

PALMDALE NEIGHBORHOOD CENTER (1.6)

APPROVED -SUBJECT TO CONDITIONS- CITY OF PALMDALE PLANNING DEPARTMENT	
<i>Sign Program 07-04</i>	
<i>Carlos Contreras</i>	
DATE	<i>2/21/08</i>

SIGN CRITERIA

February 11, 2008

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Prepared by A-Plus Signs, Inc.



Palmdale Neighborhood Center

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OBJECTIVE:

The objective of the following sign criteria is to provide standards and specifications that assure consistent design, quality, materials and placement for Tenant signage throughout this project as directed by the Landlord in conjunction with the City of Palmdale. Signage at Palmdale Neighborhood Center is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural façade on which they are placed. Care in the design and installation of the store signs will enhance the customer's appreciation. It is the intent of this comprehensive sign program to create a framework for signage design that will have a positive impact on the City of Palmdale, as well as being legible and consistent throughout the development. In all cases, the prevailing criteria will comply with Chapter 8 Article 88 of the City of Palmdale Zoning Ordinance.

OVERVIEW:

The overview of these criteria is to assist the Landlord/Tenant relationship. The Landlord will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment, approve and/or disapprove tenant sign submission.

In return, the tenant will be responsible for:

The design, fabrication, permitting and installation of signs, removal of signs at the end of lease and any special installation requiring addition or modification to the shell building approved by the Landlord. All signs shall be constructed and installed at the tenant's expense. The tenant shall be fully responsible for all operation performed by the tenants sign contractor.

Maintenance of the signs:

The tenant shall employ licensed professional sign fabricators and installers approved by the landlord who are qualified in the techniques and procedures required to implement the sign design concept. The tenant will abide by all provisions, guidelines and criteria contained within this Palmdale Neighborhood Center Criteria.

Only those sign types provided for and specifically approved by the Landlord through Tenant sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to the Tenant, replace or remove any sign that is installed without the Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the

Landlord with a copy of all sign fabrication and installation permits, as well as proof of insurance prior to installation.

I. Fascia Signs

PLEASE NOTE THAT IF A TENANT FALLS UNDER MORE THEN ONE CATEGORY LISTED BELOW, THE CRITERIA THAT ALLOWS THE MOST WALL SIGNAGE WILL BE APPLIED, IN CONJUNCTION WITH ALLOWABLE FREESTANDING DRIVE THROUGH SIGNAGE, IF APPLICABLE.

A. Anchor Tenants (Rite Aide): 17,000 sq. ft. and over

1. **Number:** Each tenant is allowed one (1) storefront identification sign above their storefront. Tenant with building elevations facing multiple exposures such as a parking lot or street, may incorporate one (1) additional sign per elevation, as long as the signage is not facing residentially zoned property, in conjunction with secondary signage such as "Pharmacy" or "Drive Through" providing all City of Palmdale standards are met. Multiple logos, underscores or secondary signage will be allowed, as long as the overall sign area does not exceed the maximum allowed.
2. **Sign Area:** Each anchor tenant is allowed 1.5 square feet of signage for each linear foot of building frontage.
3. **Height:** No height limitation is set by the Landlord, as long as all City of Palmdale standards are met.
4. **Style:** Tenant signs must be individual face lit channel letters with either neon or LED illumination to be flush mounted to the fascia. The letters may be in the font and color of the Tenants choice.

B. Freestanding Pad Tenants/Drive Through Pads

1. **Number:** Each tenant is allowed one (1) fascia sign for each occupancy, providing that there is a customer entrance or which faces a parking area, or which faces a public street of said occupancy. Multiple logos, underscores or secondary signage will be allowed upon approval by the Landlord.
2. **Sign Area:** Each tenant is allowed 1.5 square feet of signage for each linear foot of building frontage.
3. **Height:** No height limitation is set, but will be approved at the Landlord's discretion, as long as all City of Palmdale standards are met.
4. **Style:** Tenant signs must be individual face lit channel letters with either neon or LED illumination to be flush mounted to the fascia. The letters may be in the font and color of the Tenants choice with the Landlord's approval. The returns and trim cap must be of the same color. Any deviation is subject to the discretion of the Landlord.
5. **Freestanding Drive Through Signs:** (2) 7' OAH, 45 square feet menu boards will be allowed, (1) speaker/receiver and (3) enter/exit/drive through directional signs. The design and size of these signs will be approved on a case by case basis at the discretion of the Landlord.

C. In-Line Shop Tenants

1. **Number:** Each In-line Shop Tenant, as specified by the Landlord is allowed one (1) primary fascia sign for front fascia. The Northern end space may have an additional (1) secondary sign on the end fascia, providing any deviation is subject to the discretion of the Landlord.
2. **Sign Area:** Each tenant is allowed 1.5 square feet of signage for each linear foot of building frontage.
3. **Height:** Allowed a maximum height of 30" tall channel letters/logo. Any deviation is subject to the discretion of the Landlord.
4. **Style:** Tenant signs must be individual face lit channel letters with either neon or LED illumination to be mounted on a raceway. The letters may be in the font and color of the Tenants choice with the Landlord's approval. The returns and trim cap must be of the same color. Multiple logos, underscores or secondary signage will be allowed upon approval by the Landlord. Any deviation is subject to the discretion of the Landlord.
5. **If the length of the Tenants name does not fit within the given area for that tenant's signage, the Landlord reserves the right to decrease the height and size of the letters and/or allow stacked copy at its discretion.**
6. **Placement:** The signs must be centered horizontally and vertically on the fascia, unless otherwise directed

by the landlord and or architect. There must be a 1' clearance around all windows and doors. Any deviation is subject to the sole discretion of the Landlord.

II. Freestanding Signage:

A. Multi-Tenant Monument Signs:

1. **Number:** One (1) per every 250' of street frontage, no more than three (3) monuments for this center.
2. **Sign Area:** Sign area is not to exceed 50 square feet in area
3. **Height:** The maximum height of monument shall be 5', with an additional 25% for architectural features.
4. **Placement:** See attached site plan, with set back as determined by the City of Palmdale.
5. **Design:** The design of the monument signs must be that of sign type A.

III. Standard Criteria

A. PROHIBITED SIGNAGE:

1. Except as provided herein, no advertising placards, external displays, decorative lighting, flags, balloons, banners, pennants, names, insignia, trade marks or other descriptive material, shall be affixed or maintained upon either the interior or exterior glass panes and supports of the show windows and doors or upon the exterior walls of the buildings.
2. Signs on or affixed to trucks, automobiles, 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 is prohibited.
3. Any temporary signage located on public property (streets, medians, sidewalks, traffic control sign posts, utility poles, trees, etc.)
4. Signs that include moving, swinging, rotating, flashing, animated or audible components.
5. Signs consisting of inflatable balloons and billboards.
6. Cabinet Signage is prohibited.
7. Off Premise Signs: Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premise upon which said sign is located.
8. 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 Landlord when the display is an integral part of the design character of the activity to which it relates.
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.
10. Signs Constituting a Traffic Hazard: No person shall install or maintain a cause to be installed or maintained any sign which simulates or imitates in size, 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.
11. 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 immoral nature or unlawful activity.
12. Signs or Doors, Windows or Fire Escapes: No window signs will be permitted except as noted herein. No sign shall 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.

B. APPROVAL:

Prior to the Tenant's submission of their sign package to the City of Palmdale for the sign permit, Tenants shall provide the following to the Landlord and receive the Landlord's written approval on the following:

1. Full color elevation drawing depicting entire fascia elevation of building and proposed sign.
2. Site plan of entire building depicting proposed sign locations and tenant's leasehold location.
3. Square footage calculation of sign with dimensions of sign, letter heights, and overall length.
4. Dimensions of building fascia height and width and measurement of tenant's leasehold space.
5. Description of sign including materials, method of illumination, and colors of faces, graphics, returns, trim cap, and type of neon/LED.
6. Attachment detail showing section view of sign, mounting hardware, and electrical connection.
7. Tenant shall be responsible for the fulfillment of all requirements of these criteria and shall submit samples of sign material if requested by the landlord or landlords authorized representative.

Upon receipt of written approval by the Landlord, the Tenant must submit the proposed signage to the City of Palmdale for review of its consistency with the sign criteria and to procure the sign fabrication and installation permit.

C. FABRICATION:

The Tenant must insure that his sign fabricator/installer is licensed for electrical sign manufacturing and installing and is also UL certified and is responsible for the following:

1. All channel letters are to be fabricated using .040 or greater aluminum.
2. The face lit channel letters, underscores and logo cans must have 4.5" - 5" returns and must be mounted to a raceway.
3. All sign bolts, fastenings and clips shall be hot-dipped galvanized steel, stainless steel, aluminum, brass, bronze, nickel or cadmium plated. No black iron materials of any type will be permitted.
4. All illumination to be achieved by 13mm 6500 white neon, or LED's (Permlight, Teledyne brands).
5. All signs and their installation must comply with all local building and electrical codes and other Laws, and bear U.L. label required by the City of Palmdale.
6. All signs shall have service access to neon, transformers and wiring.
7. Penetrations through building walls required for sign installation shall be sealed for watertight condition with NP-1 urethane caulk sealant.
8. No exposed raceways, crossovers or conduits will be permitted.
9. All cabinets, conductors, transformers and other equipment shall be concealed. Visible fasteners will not be permitted.
10. The raceway needs to be painted to match the color of the building fascia.

D. INSTALLATION:

1. Sign work is not to commence on Tenant's Premises unless a signed copy of the approved shop drawings have been reviewed by the owner's other representative.
2. Tenant's sign contractor shall completely install and connect the sign display.
3. The sign contractor shall repair any damage to the building caused by his work. All penetrations of the building shall be neatly sealed in a watertight condition and shall be patched to match the adjacent finish.
4. Damage to the building that is not repaired by the sign contractor shall be corrected at Tenant's expense.
5. Landlord will inspect Tenant's sign installation and require Tenant to have any discrepancies and/or code violations and other violations of applicable Laws corrected at Tenant's expense.
6. No penetrations of roof material will be allowed without approval of owner's roof contractor.
7. Contractor must provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars (\$1,000,000.00) prior to beginning fabrication.
8. Contractor must obtain all required permits from the City of Palmdale, California and deliver a copy to the Landlord before installing the sign/s.

30" MAX
8"

TENANT

Client Information

Contact Frank Borman
 Company Halferty Development
 Address 199 S. Los Robles Ave Suite 880
 Pasadena, CA 91101
 Phone 626-405-0956
 Fax 626-405-0632
 email

Description

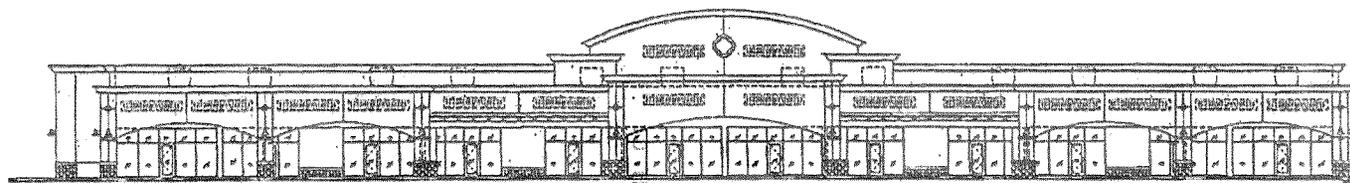
Manufacture and install one(1) set of internally illuminated channel letters on a raceway. Sign to connect to existing customer supplied 120V power at sign location.

Materials

.040" aluminum backs
 .040" aluminum returns
 3/16" white acrylic faces
 3/4" trim cap
 6500 White Neon Tube

*Electrical Requirements For Neon Illumination
 As required by UL standard #2161, A-Plus Signs exclusively uses secondary Ground Fault Interrupted (GFI) Transformers
 Each sign must have:*

- A dedicated branch circuit
 - Three wires: Line, Ground and Neutral
 - Wire Size : Min 12 GA THHN Copper Wire
- NOTE:** The gauge of the wire is dictated by the length of the run and amperage as per NEC Article 300
- The ground wire must be continuous and go from the sign to the Panelboard ground bus.
 - Voltage between ground and neutral should measure no more than 3 volts
 - Conduit cannot be used as a ground path
 - Power to the sign must be done by a licensed contractor or licensed electrician



X _____
 approved

 date

As Is Without Change 
 With Changes Noted



4379 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 E-mail. design@a-plussigns.com

Halferty Development

Sample Elevation

drawn by
 MMA

date 11/05/07
 scale NTS

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rep
 Walt

Existing wall

Disconnect Switch

Glass stand

Electrobits end cap

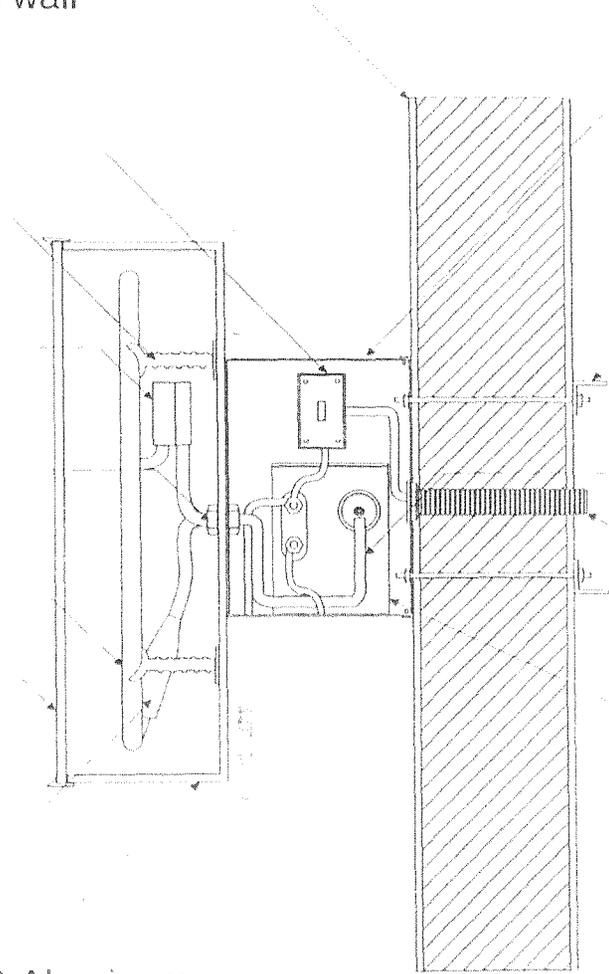
UL listed pass through

Neon tube

3/16" acrylic face

UL listed electrobit sleeve (SSW-5)

.040 Aluminum returns with drain holes



Watertight raceway

3/8" allthread through wall with angle iron back

GTO wire

Dedicated branch circuit with ground wire

Enclosed (GFI) transformer

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approved

(Date)

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ATTACHMENT DETAIL

Typical of raceway mounted letter

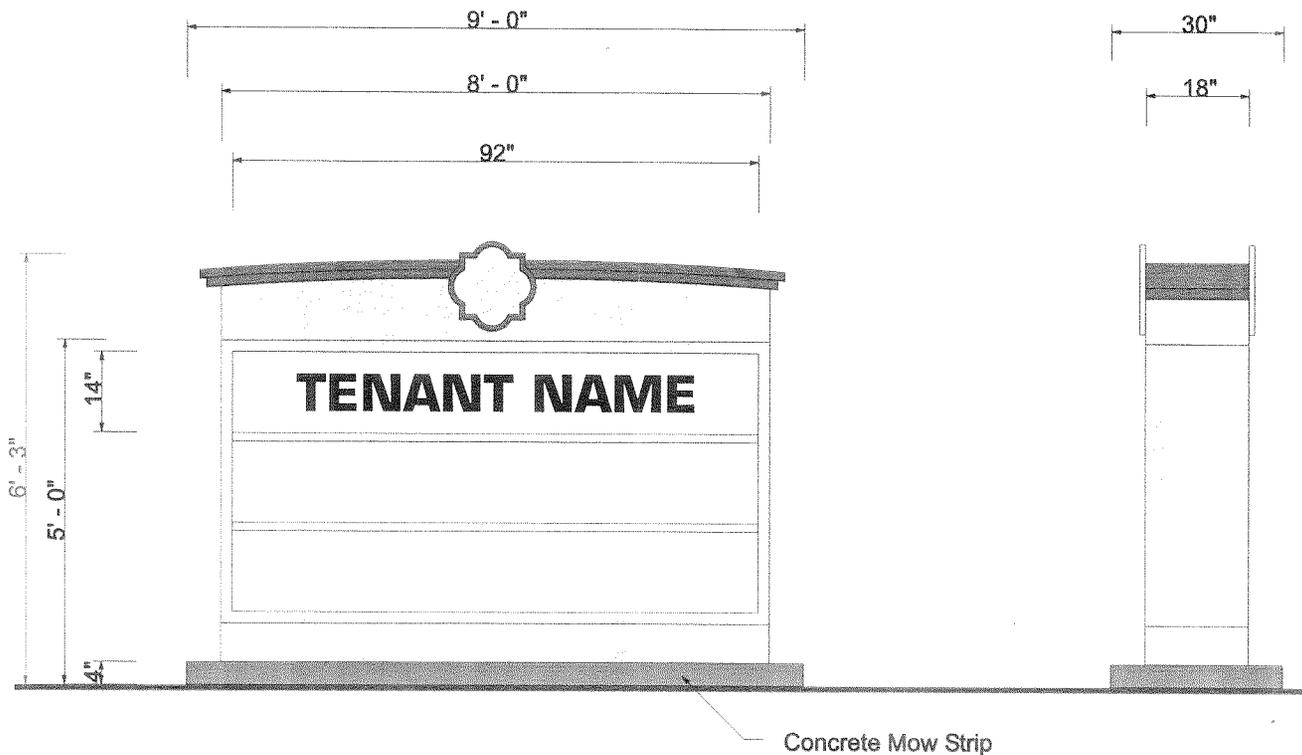
drawn by
JGC

date 1-1-03
scale NTS

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file
ATTACHMENT_RACEWAY

50 SQUARE FEET ALLOWED FOR TENANT SIGNAGE: AMOUNT UTILIZED 4' X 8' = 32sq ft
 HEIGHT ALLOWED: 5' + 25% FOR ARCH. FEATURES = 6' - 3" TALL



Client Information

Contact Frank Borman
 Company Halferty Development
 Address 199 S. Los Robles Ave Suite 880
 Pasadena, CA 91101
 Phone 626-405-0956
 Fax 626-405-0632
 email

Description

Manufacture and install three(3) double sided internally illuminated monument signs. Sign to connect to existing customer supplied 120V power at sign location.

Materials

Aluminum cabinet stucco textured
 Aluminum Skin
 Frazee 8722W "Desert Castle"
 Sherwin Williams 2202 "Outrigger"
 Fluorescent Illumination
 Concrete Mow Strip

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Halferty Development

Monument Sign

drawn by
 MMA

date 01/04/08
 scale 3/8" = 1'

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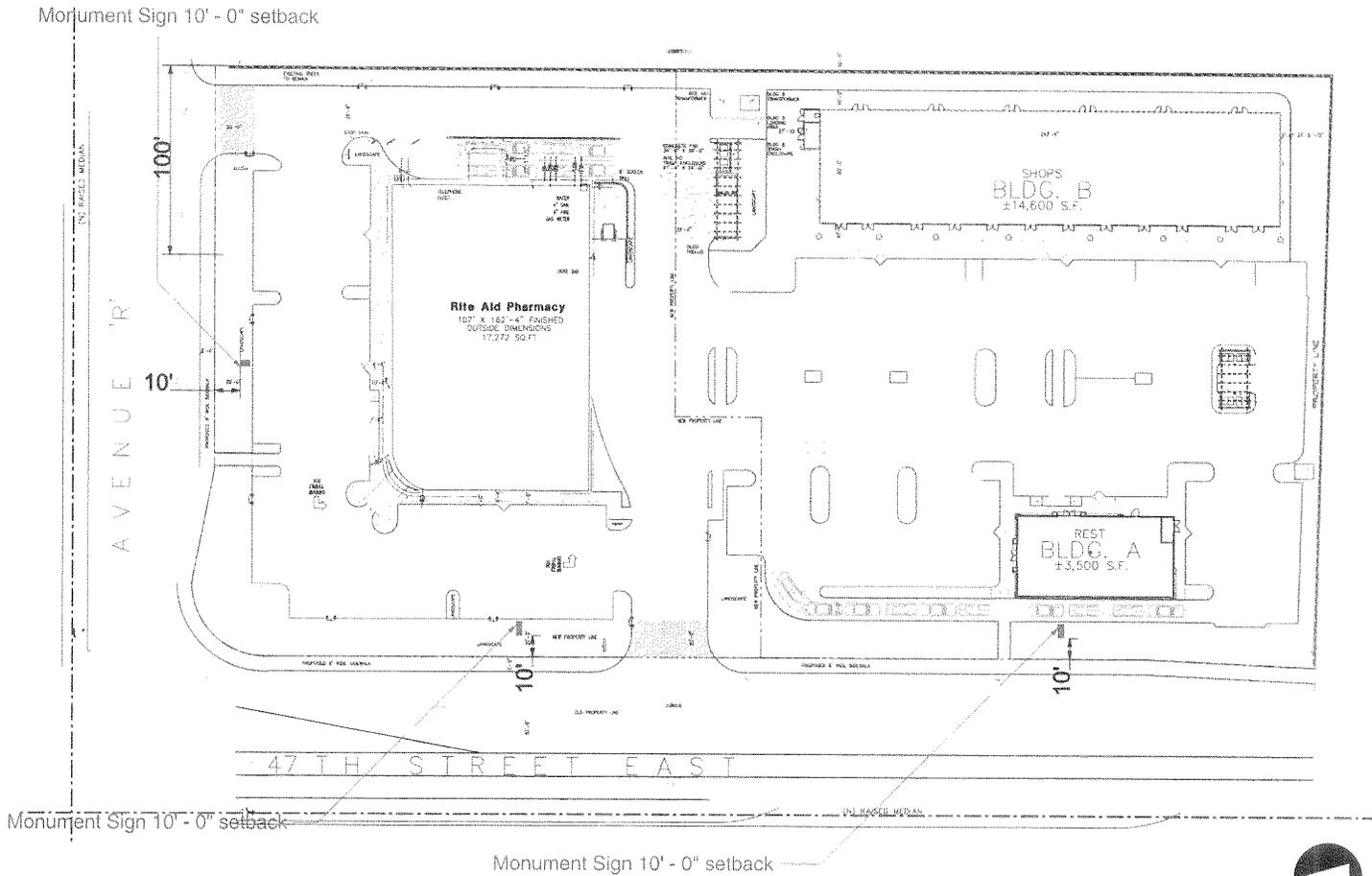
rep
 Walt

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Description

Site Plan



*Electrical Requirements For Neon Illumination
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Halferty Development

Site Plan

drawn by
 MMA

date 02/12/08
 scale NTS

file
 halferty_palmdale_site_plan5

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