

SIGN CRITERIA

PROJECT : **PROFESSIONAL ARTS CENTER - TWO**
near N.W. corner of 5th ST. & VENTURA RD.
OXNARD, CA.

DATE: **OCTOBER 23, 1987**

A. INTRODUCTION

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

Performance of this sign criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant or his sign contractor at their expense, upon demand by owner.

Exceptions to these standards shall be reviewed by the owner. However based upon our field experience, deviations will generally result in serious inequities between the tenants. Accordingly, the owner will retain full rights of approval of any signs used in the center.

B. GENERAL OWNER/TENANT REQUIREMENTS

1. Each tenant shall submit to the owner for written approval, five (5) copies of the detailed shop drawings of his proposed sign, (one in full color) indicating conformance with the sign criteria herein outlined,

Send to: **RAZNICK & SONS, INC.**
5525 OAKDALE AVE.
SUITE 200
WOODLAND HILLS, CA. 91364

2. The tenant shall submit a sign drawing approved by the owner to the appropriate city authority for approval prior to the start of any sign construction.
3. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance.

4. The tenant shall obtain all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. The owner shall provide "cold" electrical conduit and service termination boxes at the center of the allowed signage areas for use by the tenant. Tenant shall obtain all required permits and shall install all required wiring and electrical service necessary for an illumination of the sign.
7. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.
8. The location of all signs shall be per the accompanying design criteria.
9. One "sign space" shall be allowed for each tenant (except as otherwise approved in writing). The tenant shall verify his sign location and size with owner prior to fabrication.
10. Address numbers shall be applied to each store by the tenant's sign company during regular course of construction.
11. Special signs which vary from this sign criteria must first be approved by the owner and the respective city authority.
12. The maximum allocated sign area for the aggregate of all permanent signs (except exempt and convenience signs) shall be as noted herein.
13. Sign color and design shall be in accordance with these criteria and shall be subject to owner's review and approval.

C. GENERAL SIGN SPECIFICATIONS

1. No exposed raceway, crossovers, conduits, conductors, transformers, etc. shall be permitted.
2. All lettering shall be restricted to the "net sign area" and have a matte finish. See accompanying design criteria for specific information.

3. No projections above or below the "net sign area" will be permitted (except as otherwise approved in writing).
4. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location.
5. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises not more than 14 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone, etc. The number and letter type face shall be subject to owner's approval.
6. Typical internally illuminated channel letter specifications:
 - (a.) Shop signs shall be attached in designated areas only. Height of copy shall be limited to 24" at the first floor and 18" at the second floor.
 - (b.) the "copy" (Letter type), logos, and their respective colors shall be submitted to the owner for written approval prior to fabrication.
 - (c.) Sign letters shall be fabricated of acrylic plastic.
 - (d.) No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the "net sign area"
 - (e.) Tenants shall display only their established trade name of their basic product name, e.g. John's Jeans", or combination thereof.
 - (f.) Internal illumination to be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications"
7. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

D. PROHIBITED SIGNS

1. Signs 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", "DANGER", or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic.

2. Immoral or Unlawful Advertising:

It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or imoral nature or unlawful activity.

3. Signs on Doors, Windows, or Fire Escapes:

No window sign will be permitted except as noted herein. No sign will be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

4. Animated, audible or moving signs:

Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited, except for time and temperature displays.

5. Off-Premise signs:

Any sign, other than directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited.

6. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide directional to use of activity not related to its lawfull making of deliveries of sale or merchandise or rendering of services from such vehicles, is probited.

7. 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 owner when the display is an integral part of the design character of the activity to which it relates.

8. Banners, Pennants and Balloons Used for Advertising Purpose:

Flags, banners, or Pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to owner and city approval.

9. Signs in Proximity to Utility lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of California are prohibited.

E. MISCELLANEOUS NOTES:

1. The provisions of this exhibit, except as otherwise expressly provided in this exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the landlord as a "Major" or "Special" Tenant that may be located in the Shopping Center, it being understood and agreed that the occupants may have their usual signs as used on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the owner.



COMMUNITY DEVELOPMENT DEPARTMENT • 305 W. THIRD ST. • OXNARD, CA 93030 • (805) 984-4657

RICHARD J. MAGGIO, DIRECTOR

October 18, 1988

Mr. Nick Deitch
Mainstreet Architects and Planners
455 East Main Street
Ventura, California 93001

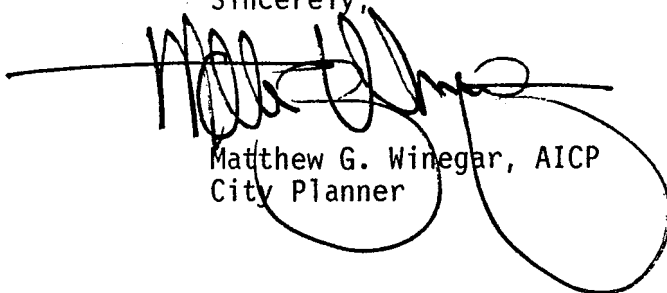
Dear Mr. Deitch:

Subject: Sign Program Criteria for Professional Arts Center (Planned
Development Permit No. 452)

The attached copy of the proposed sign criteria for Raznick and Son's two-story office building (PAC II), is hereby approved by the Planning Division. Please be aware, however, that in the event a conflict arises between the proposed sign criteria and the City's sign ordinance, the sign ordinance shall prevail.

Please contact Steven Hust, Associate Planner, if you have any questions.

Sincerely,



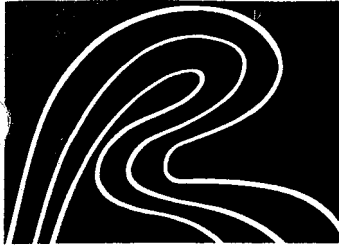
Matthew G. Winegar, AICP
City Planner

2016
MGW:SDH:lm

cc: Richard Maggio, Community Development Director
Jef Vonder Borght, Raznick and Sons

Enclosure

PD 452
(5)



Raznick Realty Group

Ellen Michiel
Director, Forward Planning
Assistant Vice President

Raznick & Sons, Inc.
Raznick Community Builders
Arco Realty Company

RECEIVED
AUG 24 1990
PLANNING DIVISION
CITY OF OXNARD

August 23, 1990

Ms. Linda Windsor
Planning Division
City of Oxnard
305 West Third Street
Oxnard, CA 93030

Re: Signed Criteria for PD 452

Dear Linda:

I am in receipt of plan check corrections dated August 14, 1990 for Plan Check 90-2642 attached hereto. In these corrections, you request submission of a master sign program allocating the amount of sign area for each tenant. I am assuming that this is a supplement to the already approved signage program which was a part of the PD permit.

The criteria shall read as follows:

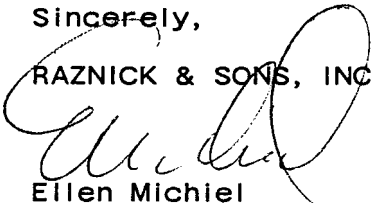
"Tenants shall be allowed, in a location generally contiguous to tenants space, signage consisting of ultimately illuminated, individually mounted channel letters. A total of 16.50 sq. ft. of signage shall be permitted for each leasable unit with average lineal footage of 20 lineal ft. (one building side) and/or multiple thereof for tenants leasing more than one unit as shown on the attached floor plan. The total signage may be divided between the north and south facing frontages of a suite and/or east or west frontages for corner units but shall on no account exceed 16.50 sq. ft. of signage per 20 lineal feet of suite frontage. The maximum letter height shall be 18", the minimum letter height shall be 12", the maximum length shall be 11 ft. per 20 lineal feet. Signage shall be situated in the middle 80% of the suite frontage. Lettering shall be helvetica-type; color to be Rohm Hass Plexiglas, White."

The total signage permitted for this project is 384 sq. ft.; 49 sq. ft. has been allocated to the monument sign, leaving 334.5 sq. ft. of approved signage area to be allocated among the tenants. As illustrated on the attached floor plan, there are a total of 20 units in this building, averaging 20 lineal ft. of frontage (south facing). Assuming that each 20 ft. unit is allowed 11 lineal ft. of signage at 18" in height, each unit may have 16.50 sq. ft. of signage, accounting for 330 sq. ft. of signage area.

Ms. Linda Windsor
City of Oxnard
August 22, 1990
Page 2

Because of multiple suite leasing, we would anticipate that actual signage on the building would be somewhat less than the 330 sq. ft. of signage provided for in this criteria. Rear (north facing) signage will be permitted pursuant to the City code. Corner units will also be permitted signage on east and west facing frontages as per the sign criteria previously approved.

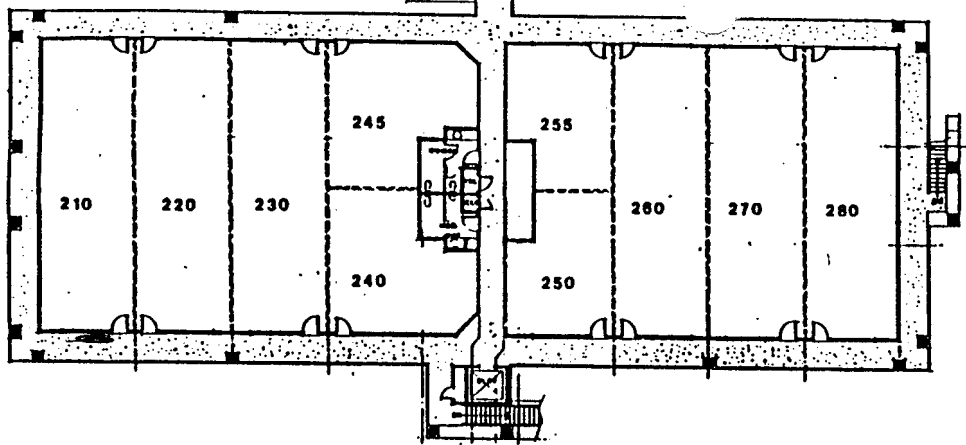
Sincerely,


RAZNICK & SONS, INC.

Ellen Michiel
Assistant Vice President
Forward Planning

EM:srs

Enclosure



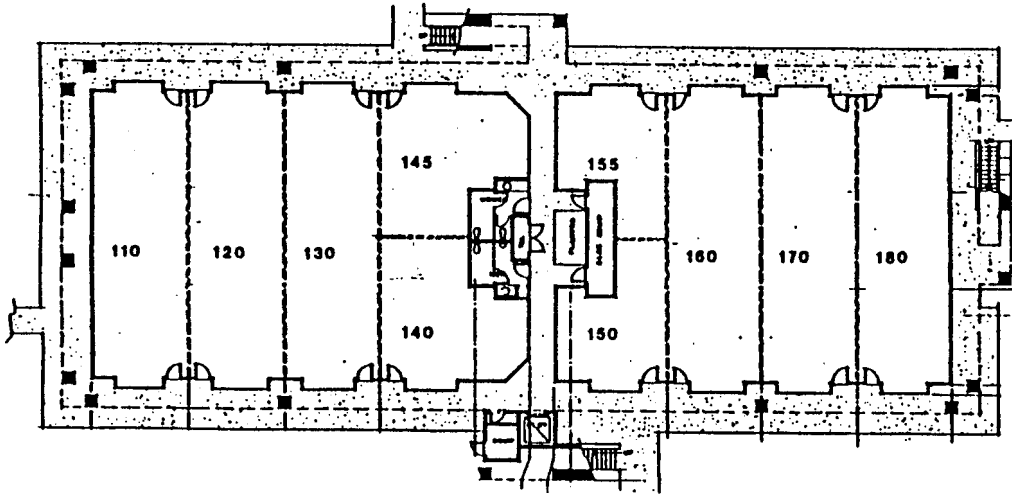
LEASEABLE AREAS

Second Floor Suites

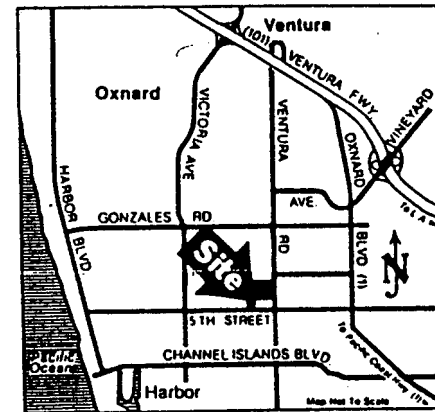
#210	1200 sq. ft.
220	1200
230	1200
240	801
245	801
250	624
255	624
260	1200
270	1200
280	1200

Total 10,050 sq. ft.

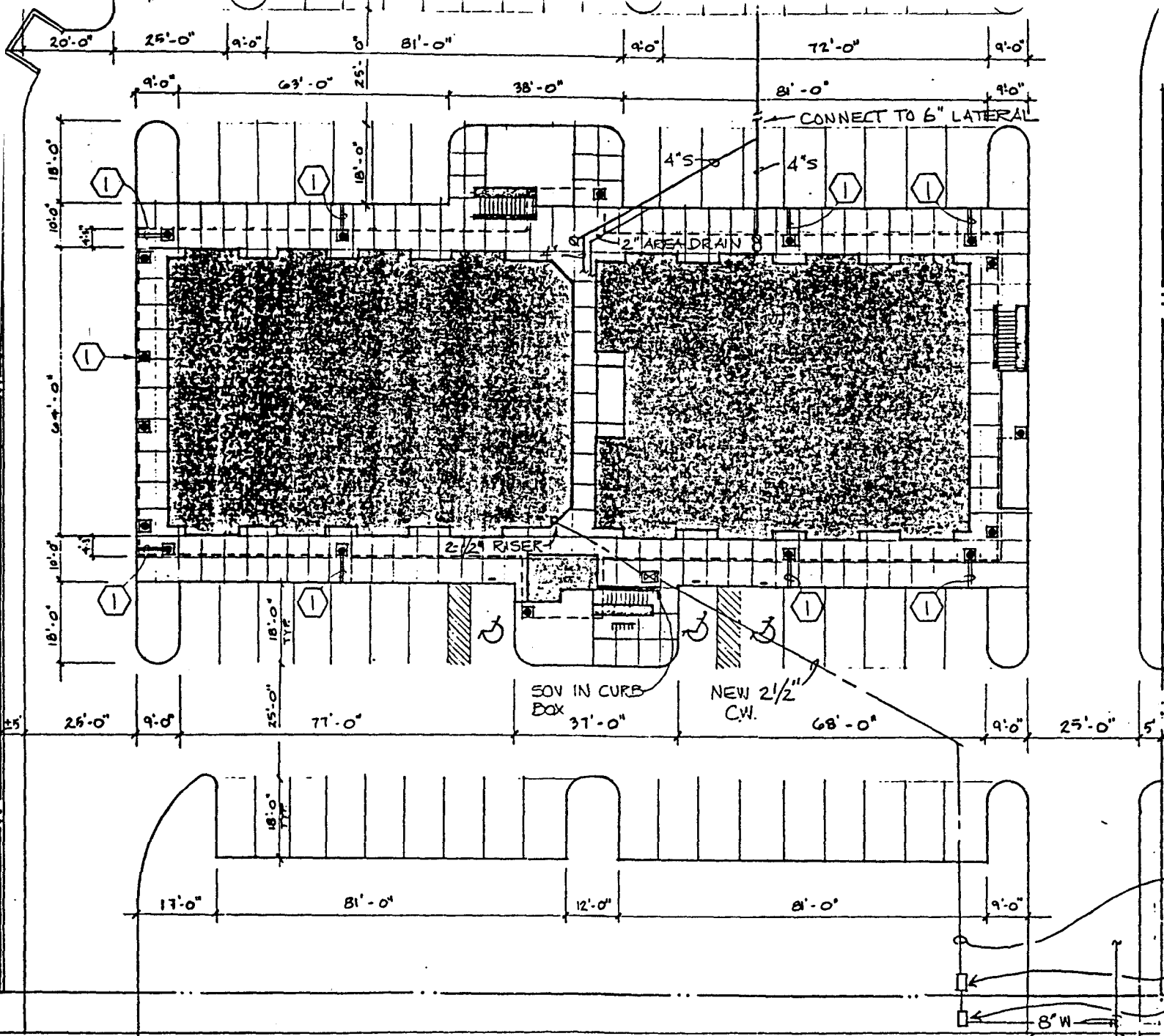
SECOND FLOOR PLAN



FIRST FLOOR PLAN



RAZNICK & SONS, INC.



NOTI

- ①. RUN ROOF DRAINS TO CURB SUPERIOR PIPE 3"x6" R
- 2. SEE WATER & SEWER P

w/ Hdcap 10/1/14

2 1/2" CW
 INSTALL 2" φ APPROVED REDUCED PRESS. PRINC
 NEW 2" φ WATER METER
 (SEE SHT P-3 FOR STANS OXNARD INSTALLATION)

8' W
 (BY OTHERS)