

The **MISSION** *Plaza*

S I G N P R O G R A M

801 - 849 W. Palmdale Blvd.
Palmdale, CA 93551

City of Palmdale

Project No. _____
08/01/2008 Rev# _____

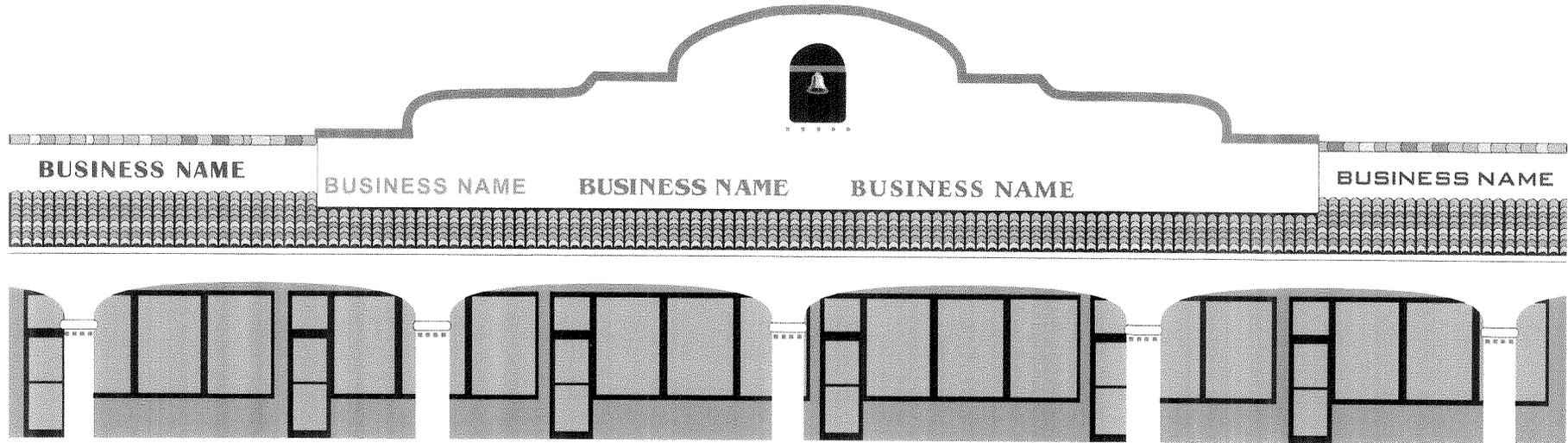
APPROVED
-SUBJECT TO CONDITIONS-
CITY OF PALMDALE
PLANNING DEPARTMENT
Giga Program 08-03
Carlos Contreras
DATE *11/3/08*



23120 Lyons Ave., Santa Clarita, CA
Phone: 661-260-3522 Fax: 661-260-3395
email: sarscv@aol.com www.scvsign.com

MISSION Plaza

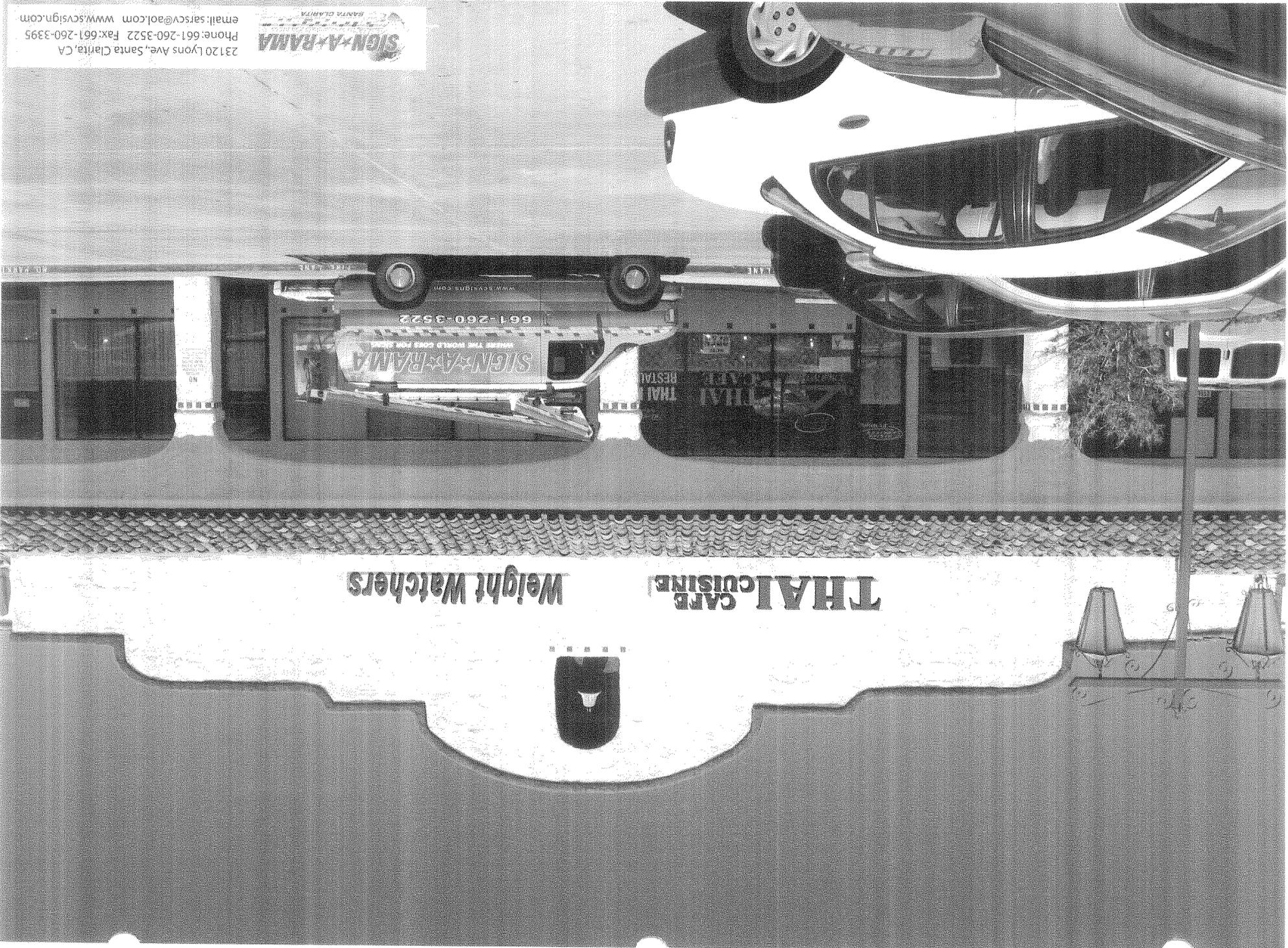
Elevation



23120 Lyons Ave., Santa Clarita, CA
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C/Coreland Companies/Mission Plaza
06/10/08



SIGN-A-RAMA
SANTA CLARITA

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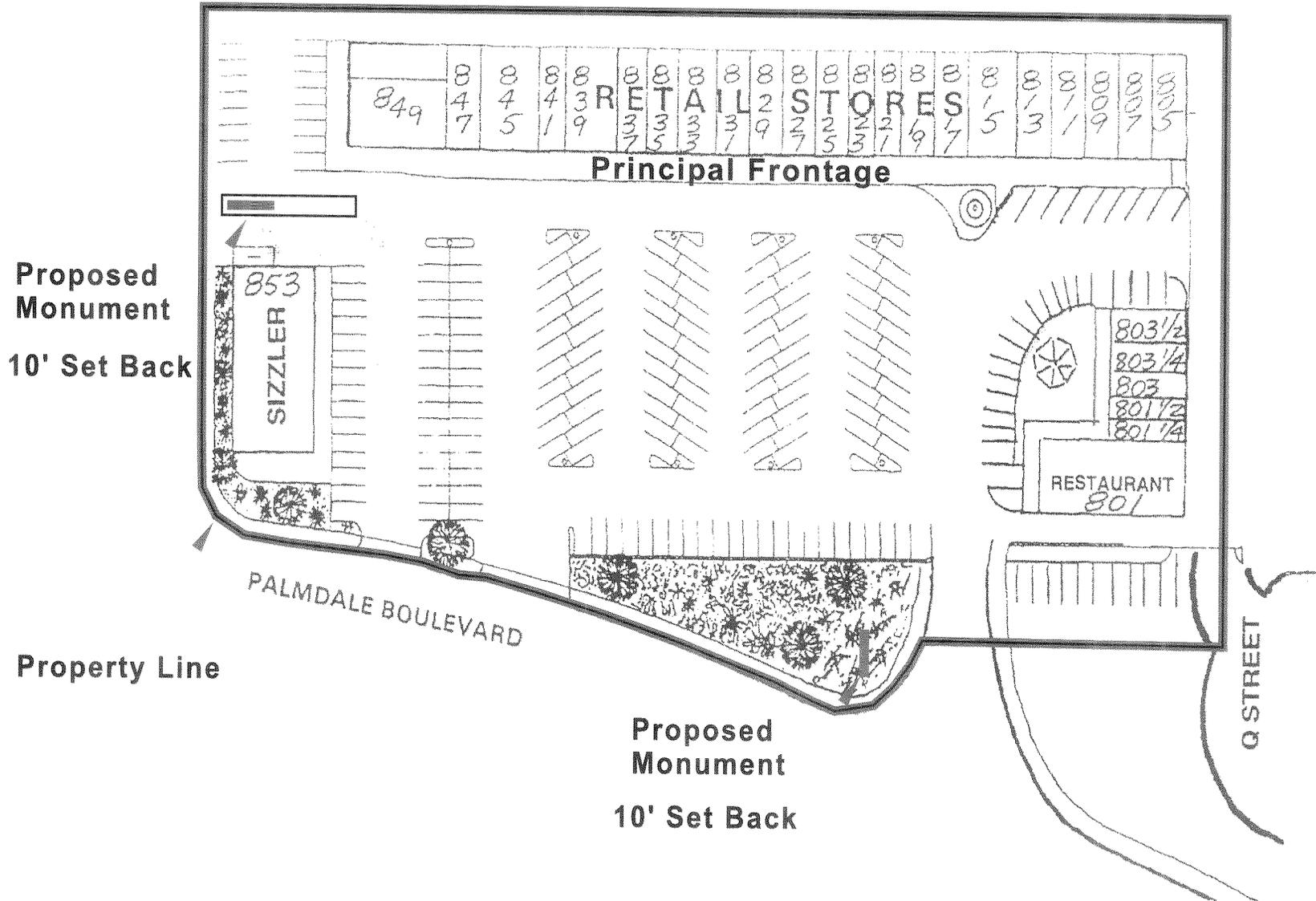
THAI CAFE CUISINE

Weight Watchers



The MISSION Plaza

Site Map



* No Existing Monuments

Not to Scale

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C/Coreland Companies/Mission Plaza
 06/10/08

The purpose of establishing these design guidelines is to ensure that each Tenant sign will enhance the overall appeal and aesthetics of the center making it a more enticing place to visit and shop. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenants should consider some of the following sign treatments:

1.1 ACCEPTABLE MATERIALS, FINISHES AND EMBELISHMENTS

- " Dimensional, geometric shapes or icon representing a tenant's product or service.
- " Metal or Signfoam forms.
- " Painted, polished, etched, or abraded metals.
- " Dimensional letterforms with seamless edges.
- " Opaque acrylic materials with matte finishes.
- " Fauxstone effect finish.

1.2 ILLUMINATION

(a) Illumination for tenant signage can come from one or more of the following acceptable lighting methods:

- " Reverse/halo channel neon.
- " Channel letters with acrylic faces.
- " Silhouette illumination.
- " Fiber optics.
- " Internal illumination.
- " Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- " LED

(b) The following are prohibited:

- " Exposed conduits.
- " Exposed Raceways*
- " Electrified neon attached to glass tubing surrounds or crossbars.
- " Front lighting fixtures that compete with storefront design.
- " External illumination

* Exceptions may be made if there is not sufficient crawl space behind wall.

1.3 SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Landlord prior to fabrication. To assist in achieving a well-balanced blend of color throughout the center, the following guidelines are to be adhered to:

- " Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- " Colors within each sign should be compatible.
- " Sign colors should provide variety and excitement.
- " Color of letter returns should contrast with face colors for optimum daytime readability.
- " Neon colors should compliment related signage elements.

1.4 TYPESTYLES

The use of logos and distinctive tpestyles is encouraged. Tenants may adapt established tpestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by the Landlord. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

1.5 SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in these criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

The fabrication and installation of all signs shall be subject to the following restrictions:

- (a) All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- (b) Sign manufacture shall supply a UL label in an inconspicuous location.
- (c) A manufacturer's label must be affixed and visible, but should be relatively unobtrusive from normal viewing angles and not more than 8 square inches in size.
- (d) Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- (e) When metal elements are used (other than for embellishments or accents), the sign material required is aluminum. You may submit and the Owner may approve alternative metals on a case by case basis.
- (f) All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- (g) All signs shall be fabricated and installed with minimal visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- (h) Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- (i) Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall match exactly the specified colors on the approved plans.
- (j) Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage.
- (k) Letter returns shall be painted to contrast with color of letter faces. Trim cap must match the letter return .
- (l) Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slim line) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- (m) Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

Only those sign types provided herein and specifically approved in writing by the Landlord will be allowed.

The following signs are prohibited:

- " Outdoor advertising or advertising structures.
- " Roof Signs.
- " Freestanding signs, except as provided in this text.
- " Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- " Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited. In no case can banners or any other temporary signage be affixed to vehicles while on the property.
- " Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Landlord approval.
- " Exposed or open neon.
- " Inflatable objects such as oversized humans or animal figures.

4.1 MATERIALS:

A variety of wall signage is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

4.2 COPY

Copy will be limited to Tenant's business name, their logo, and approved icon.

4.3 MAIN SIGN:

ALL BUILDINGS

- (a) All signs will be internally illuminated channel letters.
- (b) One (1) shop tenant sign shall be allowed per elevation facing street.
- (c) The maximum square footage permitted for all wall signs is one and a half (1½) square feet per linear foot of tenant store frontage.
- (d) The maximum sign length for all wall signs shall not exceed 75% of the storefront.
- (e) Single line of copy: The maximum allowable letter height for first letter and logo shall not exceed thirty inches (30"). If letters are all the same size, maximum letter height shall not exceed twenty four inches (24").
- (f) Double line of copy: The maximum allowable height from the top of the first line to the bottom of the second line shall not exceed thirty inches (36") in height.

4.4 MAJOR TENANT: Major tenant signage will be approved by landlord and City on a case by case basis.

4.5 TYPE FACE

Tenant's can use custom type face or standard type face as approved by Landlord.

4.6 COLORS

Tenant's can use custom colors logotype/ colors with Landlord approval.

4.7 WINDOW LETTERING

Attractive window lettering consistent in color and style with tenant's approved signage and the center's overall appearance will be acceptable but limited to 1 permanent non-illuminated window sign not exceeding (4) square feet of area and may not exceed 25% of window area CH.8 Article 88 Section 88.07 (M)(N)

- (a) Hours of Operation: All tenants will be required to post on their windows in vinyl window lettering the hours of their operation. The total area designated for this information is approximately 16" by 16", and should be consistent with tenants' window lettering style and colors. This area is not included in the 35% maximum lettering limit.
- (b) Address: All units will display their address numbers immediately above and centered on the door entrance. Numbers will be in white vinyl, 4 inches tall and using Arial Bold font. This area is not included in the 35% maximum lettering limit.

4.8 TEMPORARY SIGNAGE

- (a) All tenants shall apply for a temporary use permit or special event permit is required by the city of palmdale.
- (b) Grand Opening: New tenants may use temporary "Grand Opening" type signage a maximum of 60 days from certificate of occupancy.

There is a formal process for the creation, review and approval of Tenant signs at Mission Plaza. All Tenants' signage is subject to the Landlord's, or his managing agent's (hereinafter referred to as "Landlord"), written approval. Approval will be granted based on the following:

- (a) Design, fabrication and method of installation of all signs shall conform to this sign program.
- (b) Proposed signage is in accord with signage conditions and conforms with design standards for Center.

*If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the landlord and/or sign consultant and the City of Palmdale's planning dept. for clarification and determination. The Landlord and/or landlord's sign consultant and the City of Palmdale planning dept. together will then approve signage that best meets the intent of the Planned Sign Program.

5.1 SUBMITTAL TO LANDLORD:

Tenant shall submit three (3) copies of detailed shop drawings to Landlord for approval no later than 45 days after full execution of Lease and prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Palmdale Planning and Building Department. Submittals shall include the following:

(a) STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

(b) SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination. If shop drawings are denied, Tenant must resubmit revised plans until Landlord's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Landlord for approval and then submitted to the City of Palmdale, CA for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- i. Encourage exceptional design.
- ii. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- iii. Mitigate problems in the application of this sign program.

5.2 SUBMITTAL TO CITY:

A full set of plans must be approved and signed by the Landlord and/or the Sign Consultant prior to permit application. Tenant or his sign contractor must submit plans to the City of Palmdale, CA, and will be responsible for all applicable applications, permits, and fees from the Planning and Building Departments.

5.3 FINAL APPROVAL

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following have been met:

- (a) An approved set of final drawings reflecting the Landlord's and City's approval shall be on file in the Landlord's office.
- (b) All Sign Contractors must be fully insured and approved by landlord prior to installation naming Landlord as an Additional Insured. Landlord must receive the Sign Contractor's Certificate of Insurance.

6.1 TIME TO START WORK

Tenant's Sign Contractor shall install required signage within 90 calendar days after Delivery of the premises. If signage is not in place by that date, Landlord may, at landlord's sole discretion, order sign fabrication and installation on Tenant's behalf at Tenant's expense, AND Tenant forfeits all rights to any allowance, rent abatement, concession, and/or inducement offered by Landlord specifically to be allocated for Tenant's signage.

6.2 LANDLORD'S CORRECTIVE ACTION

The Landlord may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is not maintained properly in Landlord's opinion or that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

6.3 CHANGES AND MODIFICATIONS

If the Tenant chooses to change or modify his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

6.4 TENANT'S RESPONSIBILITY

(a) Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Landlord, City, UL and the Uniform Electrical Code.

(b) Tenant shall be responsible for the following expenses relating to signage for his store:

- " Landlord's sign consultant fees
- " All permit processing cost and application fees
- " All costs for sign fabrication and installation including review of shop drawings and patterns
- " All costs relating to sign removal, including repair of any damage to the building
- " All costs relating to sign maintenance including but not limited to: ballasts, lamps, wiring, and sign materials.

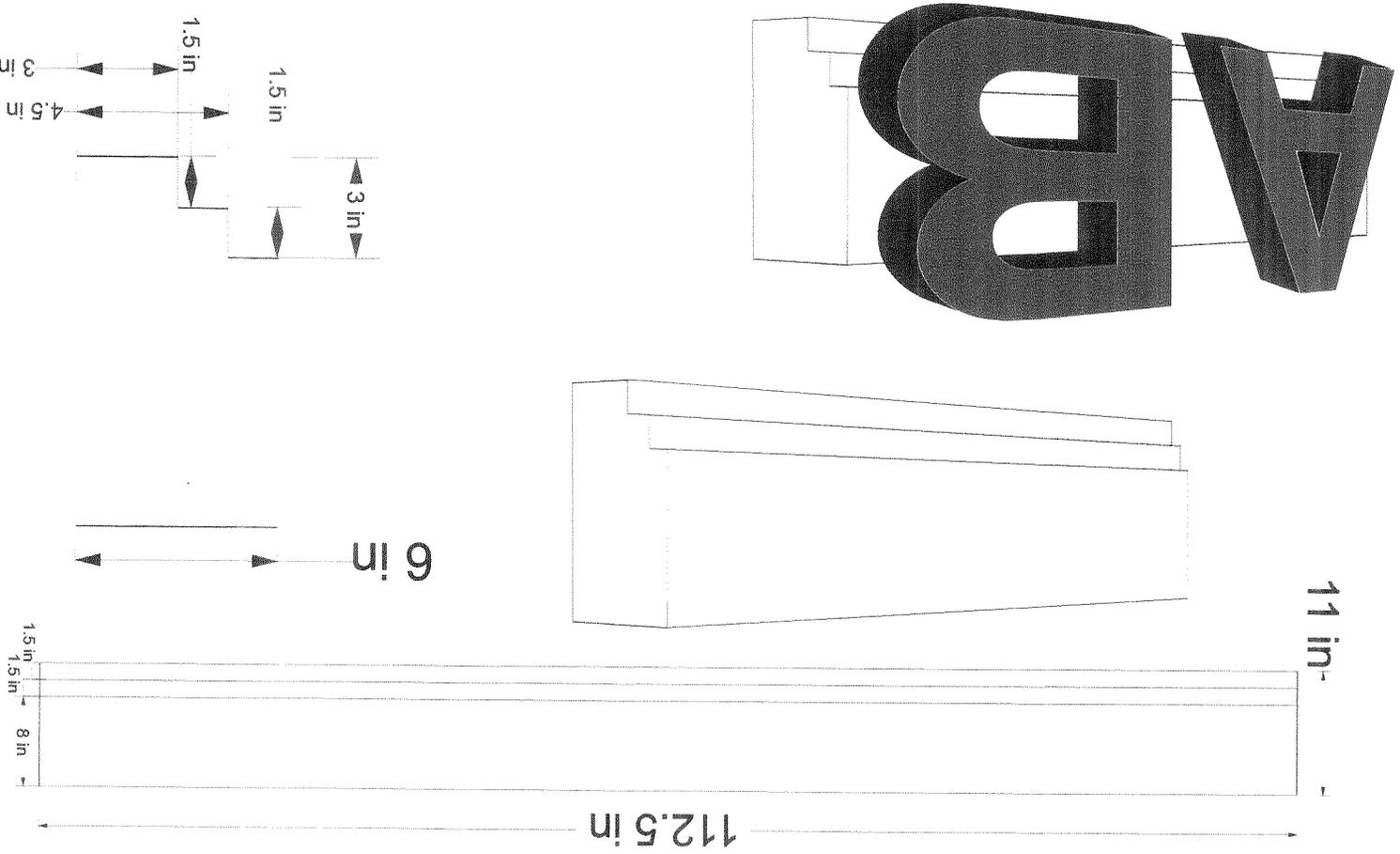
6.5 RESERVATION OF RIGHT TO RENEW, MODIFY, REVOKE, AND ABATE

(a) The City of Palmdale, its elected officials and designated representatives reserve the right to review, condition and abate signage which does not meet the standards and requirements established in chapter 8, article 88 of the City's Zoning ordinance or the criteria as set forth in this sign program.

7. TENANT MONUMENT SIGNS

(a) Tenant monument signs are provided for and will identify the tenants of " Mission Plaza ". Due to the amount of tenants at Mission Plaza, there may not be enough room on the tenant monument sign for each and every tenant. The landlord/owner will decide which tenants will be identified on the monument sign and which panel(s) they will occupy. All tenants shall refer to their lease for clarification. Eligible tenants will be responsible for the cost of adding their business name to the tenant monument sign and will be required to obtain landlord/owner approval on the design prior to fabrication of said tenant monument panel.

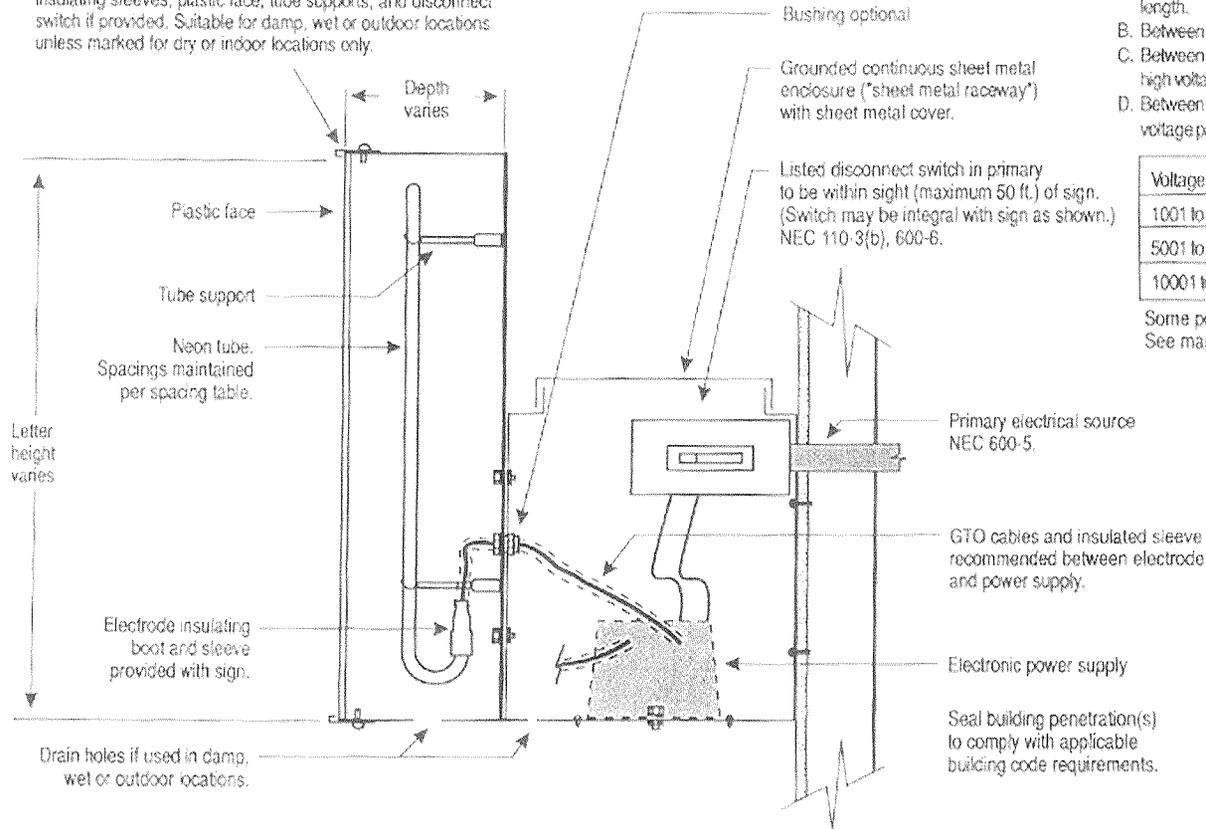
Raceway Must be painted to match building



Raceway with channel letters example:
BUSINESS NAME

MISSION Plaza Channel Letter Installation With Raceway

Listed sign or sign section. NEC 600-3. Consists of channel letters attached to enclosure, power supply, insulating boots, insulating sleeves, plastic face, tube supports, and disconnect switch if provided. Suitable for damp, wet or outdoor locations unless marked for dry or indoor locations only.



SPACING TABLE

- A. Between insulated high voltage wiring and 1) primary wiring and 2) dead metal where dead metal is parallel to the high voltage wiring for more than 1' length.
- B. Between neon tubing and nearest surface.
- C. Between uninsulated high voltage parts and 1) dead metal and 2) insulated high voltage or supply conductors.
- D. Between uninsulated high voltage parts and 1) other uninsulated high voltage parts and 2) uninsulated supply and low voltage parts.

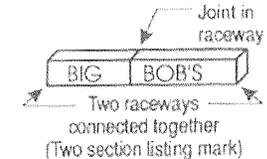
Voltage	A	B	C	D
1001 to 5000	1/2 inch	1/4 inch	3/4 inch	1 inch
5001 to 10000	3/4 inch	1/4 inch	1-1/8 inch	1-1/2 inch
10001 to 15000	1 inch	1/4 inch	1-1/2 inch	2 inch

Some power supply manufacturers require greater spacing. See manufacturer's instructions.

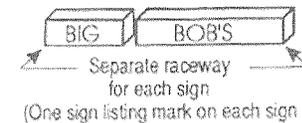
Example "A"
One piece sign



Example "B"
Two piece sign



Example "C"
Two signs



Installation of signs listed per UL48
Note: Installation requirements only.
Manufacturing requirements contained in UL48.

ILLUMINATED CHANNEL LETTER CONTINUOUS RACEWAY INSULATING BOOTS AND SLEEVE

Scale
None

Date: April 1996

IAEI
Dwg. No. UL48-E3B

Listing marks:

Sign or section listing mark.
Required on sign or sections.
See examples A, B, & C.

The first blank space identifies the number of each sign section. The second blank space indicates the total number of sign sections.

LISTED
by qualified electrical
testing laboratory
ELECTRIC SIGN SECTION

NO. XX-123456

□ of □

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* No Existing Monuments on this site

75 in
60 in
15 in

120 in
120 in

MISSION Plaza Monument

C/Coreland Companies/Mission Plaza
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The **MISSION** Plaza

Monument



* Palmdale Blvd.

* No Existing Monuments on this site

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RECOMMENDED FONTS:

Business Name

Futura

Business Name

Helvetica

Business Name

Consort

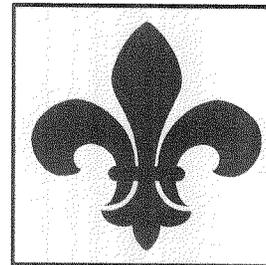
BUSINESS NAME

Architectural

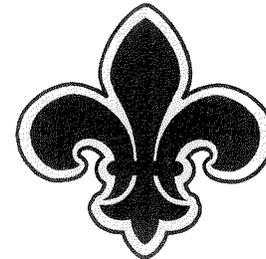
BUSINESS NAME

Italicized Script

LOGO BOXES:

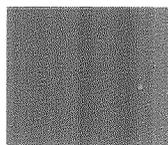


Regular



Die Cut

RECOMMENDED COLORS:



RED



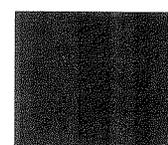
BLUE



GREEN



WHITE



BLACK