

ORIGINAL
FILE COPY

2311 N Oxenford Blvd. (PD 443)
REVISED

X
APPROVED
A
1110
Date 11/18/93

SIGN CRITERIA: VINEYARD PLAZA SHOPPING CENTER

INTRODUCTION:

1. These sign criteria have been established to provide a uniform sign program for this shopping center.
2. This document establishes guidelines for sign requirements in terms of size, location, illumination, and type.
3. Any deviation from the criteria requires City approval and Landlord's approval in writing.

LANDLORD AND TENANT REQUIREMENTS:

1. All tenant signage must be compliance with these sign criteria and shall be approved by the landlord and City prior to fabrication.
2. The tenant must submit three (3) copies of sign drawings prepared by their sign company to the landlord. Sign drawing must show letter size, style, color, overall dimensions, and placement on the tenant space front elevation. Landlord approval is required prior to application for building permit.
3. The tenant must provide and install all signs and obtain all necessary permits. All tenants are required to have signs.
4. Landlord will provide electrical circuits to sign locations. The tenant is responsible for all connections.
5. Address numbers, telephone number and business hours, as well if desired by tenant are to be individual die-cut vinyl letters applied to the front glass entry door. The total combined area shall not exceed 1 square foot. The color shall be white and the style shall be Handel Gothic. See attached exhibit "C1" for example.

PROHIBITED SIGNS:

1. No window signs are permitted, except for neon signs, which may not exceed 25 percent of any single glass panel or 10 percent of any tenant's total glass area, whichever is more.
2. No moving, flashing, or audible signs are allowed.
3. Signs attached to parked vehicles directing customers to stores are not allowed.
4. Light strings and exposed lights which are not an integral part of the approved tenant signage are prohibited.

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5. Any sign not defined under the Sign Specifications section of these sign criteria is prohibited.
6. No sign will be allowed to extend outside the designated sign area.

SHOPPING CENTER IDENTIFICATION SIGNS:

The shopping center will be identified by two (2) freestanding signs as illustrated on the attached drawings labeled as Exhibit A. and as described in the Sign Specifications below.

The total sign area for the shopping center is 1310 square feet.

Freestanding Signs: Total of two (2) signs measuring as follows:

Sign #1 Oxnard Boulevard	Sign #2 Vineyard Avenue
Text Area 11 ft X 8 ft/side	Text Area 5ft 8in X 6 ft/side
(88 sq ft each side or 176 sq ft total)	(34.8 sq ft each side or 69 sq ft total)

Total sign area of both freestanding signs is 245 sq ft.

Building signs: There is a total of 1065 sq ft of sign area to be allocated to building signs.

SIGN SPECIFICATIONS

1. Canopy/colonnade individual tenant signs
 - a. Tenant signs shall be wall-mounted on the canopy fascia at the colonnade and shall be individually, internally illuminated channel shaped aluminum letters with acrylic face. Minimum acrylic face 3/16 inch.
 - b. Color of acrylic face:
 - Tenant wall signs: Color of acrylic face shall be #T2308 (Turquoise), except as stated in 1c.
 - Freestanding signs: Color of acrylic face shall be #T2308 (Turquoise), #2793 (red) or #2114 (blue) except as stated in 1c.
 - c. Letter style shall be Handel Gothic except as indicated in 1c.
 - d. Chain tenants with multiple locations may use established sign letter style and corporate logo colors for their sign in lieu of that indicated in 1b. The vertical height of the logo shall not exceed the vertical height of adjacent letters. Length of logo may not exceed 24 inches. The logo shall be of similar construction and materials as that of the typical sign.
 - e. Color of aluminum letter sides shall match acrylic face color.
 - f. Maximum height of letters on sign band shall not exceed 24 inches with exception of major tenants (Video Super Shop #2331, Clothestime #2347, Vacant space #2361, and vacant space #2385). Major tenants shall be entitled to one square foot of sign area per lineal foot of

frontage, with sign height not to exceed 28 inches for Clothestime #2387 and Video Super Shop #2331, and 36 inches for Vacant spaces #2361 and #2385.

- g. Tenant logo shall be of the same material as letters.
 - h. Total sign area, per elevation, shall not exceed one (1) square foot of lineal foot of store frontage and in no case shall sign length exceed 75% of the store width. A maximum of two street or parking lot facing elevations may contain signs.
 - i. All signs are to be centered horizontally and vertically on the sign band.
 - j. Typical sign size, type, and location on building is shown on attached exhibits 1, c1, c2, c3, c4, c5, c6, c7.
2. UNDER CANOPY SIGNS
- a. Under canopy signs shall not exceed 5 feet in length and shall not exceed 12 inches in height. The bottom face of the canopy sign shall be a minimum of 8 vertical feet from the walkway.
 - b. The canopy sign shall be constructed of 3/8 inch thickness Plexiglas with ceiling mounted two piece mounting bracket. Ceiling mounting bracket shall be white with no visible fasteners.
 - c. The color of the Plexiglas sign shall be white and the color of the letters shall match the individual tenant sign color.



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HANDEL GOTHIC

Black Only

AB

61 6180-60C 60 Pl. Caps

abc

61 6180-60L 60 Pl. LC. Numerals

ABC

61 6180-48C 48 Pl. Caps

abcd

61 6180-48L 48 Pl. LC. Numerals

ABCDE abcdef

61 6180-36C 36 Pl. Caps, LC. Numerals

ABCDEFG abcdefgijh

61 6180-24C 24 Pl. Caps, LC. Numerals

ABCDEFGH abcdefghijklm

61 6180-20C 20 Pl. Caps, LC. Numerals

EXHIBIT C 1

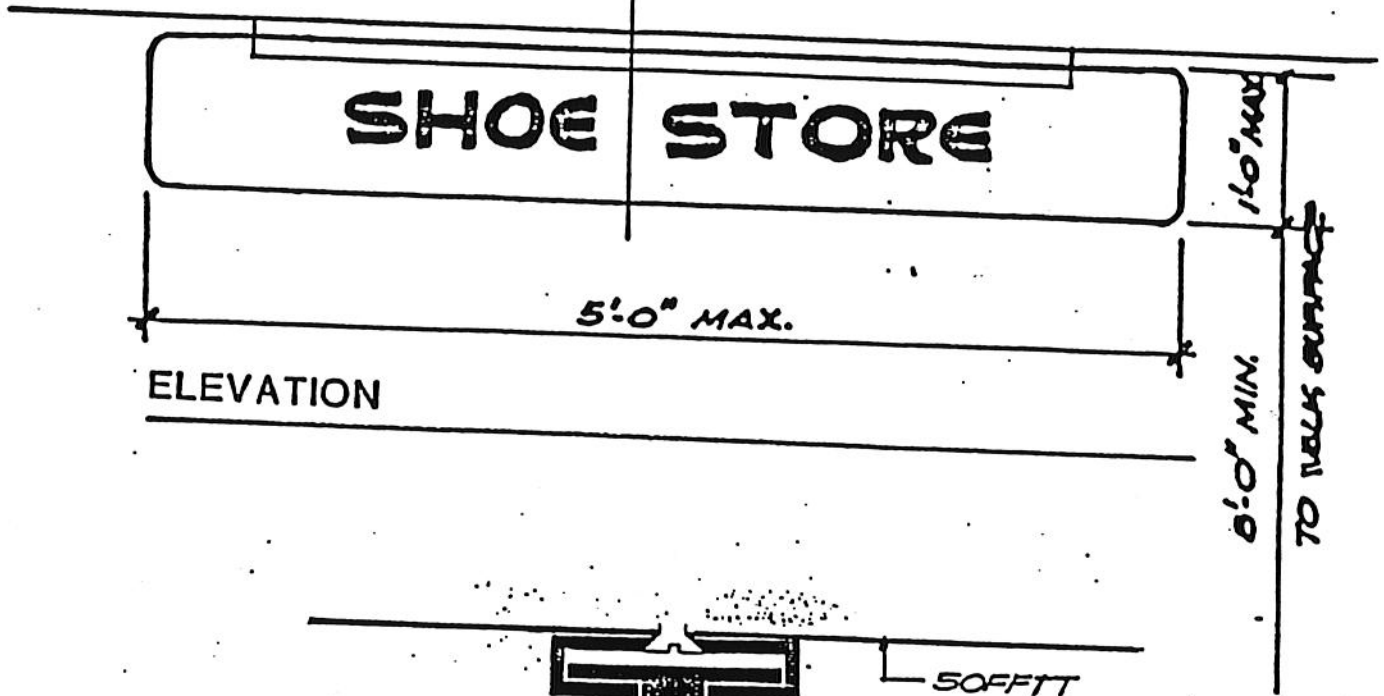
NOV 1 6 1993

~~DEC 2 6 1988~~

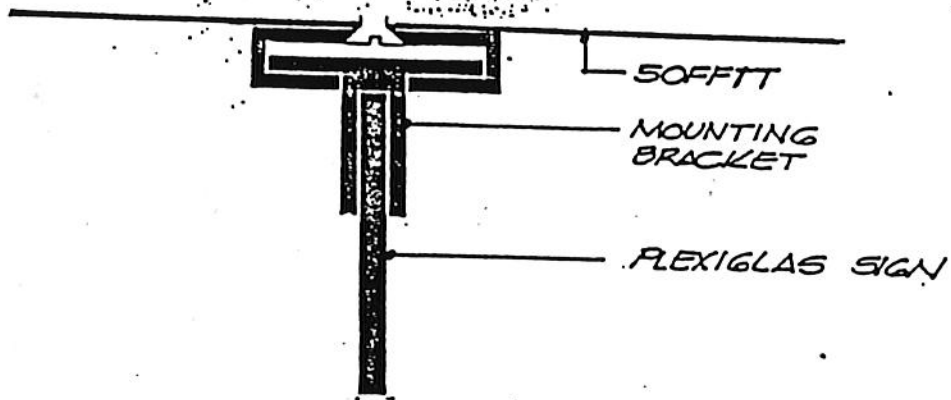
()

()

1
C2



ELEVATION



SECTION

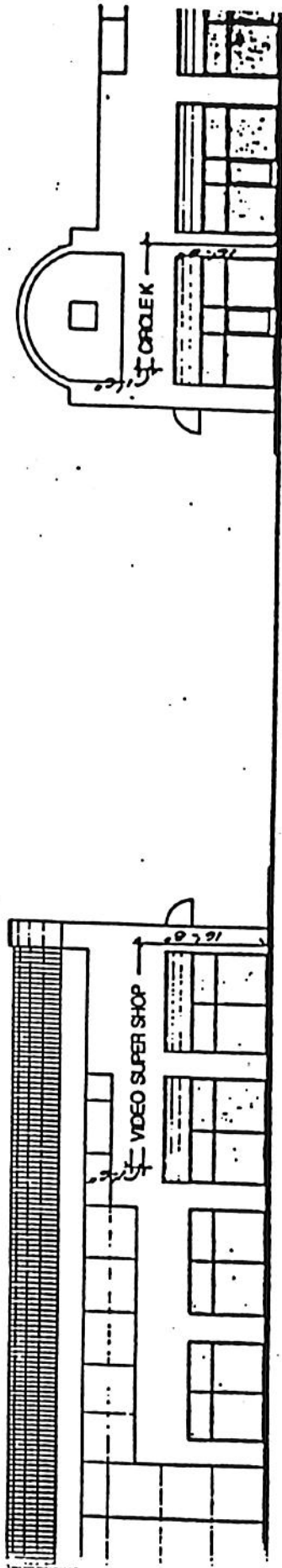
1
C2

EXHIBIT C 2

DEC 28 1988

NOV 18 1993

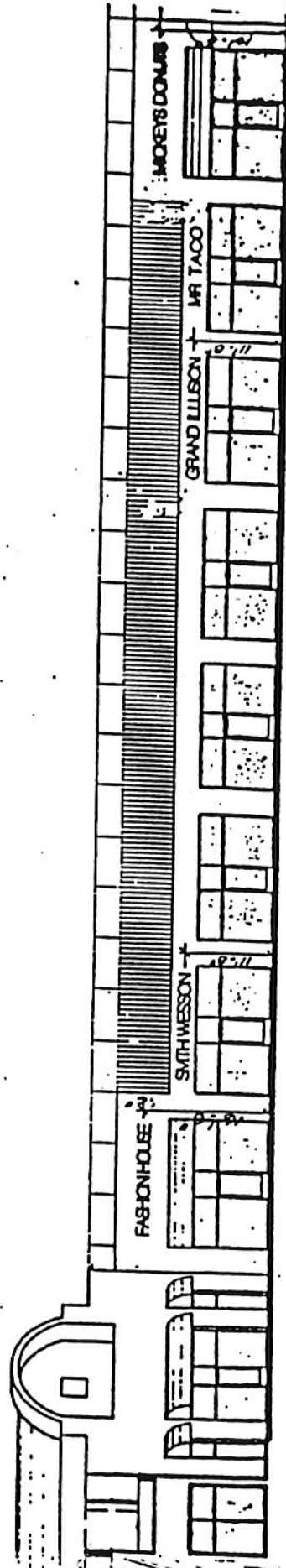
EXHIBIT C 3



SOUTH ELEVATION BUILDING B

DEC 28 1988

NOV 18 1993



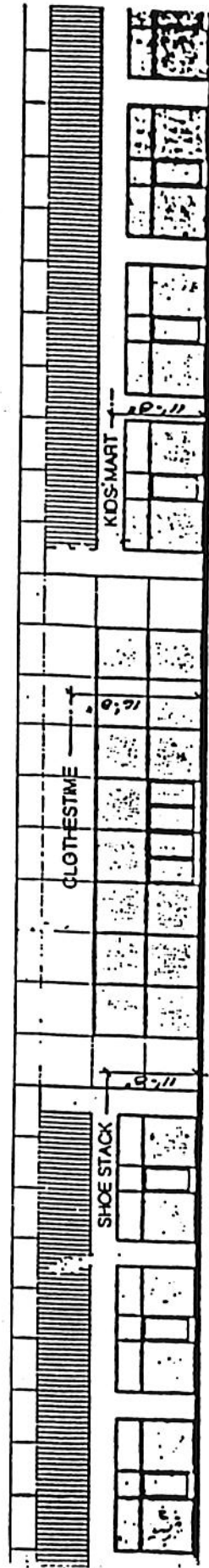
4 SOUTH ELEVATION BUILDING B

A6

EXHIBIT C 4

DEC 28 1988

NOV 18 1993



AST ELEVATION BUILDING B

EXHIBIT C 5

DEC 28 1988

NOV 13 1993

DOUBLE FACED ALUMINUM FINISHING
SIGN WITH TEXT FINISH

"EXHIBIT A"

17'-6"



EXPOSED NEON
BACKED WITH PAINTED LETTERS

**THREE MAJOR
TENANTS
RIGHT HERE**

CHANNEL
12"
LETTERS

**CARLSON
COMPANY**

**ABC
COMPANY**

**MINOR
TENANT**

**MINOR
TENANT**

15"

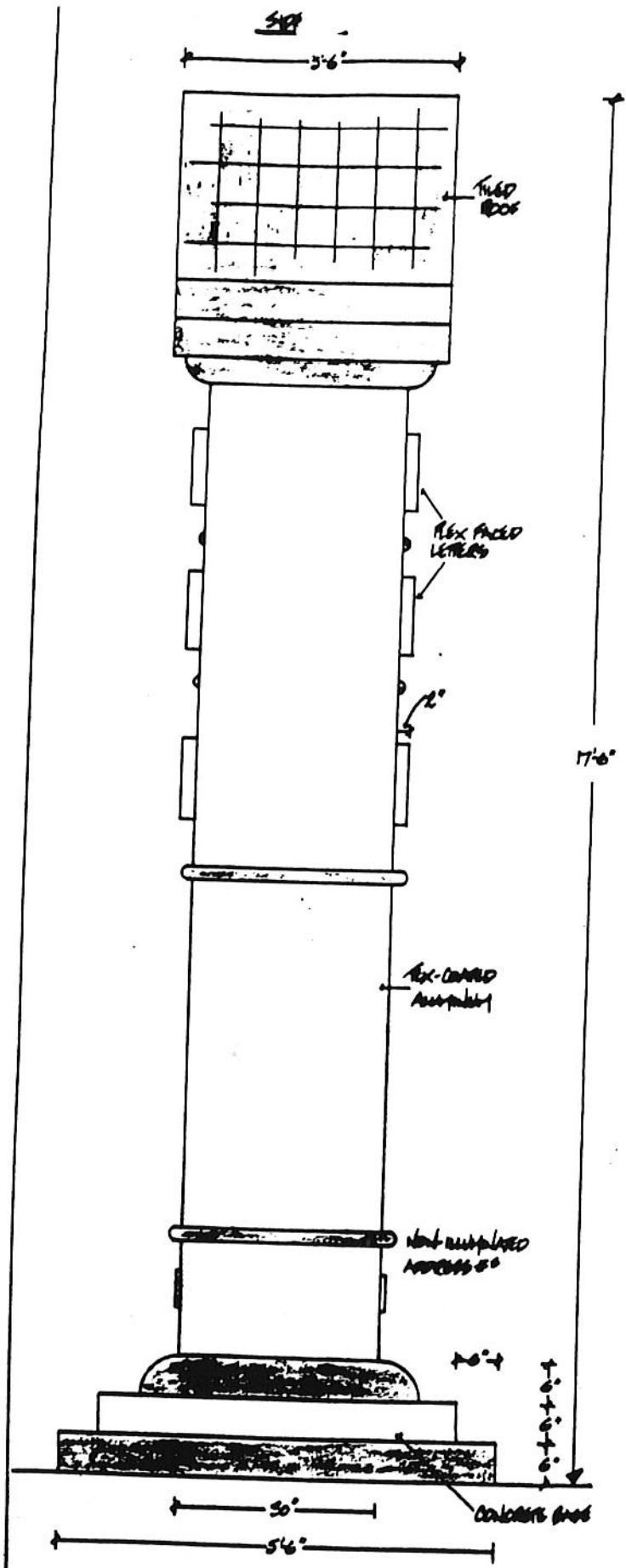
**ABC
INCORPORATED**

**VITAL
SIGNS**

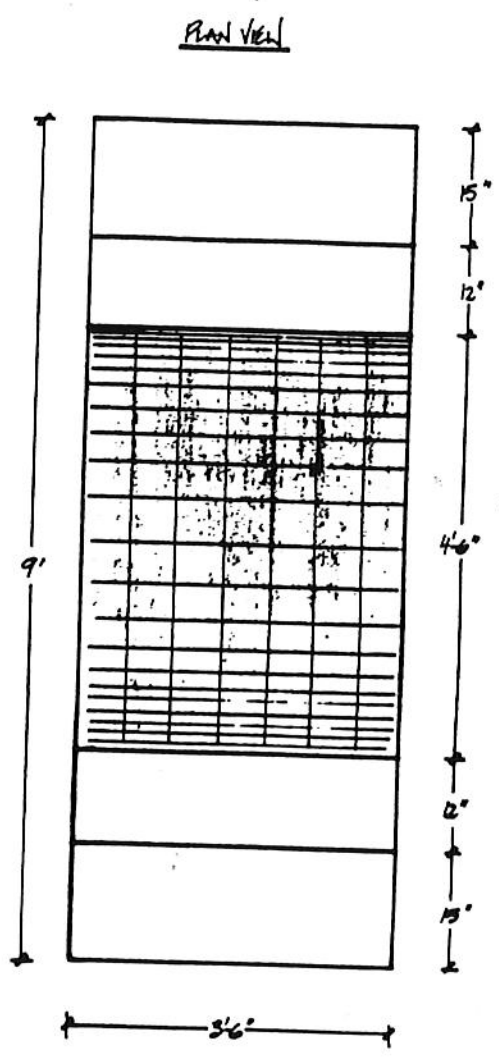
REVERSE CUT
ALUMINUM-FLEX
BACKING
15"

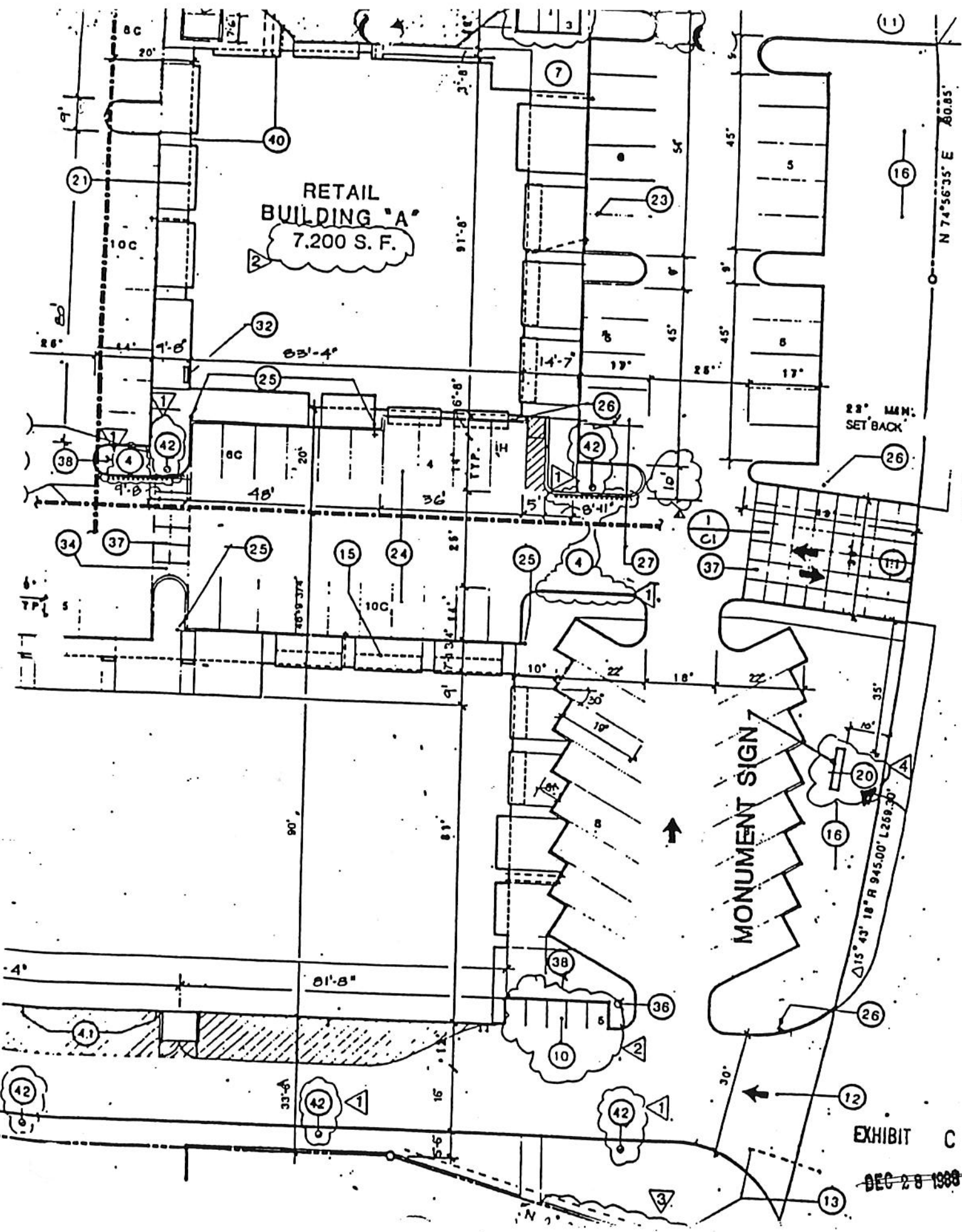
2311-2391

8'



VIGNETTE PLAZA SIGN 1
 DOUBLE SIDED ALUMINUM FREE STANDING SIGN 40 SQ. FT.
 FLUORESCENT INTERNAL ILLUMINATION.
 TILED ROOF SECTION.
 3/4" = 1'





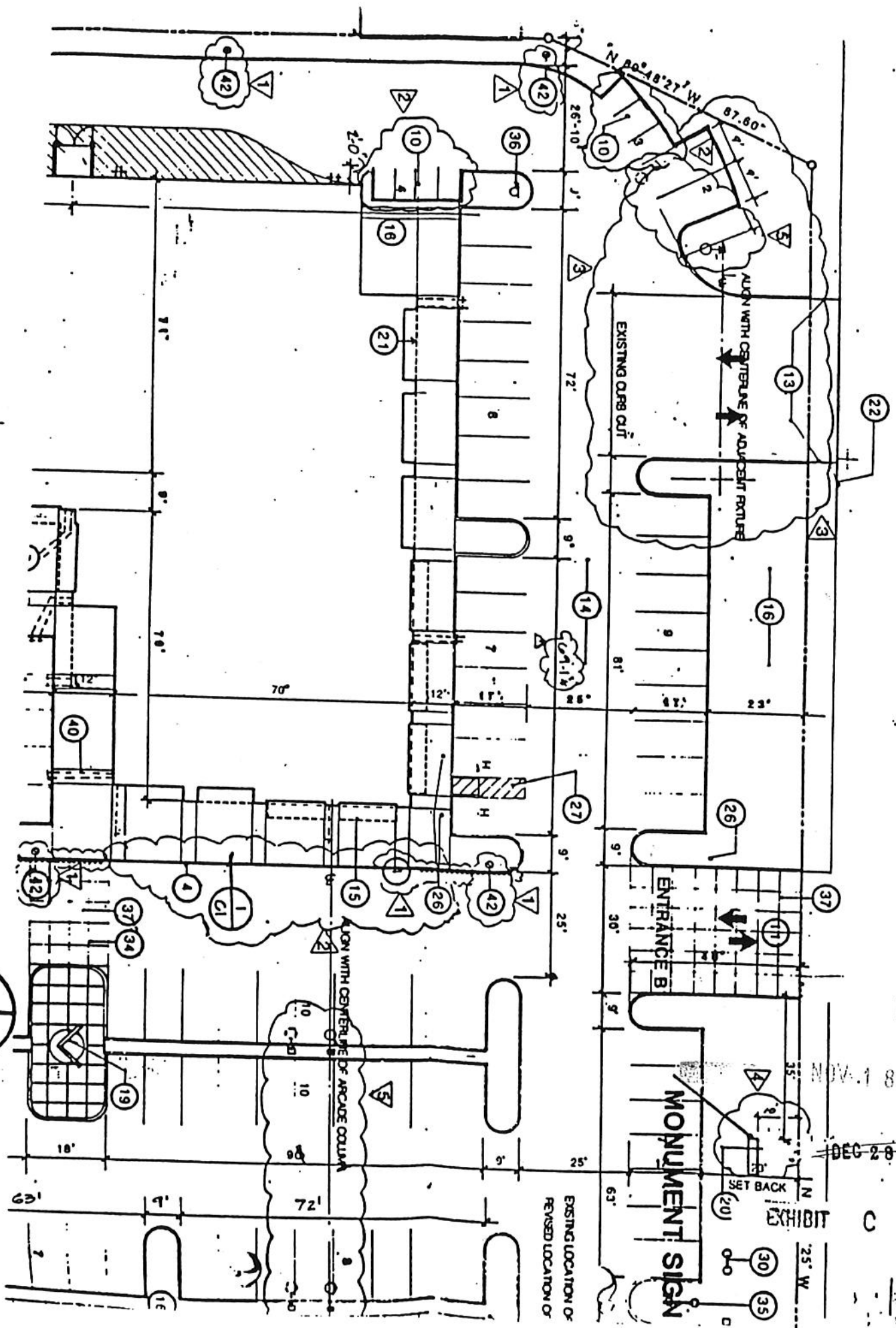
VINEYARD AVE

EXHIBIT C

DEC 28 1988

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OXNARD BLVD



NOV 18 1993

DEC 28 1998

EXHIBIT

25' W

OXNA

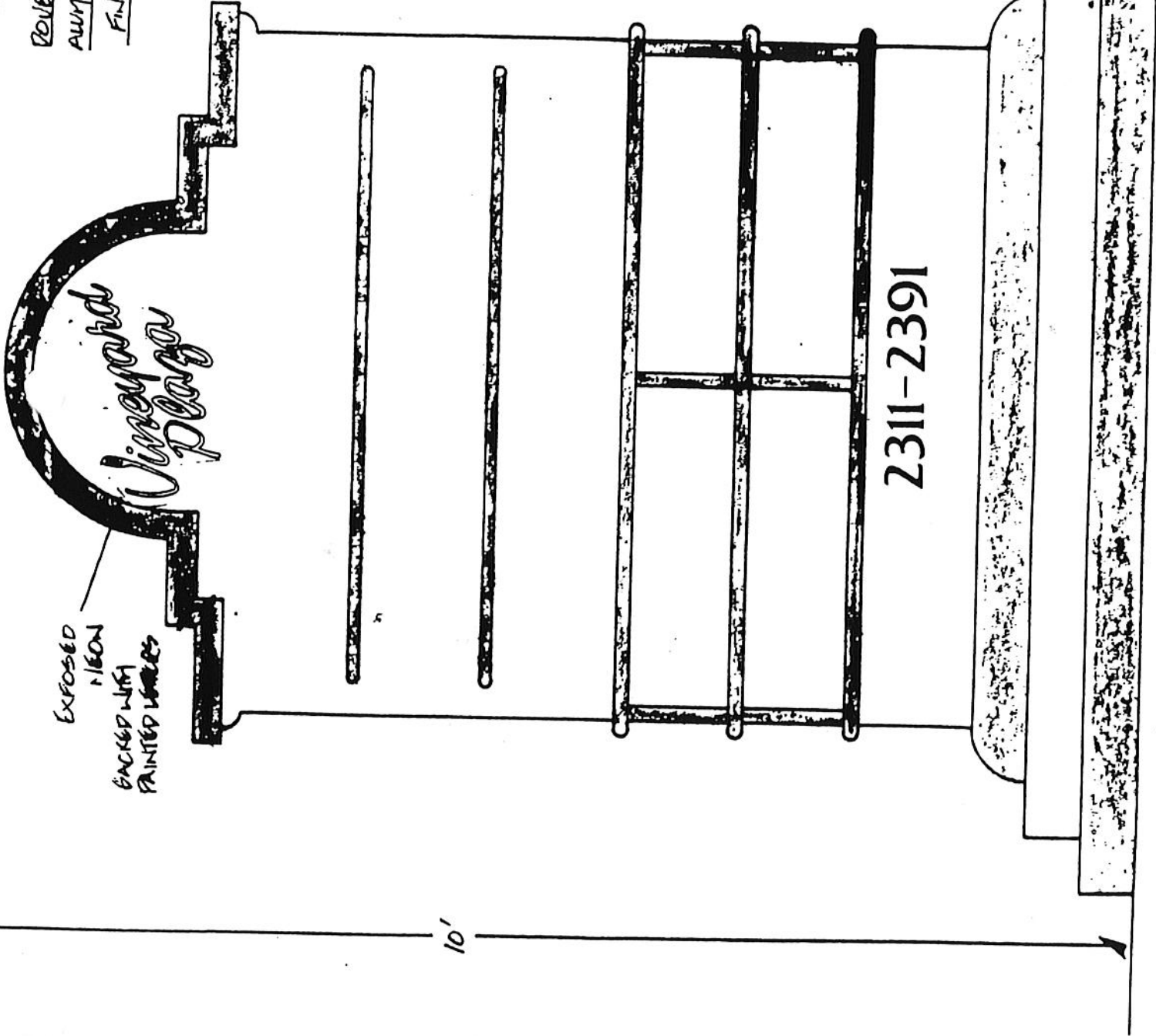


EXHIBIT C7

2

DOUBLE FACED FREESTE 1/4
ALUMINUM SIGN WITH TEX-COAT
FINISH. 30 SQ. FT.

EXPOSED
NEON
BACKED WITH
PAINTED LETTERS



10'

2311-2391

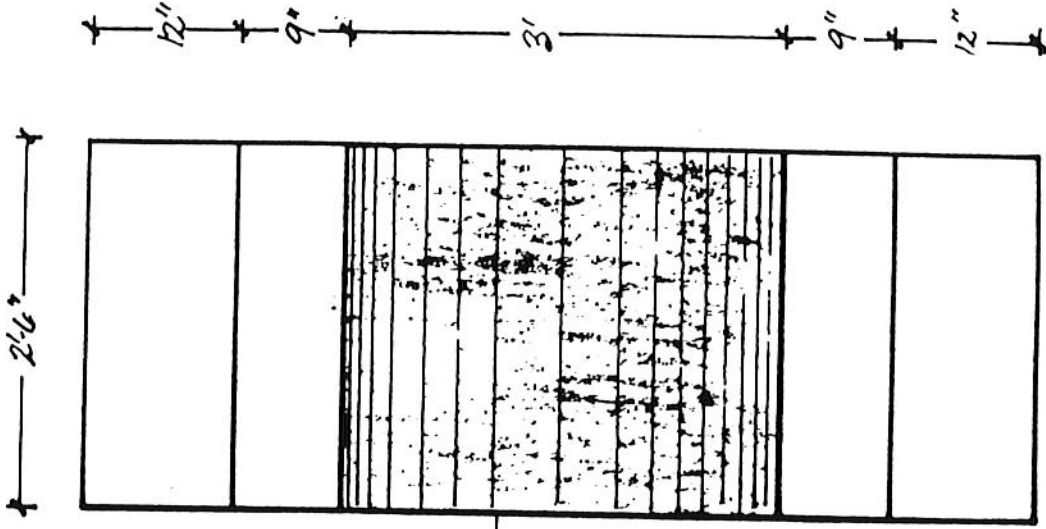
6'

SCALE 3/4" = 1'

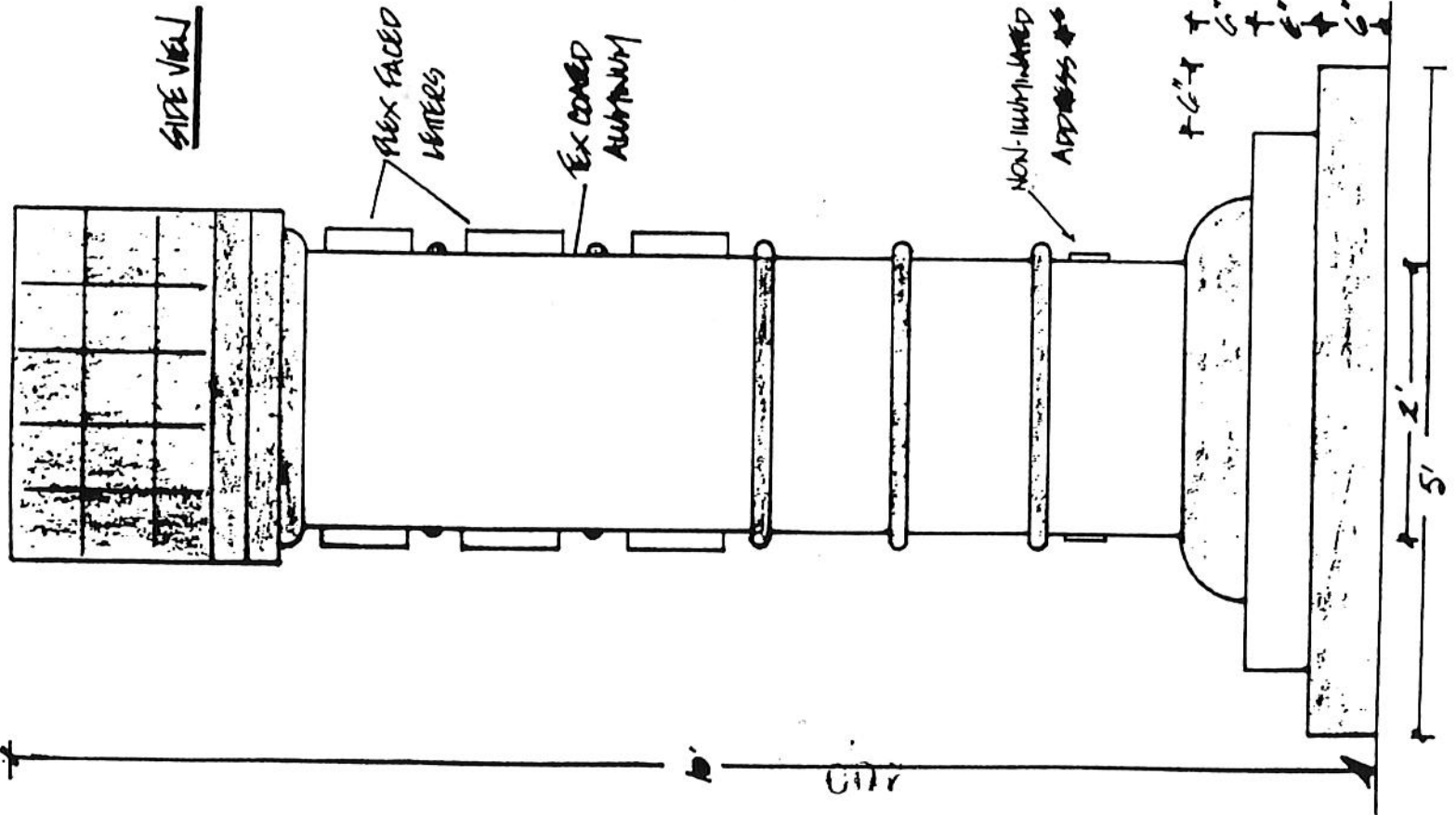
6700'

VINEYARD PLAZA SIGN
 DOUBLE SIDED ALUMINUM FREESTANDING SIGN
 FLUORESCENT INTERNAL ILLUMINATION 60 SQ. FT.

FRONT VIEW



SIDE VIEW



Trip
 Floor

3/4" = 1'

CURRENT PROJECT DATA
 SITE AREA: 3.11 AC. COUNTY: 021
 BUILDING AREA: 10,000 SQ. FT.
 ZONE: B-2
 OCCUPANCY: 200
 BUILDING TYPE: B-2
 HEIGHT: 2-7
 FINISHES: B-2
 FOUNDATION: B-2
 WALLS: B-2
 ROOF: B-2
 FLOORING: B-2
 CEILING: B-2
 INTERIORS: B-2
 EXTERIORS: B-2
 SIGNAGE: B-2
 UTILITIES: B-2
 SPECIAL REQUIREMENTS: B-2

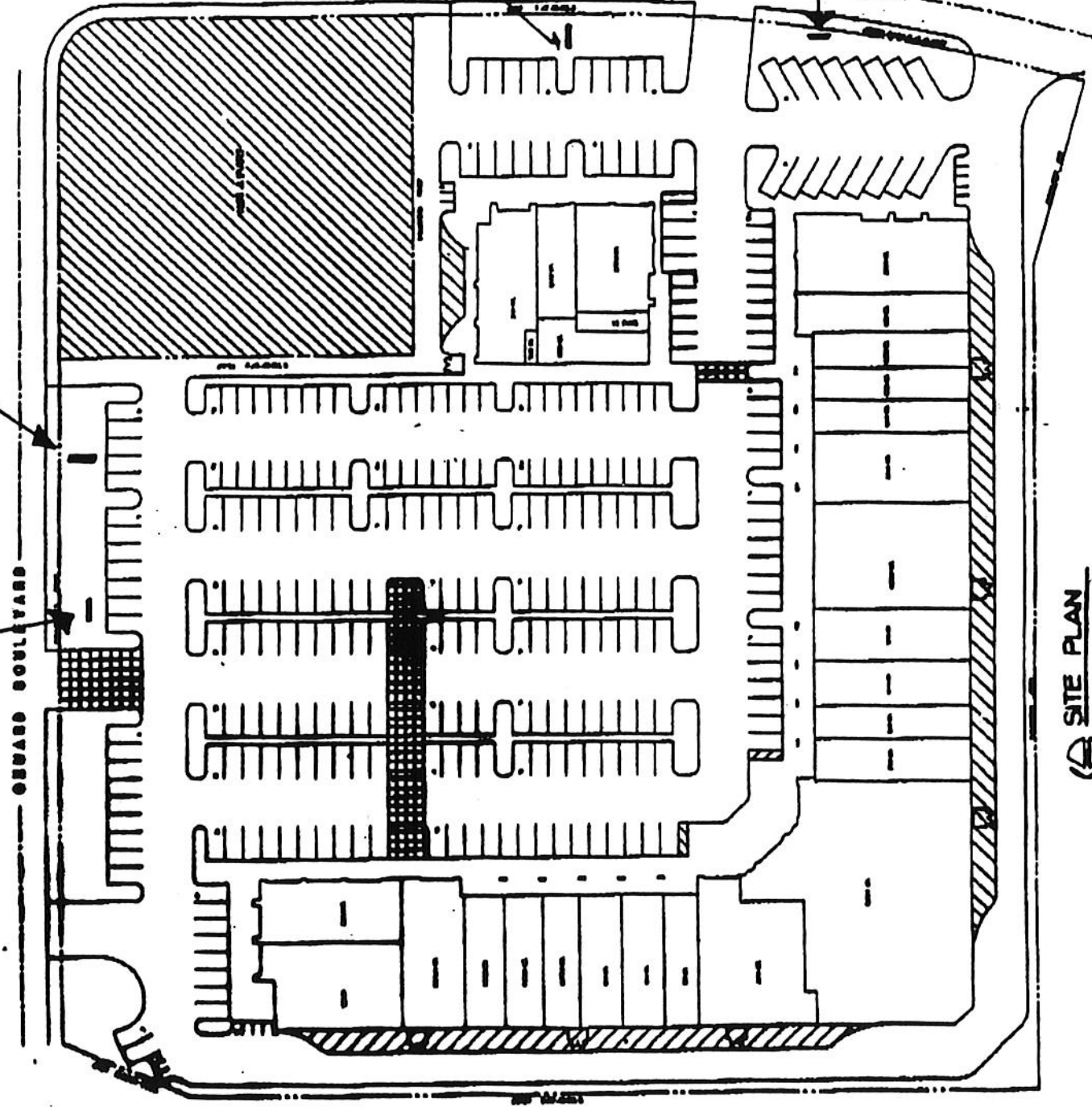
PROPOSED PROJECT DATA
 SITE AREA: 3.11 AC. COUNTY: 021
 BUILDING AREA: 10,000 SQ. FT.
 ZONE: B-2
 OCCUPANCY: 200
 BUILDING TYPE: B-2
 HEIGHT: 2-7
 FINISHES: B-2
 FOUNDATION: B-2
 WALLS: B-2
 ROOF: B-2
 FLOORING: B-2
 CEILING: B-2
 INTERIORS: B-2
 EXTERIORS: B-2
 SIGNAGE: B-2
 UTILITIES: B-2
 SPECIAL REQUIREMENTS: B-2

EXISTING SIGN TO BE REMOVED.

SIGN #1

EXISTING SIGN TO BE REMOVED

SIGN #2

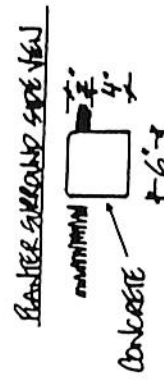


SITE PLAN

WILSON AVENUE

7' SIDEWALK

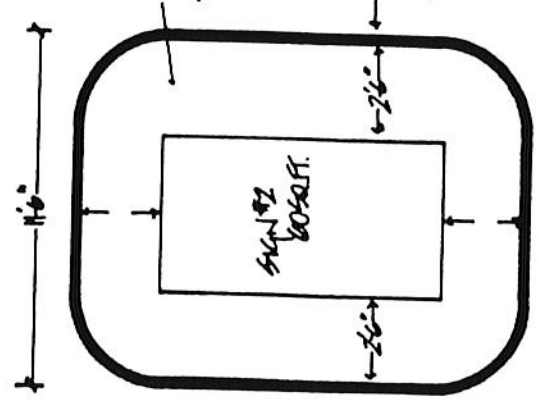
WILSON PLAZA
LANDSCAPE PLAN
116' x 15' = 1740 SQ. FT.



NOTE: SURROUND TO FOLLOW EXISTING CONTOURS OF GRASS AREA. PLANTS TO MATCH ENTRANCE PLANTER ANNUAL COLOR.

PLANTER AREA 2' MAX DIA. 1' MAX HGT. EXISTING LANDSCAPED GRASS AREA

6' WIDE CONCRETE PLANTER SURROUND



EXISTING LANDSCAPED GRASS AREA

PARKING LOT

PARKING LOT

