

# MERIDIAN PROFESSIONAL CENTER



WEST AVENUE Q • PALMDALE • CALIFORNIA

## SIGNAGE CRITERIA



**DSIGNART**

190 N. Wiget Lane, Suite 275  
Walnut Creek, CA 94598  
Tel. 925 - 933 - 9677  
Fax 925 - 933 - 9784  
E-mail: info@dsignart.com  
Website: www.dsignart.com

|   |          |
|---|----------|
| <b>APPROVED</b>                         |          |
| -SUBJECT TO CONDITIONS-                 |          |
| CITY OF PALMDALE<br>PLANNING DEPARTMENT |          |
| <i>[Signature]</i>                      |          |
| Sign Program 07-03                      |          |
| DATE                                    | 12-27-07 |

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## **General Criteria:**

### **Purpose:**

The Meridian Professional Center Signage Criteria has been established for the purpose of assuring a functional, coordinated graphics program that will provide project and Tenant/Owner identification, while encouraging creativity, compatibility, and enhancement of the project in the City of Palmdale.

### **Design Intent:**

The guidelines of these criteria are designed to complement architectural elements of the buildings and coordinate the type, placement, and physical dimensions of signs within the project thereby appearing as an integral part of the project and not appearing as an after thought.

In cases not covered by Meridian Professional Center Signage Criteria, the prevailing criteria will follow the City of Palmdale Sign Ordinance in force.

### **Approvals and Permit:**

- a) Each Tenant/Owner will be provided with a copy of the Signage Criteria as their first step in obtaining signs within the Meridian Professional Center. Compliance with these signage criteria will be strictly enforced. Any non-conforming or unapproved sign installed by Tenant/Owner must be brought into compliance at Tenant's/Owner's sole expense.
- b) Each Tenant/Owner is required to submit to Meridian Professional Center Owners Association for approval before fabrication, at least four (4) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, and method of attachment.
- c) These criteria shall not imply that any governmental approval will be automatically granted. Tenant/Owner is solely responsible for obtaining any and all required approvals and permits from governmental agencies.
- d) All permits for signs and their installation shall be obtained by Tenant/Owner, at Tenant's/Owner's sole expense prior to installation.

### **General Requirements:**

- a) All signs shall be constructed, installed and maintained at Tenant's/Owner's sole expense.
- b) All signs shall be designed consistent with the City of Palmdale's adopted sign design guidelines for signs.
- c) Tenant/Owner shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Palmdale and Uniform Electric Code.

- d) All signs shall be reviewed for compliance with the above mentioned criteria, as well as overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of Meridian Professional Center Owners Association.
- e) All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc)
- f) Signage should meet all requirements of the State of California and the City of Palmdale.
- g) Sign content shall be limited to business identification signs only; products or service shall not be displayed on any permanent signage.
- h) All exterior signs shall be secured by non-corrosive fasteners.
- i) All exposed fasteners to be painted to match the background surface.
- j) All penetrations of the building structure by Tenant's/Owner'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.
- l) Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's/Owner's responsibility to correct.
- m) Tenant/Owner shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Meridian Professional Center Owners Association 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 end joints shall be finished smooth.
- p) The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

**Administration:**

- a) The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
- b) At the expiration, or early termination of Tenant's lease term, or sale of unit, Tenant/Owner shall be required to remove their signs, cap-off electrical connections, patch the fascia and paint the entire fascia area to match the surrounding areas at Tenant's or Owner's expense within seven (7) days.
- c) Sign contractors shall be advised (by Tenant/Owner) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Meridian Professional Center Owners Association. Any deviation from these specifications may result in the rejection of the sign by Meridian Professional Center Owners Association.
- d) In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Meridian Professional Center Owners Association decision shall be final and binding upon the Tenant/Owner.

**Prohibited Signs:**

- a) No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door.
- b) No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- c) No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- d) No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- e) 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 or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the premises.
- f) Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- g) It is unlawful for any Tenant/Owner to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
- h) Painted wall signs are prohibited.

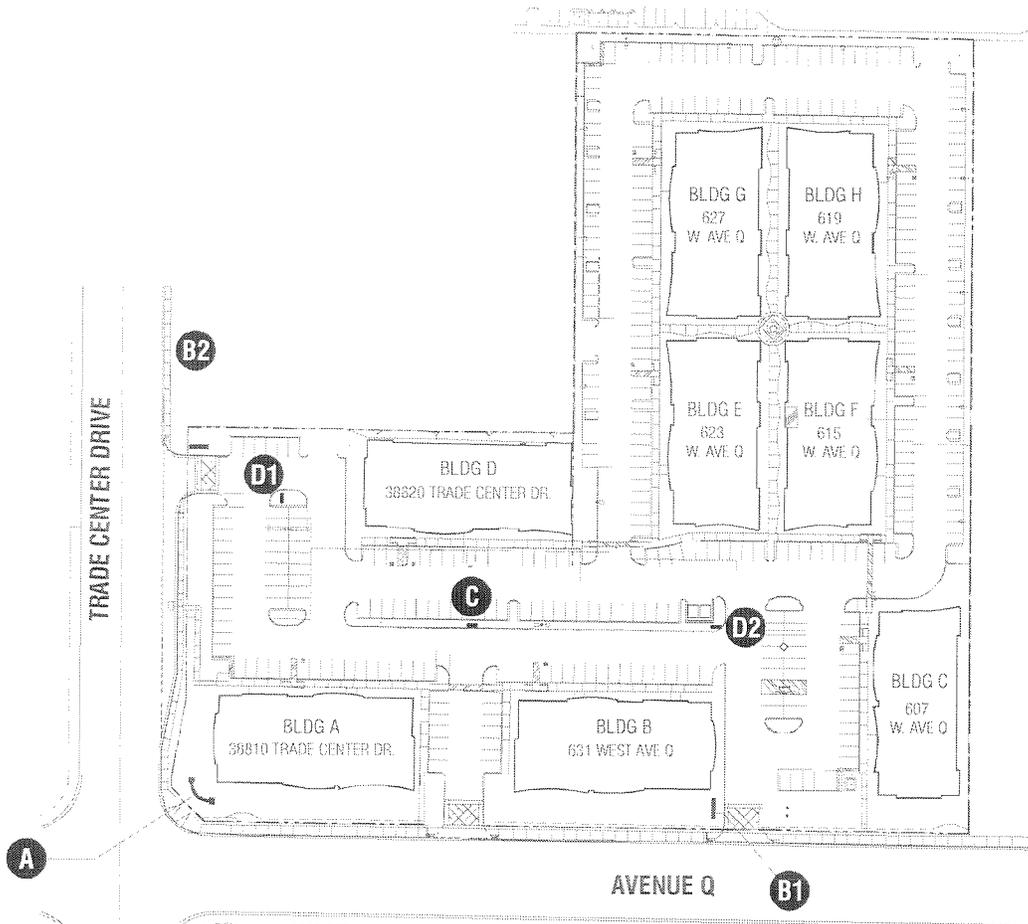
- i) Cabinet wall signs are prohibited
- j) Permanent advertising devices such as attraction boards, posters, banners and flags, except where approved by Meridian Professional Center Owners Association and the City of Palmdale.
- k) Window signs except where approved by Meridian Professional Center Owners Association.

**Temporary Signs:**

All temporary signs shall be approved by Meridian Professional Center Owners Association and shall be consistent with provisions in the City of Palmdale Sign Ordinance.

2. Freestanding Signage

2.1 Freestanding Signage plan



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*[Signature]*  
Sign Program 07-03

DATE 12-27-07

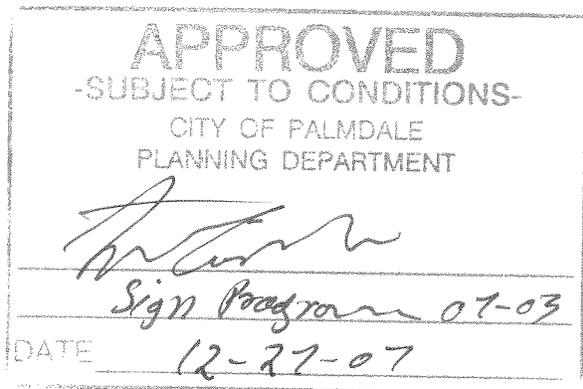
**2.2 Primary Identification Monument Sign (Sign A):**

- Sign Body: One-sided, all aluminum construction curved monument sign, with internal aluminum angle framing and aluminum skin, primed and texcoated to match the building standard color
- Content: Center identification
- Logo: ½" thick disk, painted dark bronze, with vinyl overlay
- Copy: ½" thick letters, painted dark bronze
- Lighting: External illumination by ground lights



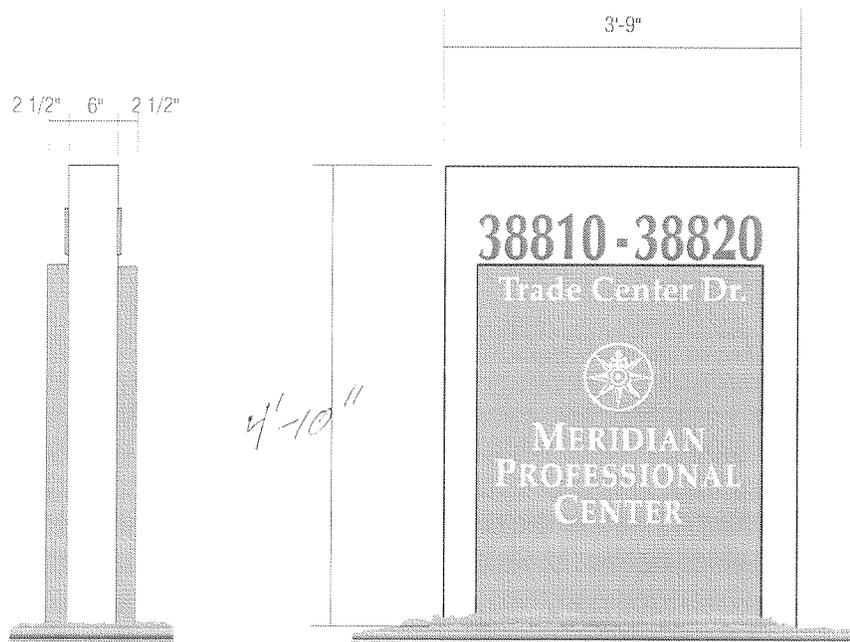
**2.3 Address Monument Sign (Sign Type B1):**

- Sign Body: Two-sided, all aluminum construction with internal aluminum angle framing and aluminum skin, primed and painted to match the building standard color
- Content: Center identification, building addresses
- Address #'s: 1/2" thick letters, painted dark bronze, satin finish
- Logo: Applied vinyl graphics
- Lighting: External illumination by ground lights



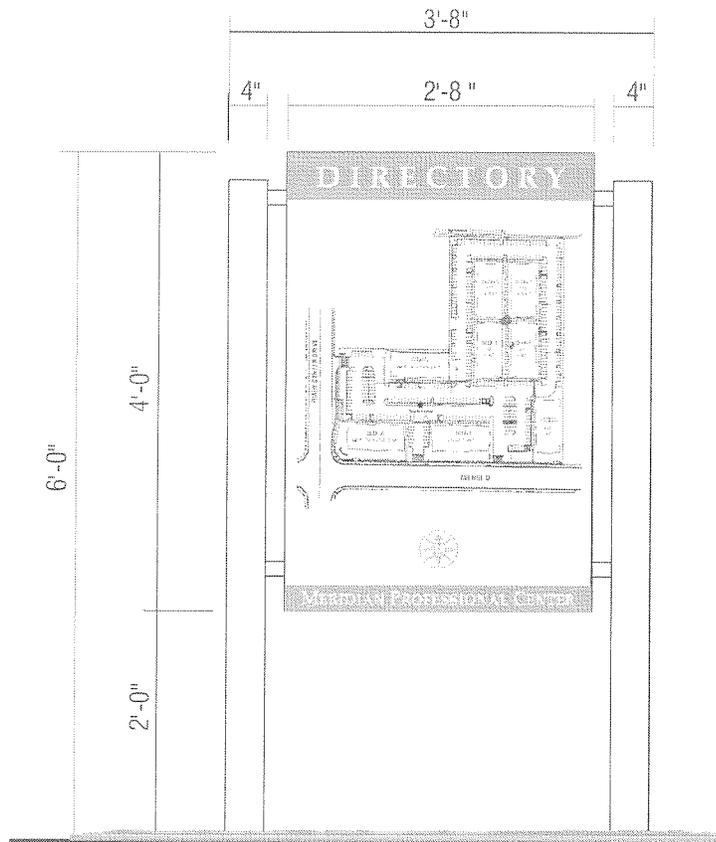
**2.4 Address Monument Sign (Sign Type B2):**

- Sign Body: Two-sided, all aluminum construction with internal aluminum angle framing and aluminum skin, primed and painted to match the building standard color
- Content: Center identification, building addresses
- Address #'s: 1/2" thick letters, painted dark bronze, satin finish
- Logo: Applied vinyl graphics
- Lighting: External illumination by ground lights



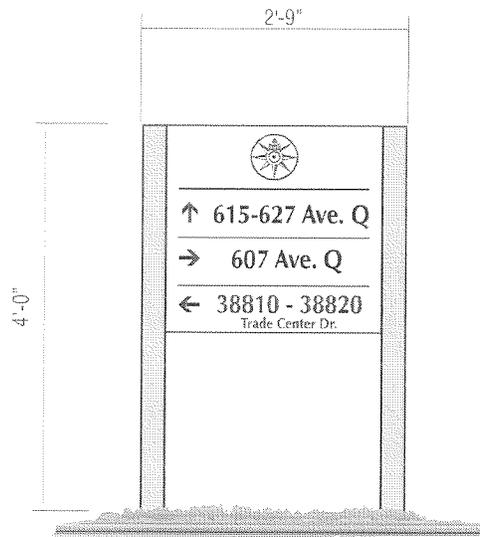
**2.7 Free Standing Directory Sign (Sign C):**

- Sign Body: All aluminum construction, painted to match the building standard colors
- Content: Orientation map and directional information
- Map panel: Aluminum panel with digital print overlay. All maps shall be oriented properly to in relation to their location.



**2.5 Free Standing Directional Sign (Sign Type D):**

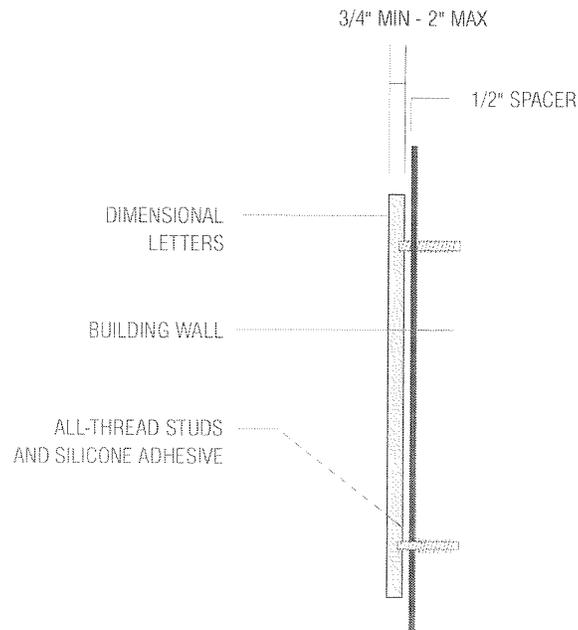
Sign Body: All aluminum construction, painted to match the building standard colors  
Content: Directional information



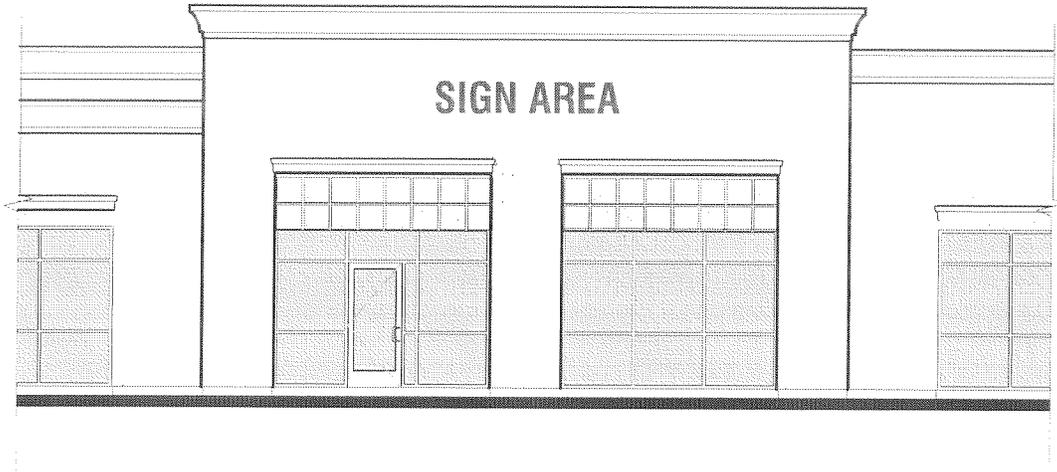
### 3. Owner/Tenant Building Signage

#### 3.1 Signage Specifications

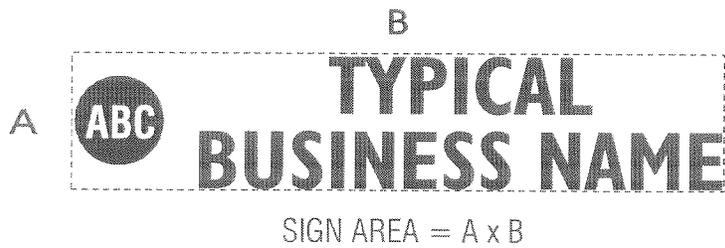
|                  |  |
|------------------|--|
| Qualification:   | All Tenants/ Owners qualify for wall signage.<br>Only the Tenants/Owners in buildings A, B, C and D, leasing or purchasing 50% or more of building lease space are allowed external illumination for the street facing elevations. Light fixtures must be approved by architectural committee. |
| Quantity:        | Up to two (2) signs per Tenant/Owner (No more than one sign per section of frontage occupied by such tenant)   |
| Construction:    | Individual dimensional letters (thickness 3/4" min - 2" max).  |
| Content:         | Owner/Tenant business name   |
| Copy Height:     | Not to exceed 18" in height. Stacked copy not to exceed 30" overall  |
| Logo/Icon        | Not to exceed 24" in height.   |
| Sign Length:     | Not to exceed 20 feet or 75% of fascia onto which is sign mounted, whichever is less   |
| Sign Area:       | 2 sq.ft. for every lineal foot of business frontage, not to exceed 50 sq.ft.   |
| Colors/Finishes: | Colors to match 3M#220-69 Duranodic or 3M#220-120 Silver.  |
| Logo/Font:       | Owner/Tenant are allowed to use their own logo/font  |
| Illumination:    | Some tenants may qualify for external illumination by downlights (see above)   |



### 3.2 Signage Area



Sign area shall be measured by one rectangular shape that will encompass all graphics components of the display.



### 3.3 Door Signage

|                      |  |
|----------------------|--|
| <b>Construction:</b> | Self adhesive vinyl graphics                                     |
| <b>Content:</b>      | Address number / Owner/Tenant business name, hours of operations |
| <b>Size:</b>         | Overall size not to exceed two (2) square feet                   |
| <b>Copy Color:</b>   | Applied white vinyl copy   |
| <b>Quantity:</b>     | One sign per Owner/Tenant front entrance door                    |
| <b>Illumination:</b> | None   |

