

# CHANNEL ISLANDS CENTER

## Sign Criteria



Typical Retail Wall Sign  
Pan-Channel Letters - See Detail



Corner Tower Wall Sign  
Pan-Channel Letters - See Detail

### I. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

Tenant shall be required to design signs for its Premises in accordance herewith to provide maximum identity and aesthetic quality for both the Tenant and the shopping center.

Conformance to this sign criteria shall be rigorously enforced and any nonconforming signs shall be removed by the Tenant or their sign contractor at their expense, upon demand by Landlord.

Exceptions to these standards must be approved by the Landlord and the City of Oxnard.

### II. GENERAL OWNER/TENANT REQUIREMENTS

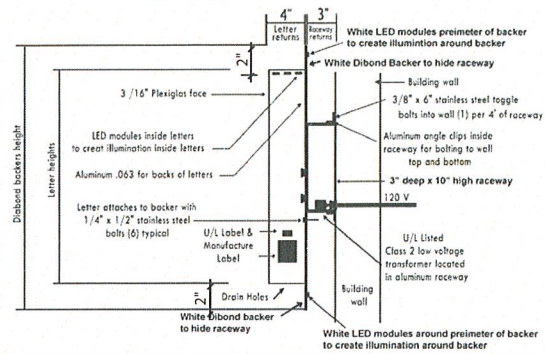
A. Tenant shall submit to the Landlord two (2) copies of detailed shop drawings of the proposed sign, indicating the location size, layout, design and color, including all lettering or graphics in conformance with the sign criteria herein outlined.

B. After approval by Landlord, the Tenant shall submit the sign drawing to the Oxnard Planning and Building Departments for approval and permits prior to start of any sign construction.

C. Tenant shall pay for all signs, their installations (including final connecting transformer and all other labor and materials), maintenance and removal of signs and wall patching and painting.

D. Tenant shall obtain all necessary permits, and shall comply with all local building codes.

### LETTER SECTION WITH DIBOND BACKER AND RACEWAY U/L 2161 LISTED



ALL TENANTS IN SHOPPING CENTER WILL CONFORM TO THE SPECIFICATIONS IN THIS DETAIL WITHOUT EXCEPTION

- E. Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
- F. Landlord shall provide electrical service termination at the center of the allowed signage area in the interior of the wall or canopy. It will be connected to the house canopy light circuit unless a specific lease allows tenant control.
- G. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.
- H. All cabinets conductors, raceways, transformers, and other equipment shall be concealed.
- I. The location of all signs shall be per the accompanying design criteria (Section III) and attached drawings.
- J. One sign space shall be allowed for each tenant (except as otherwise approved in writing). Tenant shall verify this sign location and size with the Landlord prior to fabrication.
- K. Tenants located with storefront on two sides may provide one sign at each storefront.
- L. The maximum allocated sign area per tenant is for the aggregate of all permanent signs (except exempt and convenience signs as noted herein).
- M. Signs to be used at this center are individual closed raised channelized letters only and approved logo boxes.
- N. Tenant shall install signage on the storefront fascia not later than the date tenant opens for business.
- O. The Landlord shall have the right to remove, at the Tenant's expense upon seven (7) days written notice, any sign installed contrary to these provisions.
- P. All signs are to be in English only.

### III. GENERAL SIGN DESIGN SPECIFICATIONS

- A. No cross-over, conduit, conductors, transformers, etc. shall be permitted.
- B. "Net signed area" will be centered on the fascia vertically between the top and bottom of tenants sign band area, and horizontally as centered between Tenant's demising walls. No letters will protrude outside of the maximum allowed sign area. Each tenant net sign area is measured by drawings an imaginary line around the outermost perimeter of letters (inclusive of the logo if applicable) as well as all required negative space between letters and words, both horizontally and vertically. That resulting area is measured to determine the sign square footage. All lettering shall be restricted to the net sign area as follows:



#### Exterior Storefront Signing

1. Maximum sign length not to exceed 75% of tenants leased frontage. Sign shall be centered horizontally in that space.
2. Regular Tenant: Letter height shall be 18" maximum and 14" minimum.
3. Major Tenant: 4,925 S.F. at 2051 Statham. Letter height shall be 24" maximum and 18" minimum. See "Corner Tower Wall Sign" inset on Page 1. (18" maximum & 14" minimum if in stacked two line arrangement)
4. The sign format shall be centered left and right equally between the demising walls and/or vertical features of the building as approved by landlord.
5. In no event shall Tenant's signage exceed 1.5 square feet per linear foot of Tenant's frontage except for Suite 2057 Statham. The sign area of this suite shall be located on the lower portion of the corner tower. see "Corner Tower Wall Sign" inset on Page 1.

C. No projections above or below the net sign area will be permitted (except as otherwise approved in writing).

D. Typical internally illuminated, individual-letter sign specifications are as follows:

1. Store signs shall be attached in designated areas only and may not exceed sign area permitted by this criteria.
2. The face of the individual letters and logos shall be constructed of acrylic plastic (3/16" thick minimum), and fastened to the channelized aluminum letters in an approved manner. Trim cap 3/4" retainers shall be dark bronze. Aluminum side returns shall be dark bronze finish, except as specifically approved by the Landlord and the City of Oxnard. (no Channclume or Channel Classic fabrication methods will be accepted).
3. Individual logos may be located anywhere within the net sign area, but only if specifically approved by the Landlord and the City of Oxnard. Logos will not exceed 25% of the total sign area.
4. Tenants shall display only their established trade name or their basic product name or combination thereof, e.g. "Bill's Balloons."
5. Internal illumination to be L.E.D. installed and labeled in accordance with the National Board of Fire Underwriters Specifications, National Electric Code and approved Laboratory testing (i.e., U.L.)
6. The letter depth shall not be greater than 4 ".

#### IV. PROHIBITED SIGNS:

##### A. Sign constituting a traffic hazard:

No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size or color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", and "DANGER" or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic, for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located or prohibited.

##### B. Vehicle Signs

Signs on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries of sales material or merchandise or rendering of service from such vehicles, are prohibited.

##### C. Window Signs:

Paper, cloth, painted, neon or decal signage shall not be permit-

ted on any door or window except as allowed hereon or by Landlord discretionary approval.

##### D. Light Bulb Strings and Exposed Tubing:

External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing are prohibited, an exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates, subject to approval by City of Oxnard.

##### E. Banner Flags, Pennants and Balloons used for Advertising Purposes:

Flags, banners or pennants, or a combination of same, may be permitted for grand opening purposes only, during a period of not exceeding 30 consecutive days, and subject to prior approvals from Lessor's representative and a temporary use permit from the City of Oxnard. City of Oxnard sign code allows grand opening promotional signs or devices only when an existing permanent business changes ownership or a new permanent business opens. Grand opening purposes arise only within three months of the issuance of a city business license.

G. Painted lettering will not be permitted.

#### V. CONSTRUCTION REQUIREMENTS:

A. All exterior signs, bolts, fasteners and clips shall be of stainless steel or aluminum. Aluminum to painted to match the adjacent surface.

No black iron materials of any type will be permitted, use aluminum only.

B. All letters shall be fabricated using full welded construction with minimum 1/4:" drains holes at the bottom most part of letter return (sidewall).

C. Locations of all openings for conduit and sleeves in sign installation shall be neatly sealed in watertight condition.

D. No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in inconspicuous locations.

E. Tenant shall cause their sign contractor to repair any damage to any work caused his/her work within (2) two days after such damage has occurred.

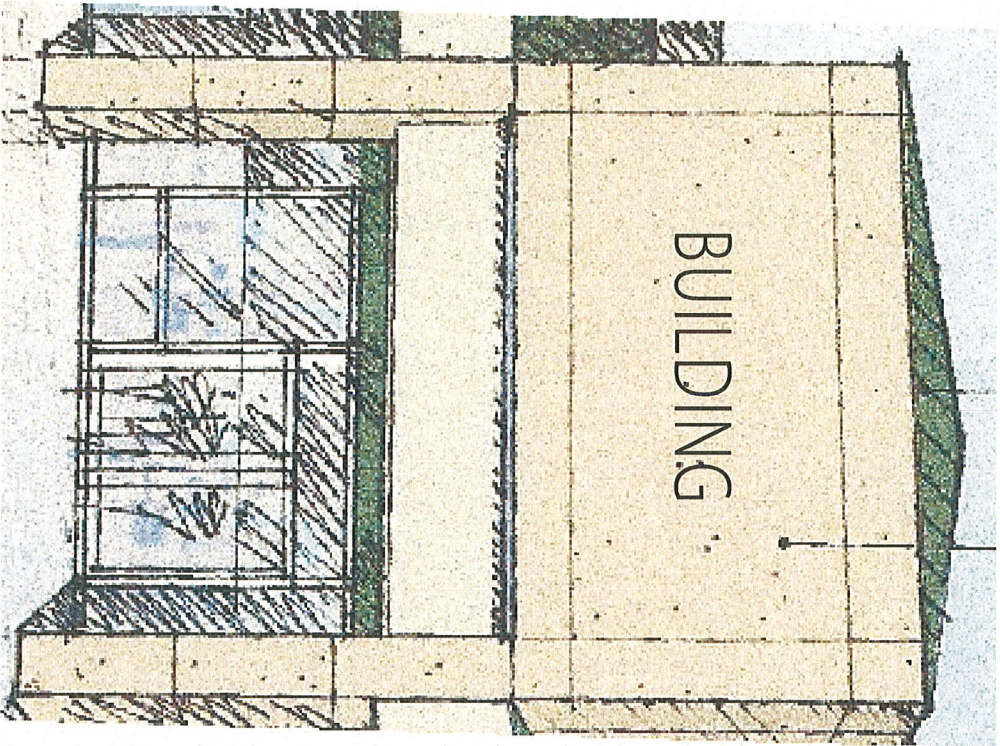
F. Tenant shall be fully responsible for the operations of the Tenants sign contractor.

G. All permits by Tenant.

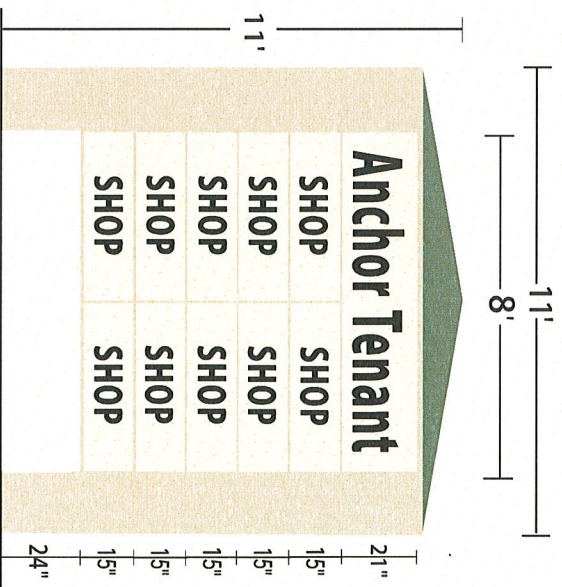
Duckett-Wilson Development Co.,  
11150 Santa Monica Blvd.  
LA CA 90025  
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**PROPOSED SIGN SPECIFICATIONS**  
 SIGN TO HAVE TEX-COTE BACKGROUND PAINTED NATURAL TAN  
 INDIVIDUAL TENANT PANELS TO BE 2146 IVORY PLEXIGLAS BACKGROUND  
 WITH COMPUTER CUT VINYL GRAPHICS



CHANNEL ISLAND CENTER - SIGN PROGRAM  
 SQUARE FEET OF SIGN AREA ANALYSIS

2/12/2014

CATEGORY  
 SHOP BUILDING SIGNS

Suite No. (tenant)	Elevation	Store Width (Feet)	Max Sign Length	Max Height (Feet)	Max Sign Area (Square Feet)	Sign Length vs Storefront (Percentage)
2011 (vacant)	North	20	13	1.5	19.5	65%
	East	35.5	14	1.5	21	39%
2021 (Right Cuts)	East	20	12	1.5	18	60%
2031 (Subway)	East	20.1	8	1.5	12	40%
	South	20	8	1.5	12	40%
2051 (Anchor)	North	20	13	2	26	65%
	East	20	15	2	30	75%
2057 (vacant)	East	7	6	1.5	9	86%
2061 (vacant)	East	20	11	1.5	16.5	55%
2071 (Maki Plus)	East	15	10	1.5	15	67%
2081 (Tailwinds)	East	15	10	1.5	15	67%
2091 (Kalesa)	East	20	11	1.5	16.5	55%
2095 (Laundromat)	East	20.1	14	1.5	21	70%
<b>Total Primary Storefront in Lineal Feet</b>						
<b>0</b>						
<b>Total Sq. Ft. All Shops</b>						<b>232</b>

<b>Proposed Pylon Sign</b>	<b>Center Name</b>	<b>0</b>
	North	8
	South	8

	<b>0</b>	<b>0</b>
	<b>8</b>	<b>64</b>
	<b>8</b>	<b>64</b>
<b>Total Sq. Ft. Pylon Sign</b>		<b>128</b>

**Total Sq. Ft.  
Sign Program (All)** **360**

**Maximum Sign Area Allowable by City** **Lineal Feet** **Times 2** **Max Sq. Ft. Allowed**  
**360**

**Surplus Sq. Ft.  
Sign Area** **1**