



# ROSE RANCH SIGN PROGRAM

APPLICANT:  
PARKSTONE COMPANIES WESTLAKE VILLAGE CA

ARCHITECTURE & PLANNING BY

**FIRMITAS** |  
ARCHITECTURE  
& PLANNING

## **DESIGN GUIDELINES**

ONE PRIMARY IDENTIFICATION SIGN SHALL BE ALLOWED PER STOREFRONT FACING THE STREET AND/OR PARKING LOT. ALSO, ONE UNDER-CANOPY (BLADE) SIGN (PLACED PERPENDICULAR TO BUILDING FACE) WILL BE ALLOWED PER ENTRANCE. INTERNAL OR EXTERNAL LIGHT TREATMENTS WILL BE ALLOWED BUT ARE NOT REQUIRED.

THE SIGN AREA ALLOCATED TO EACH BUSINESS SHALL BE BASED ON THE BUSINESS FRONTAGE. NO SIGN SHALL EXCEED 70% IN LENGTH OF A WALL OR CANOPY ON WHICH IT IS PLACED. NOTWITHSTANDING ANY OTHER PROVISION, SIGNS ON ANY ONE ELEVATION OF A BUILDING SHALL NOT EXCEED 10% OF THE TOTAL WALL SURFACE OF THAT ELEVATION. THE BOTTOM OF ANY WALL SIGN SHALL BE A MINIMUM OF 8' FEET ABOVE THE GROUND LEVEL. ONE LINE OF TEXT IS ALLOWED ON THE CANOPY SIGNS AND TWO LINES OF TEXT IS ALLOWED ON THE WALL SIGNS. SIGNS SHALL BE PLACED ON THE WALL OR UPON CANOPY ADJACENT TO TENANT'S SPACE. SIGNS ON A CANOPY SHALL BE COMPRISED OF INDIVIDUAL LETTERS MOUNTED TO THE CANOPY AND SHALL BE NO TALLER THAN 18 INCHES. FOR ON CANOPY SIGNS THERE SHALL BE NO BACKING BEHIND THE LETTERS AND THERE SHALL BE ENOUGH ROOM BETWEEN EACH LETTER TO SEE THROUGH THE SIGN. WHEN A SIGN IS PROPOSED ON A CANOPY AND A RACEWAY IS REQUIRED, THE RACEWAY WILL BE PAINTED TO MATCH THE WALL BEYOND IT. HOWEVER, CREATIVE TREATMENTS FOR RACEWAYS ARE ENCOURAGED AND WILL BE CONSIDERED. **OTHER SIGN TYPES AND LOCATIONS MAY OCCUR WITH LANDLORDS CONSENT AND APPROVAL.**

### **ELECTRICAL REQUIREMENTS**

TRANSFORMERS SHALL NOT EXCEED 30MA. ALL PENETRATIONS SHALL BE SEALED IN A WATERTIGHT MANNER. ONLY UL APPROVED COMPONENTS SHALL BE USED. NO SIGN COMPANY LABELS SHALL BE PERMITTED ON EXPOSED SURFACES EXCEPT THOSE REQUIRED BY UL. ALL WIRING CROSSOVERS SHALL BE CONCEALED BEHIND THE WALL OR WITHIN A RACEWAY (ONLY ALLOWED ON CANOPIES AND WHERE NO OTHER WAY TO PROVIDE WIRING). THE TENANT IS RESPONSIBLE FOR PRIMARY TERMINATION.

### **SUBMITTAL REQUIREMENTS**

SUBMIT TWO SETS OF PLANS TO THE LANDLORD. PLANS WILL BE NOTED APPROVED, APPROVED AS NOTED OR DISAPPROVED. CORRECTED PLANS SHALL BE RESUBMITTED TO LANDLORD IF INITIAL SUBMITTAL IS DISAPPROVED/REJECTED. THE CITY OF OXNARD SHALL ONLY ACCEPT FOR PERMIT ISSUANCE THOSE SIGNED PREVIOUSLY APPROVED BY THE LANDLORD.

TENANT IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE CITY FOR ANY AND ALL SIGNS. NO SIGNS SHALL BE ERECTED UNTIL LANDLORD APPROVAL AND SECURING OF A BUILDING PERMIT. LANDLORD HAS THE SPECIFIC RIGHT TO REFUSE APPROVAL OF ANY SIGN THAT DOES NOT CONFORM TO THESE SIGN GUIDELINES OR CITY SIGN ORDINANCE. THE FOLLOWING GRAPHICS ARE CONSIDERED A MINIMUM SUBMITTAL:

1. SITE PLAN SHOWING LOCATION OF PREMISES AND SIGN LOCATION
2. SCALED STOREFRONT ELEVATION DRAWING SHOWING PROPOSED SIGN DESIGN AS IT RELATES TO TENANT'S PREMISES
3. SIZE OF SIGN LETTERS, SPECIFICATIONS AND SECTIONS THROUGH THE SIGN
4. ALL MATERIALS, COLORS AND FINISHES
5. METHOD AND COLOR OF ILLUMINATION

# ALLOWABLE SIGN AREAS PER BUILDING

## MULTI-TENANT BLDG. SIGNS: BLDG. 1

SECONDARY* FRONTAGE: LENGTH OF FRONTAGE		SQ. FT. ALLOWED	ALLOCATED
NORTH	175 L.F.	0.5 S.F./L.F. = 87.5 S.F.	173.25 S.F.
BLADE SIGN @ EACH TENANT SPACE'S ENTRY (7)		2 S.F./SIDE EA. SIGN	28 S.F.
TERTIARY FACADES: LENGTH OF FRONTAGE		SQ. FT. ALLOWED	ALLOCATED
WEST	64 L.F.	<u>0 S.F.</u>	<u>0 S.F.</u>
TOTAL SIGN AREA ALLOWED BLDG. 1		<b>87.5 S.F.</b>	<b>201.25 S.F.</b>

## BLDG. 2

SECONDARY* FRONTAGE: LENGTH OF FRONTAGE		SQ. FT. ALLOWED	ALLOCATED
NORTH	126 L.F.	0.5 S.F./L.F. = 63 S.F.	105 S.F.
BLADE SIGN AT ENTRY		2 S.F. EA. SIDE	4 S.F.
SIGN SPACE ON MONUMENT SIGNS (2)**			<u>75.25 S.F.**</u>
TOTAL SIGN AREA ALLOWED BLDG. 2		<b>63 S.F.</b>	<b>184.25 S.F.</b>

## TENANT BLDG. SIGNS: BLDG. 3

SECONDARY* FRONTAGE: LENGTH OF FRONTAGE		SQ. FT. ALLOWED	ALLOCATED
NORTH	50 L.F.	0.5 S.F./L.F. = 25 S.F.	50 S.F.
BLADE SIGN AT ENTRY (2)		<u>2 S.F. EA. SIDE</u>	<u>8 S.F.</u>
TOTAL SIGN AREA ALLOWED BLDG. 3		<b>25 S.F.</b>	<b>58 S.F.</b>

## BLDG. 4

PRIMARY FRONTAGE: LENGTH OF FRONTAGE		SQ. FT. ALLOWED	ALLOCATED
EAST	130 L.F.	2.0 S.F./L.F. = 260 S.F.	162.1 S.F.
SECONDARY * FRONTAGE: LENGTH OF FRONTAGE		SQ. F.T ALLOWED	ALLOCATED
NORTH	114 L.F.	0.5 S.F./L.F. = 57 S.F.	122.32 S.F.
BLADE SIGN AT ENTRY		<u>2 S.F. EA. SIDE</u>	4 S.F.
SIGN SPACE ON MONUMENT SIGNS (2)***			<u>75.25 S.F.***</u>
TOTAL SIGN AREA ALLOWED BLDG. 4:		<b>317 S.F.</b>	<b>376.25 S.F.</b>

## MULTI-TENANT SIGNS: BLDG. 5 \*\*

**PRIMARY FRONTAGE: LENGTH OF FRONTAGE**  
 EAST 130 L.F.  
**BLADE SIGN @ EACH TENANT SPACE'S ENTRY (3)**

**SQ. FT. ALLOWED**  
 2.0 S.F./L.F. = 260 S.F.  
 2 S.F./SIDE EA. SIGN 12 S.F.

**SECONDARY FACADES: LENGTH OF FRONTAGE**  
 WEST 130 L.F.

**SQ. F.T ALLOWED**  
 0.5 S.F./L.F. = 65 S.F.

**TERTIARY FACADES: LENGTH OF FRONTAGE**  
 SOUTH 42 L.F.  
 NORTH 42 L.F.

**SQ. FT. ALLOWED**  
 0.5 S.F./L.F. = 21 S.F.  
 0.5 S.F./L.F.= 21 S.F.

TOTAL SIGN AREA ALLOWED BLDG. 5

**367 S.F. 209 S.F.**

## MULTI-TENANT SIGNS: BLDG. 6\*\*

**PRIMARY FRONTAGE: LENGTH OF FRONTAGE**  
 NORTH 96 L.F.  
**BLADE SIGN @ EACH TENANT SPACE'S ENTRY (3)**

**SQ. FT. ALLOWED**  
 2.0 S.F./L.F. = 192 S.F.  
 2 S.F./SIDE EA. SIGN 12 S.F.

**SECONDARY FACADES: LENGTH OF FRONTAGE**  
 SOUTH 96 L.F.

**SQ. F.T ALLOWED**  
 0.5 S.F./L.F. = 48 S.F.

**TERTIARY FACADES: LENGTH OF FRONTAGE**  
 WEST 56.5 L.F.  
 EAST 56.5 L.F.

**SQ. FT. ALLOWED**  
 0.5 S.F./L.F. = 28.25 S.F.  
25 S.F.

TOTAL AREA ALLOWED BLDG. 6:

**268.25 S.F. 182 S.F.**

## BLDG. 7

**PRIMARY FRONTAGE: LENGTH OF FRONTAGE**  
 NORTH 81 L.F.  
**INDIVIDUAL MONUMENT SIGN AT NORTH SIDE**  
**BLADE SIGN @ ENTRY**

**SQ. FT. ALLOWED**  
 2.0 S.F./L.F. = 162 S.F.  
 23.75 S.F./SIDE 47.5 S.F.  
 2 S.F./SIDE 4 S.F.

**SECONDARY FACADES: LENGTH OF FRONTAGE**  
 SOUTH 81 L.F.

**SQ. F.T ALLOWED**  
 0.5 S.F./L.F. = 40 S.F.  
 52.3 S.F.

**TERTIARY FACADES: LENGTH OF FRONTAGE**  
 WEST 64 L.F.  
 EAST 64 L.F.

**SQ. FT. ALLOWED**  
 20 S.F.  
18 S.F.

TOTAL SIGN AREA ALLOWED BLDG. 7:

**202 S.F. 174.3 S.F. PAGE 4**

## MULTI TENANT SIGNS: BLDG. 8

PRIMARY FRONTAGE: LENGTH OF FRONTAGE	SQ. FT. ALLOWED	ALLOCATED
NORTH 135 L.F.	2.0 S.F./L.F. = 270 S.F.	170 S.F.
BLADE SIGN @ EACH TENANT SPACE'S ENTRY (3)	2 S.F./SIDE EA. SIGN	12 S.F.
SECONDARY FACADES: LENGTH OF FRONTAGE	SQ. FT. ALLOWED	ALLOCATED
SOUTH 135 L.F.	0.5 S.F./L.F. = 67 S.F.	100 S.F.
TERTIARY FACADES: LENGTH OF FRONTAGE	SQ. FT. ALLOWED	ALLOCATED
WEST 64 L.F.	NOT ALLOWED	25 S.F.
EAST 64 L.F.	0.5 S.F./L.F. = <u>32 S.F.</u>	<u>25 S.F.</u>
TOTAL SIGN AREA ALLOWED BLDG. 8:	369 S.F.	332 S.F.

## RESTAURANT BLDG. SIGNS: BLDG. 9

PRIMARY FRONTAGE: LENGTH OF FRONTAGE	SQ. FT. ALLOWED	ALLOCATED
NORTH FRONTAGE + PATIO AREA = 65.25 L.F. + 22.3 L.F.	2.0 S.F./L.F. 175.1 S.F.	100 S.F.
EAST 114.9 L.F.	0.5 S.F./L.F. 57.45 S.F.	65 S.F.
BLADE SIGN @ TENANT SPACE ENTRY	2 S.F./SIDE EA. SIGN	4 S.F.
SIGN SPACE ON MONUMENT SIGNS (2)**		<u>42 S.F.***</u>
TOTAL SIGN AREA ALLOWED BLDG. 9:	232.55 S.F.	211 S.F.

TOTAL BUILDING SIGN AREAS	<u>ALLOWED</u>	<u>PROPOSED</u>
	1,931.31 S.F.	1,928.05 S.F.

TOTAL SIGN AREA FOR ENTIRE PROJECT	1,931.31 S.F.	1,928.05 S.F.
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\* DUE TO SETBACK FROM STREET, THE NORTH ELEVATIONS OF BLDG'S. 1 THRU 4 ARE CONSIDERED SECONDARY FRONTAGES AND CALCULATED ACCORDINGLY. NO SIGNS SHALL BE PLACED ON THE SOUTHERN ELEVATION OF BUILDINGS 1 THROUGH 4.

\*\* AREAS FOR BLDG'S. 2 & 9 MONUMENT SIGN SPACE IS TAKEN FROM THE ALLOWABLE AREAS ON PRIMARY FRONTAGES ON BLDG. 5 (75.25 S.F.) & BLDG. 6 (42 S.F.) RESPECTIVELY

\*\*\* WALGREENS WILL HAVE 49 S.F. ON THE GONZALES ROAD MONUMENT SIGN & 26.25 S.F. ON THE ROSE AVE. MONUMENT SIGN WHILE FRESH & EASY WILL HAVE 49 S.F. ON ROSE & 26.25 S.F. ON GONZALES ROAD. BLDG. 9 WILL HAVE 21 SQ. FT. ON ROSE AVENUE. AND GONZALES RD. MONUMENT SIGNS.

## **ACCEPTABLE SIGN TREATMENTS**

NATURAL METALS ENCOURAGED (BRUSHED ALUMINUM, COPPER, BRONZE STAINLESS STEEL)

SCREENS, GRIDS OR MESH

POLISHED NATURAL METALS

NEON, L.E.D, AND OTHERS MAY BE ALLOWED WITH LANDLORD'S CONSENT AND APPROVAL

DIMENSIONAL LETTERFORMS WITH SEAMLESS EDGE TREATMENT

VINYL LOGOS OR LETTERS MAY BE ALLOWED WITH LANDLORD'S APPROVAL

## **PROHIBITED SIGN TYPES**

1. INTERNALLY ILLUMINATED BOX/CAN SIGNS

2. PERMANENT ADVERTISING DEVICES SUCH AS BANNERS, POSTERS & FLAGS

3. EXPOSED JUNCTION BOXES, TRANSFORMERS, LAMPS AND CONDUIT

4. VACUUM FORMED PLASTIC

5. PAPER, CARDBOARD OR STYROFOAM SIGNS

6. SIMULATED MATERIALS (I.E. WOOD GRAINED PLASTIC LAMINATES)

7. ANIMATED LIGHTS OR OTHER MOVING SIGN COMPONENTS

8. ALL OTHER SIGNS PROHIBITED BY THE CITY SIGN ORDINANCE

9. NO TEMPORARY SIGNS OF ANY NATURE UNLESS PERMITTED THROUGH CITY TEMPORARY GRAND OPENING SIGN PERMIT AND APPROVED BY LANDLORD

10. ANY TYPE OF ILLUMINATED OR PAINTED WINDOW SIGNS, PLACARDS, OR TEMPORARY WINDOW SIGNAGE, BALLOONS FOR ANY PURPOSE

11. OFF-PREMISE SIGNS

12. VEHICLE SIGNS AFFIXED TO TRUCKS, AUTO, 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 OR MERCHANDISE OR RENDERING OF SERVICES FROM SUCH VEHICLES.

NOTE: RACEWAYS ARE ONLY ALLOWED ON CANOPY STRUCTURE WHERE NO OTHER WIRING CROSSOVER OPPORTUNITY IS AVAILABLE.

## **LIGHTING**

REVERSE CHANNEL NEON OR LED

OPEN FACE CHANNEL NEON OR LED

INTERNAL ILLUMINATION

SILHOUETTE ILLUMINATED

FRONT LIGHTING

AREA LIGHTING

## COLORS

1. SIGN COLORS SHOULD BE SELECTED TO PROVIDE SUFFICIENT CONTRAST AGAINST BUILDING BACKGROUND COLORS (I.E. DARK BLDG. BACKGROUND REQUIRES LIGHTER SIGN LETTERS AND VICE VERSA)
2. SIGN COLORS SHOULD COME FROM AND BE COMPATIBLE WITH BUILDING BACKGROUND COLORS AND BUILDING MATERIALS (I.E. SIGN LETTERS SHOULD COMPLIMENT AND NOT “CLASH” WITH BUILDING COLORS/COMPONENTS)
3. COLOR OR LETTER RETURNS SHOULD CONTRAST WITH FACE COLOR FOR GOOD DAYTIME READABILITY
4. INTERIOR OR OPEN CHANNEL LETTER SHOULD BE PAINTED DARK WHEN AGAINST LIGHT BACKGROUNDS
5. NEON TUBE LETTERS SHOULD PROJECT OUT ¼” TO ½” FROM A PAINTED LETTER BEHIND, TO MAKE THE SIGN VISIBLE DURING THE DAY
6. ALL SIGN LOCATIONS, DESIGNS, SIZE, FONT TYPE & COLORS ARE SUBJECT TO REVIEW AND APPROVAL BY THE DEVELOPER AS PART OF THE SIGN SUBMITTAL PROCESS.

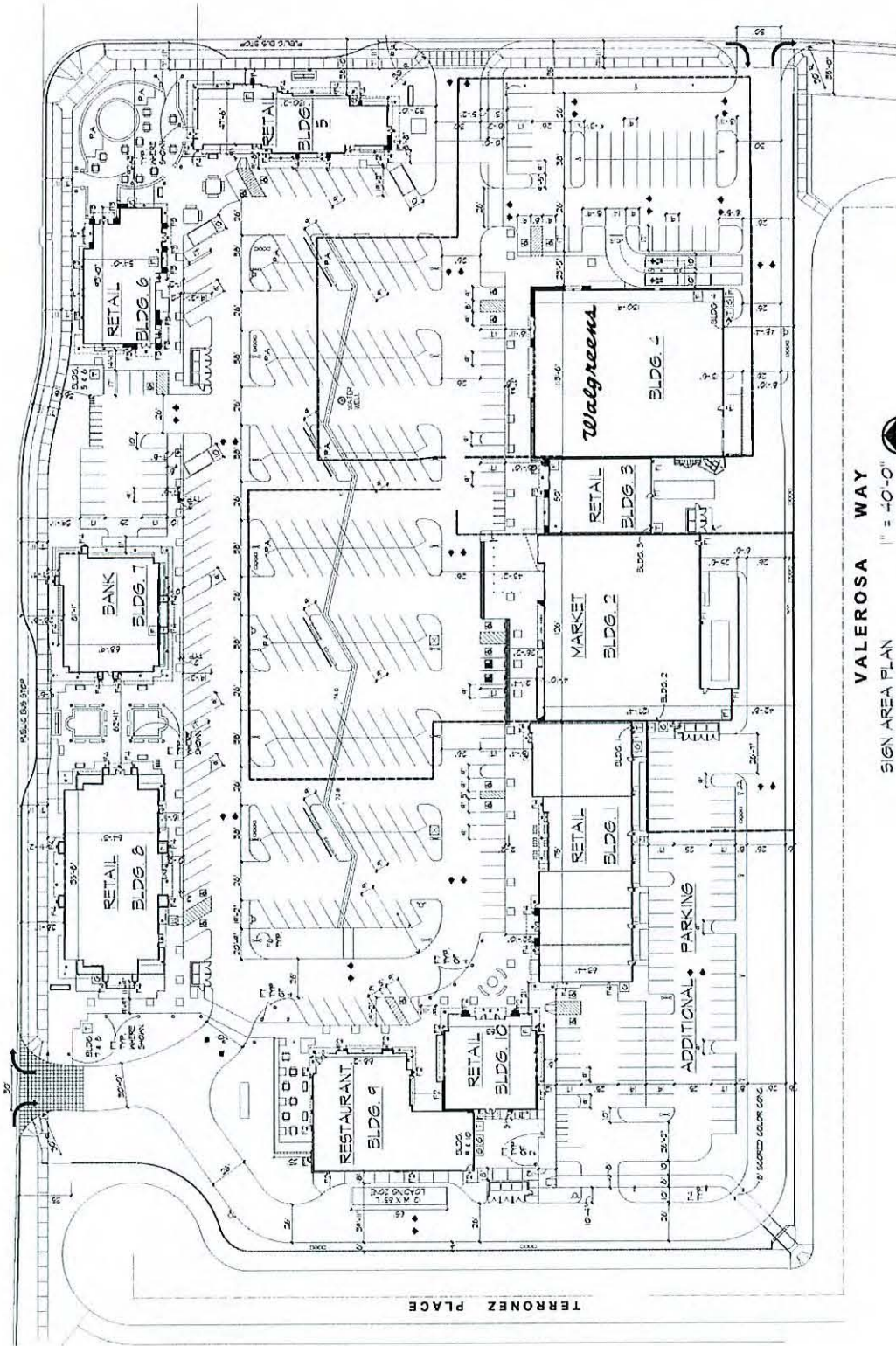
## FONT TYPES

**R E T A I L** (CENTURY GOTHIC)      **BANK** (BANK GOTHIC)      **BANK** (Impact)

**RETAIL**(Lucida Console)    **Retail**(lucida sans Unicode)    **MARKET**(Palatino)    *RETAIL*(*Italic*)  
Linotype

**R E T A I L** (Quicktype)      **market** (Swiss 721)      **M A R K E T** (Garamond)

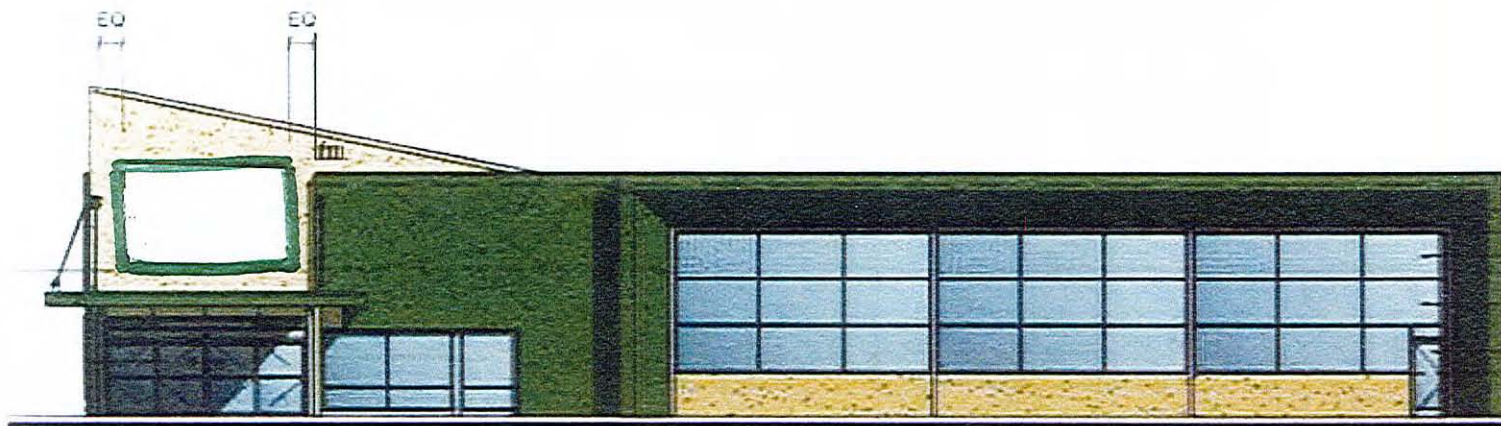
**LOGOS:** CORPORATE LOGOS AND COLORS WILL BE CONSIDERED ON A CASE-BY-CASE BASIS AND CONSIDERED ONLY IF THE PROPOSED COLORS ARE COMPATIBLE WITH THE BUILDING COLORS AND MATERIALS. LOGOS WILL BE INCLUDED IN THE SIGN AREA CALCULATIONS AND MUST COMPLY WITH THE CITY’S SIGN ORDINANCE. VINYL LOGOS MAY BE CONSIDERED BY THE LANDLORD



VALEROSA WAY  
SIGN AREA PLAN 1" = 40'-0"

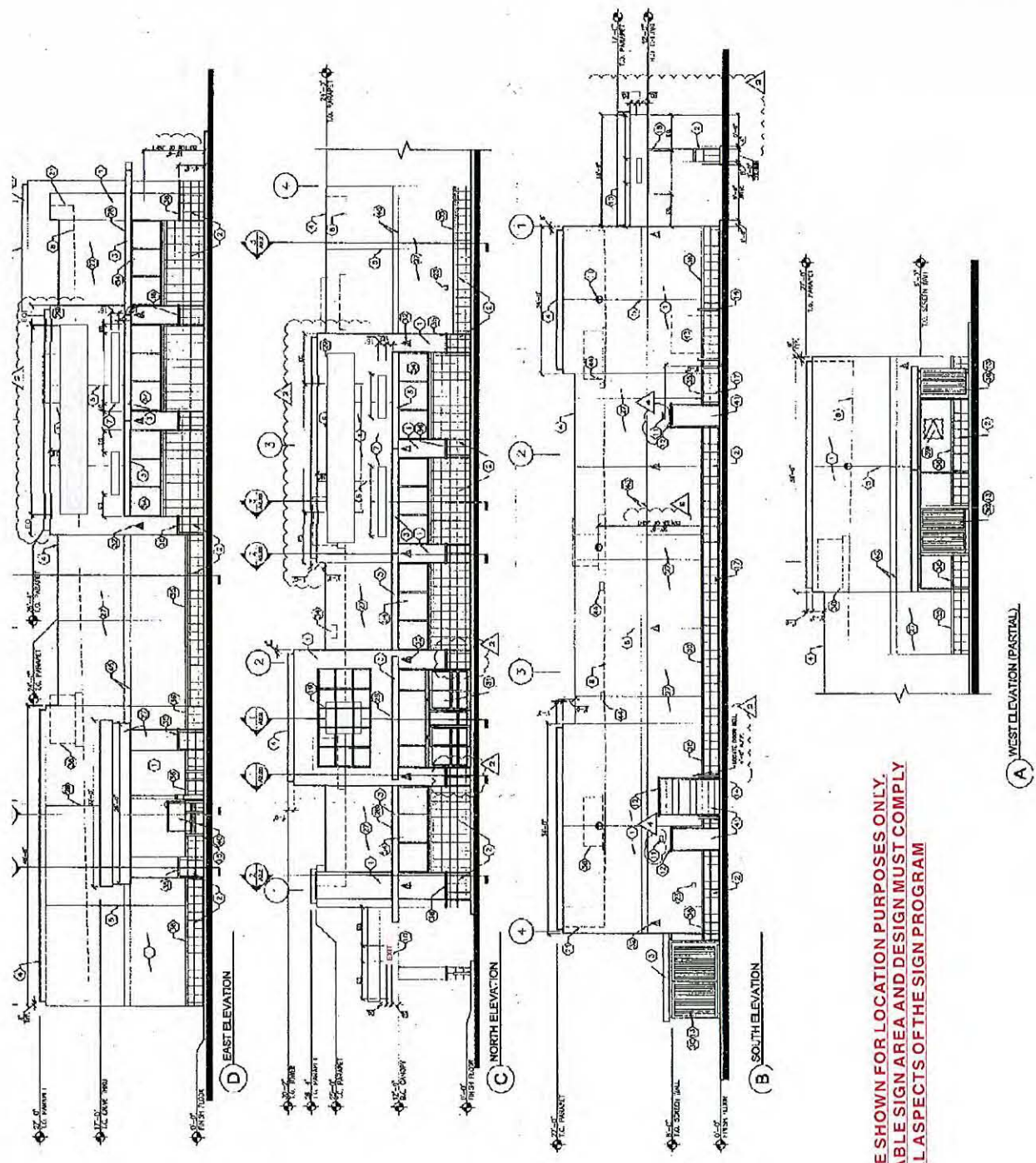






**SIGNAGE SHOWN FOR  
LOCATION PURPOSES  
ONLY. ALLOWABLE  
SIGNAGE DESIGN  
MUST COMPLY WITH  
ALL ASPECTS OF THE  
SIGN PROGRAM.**





**SIGNAGE SHOWN FOR LOCATION PURPOSES ONLY.  
ALLOWABLE SIGN AREA AND DESIGN MUST COMPLY  
WITH ALL ASPECTS OF THE SIGN PROGRAM**

A WEST ELEVATION (PARTIAL)

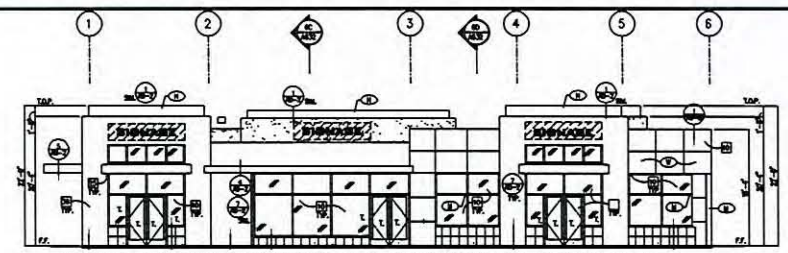
B SOUTH ELEVATION

C NORTH ELEVATION

D EAST ELEVATION

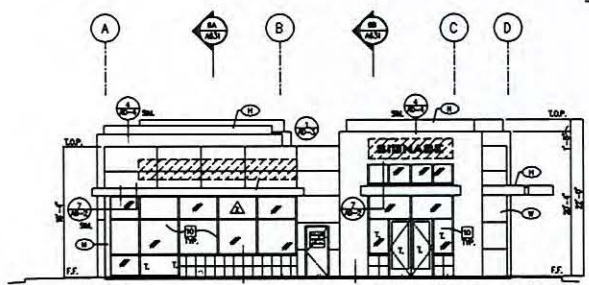


PROJECT KEYED NOTES



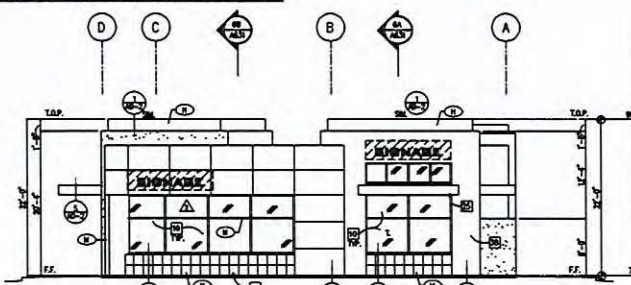
NOTE: ELEVATIONS ARE REPRESENTATIVE OF SIGN LOCATIONS ONLY.  
ALL SIGN AREA ALLOTMENTS MUST COMPLY WITH  
"ALLOWABLE SIGN AREAS PER BUILDING" OUTLINED IN THE  
PREVIOUS PAGES OF THE SIGN PROGRAM

BUILDING #6- SOUTH ELEVATION SCALE: 1/8"=1'-0"

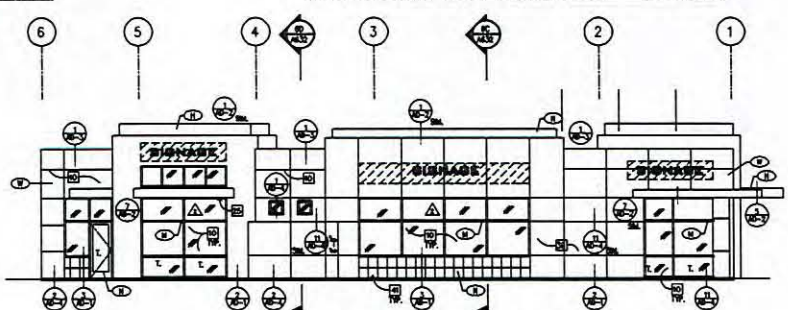


NOTE: SHADED AREAS ARE WHERE SIGNAGE IS ALLOWED

BUILDING #6- WEST ELEVATION SCALE: 1/8"=1'-0"



BUILDING #6- EAST ELEVATION SCALE: 1/8"=1'-0"



BUILDING #6- NORTH ELEVATION SCALE: 1/8"=1'-0"

PLEASE SEE REVISIONS SHEET FOR ALL PROJECT REVISIONS

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Project Architect: **John McGrath**  
Firm: **Firmitas Architecture & Planning**  
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PROJECT NUMBER 1

S.W. CORNER OF  
ROSE AVE. & GONZALES RD.  
OAKLAND CALIFORNIA 94612  
APN # 215-0-051-12

PROJECT OWNER 1

JOHN MCCRATH FAMILY TRUST  
C/O PARKSTONE COMPANIES INC  
P.O. BOX 6146  
THOUSAND OAKS CA 91359-6146  
(805) 373-8808

REVISIONS		
NO.	REVISIONS	DATE
1	REV. 1	5/4/10
2	REV. 2	7/24/10
3	REV. 3	7/24/10
4	REV. 4	8/14/10
5	REV. 5	8/17/10
6	REV. 6	1/14/11
7	REV. 7	3/23/11

SHEET INFO		
SCALE	AS NOTED	
		2-2-2009
		A621

BUILDING SIX EXTERIOR ELEVATIONS

KEYMAP

MATERIALS LEGEND		
<p><b>WALL CLADDING:</b></p> <p>(A) COP "TERRAZZO" CLADDING PANELS</p> <p>(B) 3/8" SHS SOCKET WITH BRUSH SLATE TEXTURE</p> <p>CEMENT PLASTER - PRIMARY WALL COLOR</p> <p>(C) LA HABRA 228 "SOUTHERN MOIST" FLOAT 24/30 (30029)</p> <p>(D) PRE-PANNA 30 OZ. COPPER</p> <p>PAINTED STEEL</p> <p>COLOR TO MATCH ADJACENT STONEFRONT</p> <p>TILE</p> <p>STONEFRONT FRAME</p> <p>(E) BRUSH CHROMIUM DE BRON "BRASSWAY"</p> <p>"TILE AT BAY"</p> <p>(F) POLARITE 5204 "SANDBLAST GREY" 1/4" SQUARE</p> <p>STONEFRONT GLAZING</p> <p>(G) PPS ROCKER</p> <p>CEMENT PLASTER - PRIMARY WALL COLOR</p> <p>(H) LA HABRA 225 "SANDBLAST" FLOAT 24/30 (30029)</p> <p>CANOPY FINISH</p> <p>(I) WALL FINISH 34 GA. ALUMINUM</p>	<p>STONEFRONT FRAME</p> <p>(J) 3/8" SHS CHROMIUM DE BRON</p> <p>TILE</p> <p>(K) 3/4" DIA. TIE SIZE "SANDSTONE" SLATE TEXTURE</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(L) LA HABRA 228 "TYPICAL" FLOAT 24/30 (30029)</p> <p>STONEFRONT FRAME</p> <p>(M) BRUSH CHROMIUM DE BRON "BRASSWAY"</p> <p>TILE</p> <p>(N) 3/4" DIA. TIE 1/2" DIA. CAPTAIN SHIP STONE 1/4" SQUARE HONEY FINISH</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(O) LA HABRA 228 "TYPICAL" FLOAT 24/30 (30029)</p> <p>STONEFRONT FRAME</p> <p>(P) WALL FINISH ALUMINUM</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(Q) SANDSTONE POLYCARBONATE GLAZING WITH WALL FINISH ALUMINUM FINISH</p> <p>(R) TRESPA METEON HARBOR/ET</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(S) LA HABRA 22 828 "TYPICAL" FLOAT 24/30 (30029)</p>	<p>LANDSCAPE TRUSS FEATURE</p> <p>"TRUSS SCREEN" WITH "TRUSS GREY" FINISH</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(T) LA HABRA 228 "TYPICAL" FLOAT 24/30 (30029)</p> <p>WALL CLADDING</p> <p>(U) JETSON HARBOR FIBRO-CEMENT PANELS, PAINTED TO MATCH COPPER</p> <p>WALL CLADDING 886 07/ST</p> <p>(V) JETSON HARBOR FIBRO-CEMENT PANELS, PAINTED TO MATCH COPPER</p> <p>(W) COP "TERRAZZO" CLADDING PANELS MATCH COPPER BRUSH SLATE TEXTURE</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(X) JETSON HARBOR FIBRO-CEMENT PANELS, PAINTED TO MATCH TRESPA METEON HARBOR/ET</p> <p>CEMENT PLASTER - PRIMARY COLOR</p> <p>(Y) LA HABRA 22 828 "TYPICAL" FLOAT 24/30 (30029)</p> <p>NOTES:</p> <p>1) ALL FINISHES SHALL BE OF LOW-GLARE SPECIFICATION.</p> <p>2) PAINT USED FOR EXTERIOR FACIES SHALL BE OF LOW REFLECTIVITY.</p> <p>3) METAL SURFACES SHALL BE BRUSH-POLISHED OR SIMILAR FINISH, AND NOT HEAVILY REFLECTIVE, TO BRASSWAY GLAZE.</p>

Ref C:\102-lab\lab\plan-Ranch-Construction\VR-RR-KE\PLAN.dwg



1 South Elevation



2 West Elevation



3 North Elevation



4 East Elevation

Rose Ranch Office  
 E. Gonzales Rd. @ N. Rose Ave.  
 Oxnard, CA

Signage Shown For Location Purposes Only. Allowable Sign Area & Design Must Comply With All Aspects Of The Sign Program.



**FIRMITAS**  
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ROSE AVE. & CORNELL BL.**  
OWNED CALIFORNIA 90008  
APN # 28-0-01-12

**JOHN HERRON FLYNN TRUST**  
C/O HERRON COMPANIES INC  
P.O. BOX 6148  
THOUSAND OAKS CA 91320-6148  
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REVISIONS	
NO.	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE
7	DATE
8	DATE
9	DATE
10	DATE

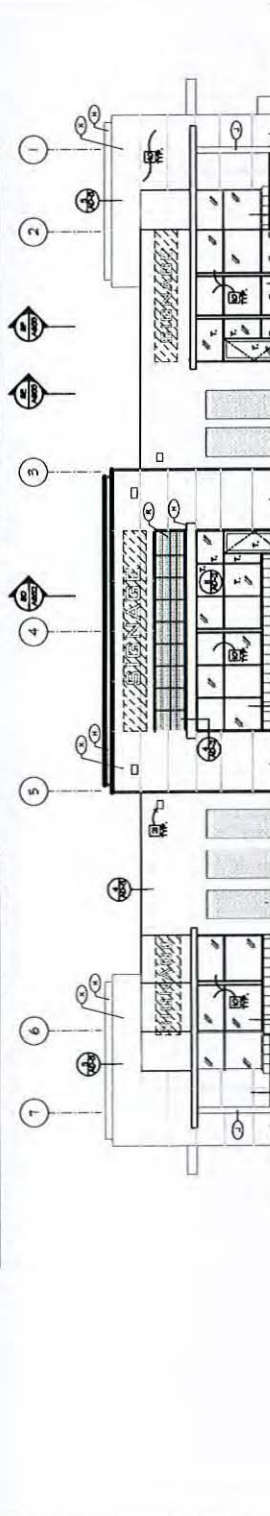
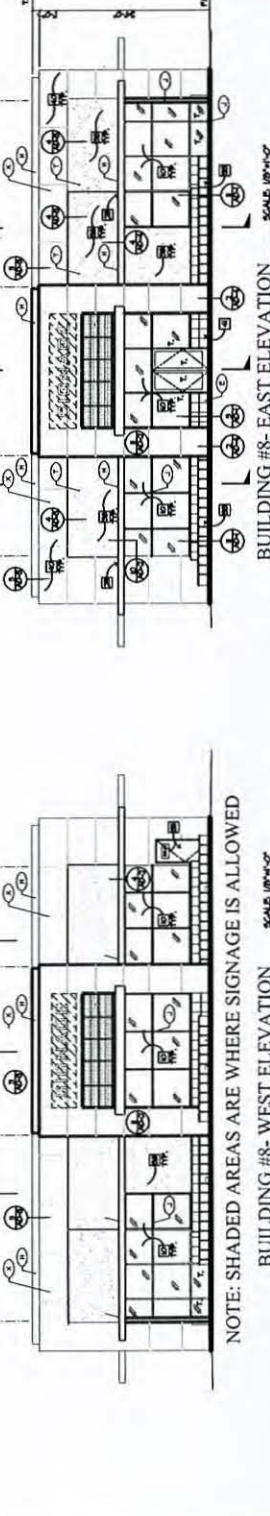
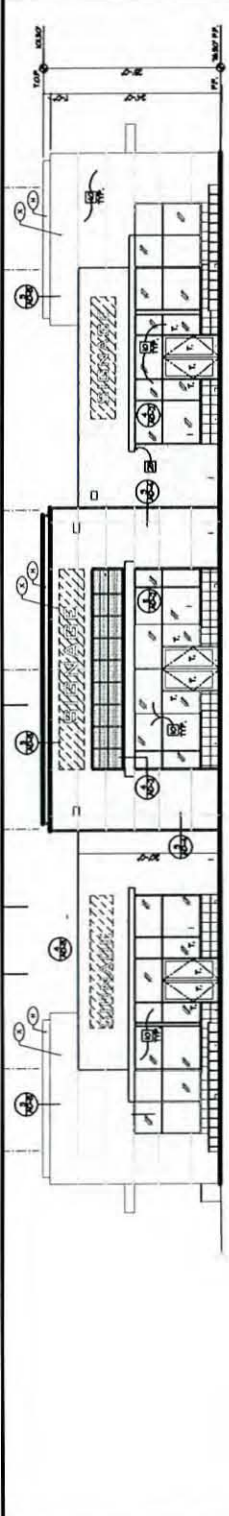
- PROJECT KEYED NOTES**
1. WORK IN HARMONY WITH ALL OTHER PROJECT DOCUMENTS.
  2. PROVIDE LACERATION MARKS ON ALL EXTERIOR WALLS AND ROOFS TO INDICATE LOCATION OF ALL LACERATIONS.
  3. PROVIDE LACERATION MARKS ON SIDE OF FRAMEWORK FOR ACCESS.
  4. PROVIDE LACERATION MARKS ON SIDE OF FRAMEWORK FOR ACCESS.
  5. PROVIDE LACERATION MARKS ON SIDE OF FRAMEWORK FOR ACCESS.
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**MATERIALS LEGEND**

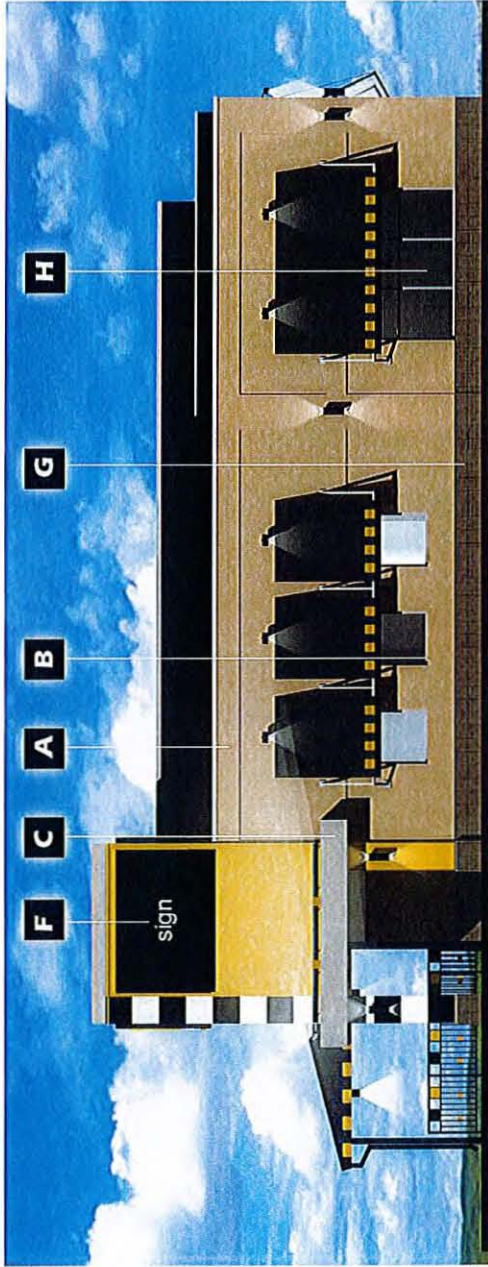
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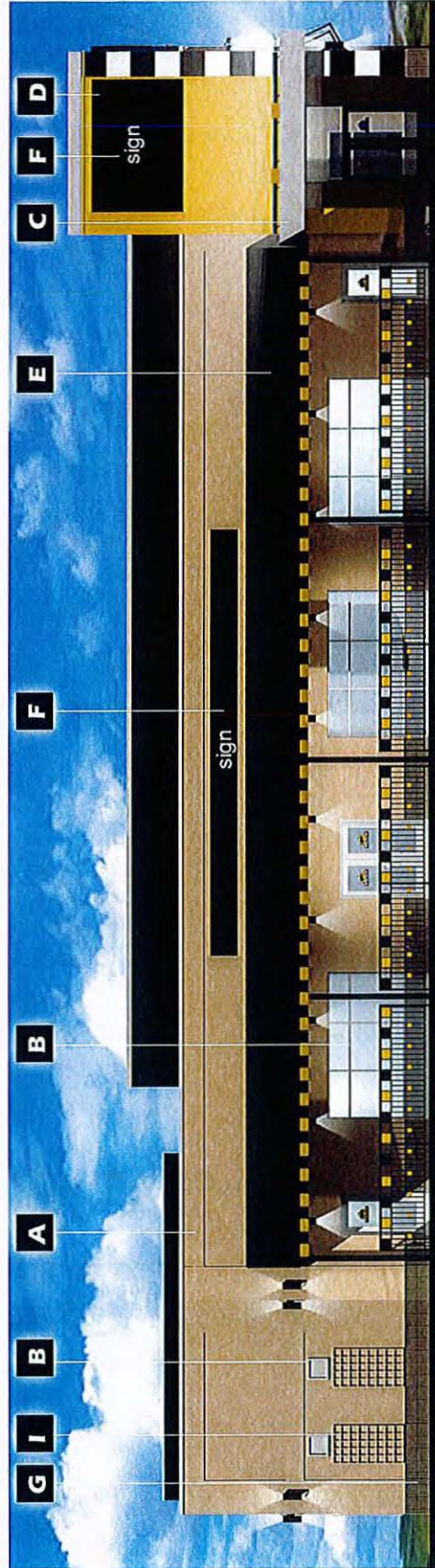


- A** PRIMARY WALL COLOR  
PANTONE 19-1033 CHOCOLATE RIZZ  
FINISH: SANDSTONE
- B** STOREFRONT FRAME  
CLEAR ANODIZED ALUMINUM
- C** PREFINISHED ALUMINUM  
COMPOSITE PANELS  
COLOR: CLEAR ANODIZED ALUMINUM  
FINISH: SANDSTONE
- D** ACCENT WALL COLOR  
PANTONE 19-1033 CHOCOLATE RIZZ  
FINISH: SANDSTONE
- E** STANDING SEAM METAL ROOF  
COLOR: FURNACE
- F** METAL ILLUMINATED SIGNAGE  
SEE SIGNAGE CRITERIA MANUAL FOR COLORS  
AND SIZES
- G** TILE  
DANTELE 12X18 MAZEL GRAY
- H** SPANDREL GLASS
- I** LANDSCAPE TRELLIS

**Note:**  
Signage shown for location purposes only. Allowable signage and design must comply with all aspects of the sign program.

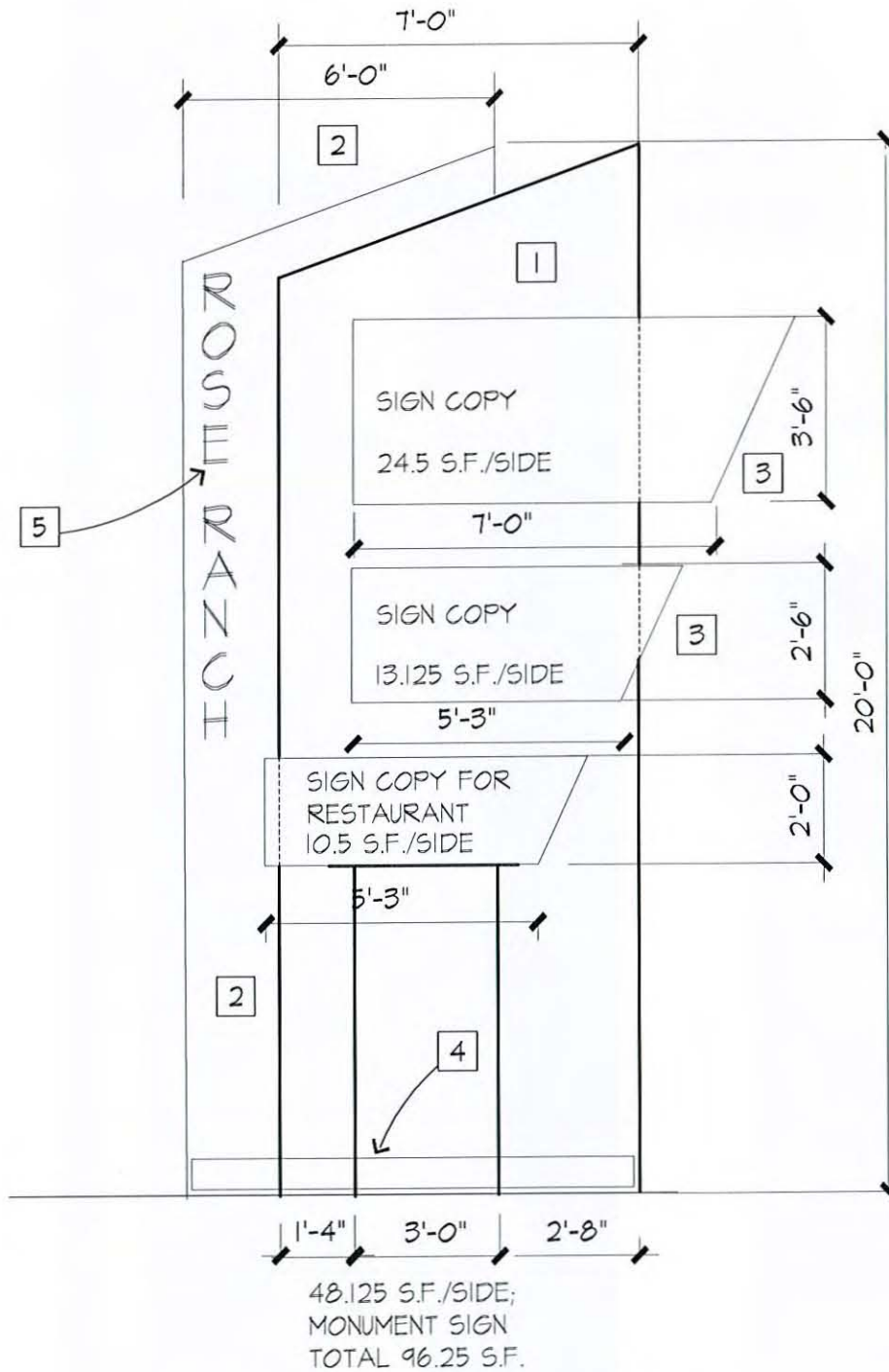


**North Elevation**



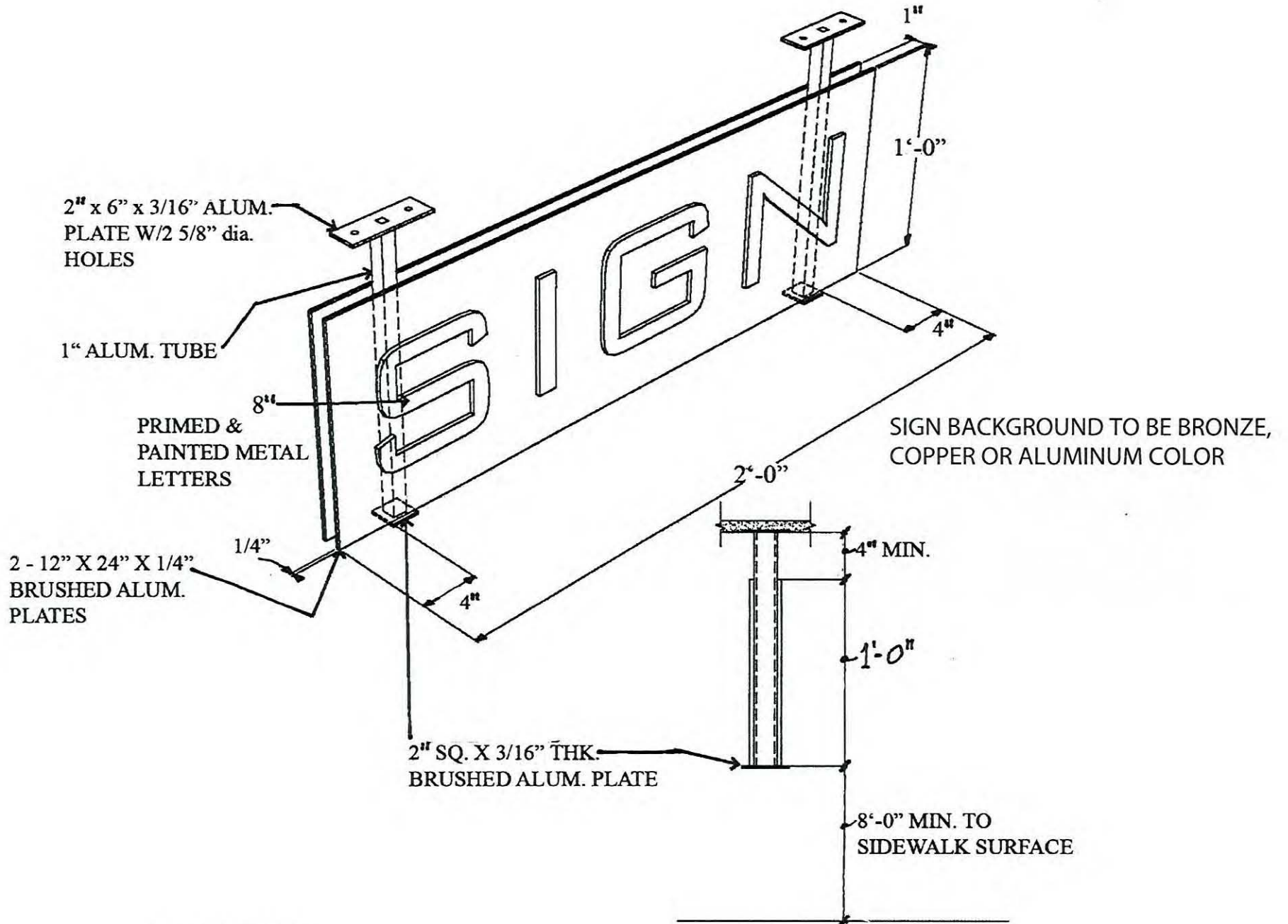
**East Elevation**





## MONUMENT SIGNS

- 1 PRIMARY MASSING: TRESPA METERON "ENGLISH RED"
  - 2 SECONDARY MASS: CEP "PETRARCH" CEMENT WALL PANEL JADE RIVEN SLATE
  - 3 PROJECTING FIN: ROUTED ALUMINUM PAINTED MATTHEWS BRUSHED ALUMINUM
  - 4 GROUND MOUNTED FLOODLIGHT AT GRADE
  - 5 RAISED 8" BRUSHED ALUMINUM INDIVIDUAL LETTERS  
SILHOUETTE LIT FROM BEHIND
- \*LETTER TYPES - PUSH THRU ACRYLIC PAINTED LETTERS AND LOGOS



**BLADE SIGN**

