

Plaza Del Norte: 1700, 1720, 1740 Ventura Blvd

MASTER SIGN PROGRAM

4444 Federal Blvd.
San Diego, CA 92102

Tel 619.527.6100
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www.signtech.com

**Plaza Del Norte on
Ventura Blvd.**
Master Sign Program

Address:
1700, 1720, 1740
Ventura Blvd.
Oxnard, CA 93606

Drawn By: T

Date: 09.24.21

Revision:
1-11.24.21 TT

Customer Approval

U.L. Listed

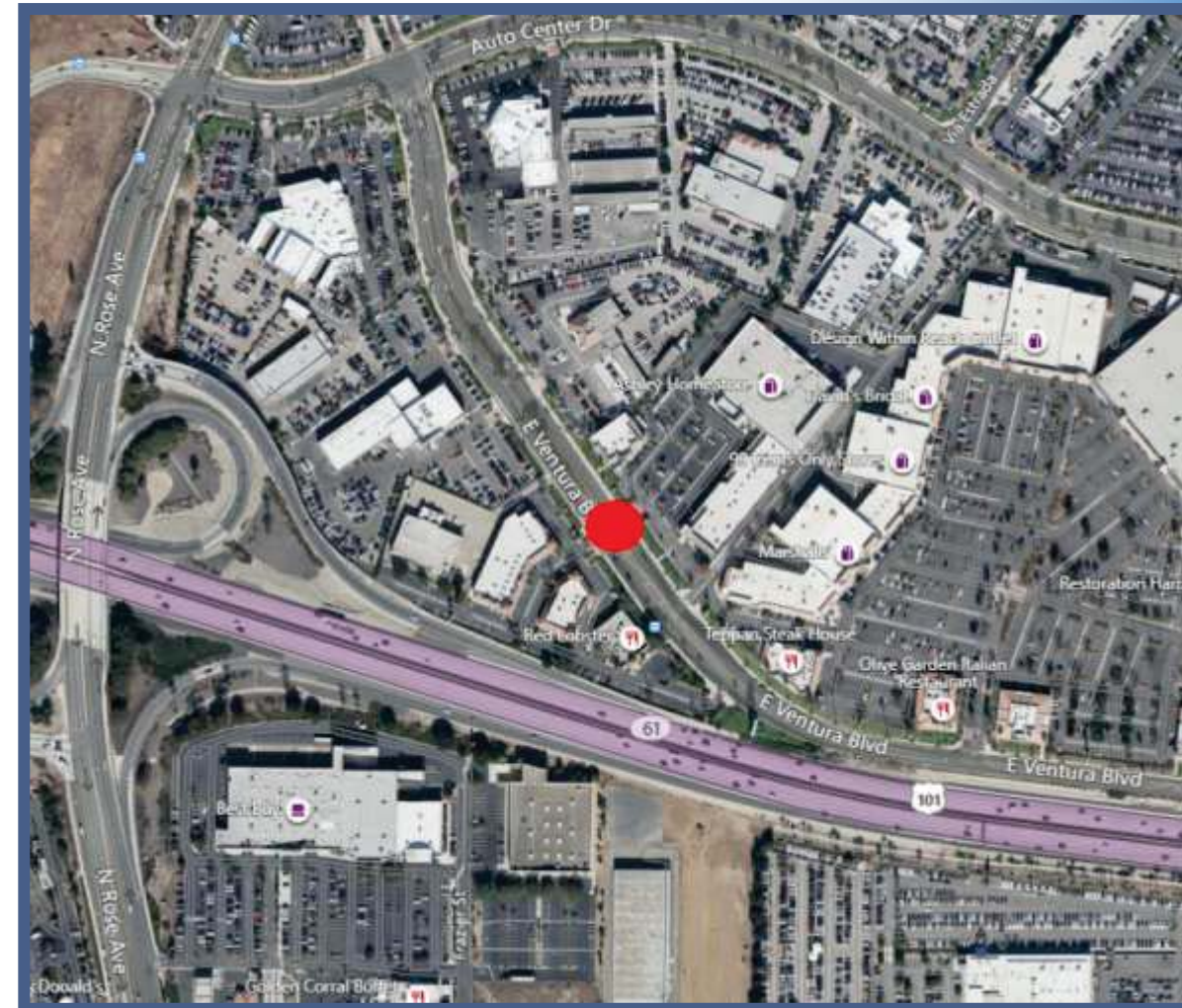
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Electrical Circuits

Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

**California Title 24
Compliant**

1700, 1720, 1740 Ventura Blvd.
Oxnard, CA 93606



Plaza Del Norte: 1700, 1720, 1740 Ventura Blvd, Oxnard CA Tenant/Occupant Criteria

Plaza Del Norte on Ventura Blvd.
1700 - 1740 Ventura Blvd, Oxnard, CA 93606

GRAPHICS AND BUILDING SIGN CRITERIA

September 2021

PROJECT DIRECTORY

City of Jurisdiction

City of Oxnard

Community Development Department
Planning Division
214 South C Street
Oxnard, CA 93030
Tel. 805.385.7858
www.oxnard.org

Sign Company

Signtech Electrical Advertising

Attn: Garry Wilcox
4444 Federal Blvd.
San Diego, CA 92102
Tel. 619.527.6100
Email. gwilcox@signtech.com

Owner/Developer

Channel Islands Marketplace, LB

Attn: Hollee King Winegar
5290 Overpass Road, Bldg 'C'
Santa Barbara, CA 93111
Tel.
Email: hollie@sitespacificplanning.com

Introduction:

This document establishes guidelines and criteria for the design implementation and regulation of Tenant/Occupant signage for lots 1700, 1720 and 1740 Ventura Boulevard, Oxnard CA 93606. This sign program is to establish sign parameters for current and prospective Tenant/Occupant in order to preserve and enhance the appearance of the building and the integrity of the architectural design. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the building using a consistent and uniform sign standard, and to maintain the aesthetic quality of the property along with the community standards of Oxnard, California. The intent of these criteria is to insure the Tenant/Occupant signage on this property is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenant/Occupant's businesses, including incorporation of corporate identification where applicable. The design of all graphics will be carefully considered in the relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance or removed at the non-conforming Tenant/Occupant's expense.

SECTION A: SUBMITTAL & APPROVAL PROCESS

1. Submittal to Landlord

Prior to sign fabrication and application for City approval of permits, each Tenant/Occupant shall submit to Landlord for approval three (3) sets of 11" x 17" detailed design and shop drawings including the following:

- a. Elevation of storefront illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant/Occupants' premises including fully dimensioned Tenant frontages and dimensioned site plan with Tenant and building frontages; Fully dimensioned and scaled sign shop drawings. Sign elevation must be rendered in color and must specify exact dimensions (including line spacing), copy, layout, materials, colors, method of attachment, illumination, electrical and all other details pertinent to the sign construction, as well as all sign area square footage calculation(s) in compliance with this criteria/
- b. Sign section detail through the letter and/or logo shall show the dimensioned projection of the face of the letter and/or logo and method / specification of illumination. Letters and/or logo sign details must be accurately dimensioned including line spacing.

- c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenant/Occupants must submit revised plans until Landlord's approval is obtained.

2. City Submittal

A full set of final plans must be approved and stamped by the Landlord prior to permit application or sign fabrication. Following Landlord's approval of the proposed signage, Tenant/Occupant or his agent must submit an application to the City of Oxnard for all permits for fabrication and installation by a licensed and bonded sign contractor.

- a. Each Tenant/Occupant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.

- b. All City coordination with respect to approvals and permits for signs and their installation shall be obtained by the Tenant/Occupant or his Representative, at his sole expense.

- c. Any changes requested by the City of Oxnard regarding design or intent must be also cleared by Landlord before resubmittal to City.

- d. The Landlord reserves the right to revised the Criteria in accordance with the City of Oxnard Sign Code Ordinance. These Criteria may be revised at any time if so required by the government agency having jurisdiction over its contents.

3. Approval and Commencement

Tenant/Occupant and their sign contractor shall not be permitted to commence installation of the exterior sign unless all of the following conditions have been met

- a. A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party

- b. The Landlord has the right to request the sign installer's and/or sign manufacturer's certificate of insurance and business license.

- c. The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

4. Modifications

In the event Tenant/Occupant wishes to change its exterior sign anytime during the term of its lease, then Tenant/Occupant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the criteria for the property after the execution of its lease agreement.



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Electrical Circuits

Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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SECTION B: GENERAL SPECIFICATIONS & REQUIREMENTS

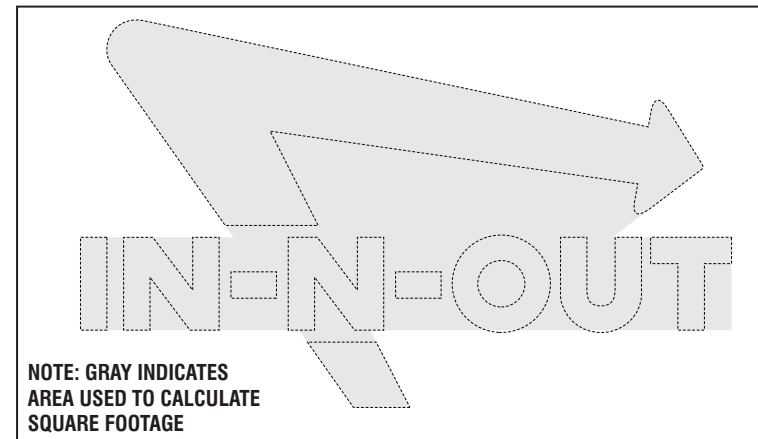
1. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord and/or City of Oxnard.
2. All electrical signs shall bear the UL label and be visible from pedestrian level. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Oxnard, a building permits issued by the city shall be obtained prior to the erection of any business identification sign.
3. Sign content shall be limited to the Tenant/Occupant's name and primary graphic logo unless specifically provided for herein.
4. Notwithstanding the following Sign Provisions, Tenant/Occupants may utilize standard corporate logo and/or prototypical signage graphics, if established as recognizable company or corporate trade mark or used in a majority of the Tenant/Occupant's stores, subject to approval by the City of Oxnard.
5. All signage on the building shall be internally illuminate individual channel letters or logos. No cabinet signs shall be permitted except for logos and graphics which contain square design elements. Signage illumination shall not include flashing, moving or scintillating effects.
6. Pan channel letters/logo are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non script letters that are connected by heavy outlines into an integrated shape of "channel box".
7. Power for the Tenant/Occupant signage shall be provided by the Tenant/Occupant's electrical panel to the junction box at all sign locations. Power hookup shall be the responsibility of the Tenant/Occupant.
8. Tenant/Occupant signs will be no larger than the specifications outlined in this criteria.
9. All signs are to be positioned so as to be proportional to the area upon which they are placed, as well as to comply with the square footage limitations. They should also be at the appropriate location on the elevation to be balanced with the buildings as a whole (not necessarily centered on the Tenant/Occupant space). The appropriate location for all signage shall be coordinated with the Landlord.
10. No signs shall extend above the roofline or architectural screen.
11. Fasteners, anchors or other securing elements shall not be visible. All fasteners shall be resistant to corrosion.
12. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials, as may be required.

13. Tenant/Occupant shall perform installation and other work required herein at Tenant/Occupant's sole cost and expense.
14. No signage except that described herein permitted.
15. Tenant/Occupant will be responsible for patching and repairing (depending on inspection of damage by Landlord) of canopy to original condition upon removal of any signage installed by Tenant/Occupant.

SECTION C: SIGNAGE

SIGN AREA MEASUREMENT

Total Tenant/Occupant sign area to be calculated by creating the smallest geometric form to encapsulate similar sign graphic elements such as word groupings and logos, calculating the areas of the rectangular elements and adding those areas together. Please refer to the section "Tenant/Occupant sign Allowances and Conditions" for additional specifications and example. Any exceptions or deviations to this standard method of calculation shall be subject to review by the Landlord and the City of Oxnard.



SIGN AREA ALLOTMENT

Total allowed signage for each Tenant/Occupant is based upon the following:

Tenants:

Total sign allowance for each tenant may be the following: 1.0 square foot of signage per 1.0 lineal foot of lot frontage along the primary street, or 2.0 square feet per 1 lineal foot of building along the primary street, whichever is greater. Total square feet allotted will include all wall signs and individual freestanding signs for identification. Maximum sign for Tenants is not to exceed 50% of the vertical or horizontal plane of the building elevation. Tenants with multiple signs must not have an aggregated sign area exceed allotment calculation based upon primary frontage allowance.

Tenant's will be allowed POP (point of purchase) and promotional displays with these provisions:

1. Displays must be professionally design / printed and mounted on permanent brackets or poles that are integrated into the building architecture.
2. Promotional displays may be changeable, but must look professional and relate only to regional or national corporate campaigns or corporate identity / branding. Temporary banners or A-frame sandwich boards are strictly forbidden.
3. Owner / Landlord reserves the right for promotional display's content and quality of design. Any content determined to be below quality and execution standards by Owner are to be immediately removed at Tenant's own expense.

Signage Size Restrictions

Regardless of allowed vertical height or square footage allotment, Tenant building signs must not exceed 50% of the vertical height or the architectural building fascia nor 50% of the width of the building fascia.

Actual Tenant sign sizes may be less than maximum values listed as dictated by the architectural building conditions, and square footage allowances.

BUILDING SIGNS

All Tenant building signs must be individual, internally illuminated letters and/or cloud shaped pan channel logo cabinets, but may additionally include non-illuminated secondary copy. Illuminated signs must conform City of Oxnard building and electrical codes. Construction and installation of signs must be executed by licensed and bonded sign contractors only.

Face Lit Pan Channel Letters

Construction & Design Guidelines:

1. Pan channel letters and logos must be fabricated aluminum pan channel construction with interior illumination provided by LEDs. No exposed LEDs will be allowed.
2. Returns to have painted or architectural brushed metal finishes. Painted finishes to have professional application with automotive quality paints.
3. LEDs to be sufficiently spaced to prevent uneven or light source segmentation of modules when viewed at night.
4. Faces may be formed, colors acrylic or acrylic with colored vinyl film overlays. No exposed LED modules through face with be allowed.

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BUILDING SIGNS continued

- Logos can be cloud shaped pan channel cabinets but square or rectangular logos are strongly discouraged unless it is relevant or integral to logo graphic.
- Hidden raceways to be self contained, housing wiring and low voltage electronic power supplies. All raceway surfaces must be painted. All housing structures and electrical connections to be weatherproof and compliant with State, City and U.L. electrical standards and manufacturing / installation methodology.
- All sign designs and color schemes are subject to approval by Landlord and City of Oxnard, who reserve the right to change or modify designs to conform or maintain design standards in order to compliment building architecture.

Halo Illuminated Reverse Pan Channel Letters/Logo

Construction & Design Guidelines:

- Reverse pan channel letters and logos must be fabricated aluminum pan channel construction with interior illumination provided by LEDs. No exposed LEDs will be allowed. All letter/logo cabinets to have Clear Lexan backs to weather-seal sign and be pegged off of building fascia 1 1/2" with tube stands.
- Faces and returns to have painted or architectural brushed metal finishes. Painted finishes to have professional application with automotive quality paints.
- LEDs to be sufficiently spaced to prevent uneven or light source segmentation of modules when viewed at night.
- Logos can be cloud shaped pan channel cabinets but square or rectangular are strongly discouraged unless it is relevant or integral to logo graphic.
- Hidden raceways to be self contained, housing wiring and low voltage electronic power supplies. All raceway surfaces must be painted. All housing structures and electrical connections to be weatherproof and compliant with State, City and U.L. electrical standards and manufacturing / installation methodology.
- All sign designs and color schemes are subject to approval by Landlord and the City of Oxnard, who reserve the right to change or modify designs to conform or maintain design standards in order to compliment building architecture.

TENANT PANELS ON FREESTANDING FREEWAY SIGN (Not included in Sign Area)

Landlord reserves the right for tenant sign placement on freestanding signs according to tenant lease agreements, which includes location of sign(s), design, content and size. Tenant panels will be assigned to Tenants by Landlord who has final right as to tenant reconfiguration and tenant panel assignment.
See page 7 of MSP for freestanding freeway sign rendering.

- Interior illuminated pan channel letters to be mounted on pylon background.
- Design must be authorized by Landlord and contractor's qualifications may be subject to review by Landlord prior to execution.

TENANT FREESTANDING SIGNS (Included in Sign Area)

Tenant will be allowed a dedicated freestanding monument sign as per specifications illustrated in MSP freestanding sign design criteria. Tenant monument signs to only contain content and branding related to Tenant. No other tenant will be allowed on sign.
See page 8 of MSP for freestanding monument sign rendering

DRIVE THROUGH MENU BOARD (Not included in Sign Area)

- Tenant may have a menu board that is not to exceed 30 square feet or 7'-0" in height from grade.
- Tenant may have one (1) preview board, one (1) menu board, and one (1) speaker per dedicated drive through lane, not to exceed two lanes per site.
- Setbacks to be determined by local jurisdiction codes and ordinances.

DRIVE THROUGH DIRECTIONAL DISPLAYS (Not included in Sign Area)

- Directional displays may not exceed four (4) square feet or 4'-0" in height from grade.
- Directional display to be internally illuminated.
- May have one (1) directional display at entrance and one (1) directional display at exist of drive through lane.
- Setbacks to be determined by local jurisdiction codes and ordinances.

WINDOW SIGNS/GRAPHICS

- Graphics and/or copy to be limited to cover no more than 144 square inches.
- Graphics should contain imagery or copy pertaining to business. Hand painted, permanent signs may be acceptable, but design must be authorized and contractor's qualification may be subject to review by Landlord prior to execution.
- Signs may be computer cut vinyl films and/or digitally printed vinyl film with U.V. inks or U.V. film overlays. Signs digitally printed with faded graphics shall be removed or replaced at Landlord's discretion. Decorative graphics may be acceptable but must compliment architecture of building. Hand painted, permanent signs may be acceptable, but design must be authorized by Landlord and contractor's qualifications may be subject to review by Landlord prior to execution.
- Paper, hand-painted holiday signs or temporary signs are strictly prohibited.
- Graphics that are perceived as abusive, inflammatory or obscene by community standards are strictly prohibited, and are subject to immediate removal at Tenant/Occupant's expense.
- All window graphics are subject to review and approval at Landlord's discretion. Violation of guidelines will require removal of window graphics at Tenant/Occupant's expense.
- Upon termination of lease, all window signs must be removed at Tenant/Occupant's expense. Glazing must be returned to original condition. If glazing cannot be returned to original condition, Tenant/Occupant is required to provide replacement at Tenant/Occupant's own expense.

DOOR GRAPHICS/HOURS/ADDRESS (Not included in Sign Area)

- All Tenant/Occupants should have business name/logo located on single door or right side of double doors (or both doors). Graphics are preferred to be White vinyl film applied first surface to glazing. Graphics must not exceed 20% of total door glazing area.
- All Tenant/Occupants should have hours of operation clearly displayed either on door or sidelight glazing. Lettering should be White vinyl film applied first surface to glazing.
- Graphics should contain imagery or copy pertaining to business and are subject to design review by Landlord.

LANDLORD DESIGN ALLOWANCES/APPROVALS

Landlord reserves the right for such allowances according to tenant lease agreements, which includes location of sign(s), design, content and size. All sign designs and color schemes are subject to approval by Landlord and the City of Oxnard, who reserve the right to change or modify designs to conform or maintain design standards in order to compliment building architecture.

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SECTION D: GENERAL CONDITIONS

1. The fabricator may make recommendations and/or changes to the details as shown on the drawings provided Landlord approves such recommendations in writing prior to shop drawings or fabrication of prototypes or samples.
2. All electrical signs shall be UL compliant and carry the certified and registered UL label affixed to sign cabinet in a place where it is visible at pedestrian level.
3. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workman-like manner, and cleaning up, patching and painting any surfaces damaged by the installation to original building specifications.
4. All sign fabrication work shall be of excellent quality. All logo images and type shall be accurately reproduced. Lettering that approximated typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication deemed to be below standard.
5. Sign must be made of durable rust-inhibited materials that are appropriate and complimentary of the building.
6. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs, and shall have uniform surface conforming to the highest standards of the industry.
7. All signage sighting should be concealed and light leaks will not be permitted.
8. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint, or equal quality alternative), unless otherwise specified. Tenant/Occupant is required to execute a sign painted application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior weather conditions, and be sprayed to a smooth finish, not brushed on.
9. Details on drawings indicate a design approach for sign structures but do not necessarily include fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability.

SECTION E: PROHIBITED SIGNS & RESTRICTIONS

The following instances are provided as examples of prohibited signage applications and may not exhibit all possible conditions. Signs prohibited by Landlord that do not conform to the Master sign Program are not limited to those set forth below.

1. Signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas.
2. Off-Premises signage.
3. Sign using exposed fasteners.
4. Paper, cardboard, cloth, foam core, gatorboard, inflatable or styrofoam signs, sticker or decals, painted lettering or decals hung on or behind storefronts.
5. Flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means.
6. Stationary or walking sandwich boards or costumed or non-costumed persons shall not be utilized for advertising outside of Tenant/Occupant's premises.
7. Balloons, flags or marketing tents.
8. Sign which emits odor, noise or visible matter other than light.
9. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord.
10. No sign shall be installed, or located so as to prevent free ingress to or egress from any door.
11. External displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs.
12. Sign displaying pricing of any kind except for fuel stations.
13. Temporary signs of any nature used or installed without Landlord's approval in writing, and in accordance with City regulations.
14. Unprofessional hand-lettered sign in public view for the storefront are prohibited.
15. Absolutely no signs are permitted to be taped to the storefront or any other visible surface.
16. Any sign that is not in conformance with this criteria.
17. No simulated materials (i.e. wood grained plastic laminates) or wall coverings.
18. Excessively bright or garish signs.

SECTION F: MAINTENANCE

1. Tenant/Occupant shall maintain his sign in good working order to include replacement of damaged or burned out LED lighting at Tenant/Occupant's sole cost and expense. In the event Landlord notifies Tenant/Occupant of an existing defect and Tenant/Occupant fails to cure said defect within ten (10) days after notifications, Landlord may cause the defect to be repaired.
2. Upon termination or expiration of lease, Tenant/Occupant hereby agrees to remove his sign and repair any holes or damage to the fascia and restore the fascia to its original condition at the Tenant/Occupant's cost and expense to Landlord's sole satisfaction with three (3) days of expiration of term or early termination of Tenant/Occupant's lease. If Tenant/Occupant does not repair the wall surface to Landlord's sole satisfaction, then Landlord reserves the right to perform the repairs at Tenant/Occupant's expense.
3. Contractors installing signs are to be qualified, insured and licensed by the State of California and are to have a current business license.

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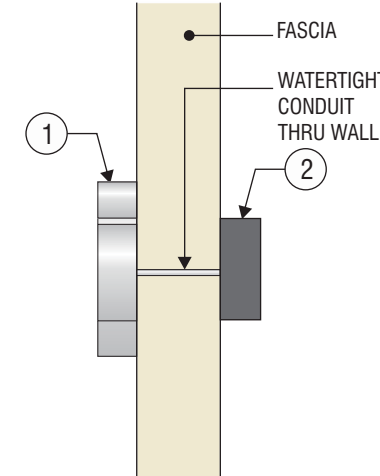
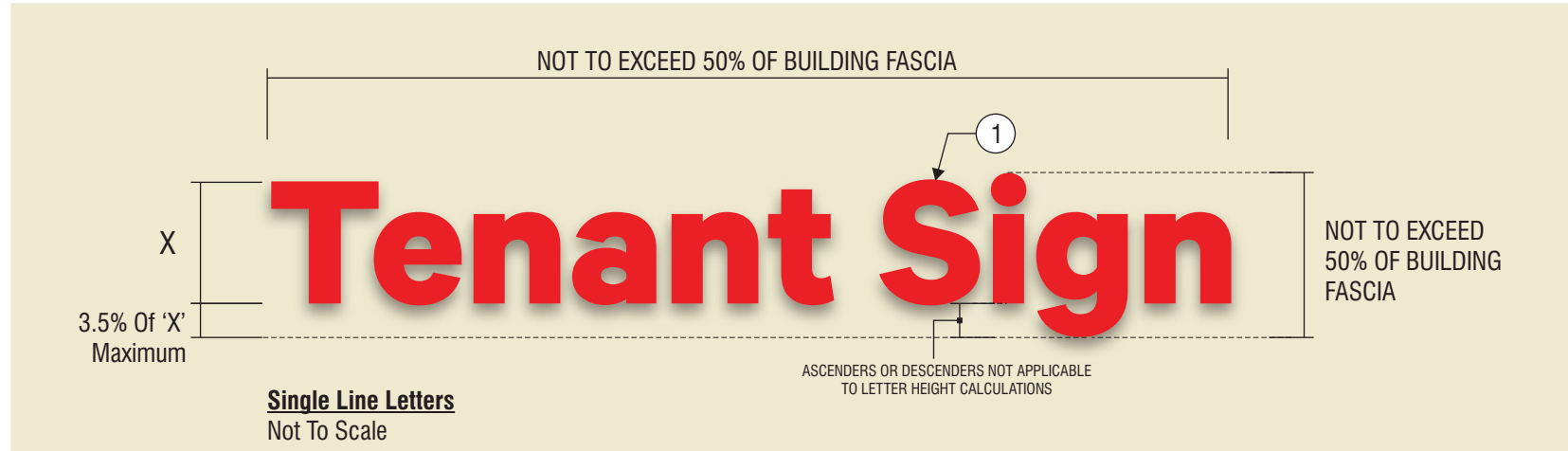
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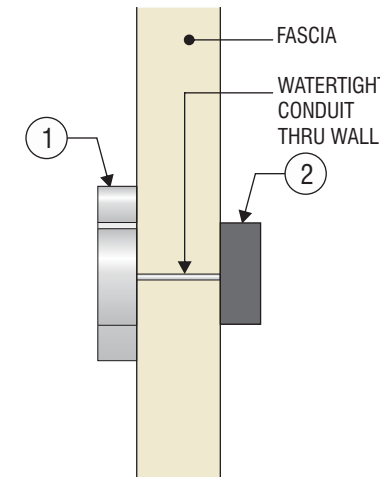
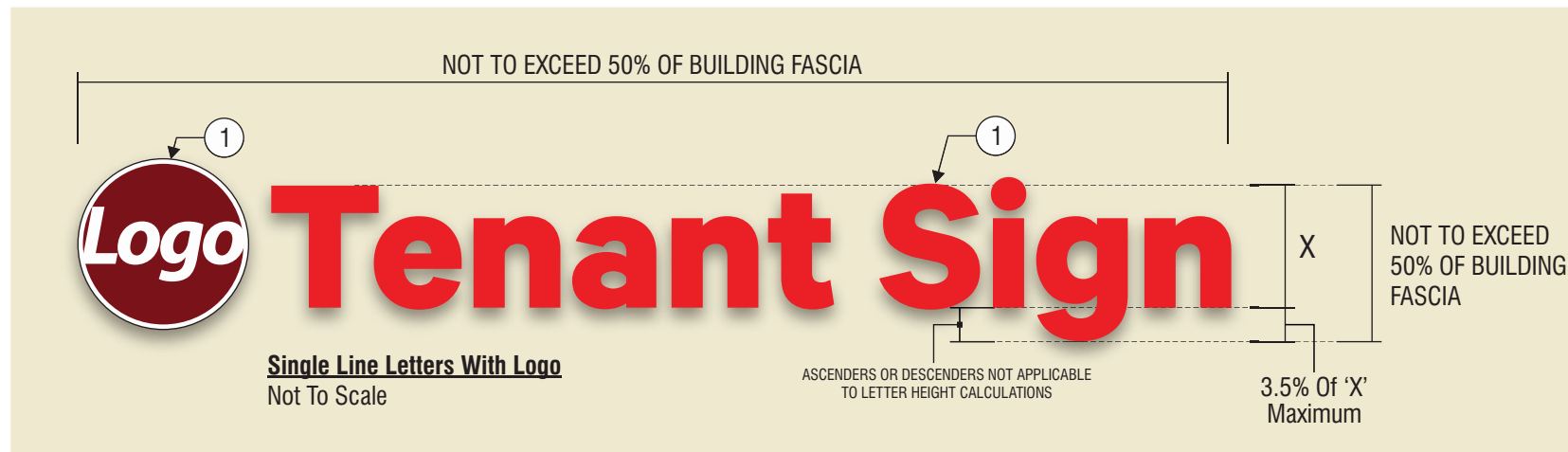
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MATERIAL SCHEDULE

- ① **Letters / Logo**
Face Lit: Letters to be fabricated aluminum pan channel construction method only. Faces to be acrylic with or without vinyl film overlays. Trimcap to be painted to match letter return color. Internally illuminated with LEDs.

Power supplies to be located inside hidden raceway. Letter construction methods to comply with U.L. electrical and local/state code standards.
- ② **Raceway (Hidden)**
Fabricated aluminum construction with painted finish. Raceway to house all electrical jumps and transformers / low power supply units. Construction methods to comply with U.L. electrical standards



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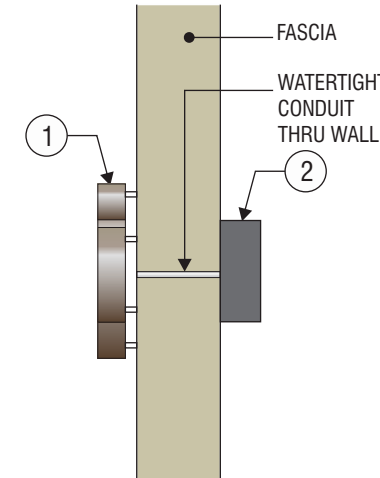
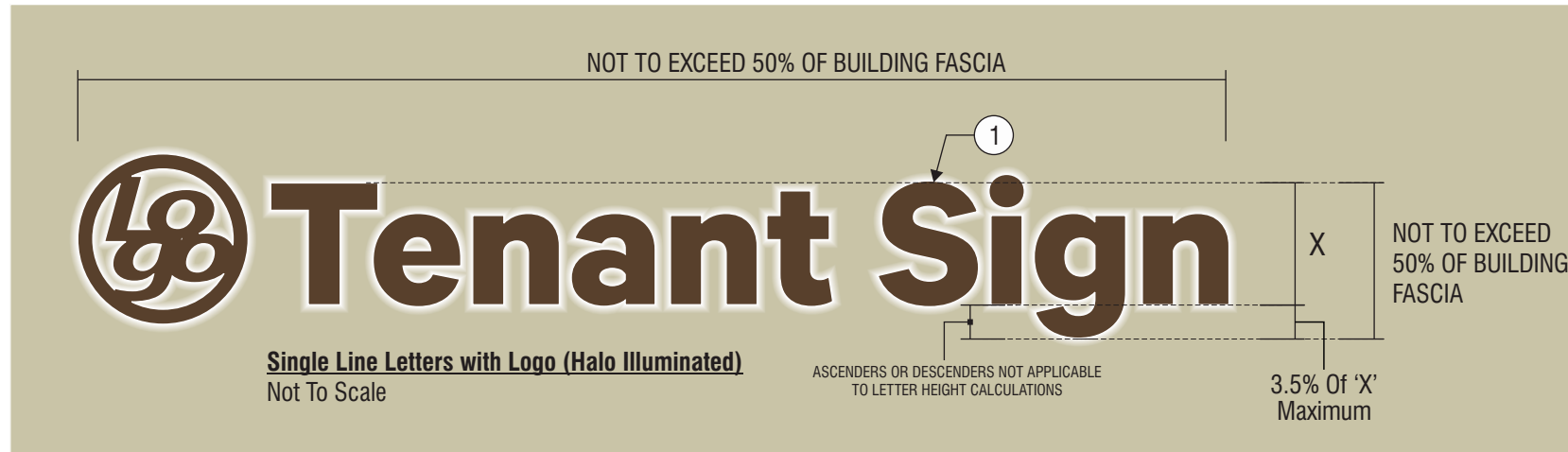
NOTE:
All sign content, design and color scheme are subject to written approval from landlord. Tenants must submit color renderings with complete construction details and material specifications to landlord prior to securing permits from city for approval. Any sign manufactured and installed without landlord approval is subject to removal at tenants' expense.

U.L. Listed

Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits

Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

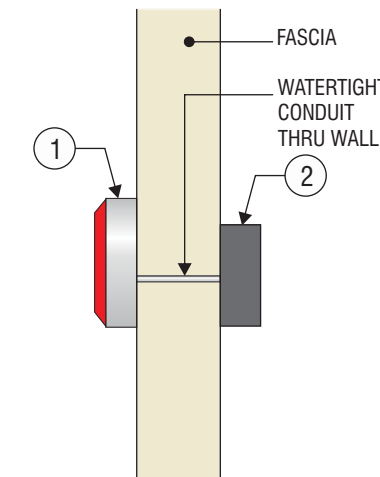


HALO ILLUMINATED PAN CHANNEL LETTERS / LOGO

1 Letters / Logo
Letters to be fabricated aluminum, reverse pan channel construction. Aluminum faces and returns to have painted or anodized finishes. Back to be Clear Lexan with min. 1 1/2" stand-offs. Letters / logo to be internally illuminated with LEDs or neon.

Power supplies to be located inside hidden raceway. Letter construction methods to comply with U.L. electrical and local/state code standards.

2 Raceway (Hidden)
Fabricated aluminum construction with painted finish. Raceway to house all electrical jumps and transformers / low power supply units. Construction methods to comply with U.L. electrical standards



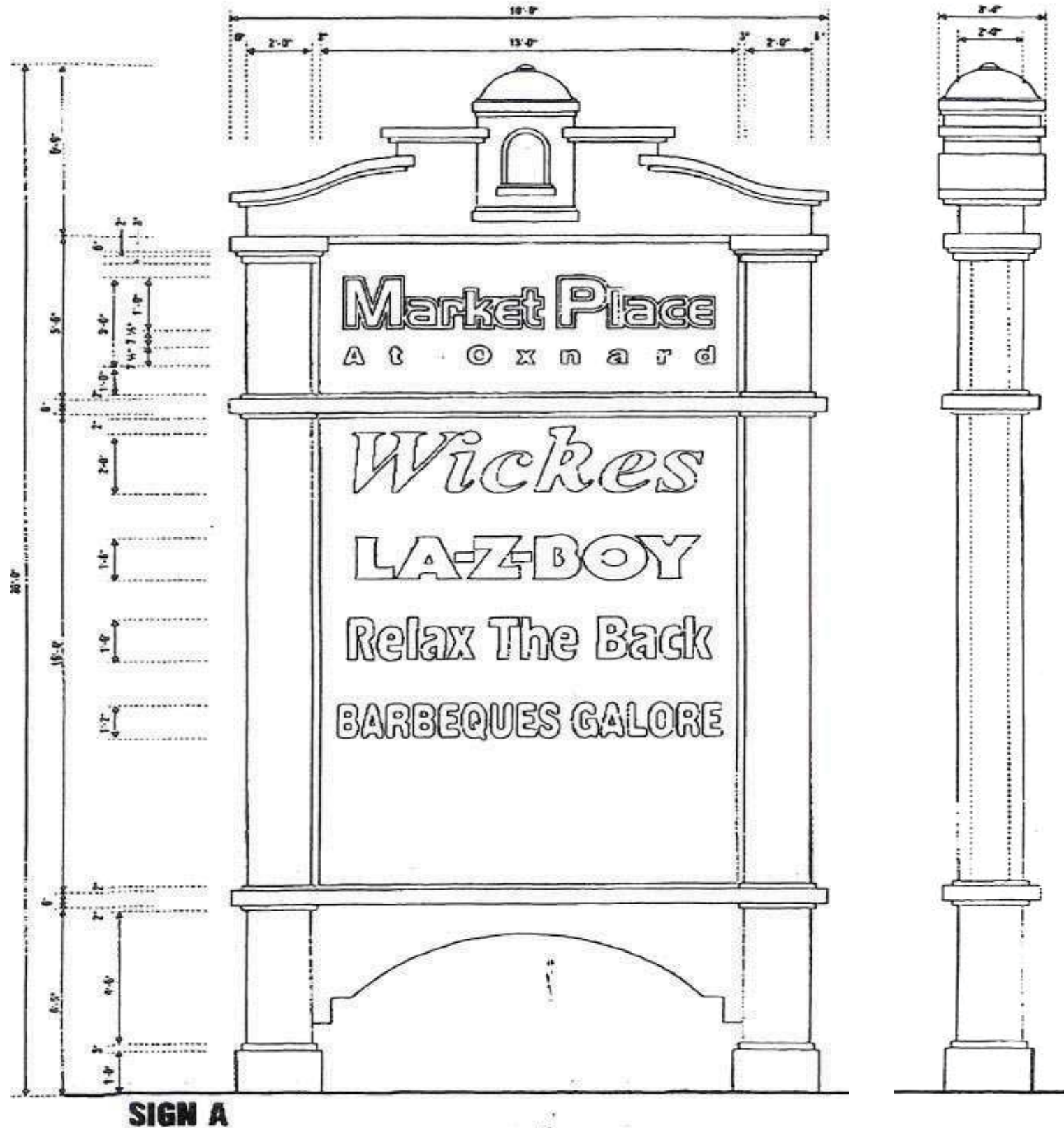
MATERIAL SCHEDULE

1 Letters / Logo
Face Lit: Letters to be fabricated aluminum pan channel construction method only. Faces to be formed acrylic with or without vinyl film overlays. Trimcap to be painted to match letter return color. Internally illuminated with LEDs.

Power supplies to be located inside hidden raceway. Letter construction methods to comply with U.L. electrical and local/state code standards.

2 Raceway (Hidden)
Fabricated aluminum construction with painted finish. Raceway to house all electrical jumps and transformers / low power supply units. Construction methods to comply with U.L. electrical standards

NOTE:
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TENANT PANEL ON FREESTANDING FREEWAY SIGN

Landlord reserves the right for tenant sign placement on freestanding signs according to tenant lease agreement, which included location of sign(s) design, content and size. Tenant panels will be assigned to Tenants by Landlord who has final right as to tenant reconfiguration and tenant panel assignment.

Individual channel letters to be mounted to existing sign.



Plaza Del Norte on Ventura Blvd.
Master Sign Program

Address:
1700, 1720, 1740
Ventura Blvd.
Oxnard, CA 93606

Drawn By: T

Date: 09.24.21

Revision:
1-11.24.21 TT

Customer Approval

U.L. Listed

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California Title 24 Compliant

Plaza Del Norte: 1700, 1720, 1740 Ventura Blvd, Oxnard CA / Tenant Freestanding Sign

4444 Federal Blvd.
San Diego, CA 92102

Tel 619.527.6100
Fax 619.527.6114
www.signtech.com

**Plaza Del Norte on
Ventura Blvd.**
Master Sign Program

Address:
1700, 1720, 1740
Ventura Blvd.
Oxnard, CA 93606

Drawn By: T

Date: 09.24.21

Revision:
1-11.24.21 TT

Customer Approval

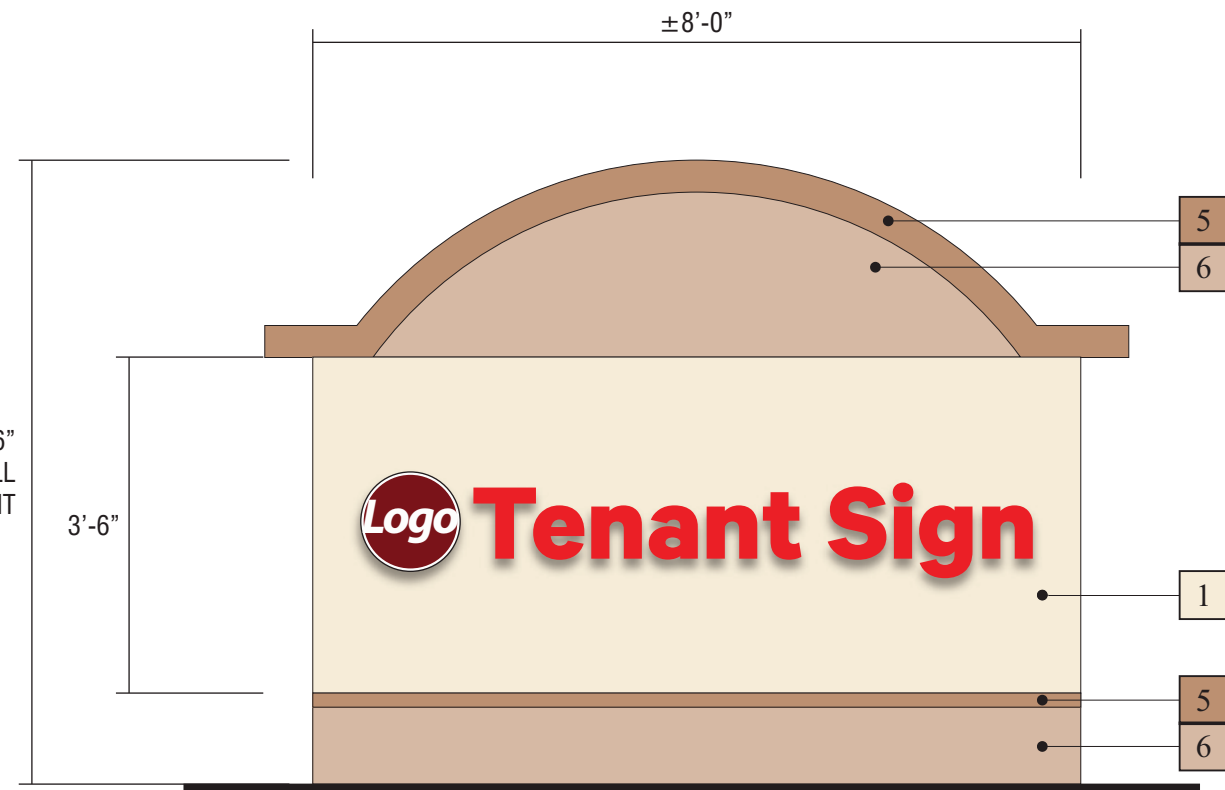
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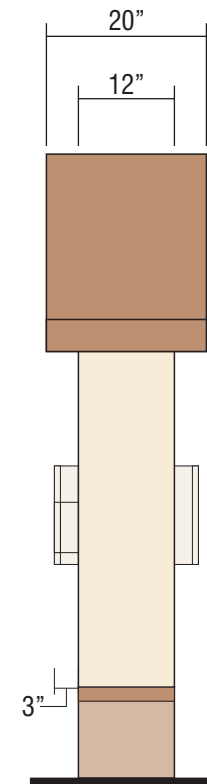
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**California Title 24
Compliant**



Double Faced Internally Illuminated Tenant Monument Sign
Scale: 1/2" = 1'-0"



Side View - Option #1
Internally Illuminated Channel Letters

TENANT FREESTANDING SIGNS

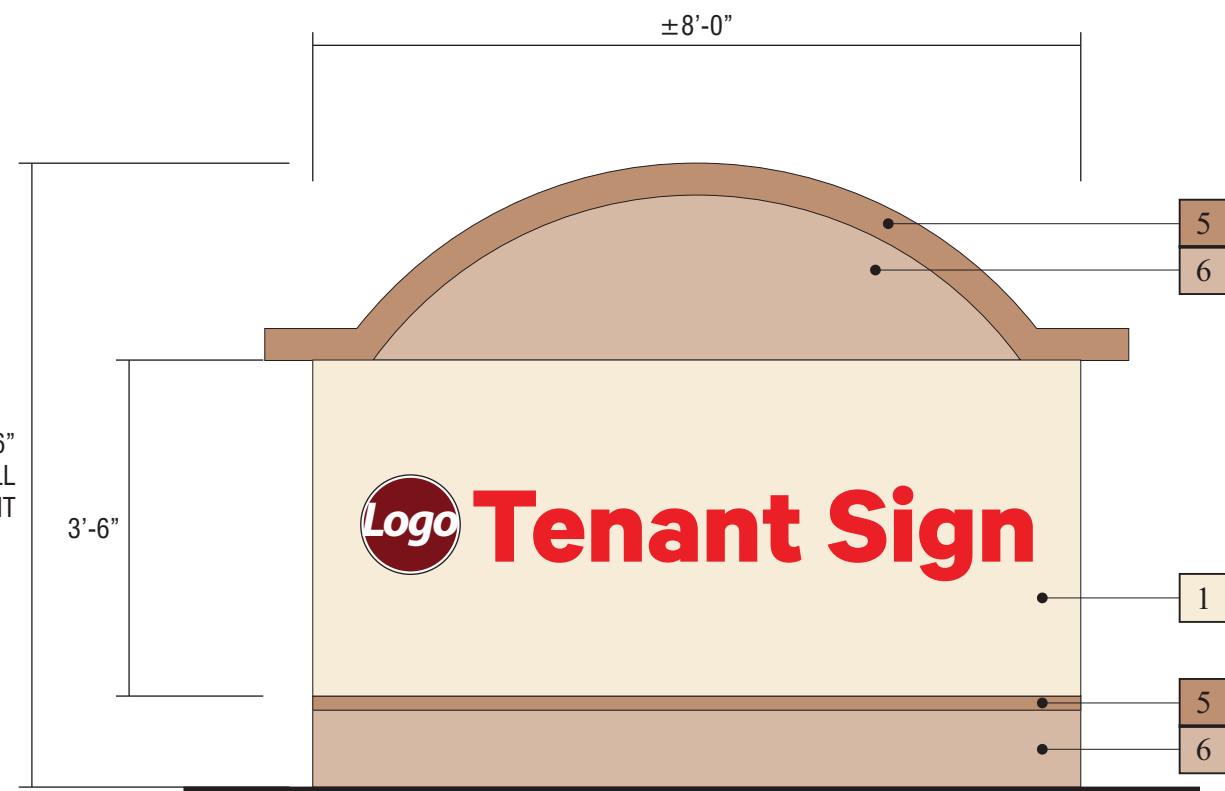
Tenant will be allowed a dedicated freestanding monument sign per specifications illustrated in MSP. Tenant monument sign to only contain content and branding related to Tenant. No other tenant will be allowed on sign.

*Monument copy space shall not exceed 25 square feet or 6'-6" in overall height

*Monument design can consist of the following styles:

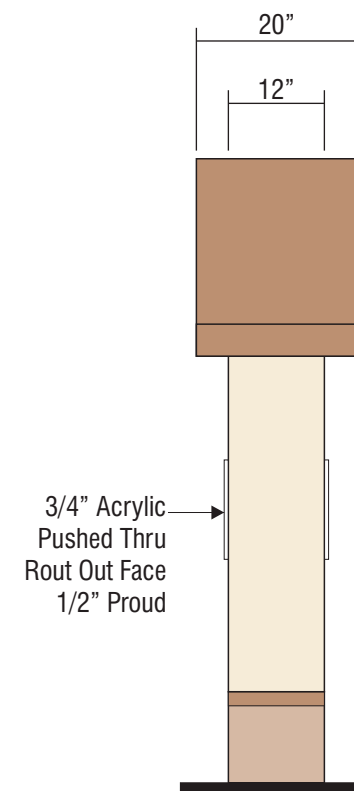
- Individual channel letter copy & logo
- Routed aluminum panel with 1/2" proud push thru acrylic
- Routed aluminum panel backed with acrylic and vinyl graphics

*Monument shall reflect the current architecture of surrounding architecture.

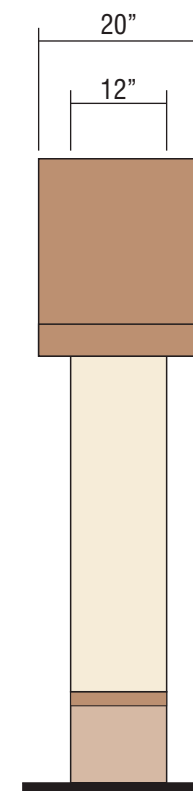


Double Faced Internally Illuminated Tenant Monument Sign
Scale: 1/2" = 1'-0"

COLOR SPECIFICATION CALL OUT GUIDE	
1	BENJAMIN MOORE 267 CREAM
2	BENJAMIN MOORE 684 SHENANDOAH GREEN
3	BENJAMIN MOORE 1427 - FRENCH VIOLET
4	BENJAMIN MOORE 1385 - PURPLE
5	BENJAMIN MOORE 1168 - WILDERNESS CABIN
6	BENJAMIN MOORE 1166 - GROUNDHOG DAY



Side View - Option #2
Rout Out Aluminum Sign Face with
Push Thru Acrylic Copy
with Applied Vinyl Graphics



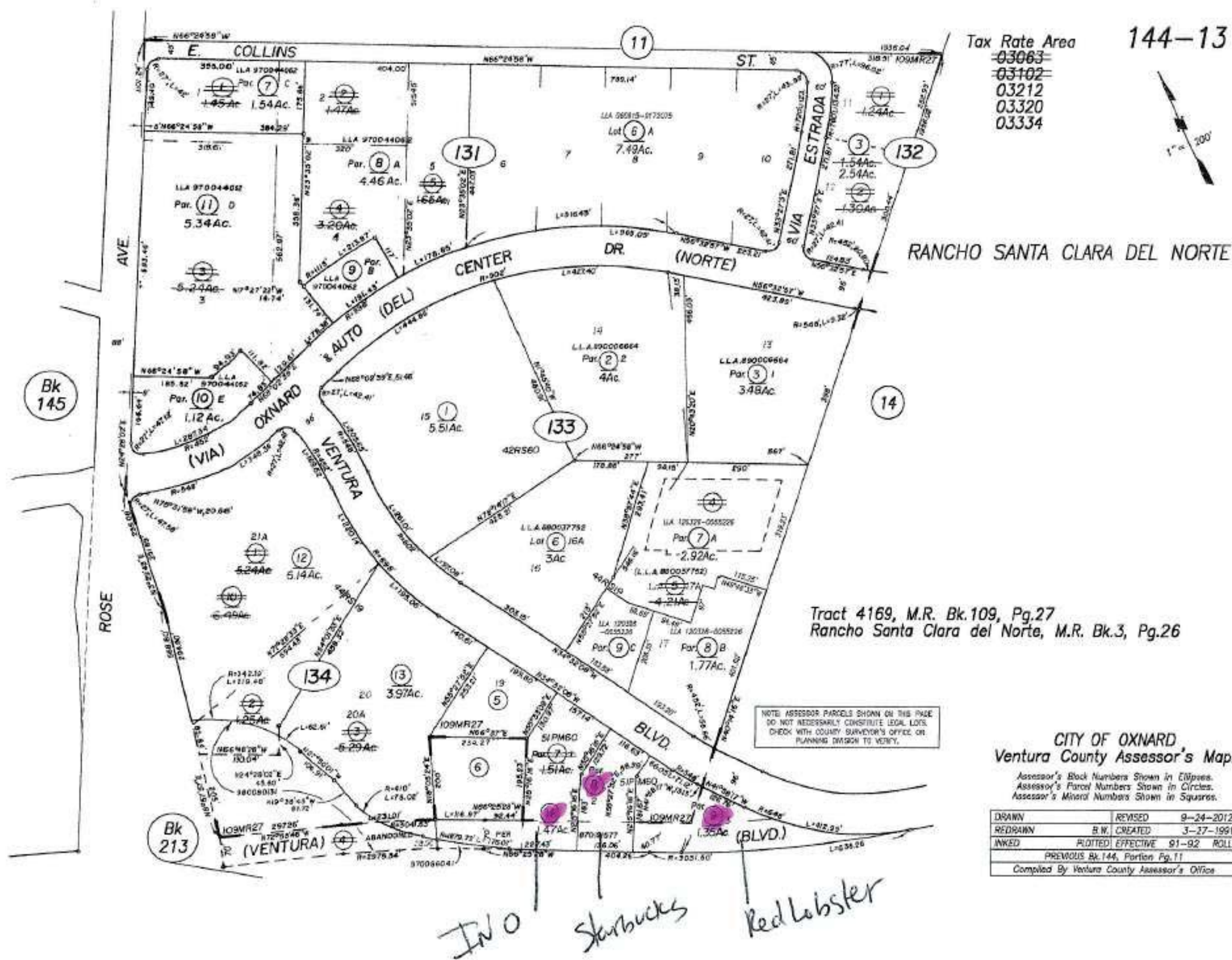
Side View - Option #3
Rout Out Aluminum Sign Face
Backed with White Acrylic with
First Surface Applied Vinyl Graphics

Plaza Del Norte: 1700, 1720, 1740 Ventura Blvd, Oxnard CA



4444 Federal Blvd.
San Diego, CA 92102

Tel 619.527.6100
Fax 619.527.6114
www.signtech.com



REVISION LOG	DATE	EXPLANATION	VOID A.P.N.(S)	NEW A.P.N.(S)
144-13-133-000-E-1965		DESCRIPTION		

ROLL-YEAR 13-14	DATE 02/14/13	REFERENCE DOC. 000000-0000000000	REVISED 9-24-2012
			CREATED 3-27-1991
			91-92 ROLL
			PREVIOUS Bk.144, Portion Pg.11
			Compiled By Ventura County Assessor's Office

Plaza Del Norte on Ventura Blvd.
Master Sign Program

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Oxnard, CA 93606

Drawn By: T

Date: 09.24.21

Revision:
1-11.24.21 TT

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California Title 24 Compliant

Plaza Del Norte: 1700, 1720, 1740 Ventura Blvd, Oxnard CA



Existing Freeway Multi-tenant Sign

Existing Red Lobster Monument

Lots

- 1. IN-N-OUT: 1700 Ventura Blvd. APN: 144013411
- 2. Starbucks: 1720 Ventura Blvd. APN: 144013408
- 3. Red Lobster: 1740 Ventura Blvd. APN: 144013409

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