

# PARK PLAZA

APPROVED  
-SUBJECT TO CONDITIONS-  
CITY OF PALMDALE  
PLANNING DEPARTMENT  
*Sign Program 07-01*  
*[Signature]*  
DATE *Dec 11, 2007*

## S I G N C R I T E R I A

4611, 4621, 4631 & 4635 EAST AVENUES  
PALMDALE CALIFORNIA



**National Sign & Marketing Corporation**



4881 Murrieta Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.591.5356 • Toll Free: 877.877.NSMC

# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## General Specifications

1. Purpose: The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified, attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.
2. City Approval: Prior to sign fabrication, the occupant shall submit three (3) copies of drawings of the proposed sign or signs to the City of Palmdale, California.
3. Permits: The occupants or the occupants sign contractor shall secure a sign permit from the City of Palmdale, California by submitting three (3) copies of fully dimensioned scaled drawings as follows:
  - a. A site plan showing the location of the occupant space on the site.
  - b. A detailed elevation of the occupant lease space drawn to scale and showing sign or signs placement and occupant space width, showing all colors, materials, dimensions and copy.
  - c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
  - d. Any other drawings, details and information as required by the City of Palmdale, California.
4. Cost of permits: All permits for signs and the installation thereof shall be obtained by the occupant's sign contractor and paid for by the occupant.
5. Compliance with Codes: All signs and the installation thereof shall comply with all current local zoning, building and electrical codes.

S I G N C R I T E R I A



Drawing Number  
21573  
Sheet 1 of 15

Revisions:



Client Approval  
Date:

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_ Account Mgr: E. Graham  
Designer: Lisa J. \_\_\_\_\_ Scaler: \_\_\_\_\_ Date: 5/25/2024

**National Sign**  
A MARKETING CORPORATION  
481 Murietta Street, Chino, CA 91710  
Tel 909.981.4742 Fax 909.981.5566  
email: sales@nsmc.net





# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers: Limited to no more than 180 square inches or 10% of window area, whichever is less, for each business frontage with a customer entrance.
2. Flashing Signs: Animated, flashing or audible signs will not be permitted.
3. Lettering painted directly on a building surface, including windows will not be permitted.
4. Projections above or below the designated sign area will not be permitted.
5. Temporary Signs: All banners, balloons, streamers, placards or portable signs, which direct, promote, attract, service, or which are otherwise designed to attract attention are prohibited.
6. Rectangular sign cabinets (except logo elements) are not allowed.

S I G N C R I T E R I A



Drawing Number  
**21573**  
Sheet 3 of 15

Revisions:



Client Approval:  
Date:

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_ Account Mgr. E. Lutzner  
Designer: Lou L. Scales, BGSJL Date: 2/15/2006

**National Sign & Marketing Corporation**  
481 Alameda Street, Chino, CA 91710  
Tel: 909.337.1147 Fax: 909.337.1356  
e-mail: sales@nsmc.net



# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

All Companies Bidding to Manufacture

1. Substitutions: All companies bidding to manufacture and install an occupant's signs are advised that no substitutes will be accepted by the landlord whatsoever, unless so indicated in the specifications which are approved in writing by the landlord. Signs that deviate from these criteria without such approval must be removed at the occupant's expense.
2. Insurance: The occupant's sign fabrication and installation company shall carry Worker's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of One Million Dollars (\$1,000,000.00) combined single limit.
3. Erection: The occupant's sign company shall completely erect and connect (including all wiring) the subject sign in accordance with these criteria and all local zoning, building and electrical codes.

S I G N C R I T E R I A



Drawing Number  
21573  
Sheet 4 of 15

Revisions:



Client Approval:  
Date:

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_ Account Mgr. E. Gonzalez  
Designer: Lda \_\_\_\_\_ Scale: N/A Date: 2/22/2023

**National Sign**  
A MARKETING CORPORATION  
4881 Murrieta Street, Chino, CA 91710  
Tel: 909.591.4742 Fax: 909.591.1356  
e-mail: sales@nsmc.net



# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## Tenants: Wall Signs

1. **Approval Required:** All signs shall be attached to the building only at a location approved by the landlord and the City of Palmdale, CA.
2. **Main Building ID Sign:** The main business identification sign shall be located on the building fascia at a location approved by the landlord and the City of Palmdale, CA.
3. **Window Sign:** The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. **Suite Number Sign:** The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. **Sign type:** Tenants signs shall be composed of channel letters with front and halo illumination.
  - a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #6 below.
  - b. Sandblasted or painted signs are not permitted.
6. **Sign Size:** Tenants signs shall be limited to one (1) square foot of signage per one (1) foot of linear frontage of the tenant lease space. Tenants on each end of the building shall be allowed an additional sign on the side street frontage elevation and shall be limited to one (1) square foot of signage per linear side of lease space.
  - a. **Sign Height:** Primary Sign maximum sign height shall be 24" for the primary name with a 36" logo element. Logo elements shall not exceed 25% of the sign area.
  - b. **Sign Length:** All wall signs shall not exceed 80% of the tenant lease space.
  - c. **Sign Projection:** Not to exceed 7" from the face of the building.
  - d. **Minimum Signage:** all tenants shall have a minimum of 20 Square feet.
  - e. All signs shall be centered on the sign area with equal space top and bottom and side to side.
  - f. No sign shall exceed 100 square feet.
7. **Materials:**
  - a. **Sign Face:** Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
  - b. **Letter return material:** Aluminum, painted to match building colors or Landlord approved colors.
  - c. **Letter return depth:** Not to exceed 7" from the face of the building.
  - d. **Trim cap size:** ¼" for 24" letters and 1" for 36" logo elements.
8. **Lighting:**
  - a. All signs shall be 30ma low output neon with no exposed tubing.
  - b. All signs to be U.L. listed.

S I G N C R I T E R I A

**WSPCO**  
ELECTRONIC SIGNS

Drawing Number  
**21573**  
Sheet 5 of 15

Revisions:



Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

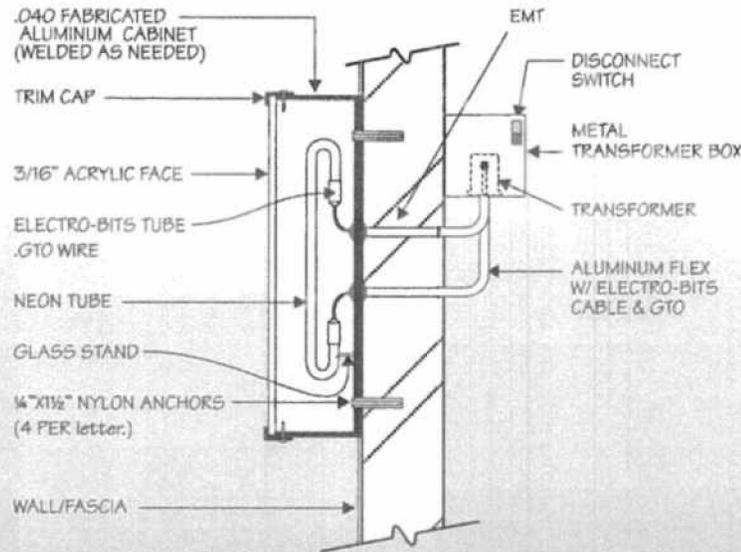
Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_ Account Mgr.: E. Ganser  
Designer: Lisa T. \_\_\_\_\_ Scale: As Shown Date: 05/22/06

**National Sign**  
A MANUFACTURING CORPORATION  
4881 Marbles Street, Chino, CA 91710  
Tel: 909-591-4242 Fax: 909-591-5358  
E-mail: info@natsign.com



## FACE-LIT CHANNEL LETTERS (TYP.)

G.C to supply primary power source



- |           |  |
|-----------|--|
| Faces:    | Face Lit Channel Letters or Semi-Individual Channel Letters; Acrylic to match approved colors. |
| Trim Cap: | Trim cap to match faces or Corporate colors.   |
| Returns:  | Paint to match faces & trim cap, building or Corporate colors.                                 |
| Logos:    | White Plexiglas face with 3M vinyl films. No color restrictions.                               |

# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## Examples of Tenant Wall Signs



SIGN CRITERIA



Drawing Number  
21573  
Sheet 7 of 15

Revisions:



Client Approval:

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: Account Mgr. E. Corbin  
Designer: Loe... Scale: 1/8"=1'-0" Date: 5/5/2025

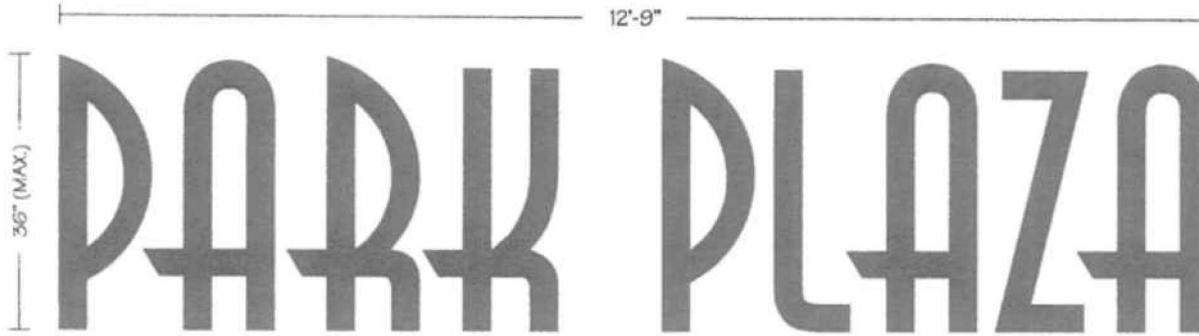
**National Sign & Marketing Corporation**  
4881 Miranda Street, Chino, CA 91710  
Tel: 909.391.4742 Fax: 909.391.1366  
Email: info@national-sign.com



# PARK PLAZA

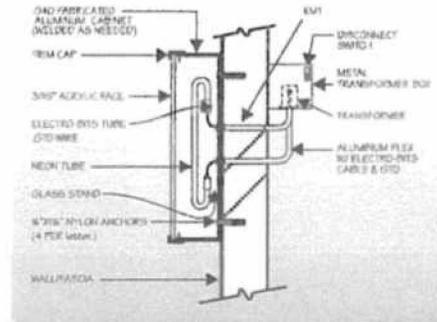
4607 AVENUE "S", PALMDALE, CA 93552

Building ID Signs



### FACE-LIT CHANNEL LETTERS (TYP.)

O.C. to supply primary power source



EAST ELEVATION (BUILDING - D, E & F)

SIGN CRITERIA



Drawing Number  
**21573**  
Sheet 2 of 15

Revisions:



Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_  
Designer: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Date: 5/25/2020

**National Sign & Marketing Corporation**  
481 Marlene Street, Chino, CA 91710  
Phone: 909.391.9142 Fax: 909.391.1366  
Email: info@nmsign.com

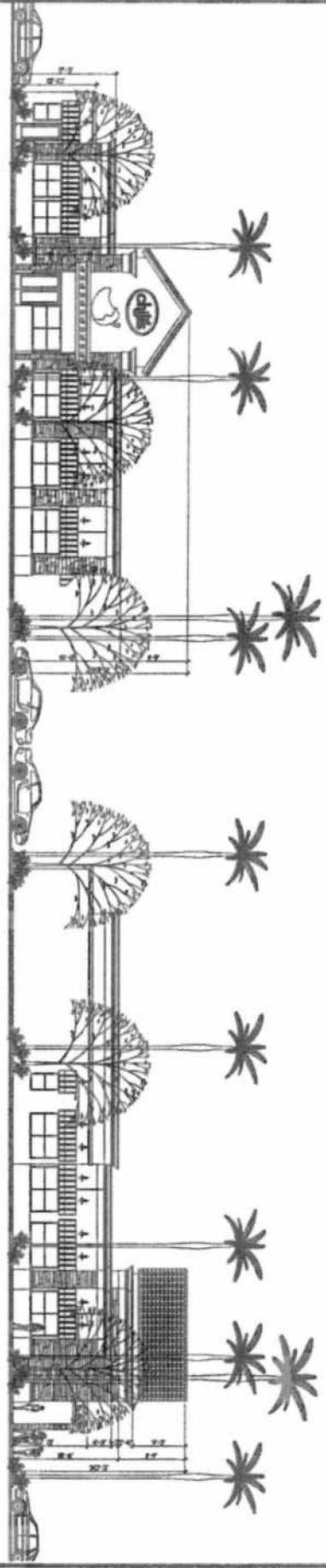


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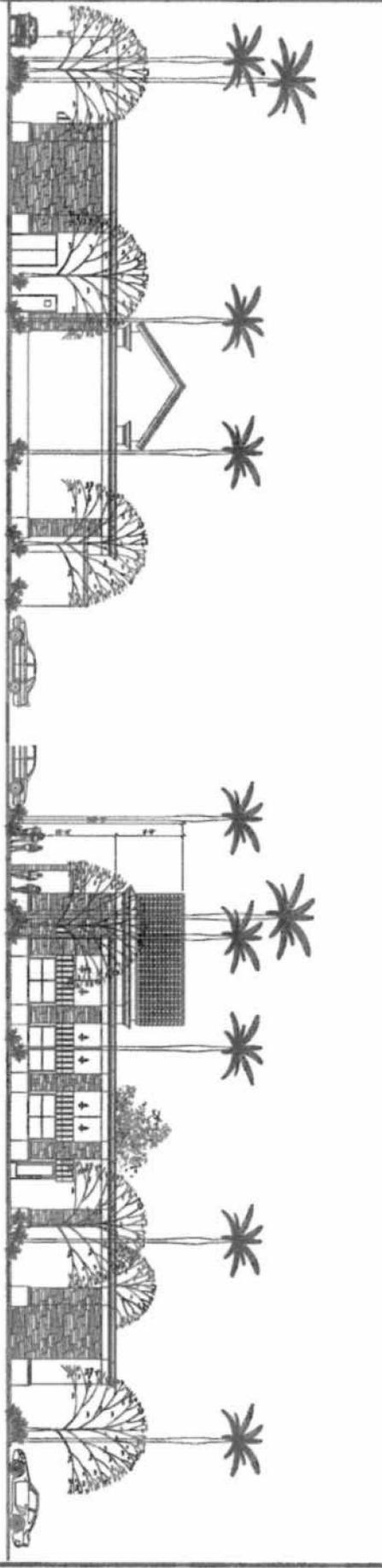
4607 AVENUE "S", PALMDALE, CA 93552

Building "A" (Chili's) Elevations

NORTH Elevation



EAST Elevation



SOUTH Elevation



WEST Elevation

SIGN CRITERIA

**National Sign & Marketing Corporation**  
 4881 Murrieta Street Chino CA 91710  
 Tel 909.591.4742 Fax 909.591.5356  
 e-mail sales@nsmc.net

Project: Park Plaza  
 Address: 4607 Avenue "S", Palmdale, CA 93552  
 Phone: Account Mgr: E. Gardner  
 Designer: Lane S. Scale: Noted Date: 2/5/2022

Client Approval:   
 Date: \_\_\_\_\_

Revisions: \_\_\_\_\_

Drawing Number: **21573**  
 Sheet 9 of 15

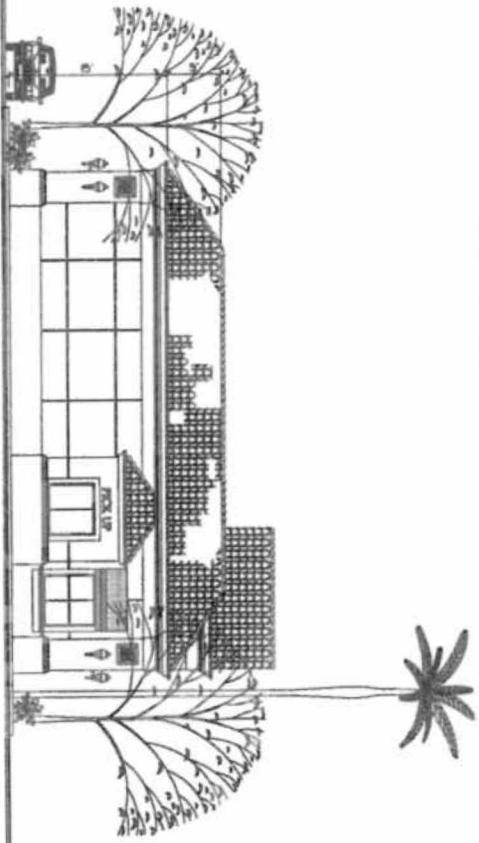
**VISEO**  
 ELECTRONIC SIGNS

# PARK PLAZA

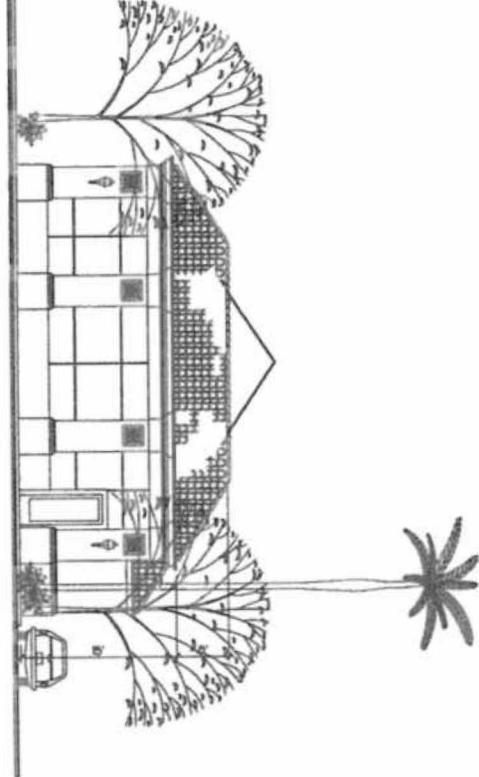
4607 AVENUE "S", PALMDALE, CA 93552

## Building "B" (Starbucks) Elevations

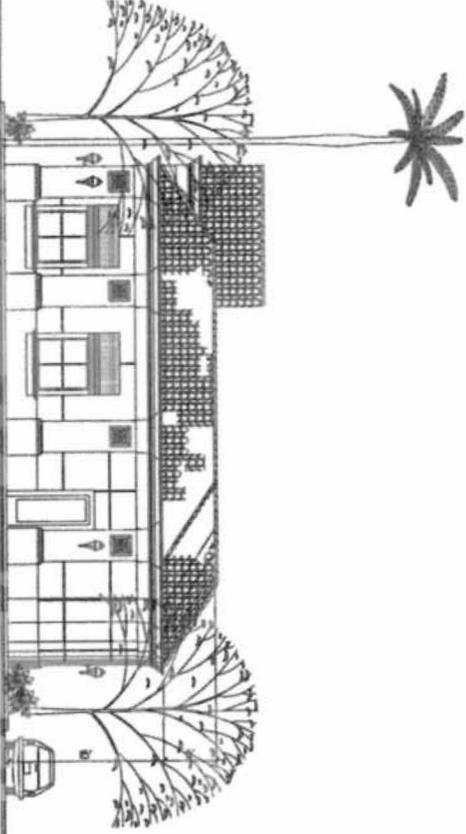
NORTH Elevation



EAST Elevation



SOUTH Elevation



WEST Elevation

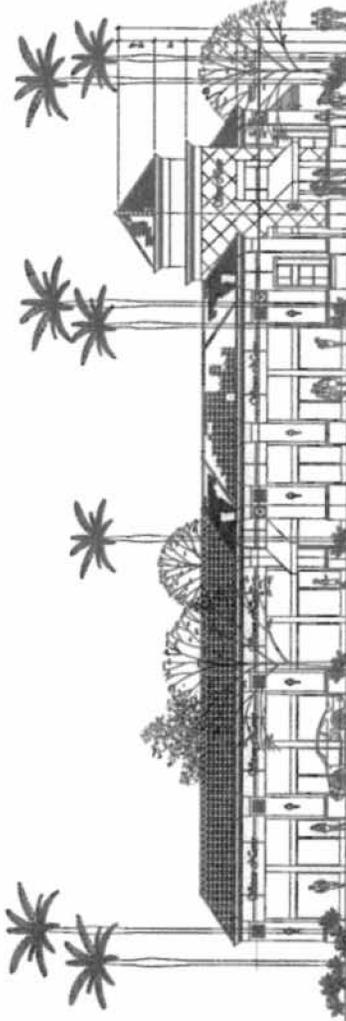
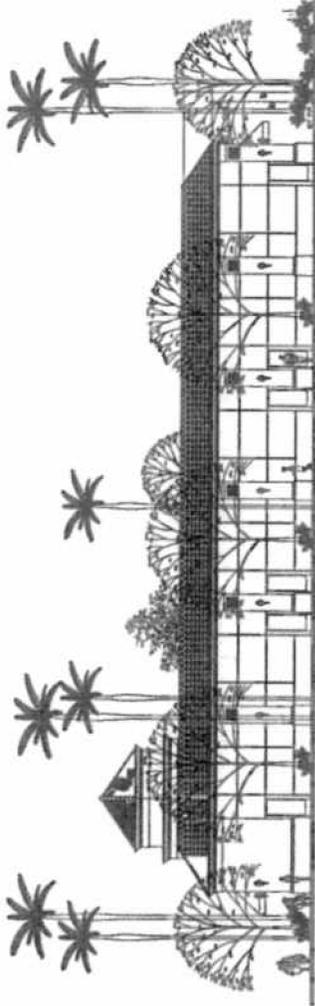
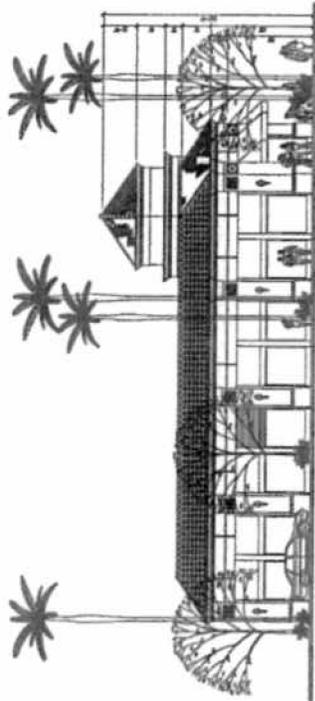


## SIGN CRITERIA

# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## Building "C" Elevations



**WESCO**  
ELECTRONIC SIGNS

Sheet 11 of 15  
Drawing Number  
**21573**

Revisions:



Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_  
Account Mgr: E. G. Baker  
Designer: Lisa T. Baker  
Scale: As Shown  
Date: 5/12/2020

**National Sign**  
& MARKETING CORPORATION  
4881 Marinda Street, Chino, CA 91710  
Tel: 909.391.4742 Fax: 909.391.5366  
e-mail: nsign@nsmc.net



S I G N C R I T E R I A

# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

Buildings D, E & F - Elevations



SOUTH ELEVATION (BUILDING - F)



EAST ELEVATION (BUILDING - D, E & F)

SIGN CRITERIA

**VISO**  
ELECTRONIC SIGNS

Drawing Number  
**21573**  
Sheet 12 of 15

Revisions:



Client Approval:  
Date:

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: Account Mgr. E. Galtier  
Designer: J. C. Scale: 1/8" = 1'-0"  
Date: 2/25/2005

**National Sign**  
& MARKETING CORPORATION  
481 Mariposa Street, Chino, CA 91710  
Tel 909.991.4742 Fax 909.991.3356  
email: sales@nsmc.net

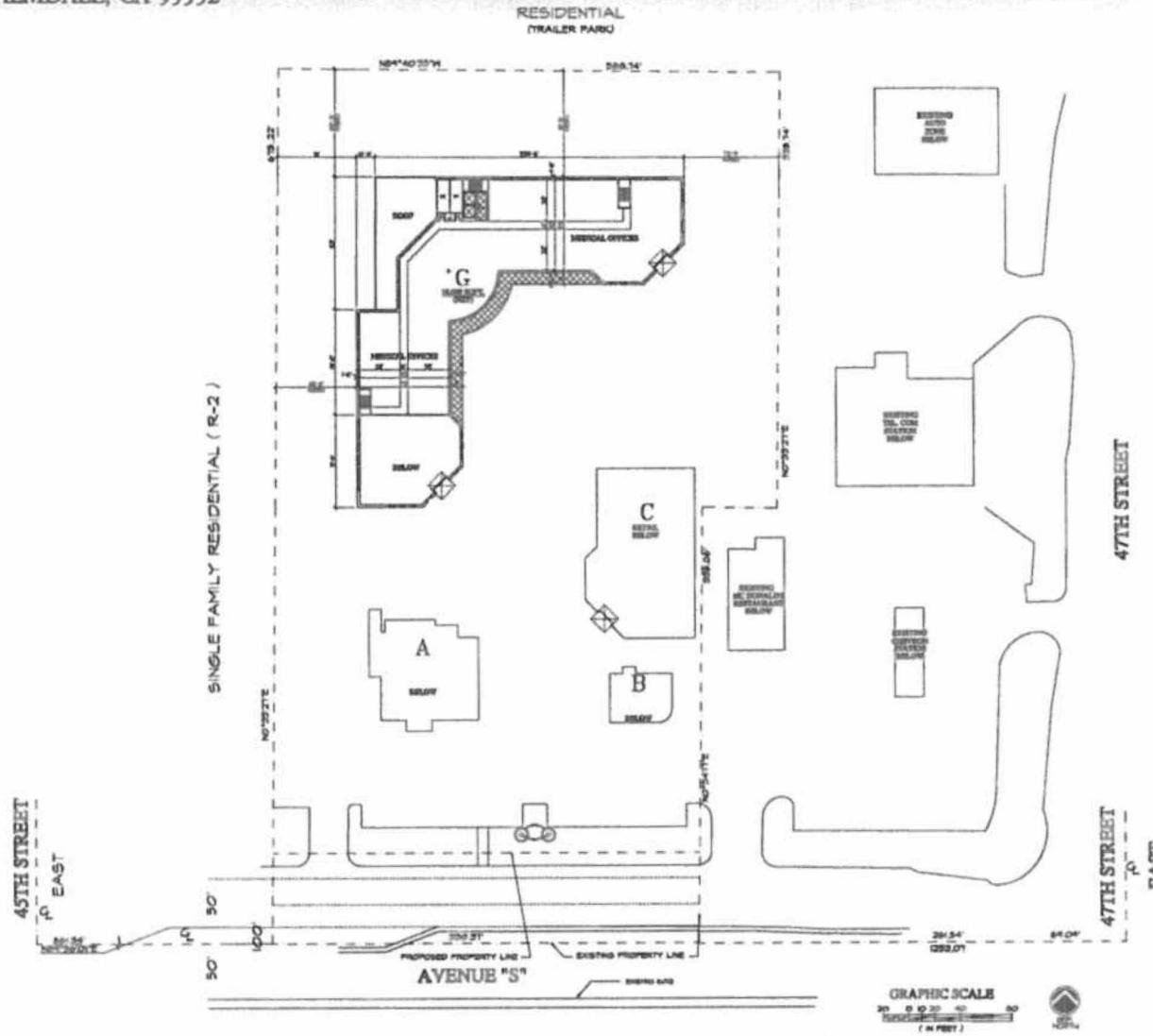




# PARK PLAZA

4607 AVENUE "S", PALMDALE, CA 93552

## Second Floor Site Map



SIGN CRITERIA



Drawing Number  
**21573**  
Sheet 14 of 15

Revisions:

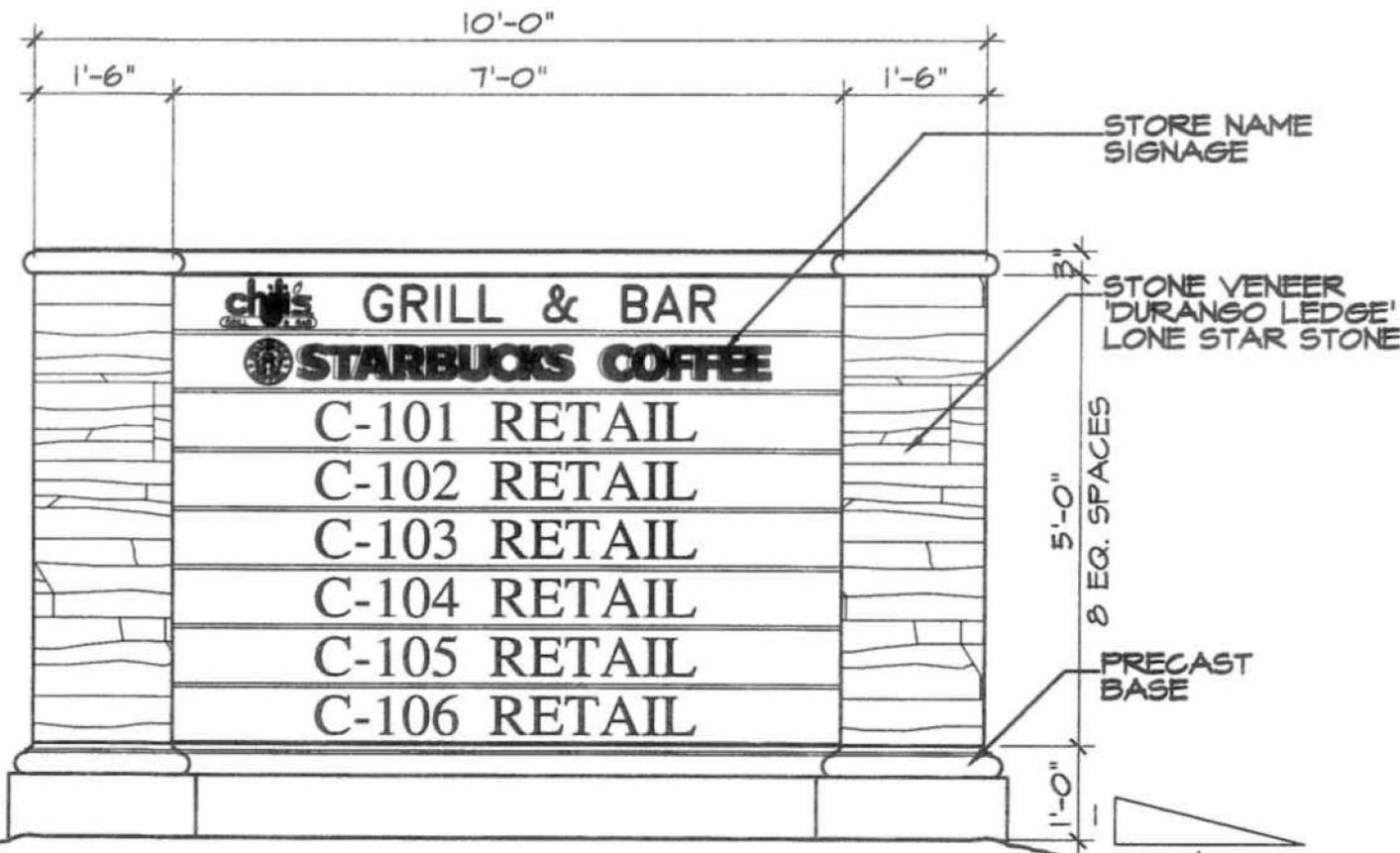



Client Approval:  
Date: \_\_\_\_\_

Project: Park Plaza  
Address: 4607 Avenue "S", Palmdale, CA 93552  
Phone: \_\_\_\_\_  
Designer: Lisa M. Scale, M.S.D.  
Scale: M.S.D. Date: 05/20/2008

**National Sign**  
A MARKETING CORPORATION  
4881 Marqueta Street, Chino, CA 91710  
Tel: 909.591.4742 Fax: 909.591.1308  
e-mail: sales@nsgnac.net

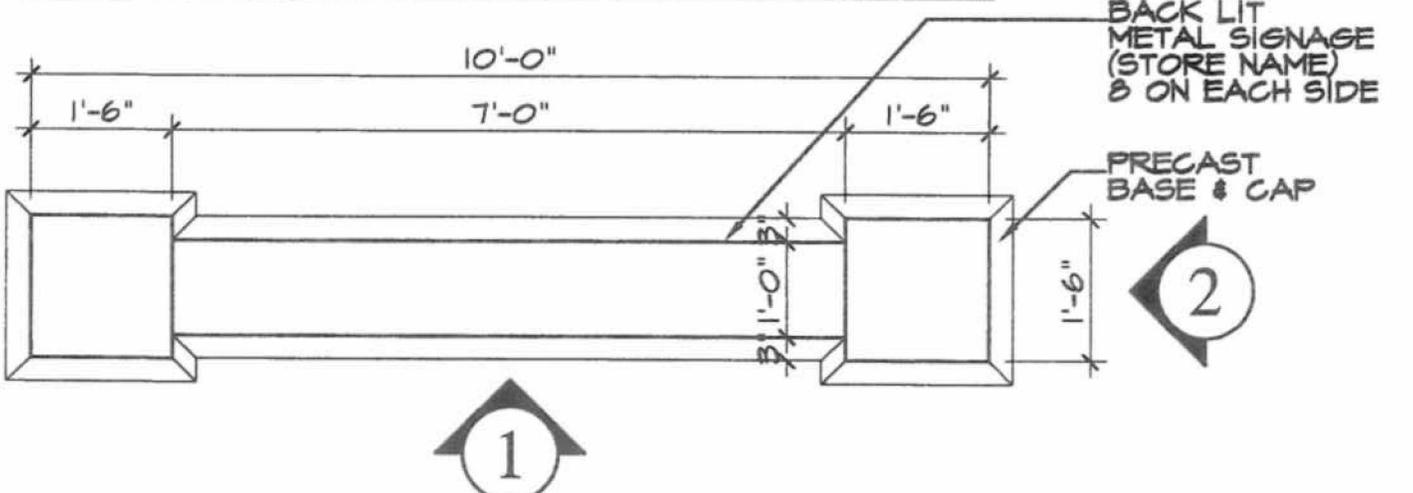




**FRONT ELEVATION**

1

5' X 10' SIGNAGE (50 S.F.), WITH ALLOWABLE 25% FEATURE INCREASE (12.5 S.F.)



**FLOOR PLAN**

1

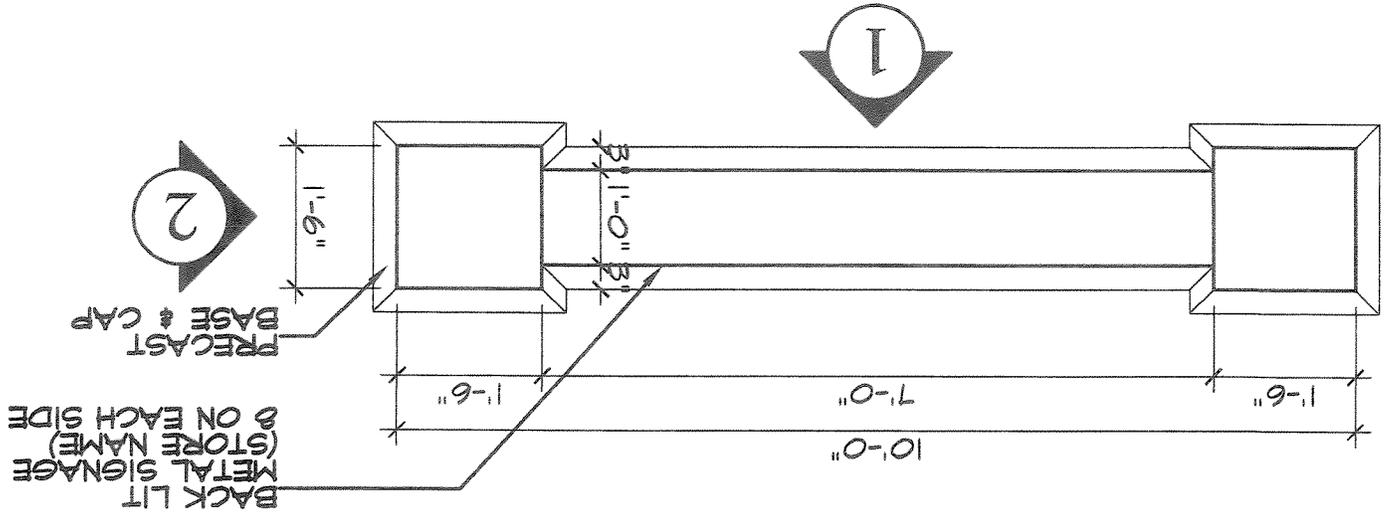
2

**SIGNAGE PLAN**

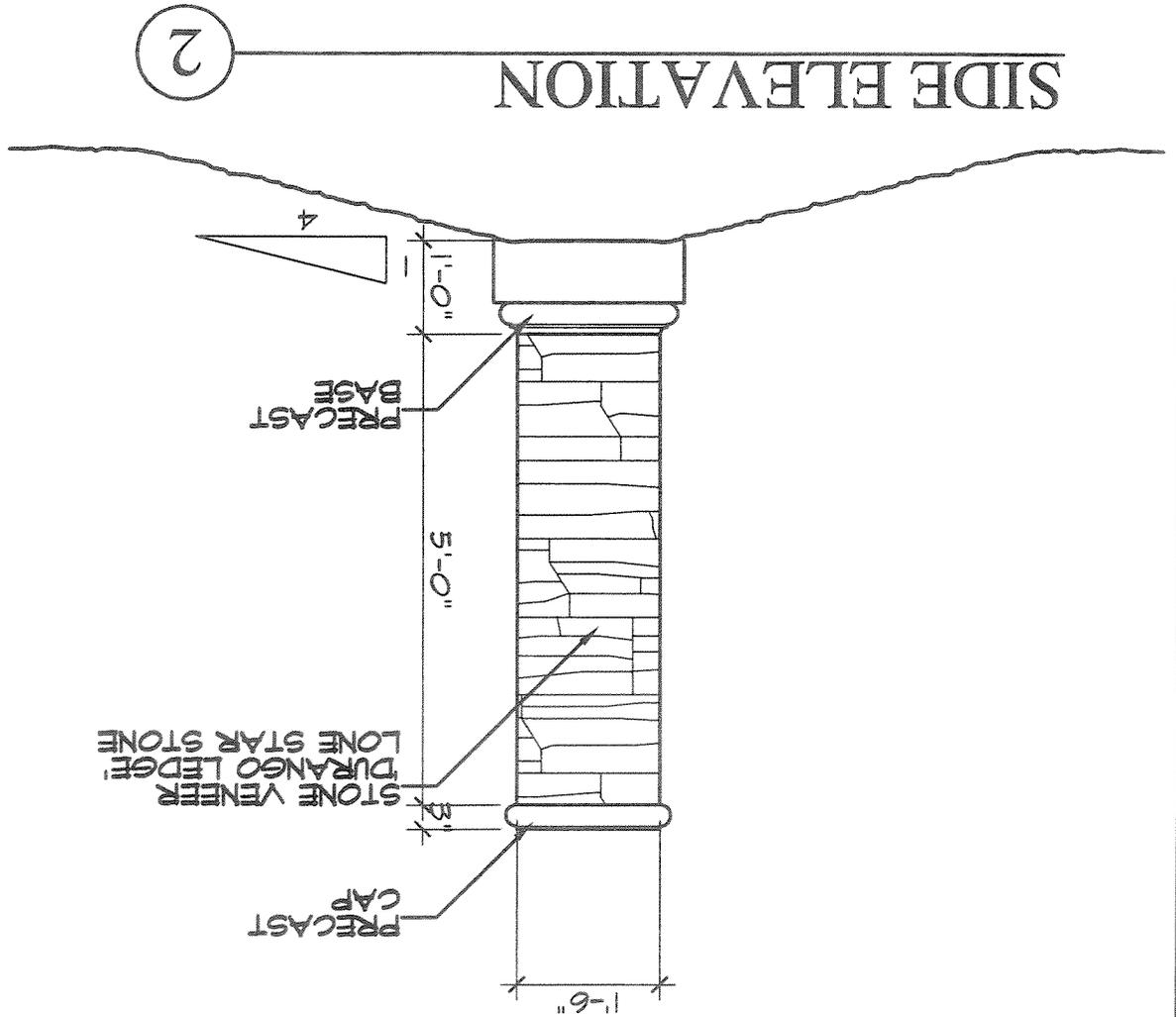
SCALE: 1/2" = 1'-0" **A**

# SIGNAGE PLAN

## FLOOR PLAN



## SIDE ELEVATION



## LAND USES

EXISTING PARCEL NO 2 IS CURRENTLY VACANT, PARCEL 1 ONLY CONTAINS A SINGLE FAMILY STRUCTURE TO BE DEMOLISHED

APN 3023-008-023

APN 3023-008-049

EXISTING USES = ONE SINGLE FAMILY RESIDENCE

PROPOSED USES = RETAIL, RESTAURANTS, COFFEE SHOP.  
MEDICAL OFFICE AND PROFESSIONAL OFFICE SPACE.

GROSS AREA OF PROPERTY 5.6 ACRES = 241,815.6 SQ. FT.

NET AREA AFTER DEDICATION 5.1 ACRES = 218,683 SQ. FT.

OCCUPANCY: B2, B, A3

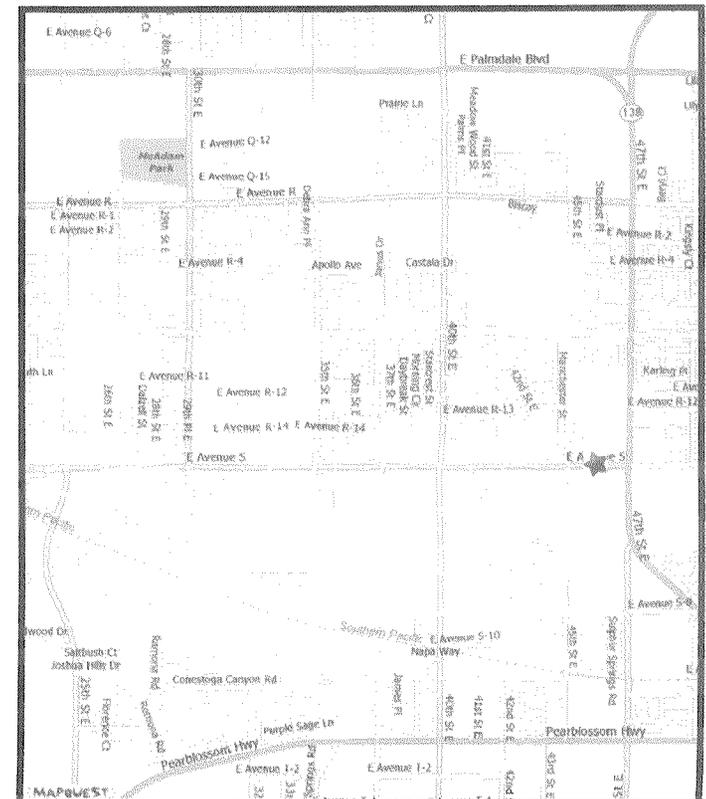
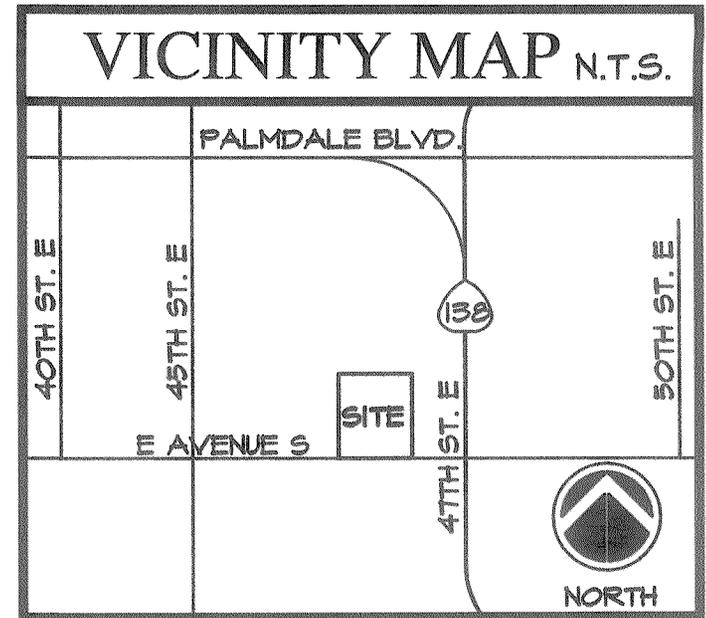
## LEGAL DESCRIPTION

### PARCEL 1:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 33, TOWNSHIP 6 NORTH, RANGE II WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

### PARCEL 2:

THE WEST THREE ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 33, TOWNSHIP 6 NORTH, RANGE II WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.



Jack Hollander & Associates, Inc.

45TH STREET EAST

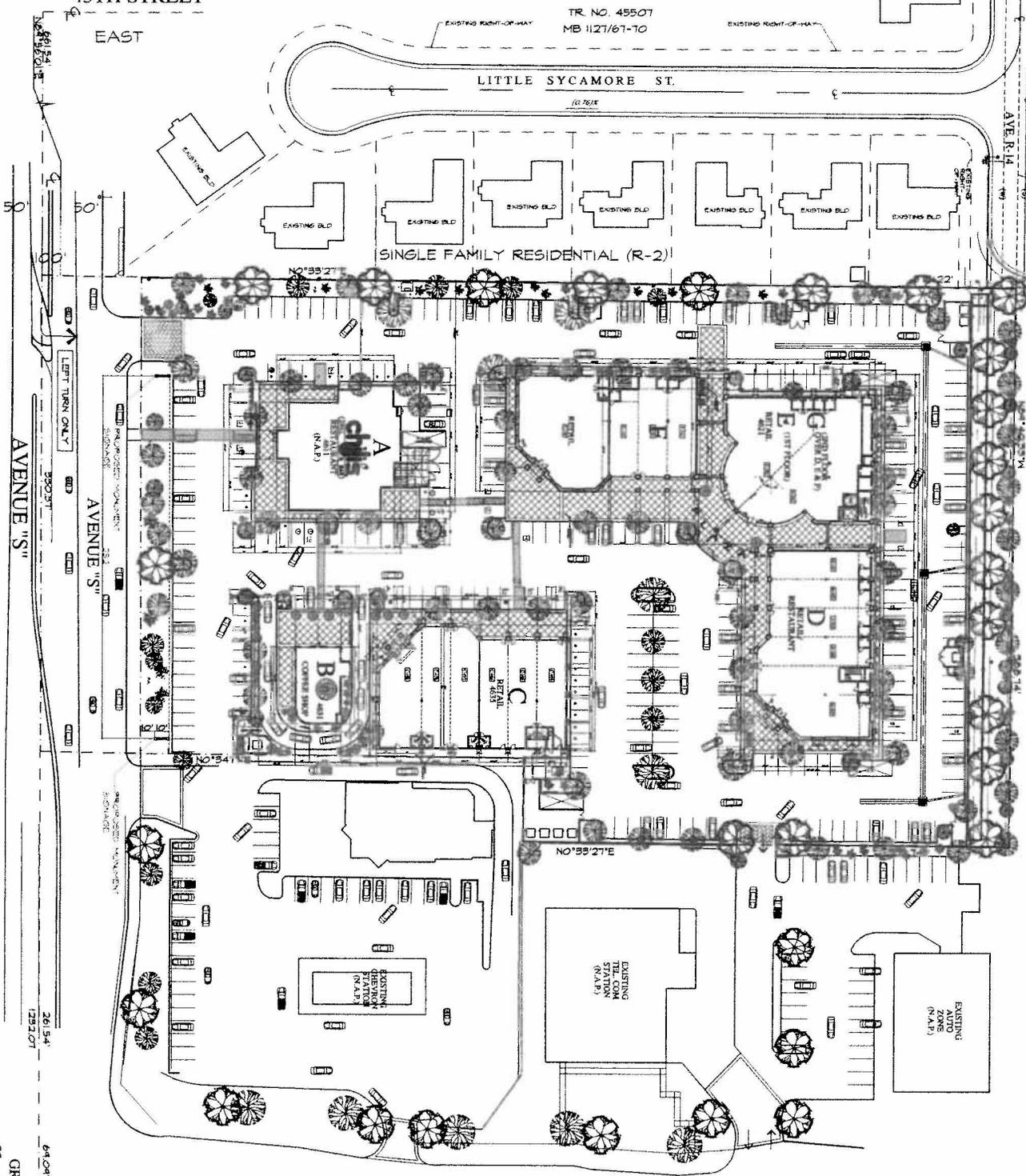
TR. NO. 45507  
MB 1127/67-70

LITTLE SYCAMORE ST.

SINGLE FAMILY RESIDENTIAL (R-2)

APN 5023-006-024

RESIDENTIAL



AVENUE "S"

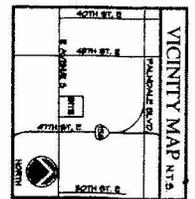
AVENUE "N"

47TH STREET EAST

4611, 4621, 4631 & 4635 EAST AVENUE S  
PALMDALE CALIFORNIA

*Park Plaza*

GRAPHIC SCALE  
20 0 10 20 40  
(IN FEET)



SCALE 1/8" = 1'