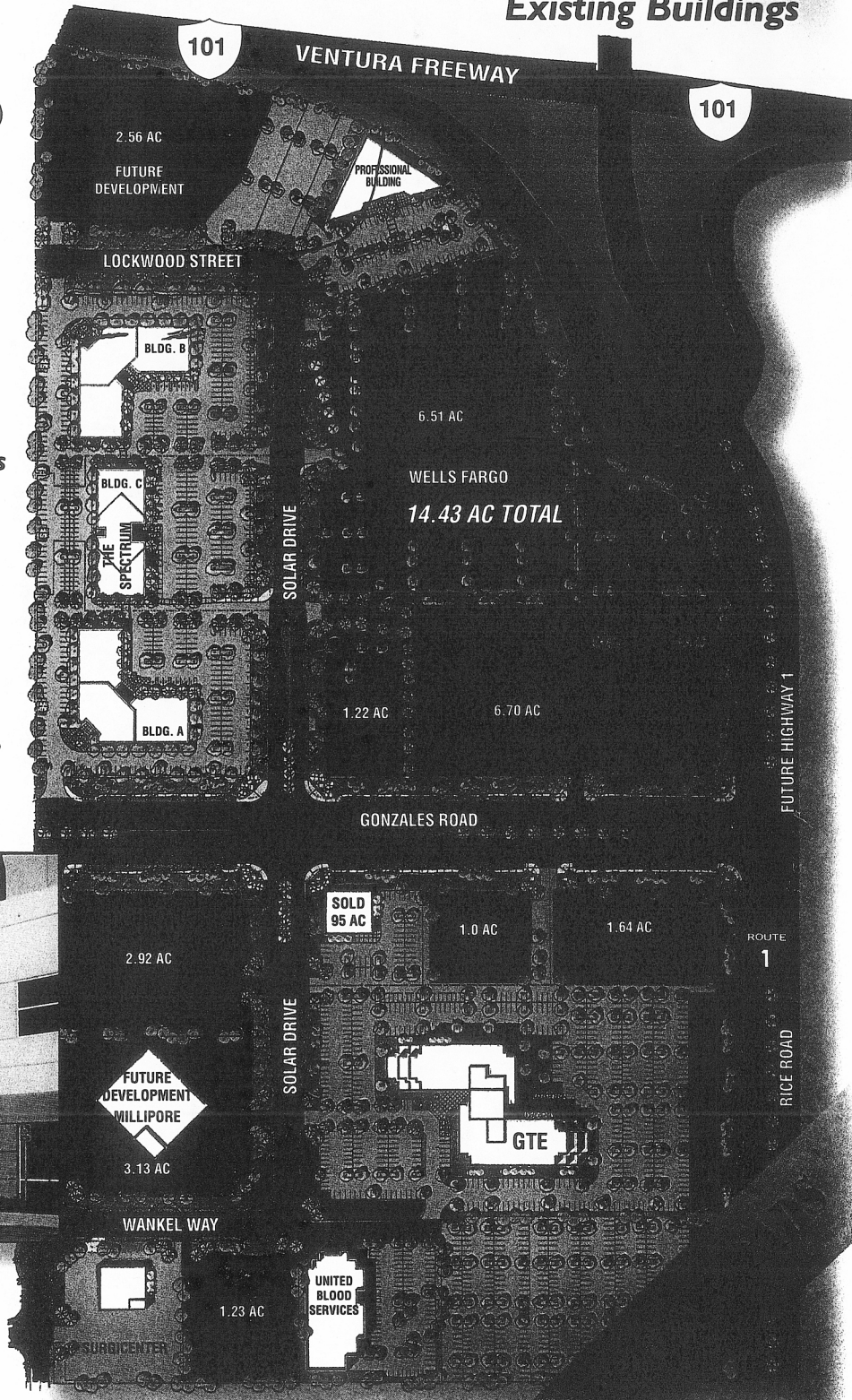
**Land
Sale or Lease
Build-to Suits
Existing Buildings**

FEATURES

- Ventura "101" Freeway Frontage at Rice Ave. (Future Highway "1" bypass)
- ADT at 110,000 & 24,000 vehicles respectively
- Fully Improved Lots 1.0 to 14.43 Acres

NEIGHBORS INCLUDE

- Shopping at the Rose (Best Buy • WalMart • TGI Friday's • Sam's Club • Comp USA...)
- Oxnard Factory Outlet
- The Marketplace (Price Club • HomeBase • Marshall's • Olive Garden)
- Oxnard Auto Center
- St. John's Medical Center • GTE • Wells Fargo • Foundation Health



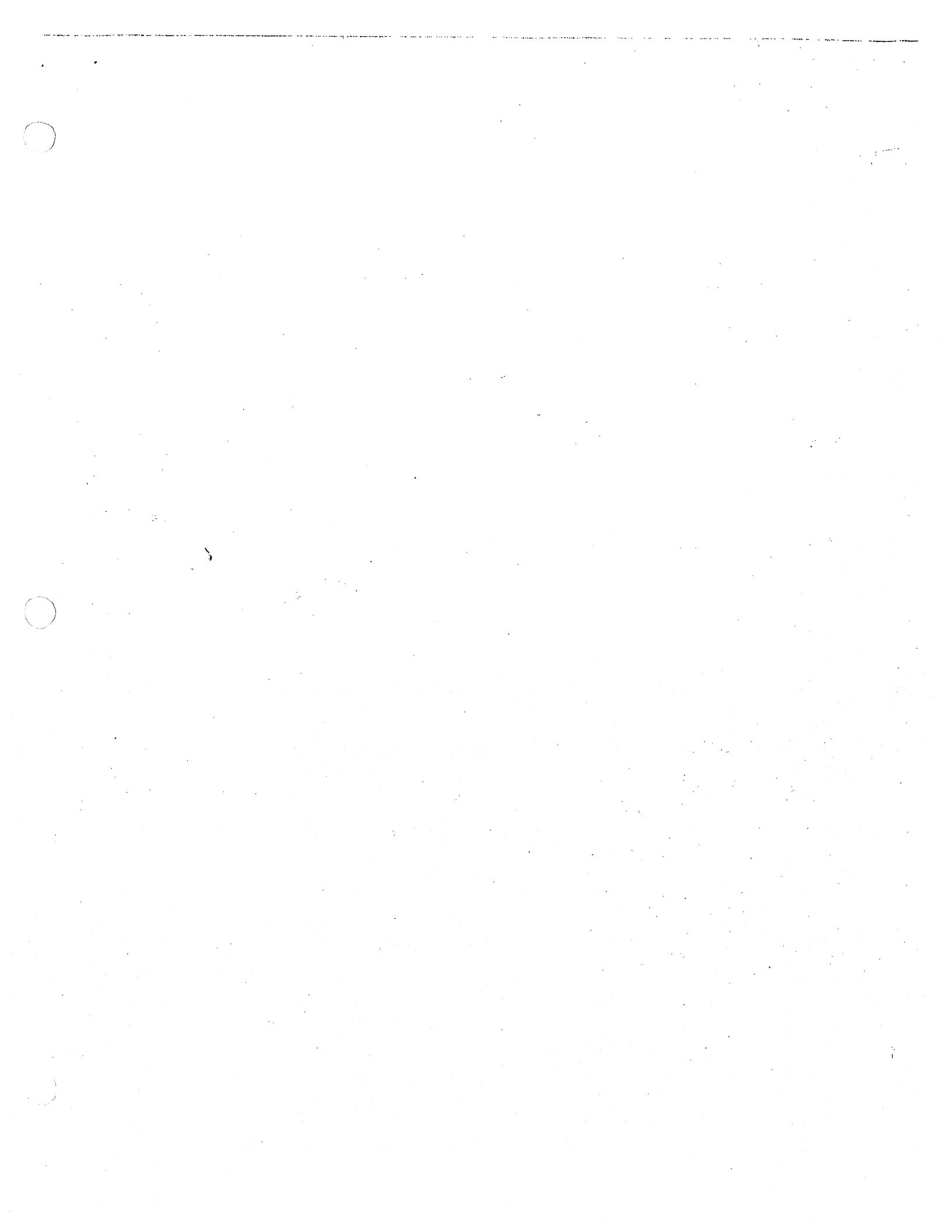
Capital
Commercial Real Estate



805•278•1400
Ventura County Office

SARES • REGIS GROUP

COUNTY





COMMUNITY PROPERTY MANAGEMENT

OXNARD PACIFIC COMMERCE CENTER-NORTH OWNERS ASSOCIATION

January 11, 2000

RECEIVED

JAN 11 2000

PLANNING DIVISION
CITY OF OXNARD

Marilyn Miller, AICP, Interim Planning Manager
City of Oxnard
Planning and Environmental Services Division
305 West Third Street
Oxnard, CA 93030

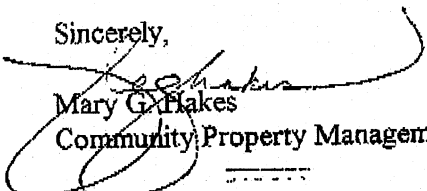
RE: Oxnard Pacific Commerce Center-North Owners Association,
Formerly Known As: Sammis Business Center
Certificate of Amendment of Articles of Incorporation
2300 Wankel Way / Channel Island Surgicenter
Request for Sign Change Approval

Dear Ms. Miller;

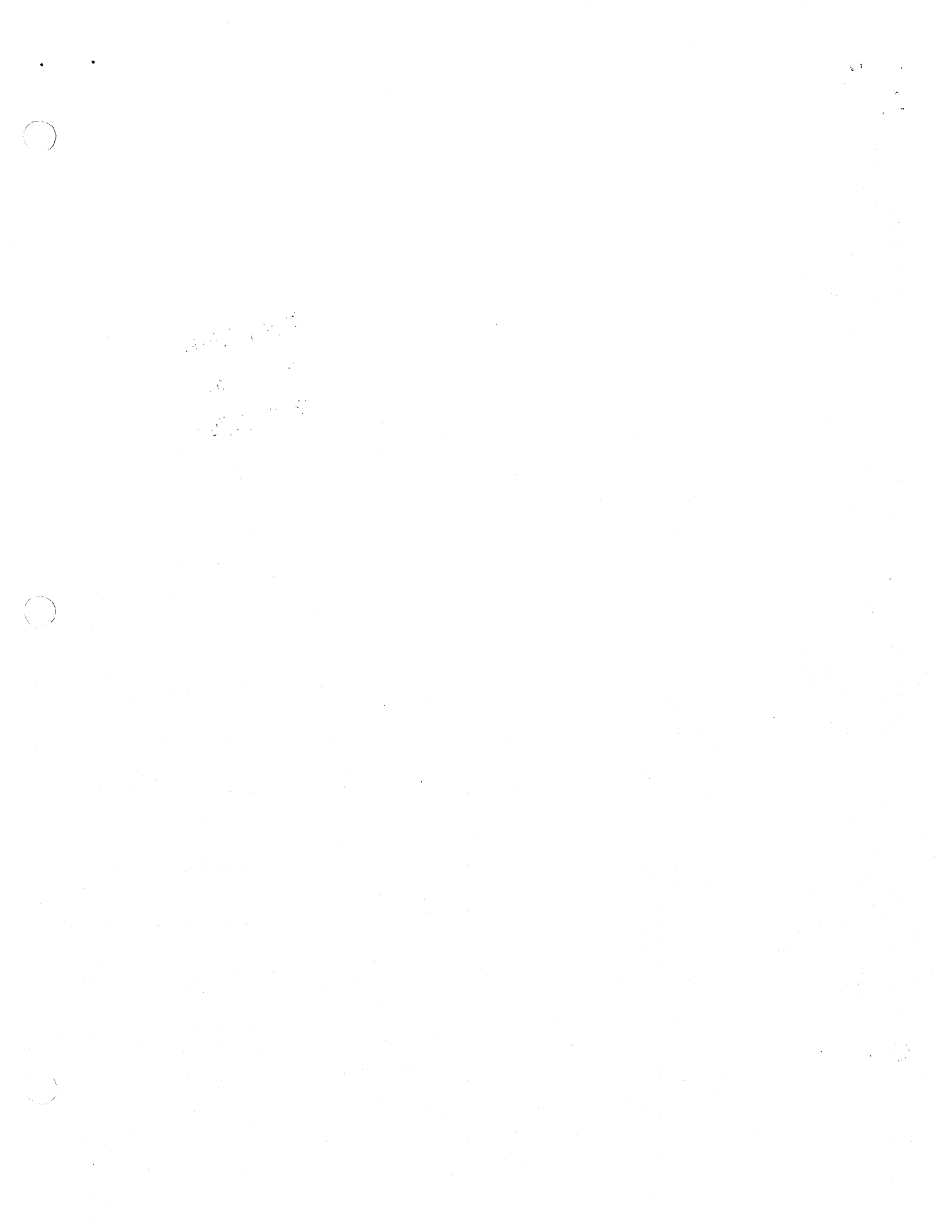
With reference to the above, enclosed is a copy of the Certificate of Amendment of the Articles of Incorporation, whereby Sammis Business Center has been changed to *Oxnard Pacific Commerce Center-North Owners Association*.

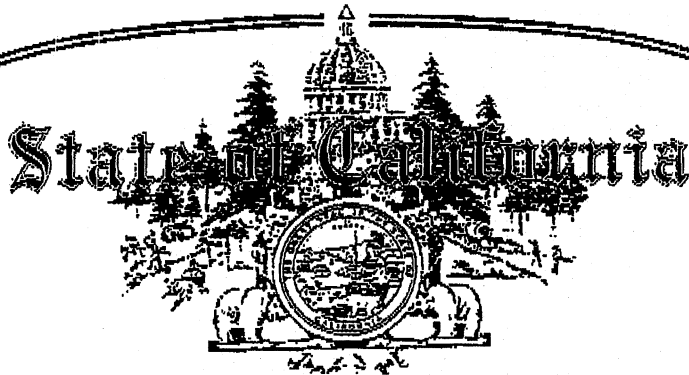
In addition, please accept this correspondence as documentation that the sign change request has been approved by the Board of Directors as provided for on the enclosed specifications. If you have any questions or require further information regarding Oxnard Pacific Commerce Center-North Owners Association, do not hesitate to contact the undersigned.

Sincerely,

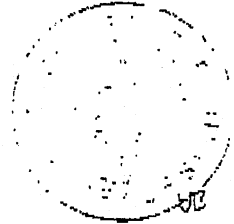

Mary G. Flakes
Community Property Management

cc: BOD/Agenda
Mac & Vogue Signs





SECRETARY OF STATE



I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

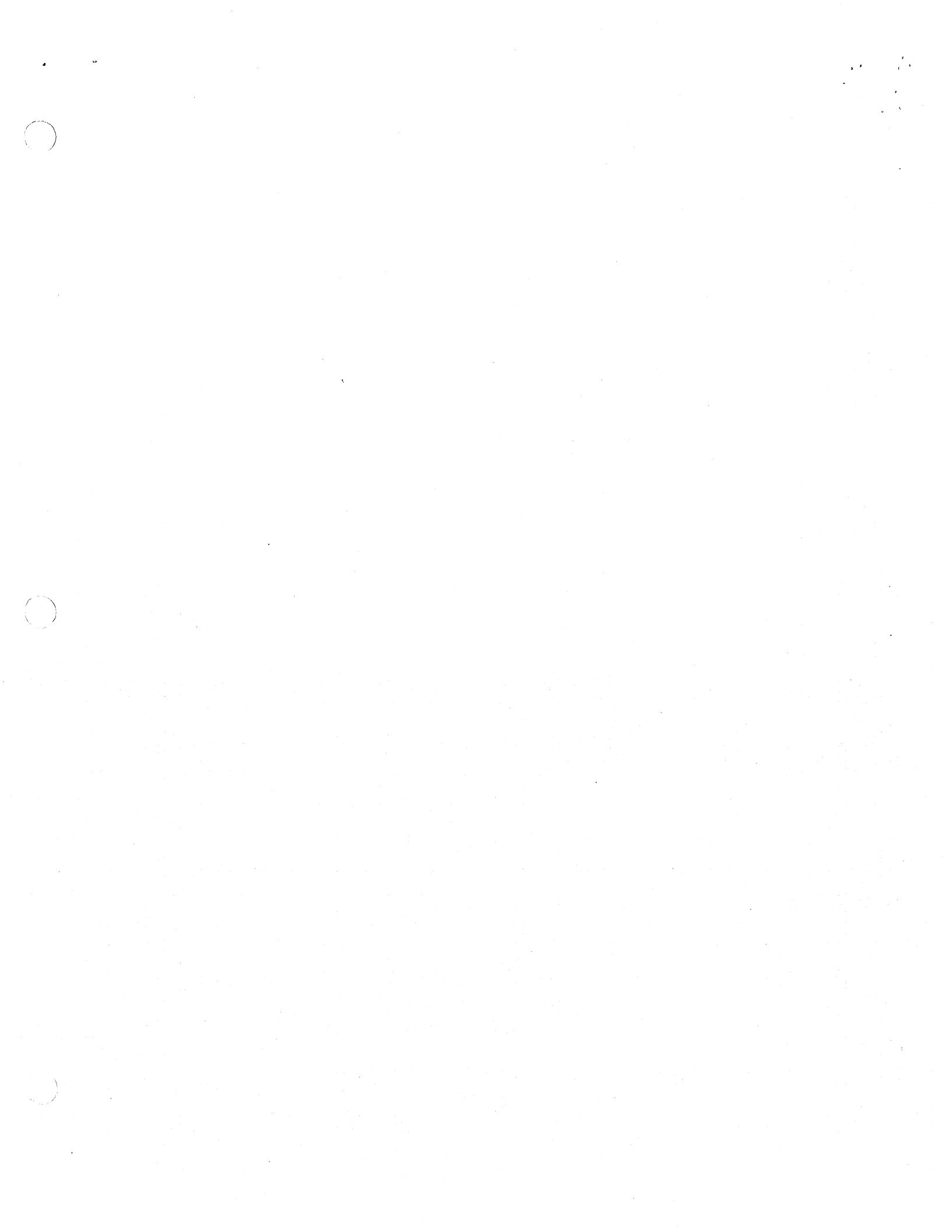
IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of



JUN - 1 1999

Bill Jones

Secretary of State



CERTIFICATE OF AMENDMENT
OF
ARTICLES OF INCORPORATION

ENDORSED - FILED
In the Office of the Secretary of State
of the State of California

JUN - 3 1999

Ken Bauman and Tanya Reichenbach certify that:

BILL JONES, Secretary of State

1. They are the President and Secretary, respectively, of Sammis Business Center Association, a California Non-profit Mutual Benefit Corporation.
2. The amendment set forth in paragraph 3 below has been duly approved by the Board of the Directors and by the required vote of the members.
3. Article I is amended to read as follows:

"The name of this corporation shall be: OXNARD PACIFIC COMMERCE CENTER-NORTH ASSOCIATION (hereinafter referred to as "Association")."

DATED: 5/27/99

Ken Bauman
Ken Bauman, President

DATED: 5/27/99

Tanya Reichenbach
Tanya Reichenbach, Secretary

We further declare under the penalty of perjury, under the laws of the State of California, that the matters set forth in this Certificate are true and correct of our knowledge.

DATED: 5/27/99

Ken Bauman
Ken Bauman, President

DATED: 5/27/99

Tanya Reichenbach
Tanya Reichenbach, Secretary

