

Master Sign Program

01/23/2026

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HIGH STREET DEPOT

High Street, Moorpark, CA. 93021

(Building Addresses for these Properties include:
80, 160, 180, 200, 220, 250 High Street)

City of Moorpark
Community Development Department
ZONING CLEARANCE
APPROVED

CASE NUMBER: PL2026-0804
APPROVAL DATE: 02/06/2026
APPROVAL AUTHORITY: CDD
RESOLUTION NUMBER: 2020-3949
CASE PLANNER: Phillip Neumann Digital signed by Phillip Neumann

Preferred Sign Vendor:



Prepared for:
Daly Group
31255 Cedar Valley Drive, Ste. 323
Westlake Village, CA. 91360

Prepared by:



4773 Ortega St., Unit C, Ventura, CA. 93003
Office: 805-641-1387 | Fax: 805-641-0397
www.DavesSigns.com | (C-45) Lic #917812

GENERAL SIGN CRITERIA

DESIGN INTENT

The guidelines of this Master Sign Program (MSP) are designed to complement architectural elements/themes of the existing buildings and coordinate the type, placement, and physical dimensions of signs within the center, thereby appearing as an integral part of the center. In cases not covered by the High Street Depot Master Sign Program, the prevailing criteria will follow the Moorpark Sign Regulations, Chapter 17.40.

APPROVALS AND PERMITS

- A. Each Tenant or Lessee will be provided with a copy of the Tenant sign guidelines and criteria as their first step in obtaining signs within the property. Compliance with this sign program will be strictly enforced. Any non-conforming or unapproved sign installed by the tenant must be brought into compliance at the tenant's expense.
- B. All signs must be approved by the Landlord before applying for a sign permit with the City of Moorpark. The City of Moorpark is the final decision-maker regarding issuance of an approved sign permit.
- C. The Tenant's proposed sign design shall utilize similar sign fabrication techniques as shown with pages 11 through 16 (of this MSP). High Street Depot's creative sign goal is to compliment the overall aesthetics of this property.
- D. This criteria shall not imply that any governmental approval will be automatically granted. The tenant is solely responsible for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Moorpark Planning and Building Departments.

GENERAL SIGN CRITERIA

- A. All signs will meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc.)
- B. Acceptable Sign Types: See written information, see pages 3 through 4; actual Sign Types, see pages 11 through 16.
- C. All electrical signs shall meet or exceed Underwriter's Laboratories construction specifications and be fabricated and installed by licensed sign contractor, and certified UL sign shop.
- D. The choice of letterstyle (e.g., font) and colors shall be at the discretion of the Tenant, but design merit and content is at Landlord's discretion and will require approval by Landlord and City of Moorpark Planning Division prior to manufacture and installation of sign.
- E. All exterior signs shall be secured by stainless steel, nickel or cadmium plated fasteners.
- F. All exposed fasteners to be painted to match the background surface or attaching surface.
- G. All transformers, power supply's, electrical boxes, insulated wiring, conduit and access doors shall be concealed.
- H. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- I. All Tenants shall have their signs connected to their own electrical panel.
- J. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- K. All identification labels shall be concealed, except where required by code. An Underwriters Label (decal) is required on all electrical signage.
- L. Sign contractor shall repair any damage caused by their work. Damage to structure that is not required by the sign contractor shall become the Tenant's responsibility to correct.
- M. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- N. Sign surfaces that are intended to be flat shall be without oil canning or other visual deformities.
- O. All exposed welded seams and joints shall be finished and painted accordingly.



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4773 Ortega St., Unit C, Ventura, CA 93003
Ph: 805-641-1387 | dave@davassigns.com
(C-45) Lic #917812

HIGH STREET DEPOT

80-250 High Street
Moorpark, CA 93021

SIGN ALLOWED (MAIN)

RETAIL & COMMERCIAL (TENANTS IN) "MIXED-USED" BUILDINGS: 80, 160, 250

Tenants are allowed One (1) Undercanopy Mounted Sign (Type "A") "or" Wall Mounted Bracket Sign (Type "B"), and Window Graphics Signage (Vinyl Decal) on windows and/or with door glass. (See Sign Descriptions and Size Calculations below). Tenants occupying a space with a side elevation are not allowed signage on a side elevation. Important note: tenant required to have one Blade Sign, either Sign Type "A" (Undercanopy Mounted) or Sign Type "B" (Wall Mounted Bracket Sign).

SIGN DESCRIPTION AND SIZE CALCULATIONS:

Tenant Undercanopy Sign Mounting Options, Sign Type "A" and Sign Type "B" to be constructed as double-sided (i.e., double-faced) and must be non-illuminated. No external lighting fixtures. Tenant Sign Color requirement: up to three colors may be used per sign, including text and logos. (See Page 11, Undercanopy Signs for Buildings 80, 160, 250).

Sign Type "A" and "B" Undercanopy Signs (City of Moorpark terms: "Projecting/Hanging Signs"). Sign Location shall be centered above the entrance to the business and mounted perpendicular to the business frontage. Maximum area of sign shall be 9.0 square foot and maintain a clearance of not less than 8'-0" feet but no higher than 12'-0" feet from the bottom of the sign to the grade. Tenant shall be allowed one (1) sign per business. Copy: 18" maximum letter height, Logos are encouraged. Illumination: None.

Sign Type "F" Window Signs. Tenants are allowed graphic window signage (facing High Street, a pedestrian passageway or driveway). Window graphics to be applied 2nd Surface Vinyl Decal Signage that is 10% of the total window area. (See MSP page 16: Applied Vinyl Decal Graphics). Note regarding sign design: No more than 10% of any window shall contain Window Graphics. Illumination: none, except for neon signs. Sign Type "F" do not require a sign permit.

RETAIL & COMMERCIAL (TENANTS IN) "STAND-ALONE" BUILDINGS: 180, 200, 220

With Building 180, 200, 220, on leased storefront or facing the Village Green, Tenants are allowed One (1) Illuminated Building Wall Sign (Type "C") "or" Illuminated Canopy Mounted Sign ("Type"D") (See Descriptions and Size Calculations below.)

SIGN DESCRIPTION AND SIZE CALCULATIONS:

Tenant Building Wall Signage Allowed one (1) of either option, Sign Type "C" (single-sided) "or" Sign Type "D" (top of canopy mounted) on building elevations. Sign Type "C" or "D" may be either internally illuminated or non-illuminated. No external lighting fixtures. Tenant Sign Color requirement: up to three colors may be used per sign, including text and logos. (See MSP pages 13 and 14, for Tenant ID Wall Signs for Commercial Buildings 180, 200, 220).

Sign Type "C" & "D" Wall Signs for Tenant Sign shall be 20.0 square foot maximum per building tenant for front elevations (See Page 10 for Elevations with no Signage Permitted). All signage mounted on a canopy must be face flush with front of canopy and must not extend past the canopy. Sign shall be no greater than 75% of the length of the wall for front elevations. Tenant shall be allowed 1 sign per building tenant for front elevations. No signs allowed for side or rear elevation for any leased space. Copy to be 18" maximum letter height. Mounting to be flush mounted to or stand-off mount with building surface. The stand-off mount plus sign return must not project more than 12". Illumination: Internal. Tenant Note: sign design. High Street Depot "recommends" Halo-Lighted Channel Letter Signage. See MSP page 13 and 14. (Freestanding Letters Requires a Backer for Halo-Lighting).

Sign Type "F" Window Signs. no Window Graphics allowed for Stand-Alone Buildings 180, 200, 220.

Note: Police Substation to use **Sign Type "A" or "B"** Undercanopy Mounted Sign or Wall Mounted Blade Sign. Police Substation may use Sign Type "F" (Window Graphics Max. 10% of Window area).



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4773 Ortega St., Unit C, Ventura, CA, 93003
Ph: 805-641-1387 | dave@davesigns.com
(C-45) Lic #917812

HIGH STREET DEPOT

80-250 High Street
Moorpark, CA 93021

(Continued next page)

SIGNS ALLOWED (SITE ID AND MISC.)

(Continued from previous page)

MISCELLANEOUS OCCUPIED SPACES WITHIN BUILDING 160

Sign Type "E" Freestanding Letter Marquee Sign for Lobby Entrance (Mixed-Use Building 160 only) not to exceed 20.0 square foot. Letter Copy to be 10" maximum height and may use a metal flat or rectangular tube as a support rail. Mounting to be bottom letter mounted to top of building canopy. Tenant Sign Color requirement: up to three colors may be used per sign, including text and logos. Illumination: none. Sign Type E applies to the Lobby Entrance only.

Occupied Property Spaces (OPS) also known as Residential Amenities such as listed below may have Identification Window Graphic Signage (Vinyl Decals), including Federal Blue ISA Symbol Decal.

- We Work Office
- Leasing Office
- Community Room

Note: ISA = International Symbol of Accessibility.

SIGN DESCRIPTION AND SIZE CALCULATIONS:

Sign Type "F" Window Signs OPS are allowed window signage (facing High Street, a pedestrian passageway or driveway) and must be 2nd Surface applied Vinyl Decal Signage that is 10% of the total window area. (p. 16: Applied Vinyl Graphics). Note regarding sign design: No more than 10% of any window shall contain signing. Illumination: none; no window hanging neon signs. Sign Type "F" do not require a sign permit.

SITE ID SIGN TYPE "G" (BUILDING: 160 Only)

Existing Site ID Sign from former Granary Building will be Sign Type "G". Site ID Sign shall be refurbished and reinstalled as single (non-Illuminated) Site ID Sign for this property: High Street Depot. Site ID Sign is shown on Mixed-Use Building 160, North Elevation, Section "B2" (see pages 8 and 9).

SIGN DESCRIPTION AND SIZE CALCULATIONS:

Site ID Sign is a Historical Wood Sign is refurbished to its former appearance. Site ID Sign is single-sided and non-illuminated.

Entire sign to read:

Moorpark; ELEV. 500FT.; 80-250 E. HIGH ST. (Note: Sign construction information: "refurbish existing Sign to match size, color, font, and proportionate from former appearance")
(See MSP page 17 for Site ID Sign, Building 160.)

(Note about Site ID Sign is a historical sign and shall not be used by any tenants. Should the sign be destroyed, a sign mimicking existing size, text, style, colors and materials shall be provided in its place in the approved location at 160 High Street, see page 8).

(Note about Site ID Sign: digital vector graphic artwork file is store with Property Owner of High Street Depot and Dave's Signs, Ventura, CA).



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4773 Ortega St., Unit C, Ventura, CA 93003
Ph: 805-641-1387 | dave@davesigns.com
(C-45) Lic #917812

HIGH STREET DEPOT

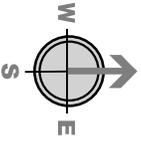
80-250 High Street
Moorpark, CA 93021

PROPERTY SITE MAP, SUITE NUMBERS and RESIDENTIAL UNITS

PROPERTY: High Street Depot, Moorpark, CA.
BUILDINGS 80, 160, and 250 ("Mixed-Use")
BUILDINGS 180, 200, and 220 ("Stand-Alone")

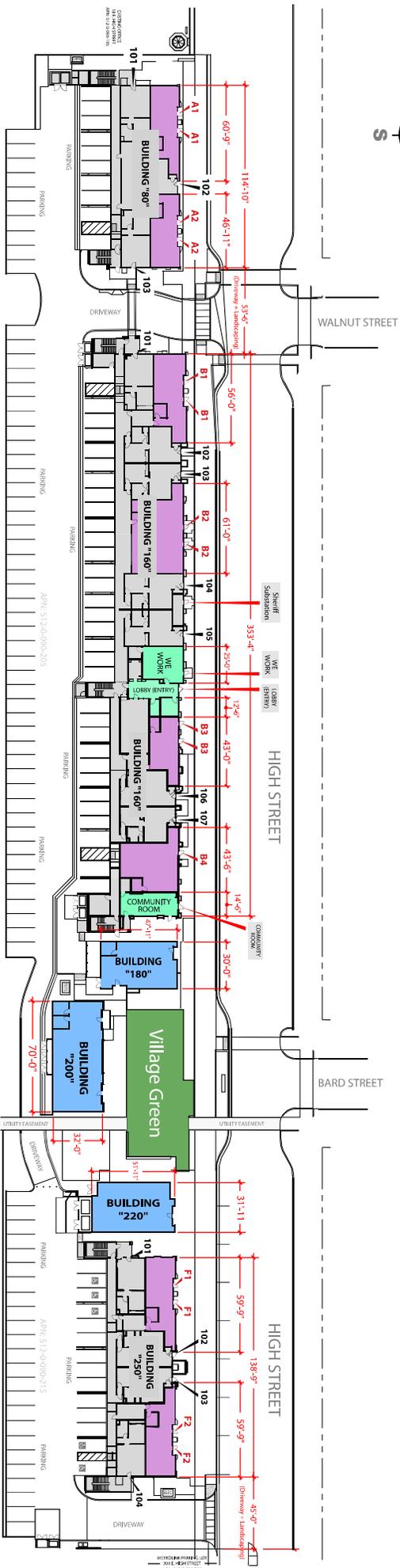
- MIXED USE RETAIL COMMERCIAL UNITS
- STAND-ALONE COMMERCIAL BUILDINGS
- RESIDENTIAL AMENITIES
- RESIDENCE ONLY (No Signage)
- VILLAGE GREEN (No Signage)

TRUE NORTH



Suites & Units:

> **A1, B1, etc.** = Suite Numbers, First Floor
 > **101, 102, etc.** = Residential Units, First & Second Floor



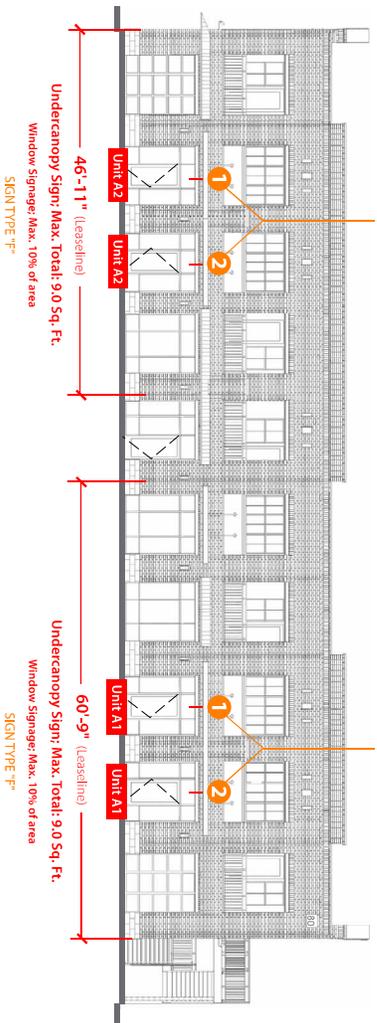
Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only.
 Tenant is required to have a Blade Sign made and installed either as Sign Type "A" (Undercanopy Sign) or Sign Type "B" (Wall Mount Sign Bracket).

BUILDING ELEVATIONS: 80, 250

SIGN TYPE "A"

BUILDING 80 | NORTH ELEVATION

SIGN TYPE "A"

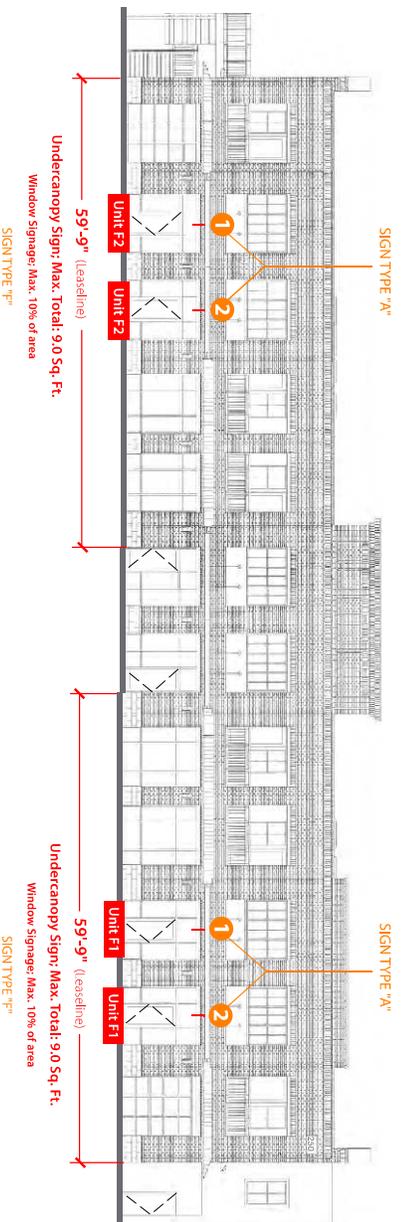


For BUILDING 80
(Signage Not Allowed on
East, West & South Elevations)

Viewer Note:
Dimensions on Building match Approved Architectural Drawing Plans.

Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only. Tenant is required to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).

BUILDING 250 | NORTH ELEVATION



For BUILDING 80
(Signage Not Allowed on
East, West & South Elevations)

SCALE: 1/16" = 1'



4773 Ortega St., Unit C, Ventura, CA, 93003
Ph: 805-641-1387 | david@davidsigns.com
(C-45) Lic #917812

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80-250 High Street
Moorpark, CA 93021

MIXED-USE BUILDING ELEVATION: 160

SIGNAGE ALLOWANCE

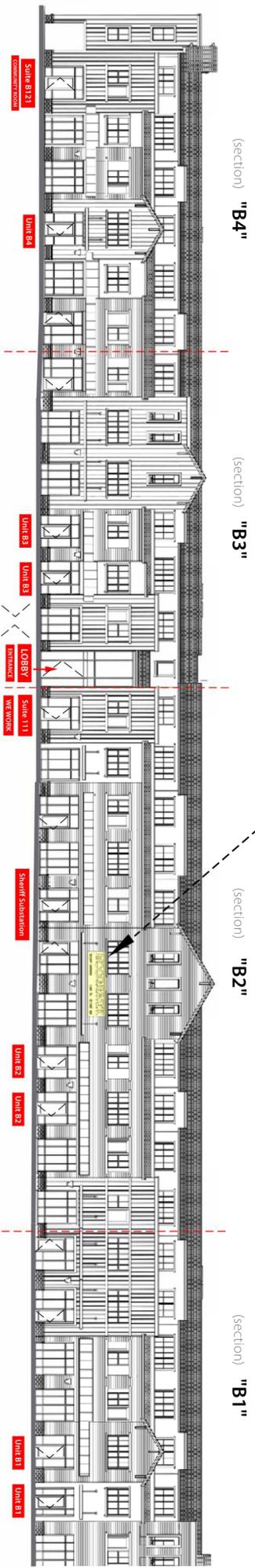
BUILDING ELEVATION: 160 (See follow pages)

BUILDING 160 | NORTH ELEVATION

(Note about Site ID Sign, location of Site ID Sign (See pg. 17 for details) as shown on the North Elevation, shall not be used to identify any commercial or residential tenants. Space is solely reserved for the Site ID Sign as it appears in this MSP)

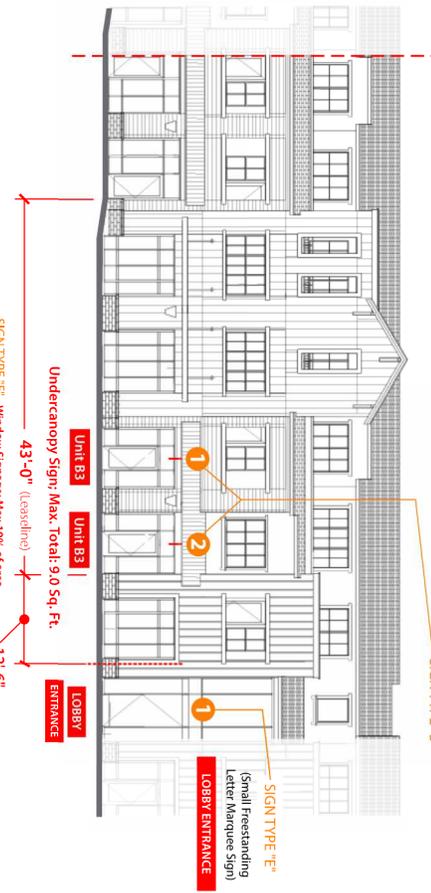
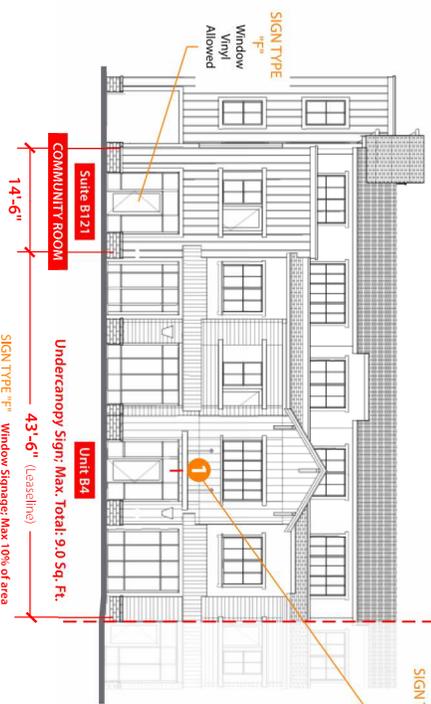
Viewer Note:
Dimensions on Building match Approved Architectural Drawing Plans.

Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only. Tenant is required to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).



SECTION "B4"
(B4 shown first Building shown left to right)

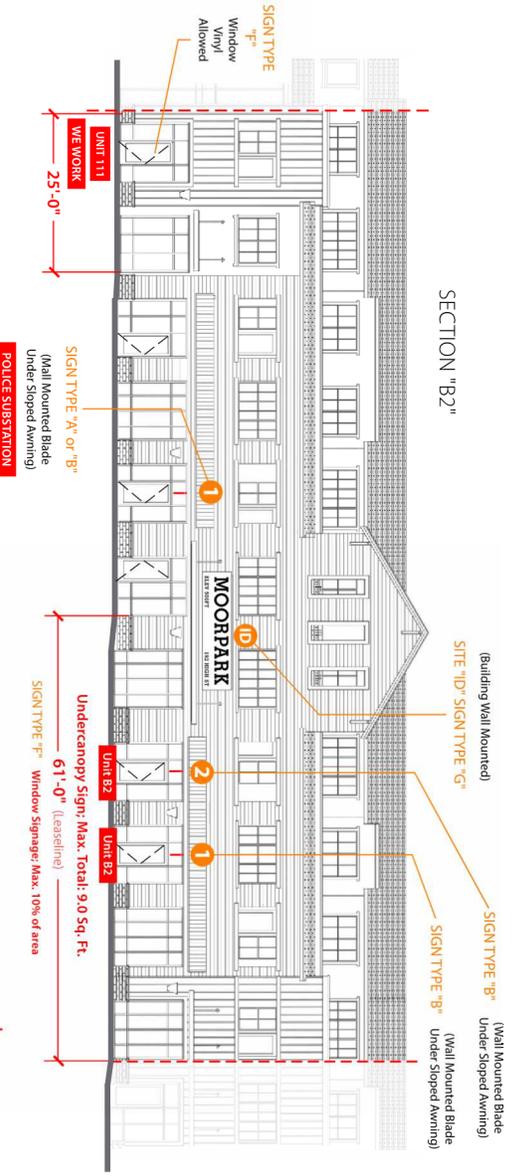
SECTION "B3"



(Building "B1" and "B2," Next Page)
For BUILDING 160
(Signage Not Allowed on
East, West & South Elevations)

SCALE: 1/16" = 1'

BUILDING ELEVATION: 160 (See previous pages for B3, B4)



BUILDING 160 NORTH ELEVATION

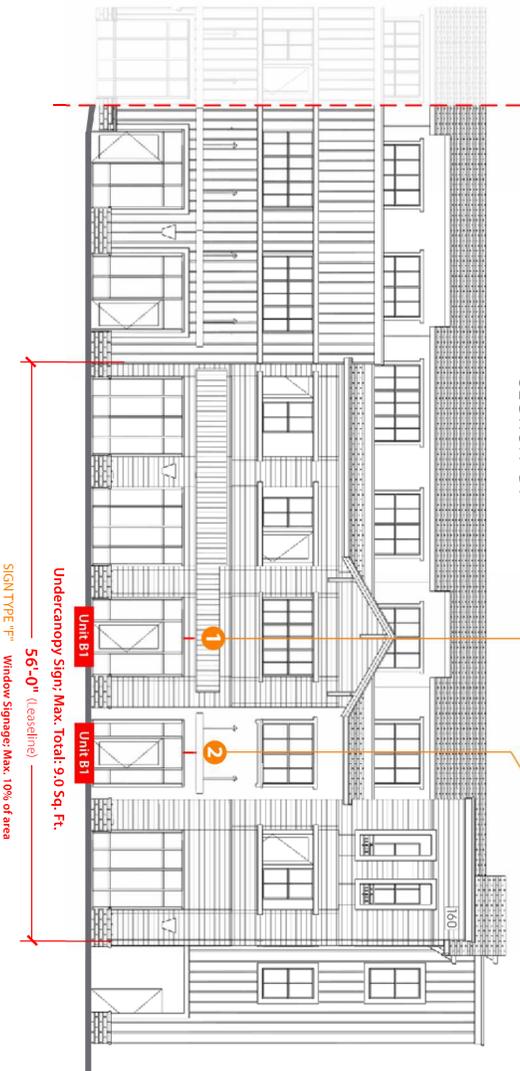
For BUILDING 160
(Signage Not Allowed on East, West & South Elevations)

Viewer Note:
Dimensions on Building match Approved Architectural Drawing Plans.

Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only. Tenant is required to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).

For BUILDING 160
(Signage Not Allowed on East, West & South Elevations)

BUILDING 160 NORTH ELEVATION



SCALE: 1/16" = 1'

COMMERCIAL BUILDING ELEVATIONS: 180, 200, 220

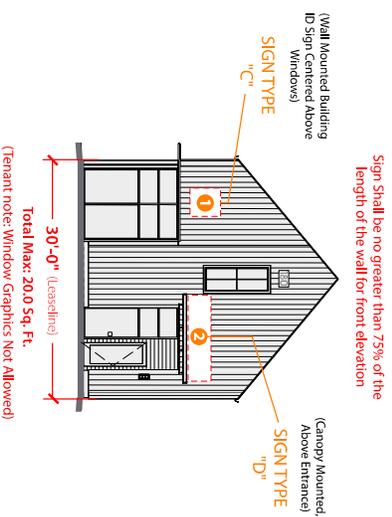
SIGNAGE ALLOWANCE

BUILDING ELEVATIONS: 180, 200, 220 (End page of building elevations)

Viewer Note: Dimensions on Building match Approved Architectural Drawing Plans.

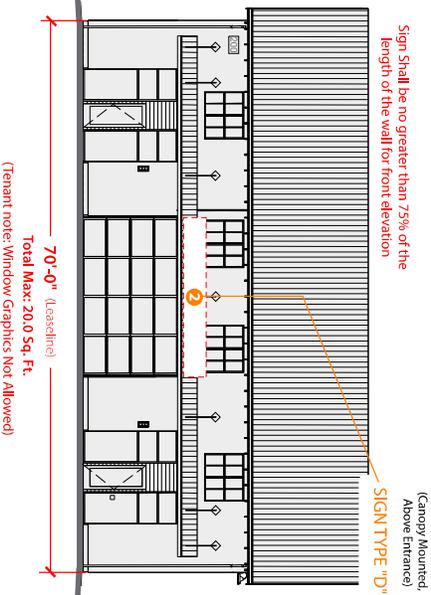
(No Signage Permitted on South and West Elevation)

BUILDING 180 (North Elevation)
Important Note: Tenant Allowed One (1) Sign (not both)



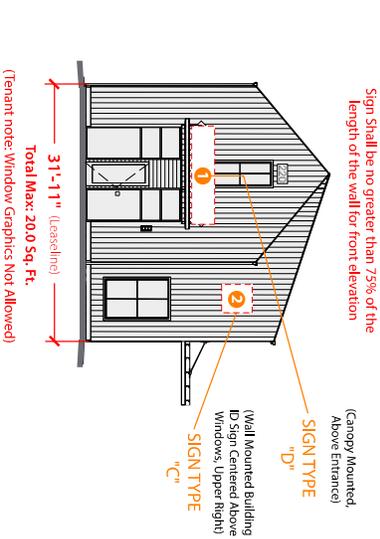
(No Signage Permitted on South and West Elevation)

BUILDING 200 (North Elevation)
Important Note: Tenant Allowed One (1) Sign (not both)



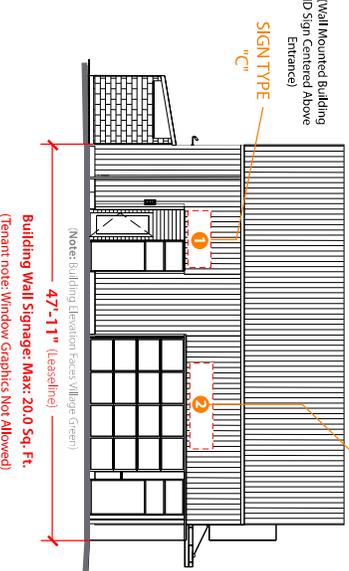
(No Signage Permitted on South and East Elevation)

BUILDING 220 (North Elevation)
Important Note: Tenant Allowed One (1) Sign (not both)



BUILDING 180 (East Elevation)

Important Note: Tenant Allowed One (1) Sign (not both)

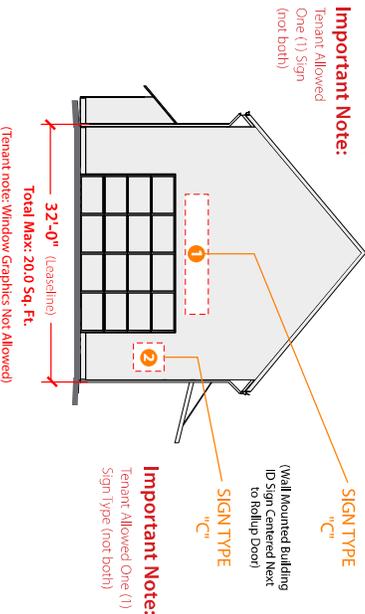


(Wall Mounted Building ID Sign Centered Above Rollup Door)

SIGN TYPE "C"

BUILDING 200 (East Elevation)

Important Note: Tenant Allowed One (1) Sign (not both)



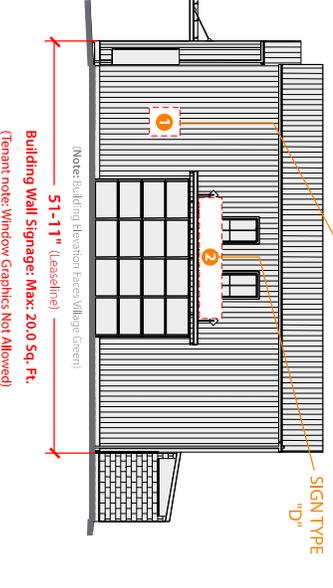
(Wall Mounted Building ID Sign Centered Above Rollup Door)

SIGN TYPE "C"

Important Note: Tenant Allowed One (1) Sign Type (not both)

BUILDING 220 (West Elev.)

Important Note: Tenant Allowed One (1) Sign (not both)



(Wall Mounted Building ID Sign Centered Next to Rollup Door)

SIGN TYPE "C"

(Canopy Mounted ID Sign Centered on Rollup Door)

SIGN TYPE "D"



4773 Ortega St., Unit C, Ventura, CA 93003
 Ph: 805-641-1387 | dave@davesigns.com
 (C-45) Lic #917812

HIGH STREET DEPOT

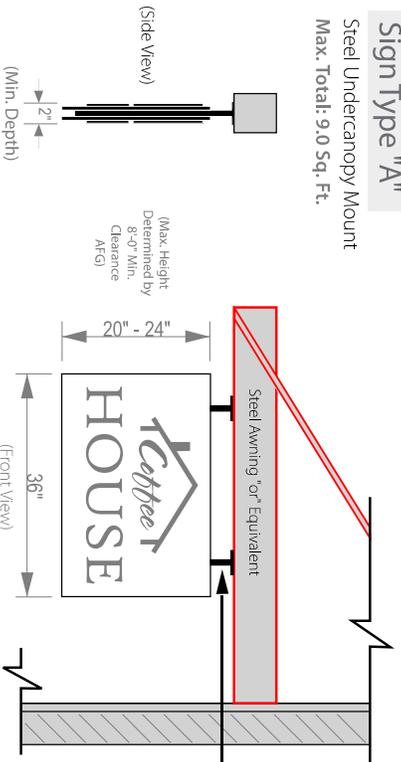
80-250 High Street
 Moorpark, CA 93021

MIXED-USE RETAIL TENANT SIGN TYPE "A" & "B" (SCHEMATICS)

UNDERCANOPY SIGN LOCATIONS & MOUNTING | MIXED-USE BUILDINGS 80, 160, 250 (Schematics only For Sign Type "A" & "B")

Sign Type "A"

Steel Undercanopy Mount
Max. Total: 9.0 Sq. Ft.



Master Sign Program Recommendation:
Tenant is encourage to utilize mixed materials, depths, colors, and unique features and shapes with their sign design. Sign Colors: up to three colors may be used per sign, including text and logos.

Undercanopy Mounted to Steel Awning "or" Equivalent

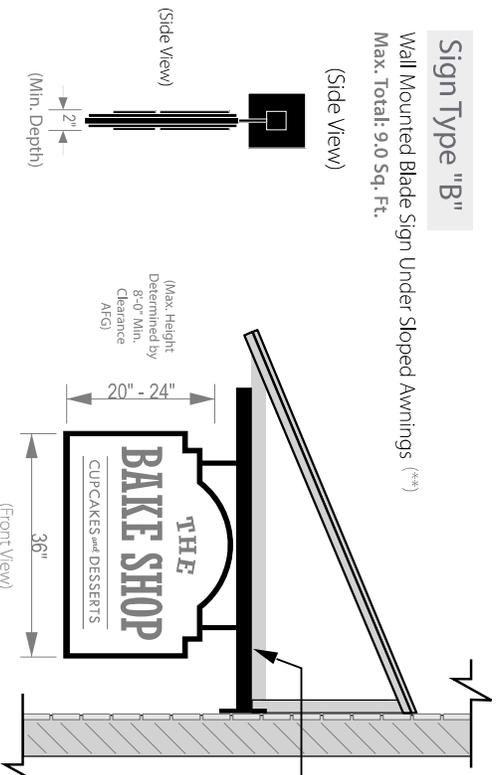
Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only. Tenant is required to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).

Note #2: Tenant's Proposed and Submitted Sign Design and Color "To Be Reviewed and Approved by Landlord".

Note #3: Sign Support Brackets, Mounting Plates, and Exposed Fasteners to be Painted Black with Satin finish.

Sign Type "B"

Wall Mounted Blade Sign Under Sloped Awnings (**)
Max. Total: 9.0 Sq. Ft.



IMPORTANT:

(**) Wall Mounts "Will be Needed" at Entrances with Sloped Awnings.

Straight Arm Sign Bracket with Mounting Plate Flush Mounted to Building Wall

Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only. Tenant is required to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).

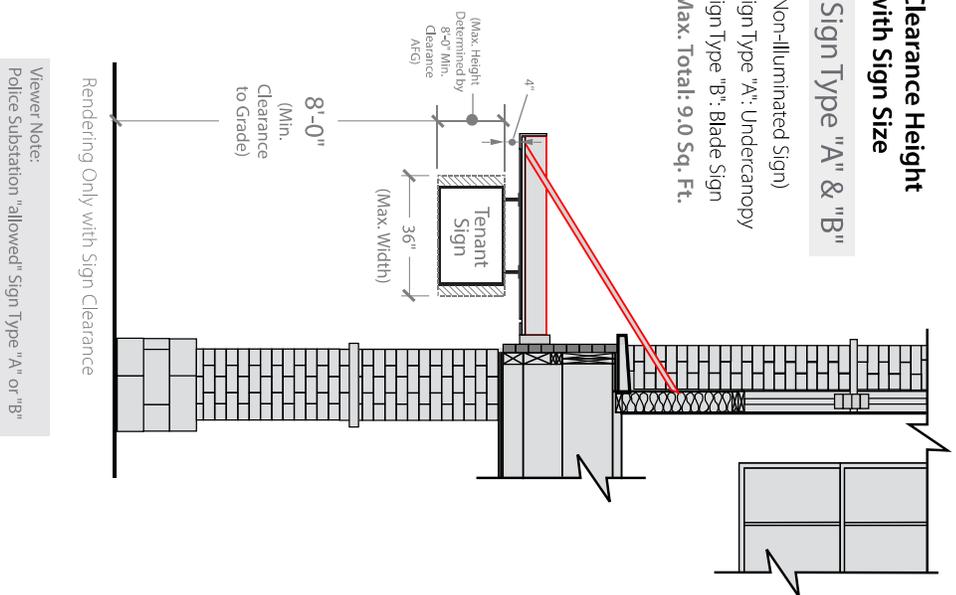
Note #2: Tenant's Proposed and Submitted Sign Design and Color "To Be Reviewed and Approved by Landlord".

Note #3: Sign Support Brackets, Mounting Plates, and Exposed Fasteners to be Painted Black with Satin finish.

Clearance Height with Sign Size

Sign Type "A" & "B"

(Non-Illuminated Sign)
Sign Type "A": Undercanopy
Sign Type "B": Blade Sign
Max. Total: 9.0 Sq. Ft.



4773 Ortega St., Unit C, Ventura, CA, 93003
Ph: 805-541-1387 | dave@davessigns.com
(C-45) Lic #917812

HIGH STREET DEPOT

80-250 High Street
Moorpark, CA 93021

MIXED-USE RETAIL TENANT SIGN TYPE "A" & "B" (EXAMPLES)

"ALLOWED", TENANT ID CANOPY SIGNS | MIXED-USE BUILDINGS: 80, 160, 250

Sign Type "A" & "B"

Canopy Mounted Signs (Examples)

Non-Illuminated Dimensional Signs

Note #1: Requirement for Tenants in Mixed-Use Buildings 80, 160, 250 only: Tenant is "required" to have Blade Sign made and installed either Sign Type A (Undercanopy Sign) or Sign Type B (Wall Mount Sign Bracket).

Sign Type "A" - Undercanopy Sign



(Examples)



Sign Type "B" - Wall Mount Bracket

(Examples) Viewer Note #1: Tenant Sign Color Requirement: up to three colors may be used per sign, including text and logos.
Viewer Note #2: All Exposed Fasteners to be Painted "To Match" the Background Surface or Attaching Surface.

COMMERCIAL TENANT SIGN TYPE "C" (EXAMPLES)

"ALLOWED", TENANT ID WALL SIGNS | COMMERCIAL BUILDINGS: 180, 200, 220

★ Note to Reader: High Street Depot recommends Halo-Lit Channel Letter Signage

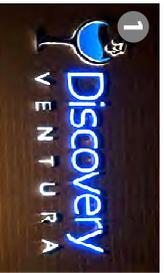
Sign Type "C"

(continued next page)

Building Wall Mounted Signs (Examples)

Illuminated & Fabricated Channel Letters / Logos

Face-Lit Channel Letters



Face-Lit Channel Letters



Halo-Lit Channel Letters



Halo-Lit Ch. Logo / Letters



Neon - Vintage Style



Open-Face Neon Channel Letters



Open-Face Neon Channel Letters



Channel Letters on Raceway



Channel Letters Top Canopy



Routed Metal Panel



Pierced-Out Graphics



Neon - Vintage Style



Open-Face Neon Cloud Sign



Front-Lit and Back-Lit Letters and Logos



Routed Letters and Graphics with Sign Panel with Halo



Viewer Note #1:
Tenant Sign Color Requirement: up to three colors may be used per sign, including text and logos.

Viewer Note #2:
All Exposed Fasteners to be Painted "To Match" the Background Surface or Attaching Surface.

(Examples)



4773 Ortega St., Unit C, Ventura, CA, 93003
Ph: 805-641-1387 | dave@davessigns.com
(C-45) Lic #917812

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"ALLOWED", TENANT ID WALL SIGNS | COMMERCIAL BUILDINGS: 180, 200, 220

Sign Type "D"

Canopy Mounted Signs

Non-Illuminated Dimensional
Letters / Logos
(Examples)

Freestanding Letters on
Metal Rail



Letters on a Backer Rail Suspended from
Overhead Canopy



Freestanding Letters on
Metal Rail



Viewer Note #1:
Tenant Sign Color Requirement: up to three colors may
be used per sign, including text and logos.

Viewer Note #2:
All Exposed Fasteners to be Painted "To Match" the
Background Surface or Attaching Surface.

(Examples)



SIGNS

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"ALLOWED": LOBBY ENTRANCE SIGN | COMMERCIAL BUILDING

Sign Type "E"

Freestanding Letter Marquee Sign

Non-Illuminated Dimensional
Letters / Logos
(Example Only)

Freestanding Letter Marquee Sign Mounted on a
low-profile Metal Support Rail (Excluding Raceway)



(Example Only)

Viewer Note:

For Commercial Building 160 Only, specifically for the Lobby Entrance, to distinguish itself from other aspects within this Sign Program, this Sign is designated as a Freestanding Letter Marquee Sign Mounted.
No Raceway allowed.
Illumination: none.

Viewer Note #1:

Tenant Sign Color Requirement: up to three colors may be used per sign, including text and logos.

Viewer Note #2:

All Exposed Fasteners to be Painted "To Match" the Background Surface.

WINDOW GRAPHICS (VINYL DECAL) SIGN TYPE "G" (EXAMPLES)

"ALLOWED", WINDOW SIGNAGE, BUILDINGS: 80, 160, 250 and RESIDENTIAL AMENITY SPACES

(End of all signage examples)

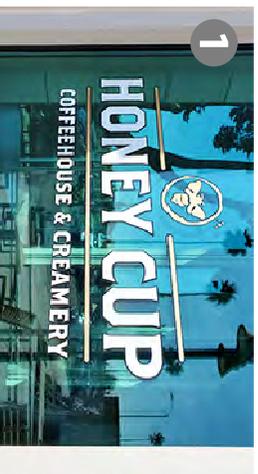
Sign Type "F"

Applied Vinyl Decal Graphics (Examples)

Total Allowed: 10% of Window Area (each Tenant)

One Color Vinyl Decals

Multi-Color Vinyl Decals



(Example)



SIGNS

4773 Ortega St., Unit C, Ventura, CA, 93003
Ph: 805-541-1387 | dave@davessigns.com
(C-45) Lic #917812

HIGH STREET DEPOT

80-250 High Street
Moorpark, CA 93021

SITE ID SIGN | BUILDING 160 (only)

Sign Type "G"

Site ID Sign (Actual)

Total: 27.98 Sq. Ft.

Existing Sign Size:

22-1/4" O.H. x 15'-1" (181") W.
x 1-1/2" thick

Viewer Note #1:

Existing Sign Restored is "duplicated" with color, font, proportion, etc. (from former appearance).

Viewer Note #2:

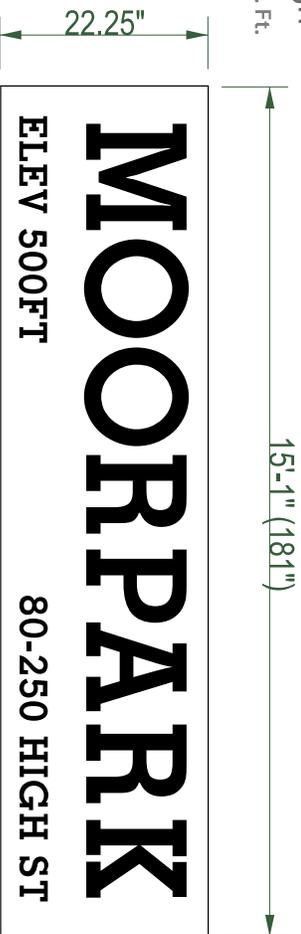
Digital vector graphic file is stored with Property Owner of High Street Depot and Dave's Signs, Ventura, CA.

Viewer Note #3:

Replacement Sign Material shall be 2" x 12", Rough Sawn Redwood, White Wash Wood Stain, and Black Water-based Acrylic Enamel.

Site ID Sign

Total: 27.98 Sq. Ft.



(Note about Site ID Sign is a historical sign and shall not be used by any tenants. Should the sign be destroyed, a sign mimicking existing size, text, style, colors and materials shall be provided in its place in the approved location at 160 High Street; see page 8).



Existing Historic Sign
(Photo: angle view)



Existing Historic Sign
(Photo: front view)