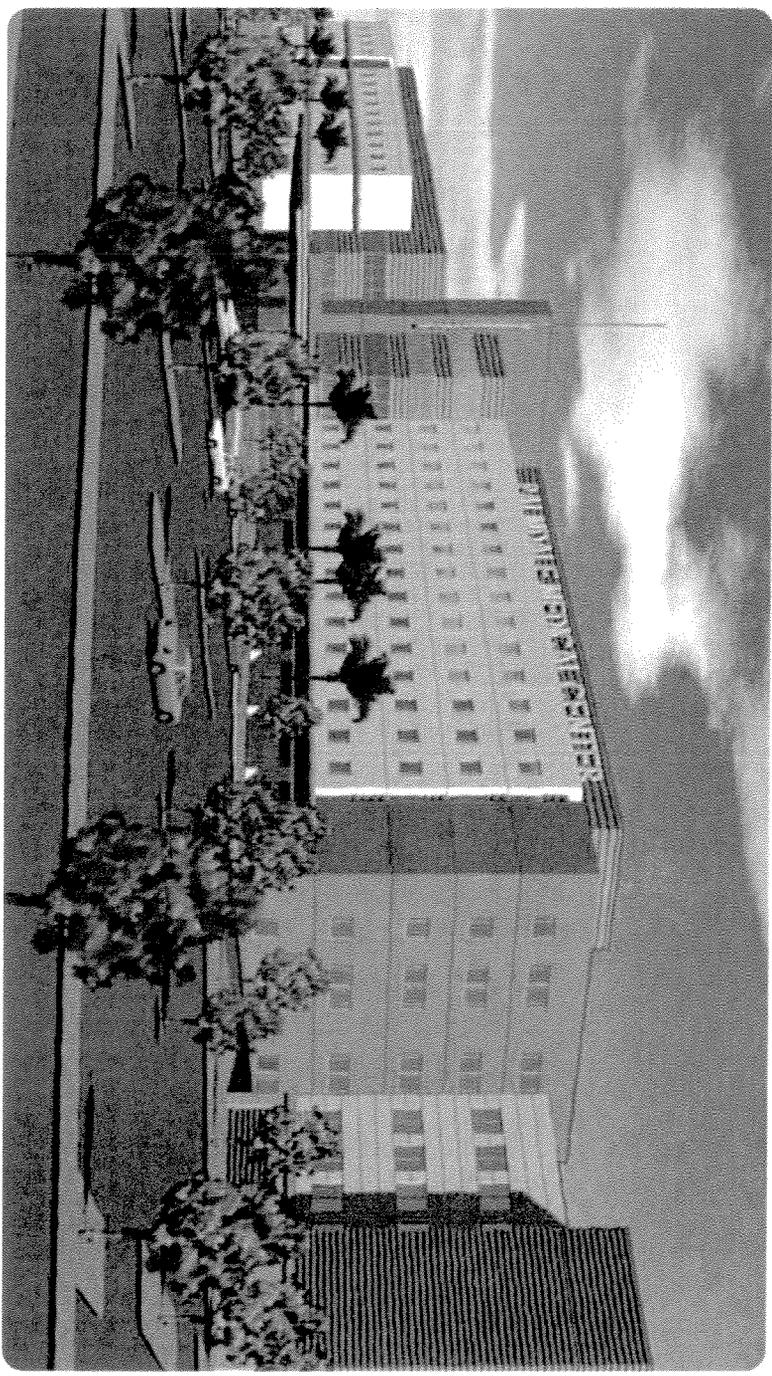


**PALMDALE REGIONAL
MEDICAL CENTER**

PLANNED DEVELOPMENT
SCHEDULE TEAM



HIKS | EGD

07960-008

04/2/09

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Site Plan SPP2a
Sign Location Plan SPP3a

OVERVIEW

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Building Mount Sign Overview SPB1a
M.O.B. Bldg Mount Sign Overview SPB2a

SIGN TYPES

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E2 Secondary Campus Identification SPE2a
E3 Building Entrance Identification SPE3a
E4 Primary Directional SPE4a
E5 Secondary Directional SPE5a
E6 Tertiary Directional SPE6a
E7 Signature Identification SPE7a
E8 Canopy Identification SPE8a-E8b

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER:



Universal Health Services, Inc
367 South Sulphur Road
King of Prussia, PA 19406
T: 610.768.3300

ARCHITECT



HKS Architects, Inc
1919 McKinney Ave
Dallas, TX 75201
T: 214.969.5359
F: 214.969.5357



HKS JOB NO
07980.008

DATE

21 APRIL 2009

TABLE OF
CONTENTS

SHEET

SPTOCa

GENERAL INFORMATION

ADDRESS: 38600 MEDICAL CENTER DRIVE, PALMDALE, CA 93551-4248

ASSESSOR'S PARCEL NO.

PLANNED DEVELOPMENT NO.

LEGAL DESCRIPTION

04-03
LOTS 1, 2, 3, 4, 5, AND 6, OF TRACT NO. 4187A, IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1029, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THE WESTERLY 7 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 15, 1855 AND AS SHOWN IN EXHIBIT B OF GRANT DEED RECORDED MAY 15, 2003, IN INSTRUMENT NUMBER 2003-1401579 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

CURRENT ZONING:
CURRENT LAND USE:

OFFICE COMMERCIAL C-2 W/ CONDITIONAL USE PERMIT
HOSPITAL

SITE INFORMATION

GROSS ACREAGE: 3712 ACRES (1,616,945 S.F.)
HOSPITAL / M.O.B.: 3417 ACRES (1,488,619 S.F.)
SENIOR HOUSING: 295 ACRES (128,326 S.F.)

NET ACREAGE: 418 ACRES (181,963 S.F.) (FOOTPRINT) / 11.26% OF SITE
HOSPITAL / M.O.B.

LOT COVERAGE: 8.51 ACRES (370,733 S.F.) / 22.93% OF SITE
HOSPITAL / M.O.B.

LANDSCAPE COVERAGE: 100% OF SITE - MINIMAL NATIVE PLANTS
EXISTING: 18.63 ACRES (811,655 S.F.) / 50.19% OF SITE
PROPOSED: 14.31 ACRES (623,343 S.F.) / 39.55% OF SITE
SITE PAVING

BUILDING SETBACKS:

FRONT: 30 FT.
INTERIOR SIDE: 20 FT.
SIDE STREET (CORNER): 20 FT.
REAR: 20 FT.

MODIFICATIONS:

MINOR MODIFICATIONS TO THE SIGN PROGRAM SHALL BE MADE BY THE CITY OF PALMDALE PLANNING DEPARTMENT THROUGH ADMINISTRATIVE APPROVAL AND APPROVAL OF SIGN PERMITS. THE PLANNED DEVELOPMENT MAY BE MODIFIED SUBJECT TO THE CITY PLANNING DIRECTOR TO ACCOMMODATE MINOR REVISIONS IN SIGN LOCATIONS AS NECESSARY

PALMDALE REGIONAL MEDICAL CENTER
PLANNED DEVELOPMENT SIGN PROGRAM



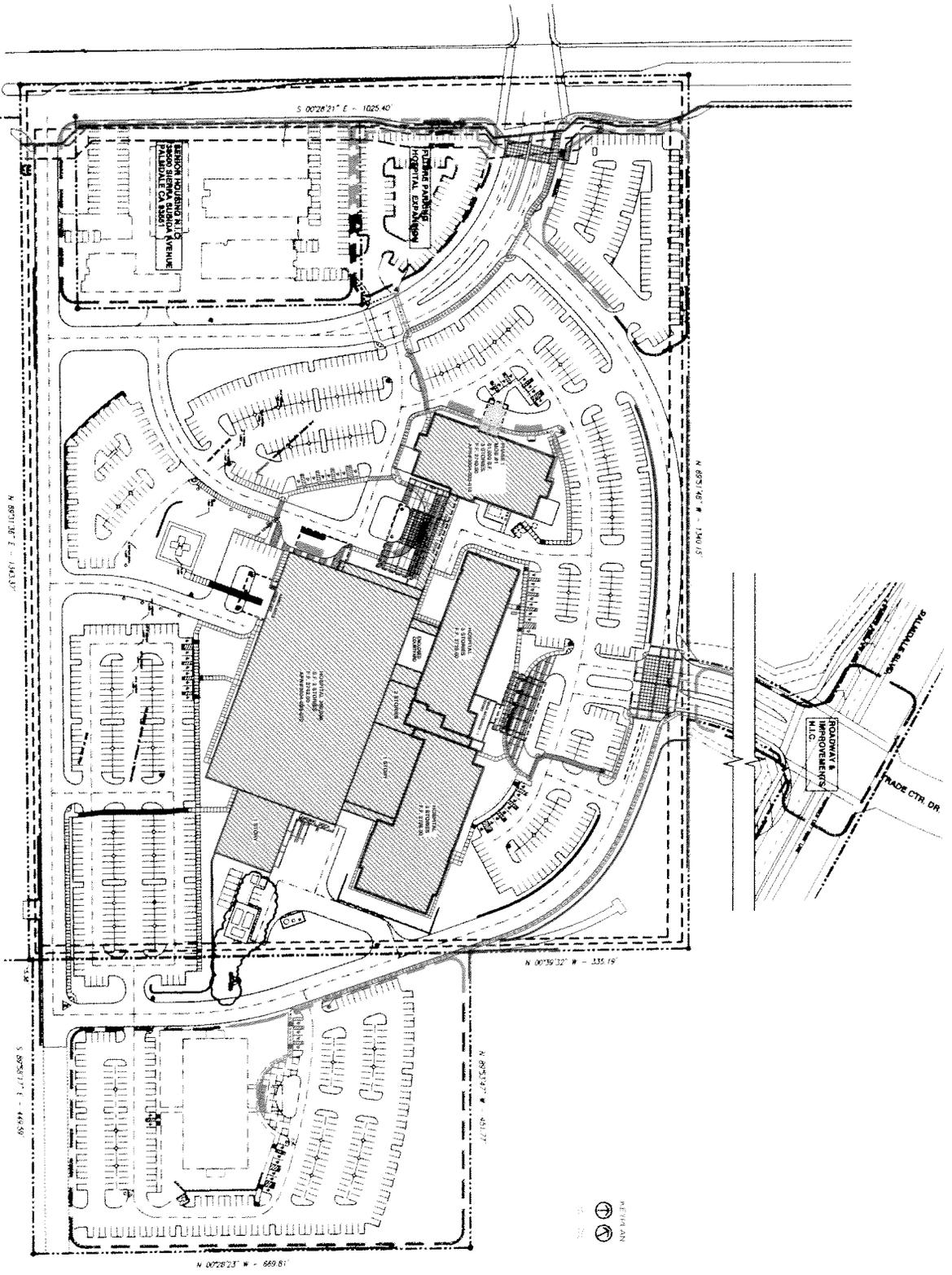
OWNER
Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
E: 610.768.3300



ARCHITECT:
HKS Architects, Inc.
1919 McKinney Ave.
Dallas, TX 75201
T: 214.969.5599
F: 214.969.3397



DATE: 21 APRIL 2009
HKS JOB NO: 07980.008



Scale: 1" = 150'-0"

SHEET **SP.P2a**

SITE PLAN

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc
367 South Gulon Road
King of Prussia, PA 19406
T 610 768 3300

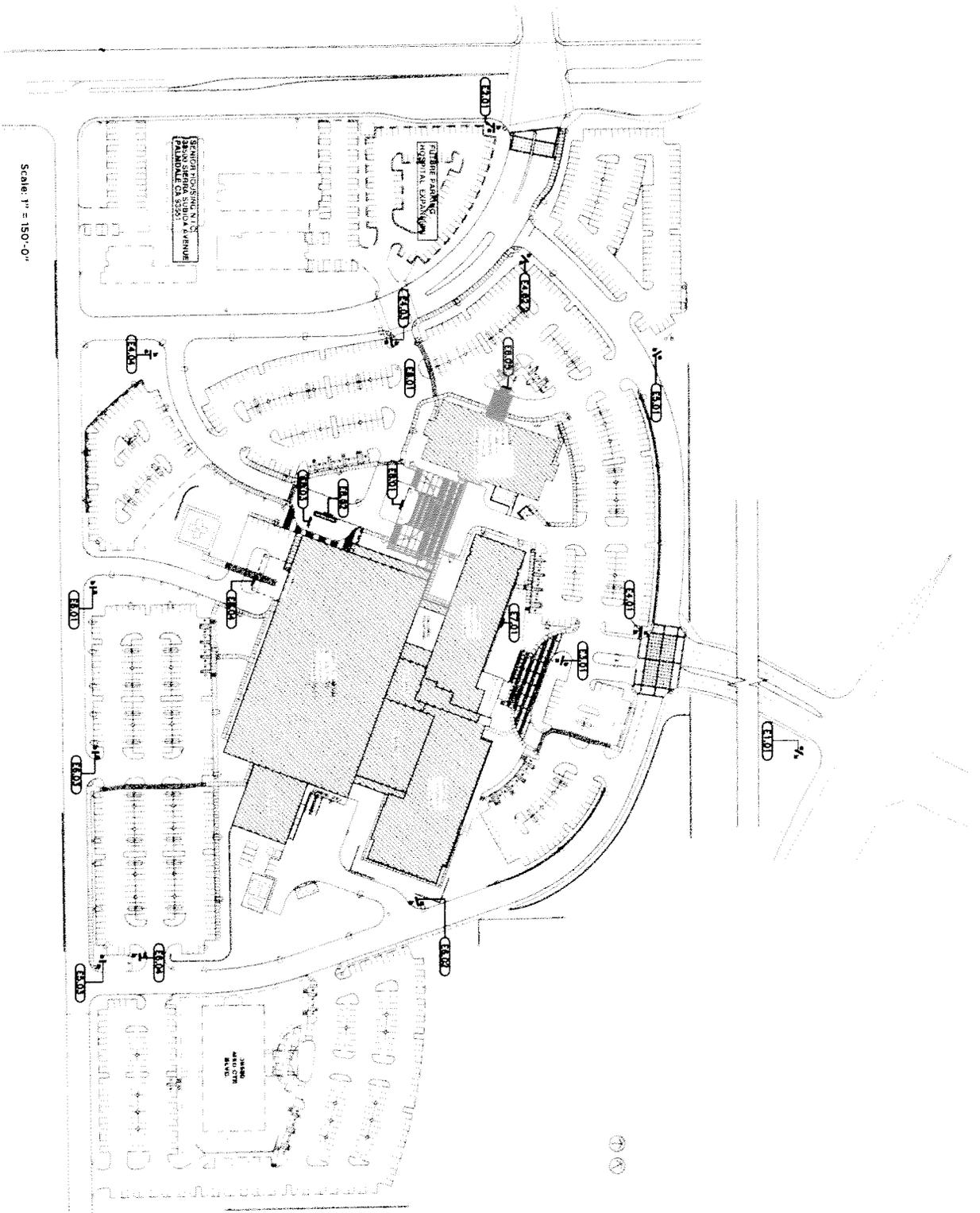


HKS Architects, Inc
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

HKS JOB NO
07980.008

DATE
21 APRIL 2009



**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER



Universal Health Services, Inc.
367 South Gulon Road
King of Prussia, PA 19406
T. 610.768.3300

ARCHITECT



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T. 214.969.6599
F. 214.969.3397

HKS | EGD

HKS JOB NO.
07980.008

DATE
21 APRIL 2009

SIGN
LOCATION
PLAN

SP.P3a

SHEET

Scale: 1" = 150'-0"

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

ARCHITECT



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

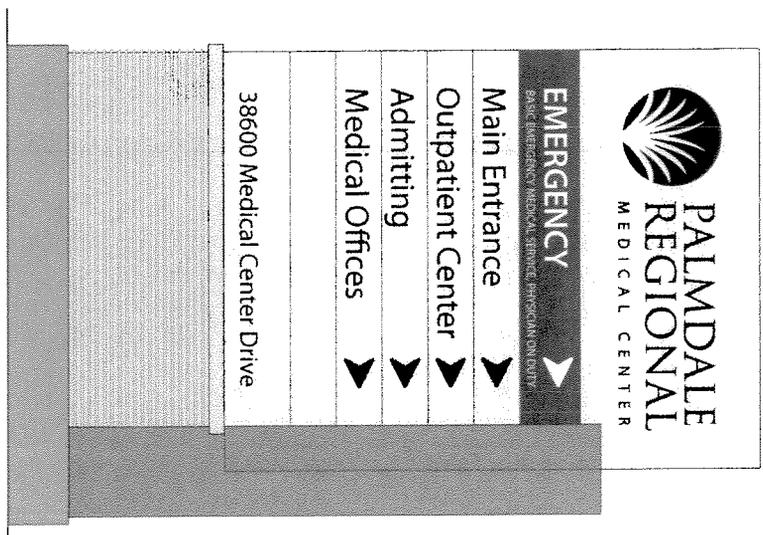
HKS JOB NO.
07980.008

DATE
21 APRIL 2009

FREESTANDING
SIGN OVERVIEW

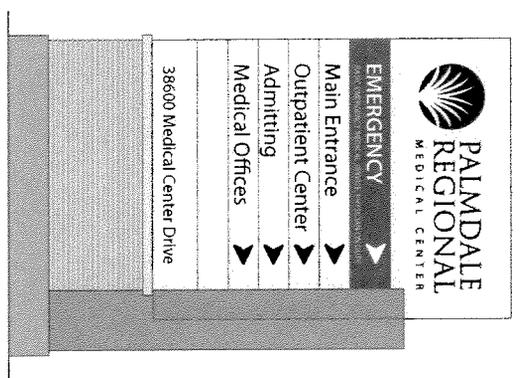
SHEET **SP.M1a**

Primary Campus ID
Sign Type E1



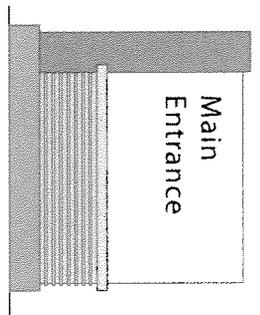
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Secondary Campus ID
Sign Type E2

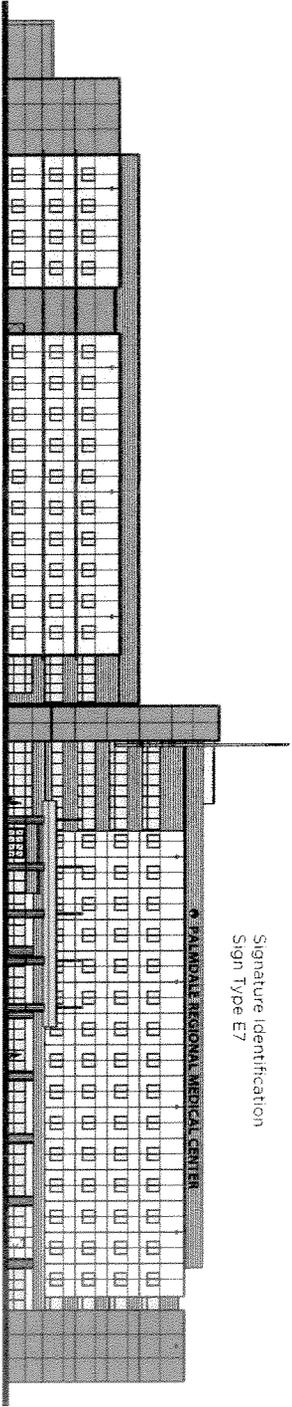


2 Elevation / 1/4"=1'-0"

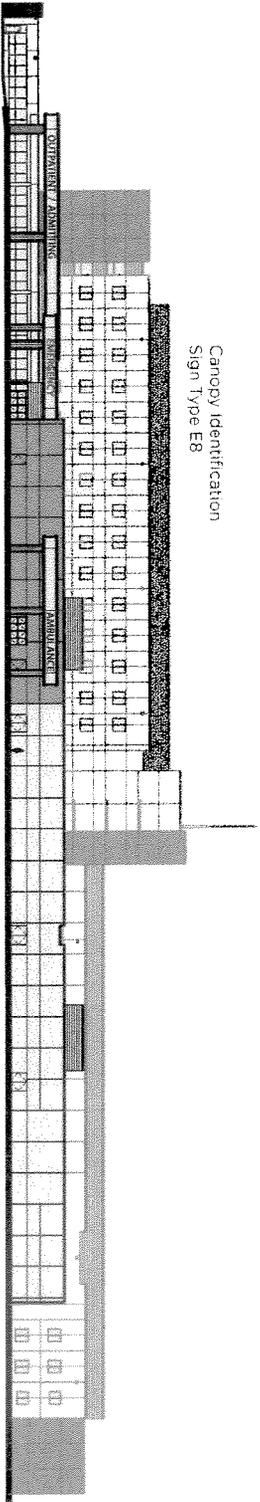
Building Entrance ID
Sign Type E3



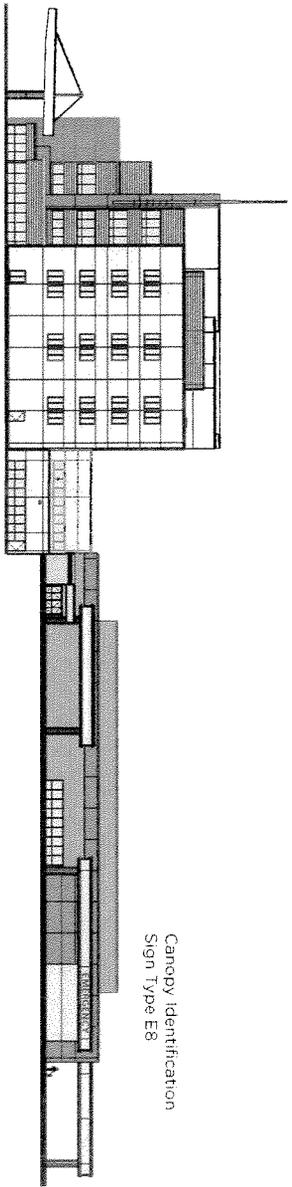
3 Elevation / 1/4"=1'-0"



3 North Elevation /
1"=50'-0"



2 South Elevation /
1"=50'-0"



1 West Elevation /
1"=50'-0"

**PALMDALE
REGIONAL
MEDICAL
CENTER**

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DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Guiso Road
King of Prussia, PA 19406
T 610 768 3300

ARCHITECT



HKS Architects, Inc.
1019 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397



HKS ARCH RD
07980 008

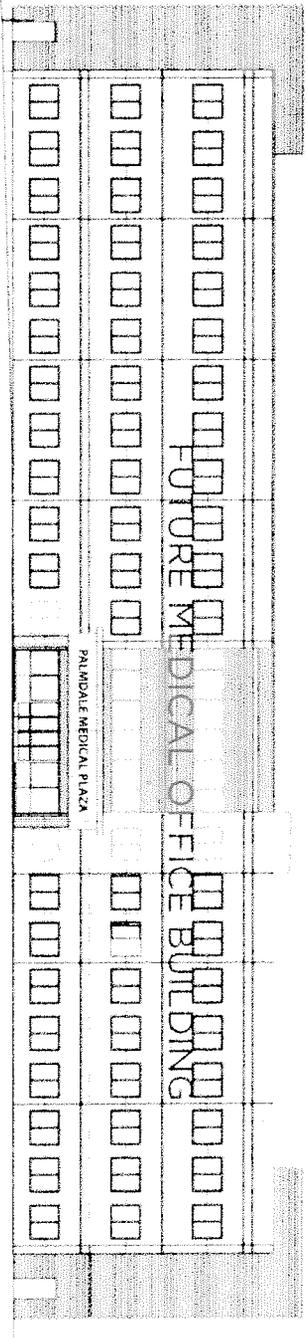
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21 APRIL 2009

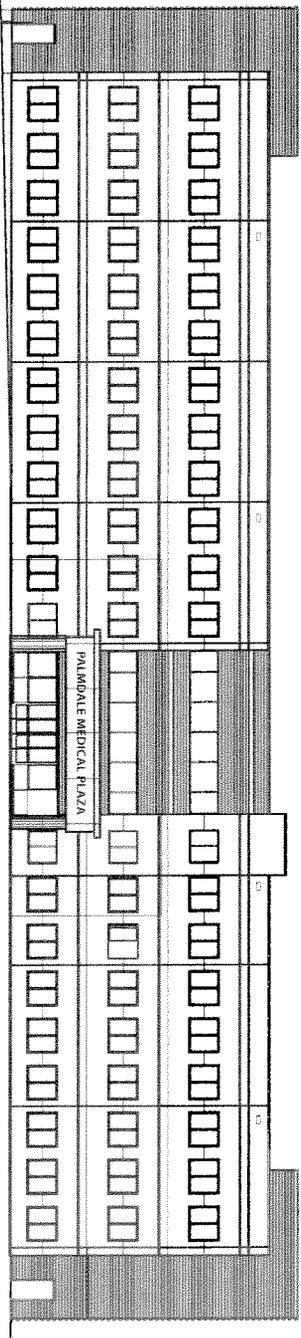
BUILDING MOUNT
SIGNS - OVERVIEW

SHEET

SP B1a



2 North Elevation /
NTS



1 West Elevation /
1"=30'-0"

Canopy Identification
Sign Type E8

**PALMDALE
REGIONAL
MEDICAL
CENTER**

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DEVELOPMENT
SIGN PROGRAM

OWNER



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

ARCHITECT



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5199
F 214 969 3307

HKS | EGD

HKS JOB NO.
07980.008

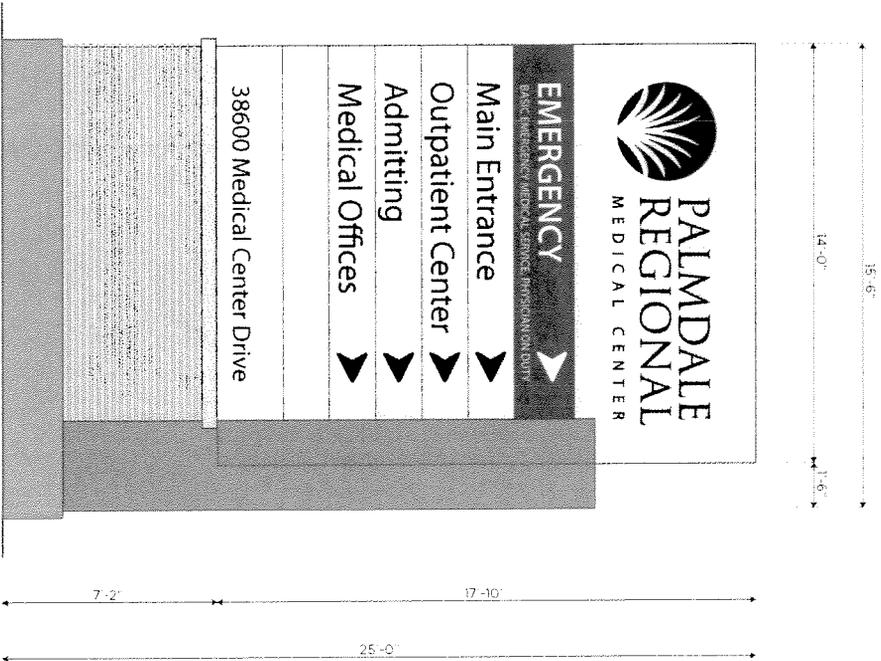
DATE

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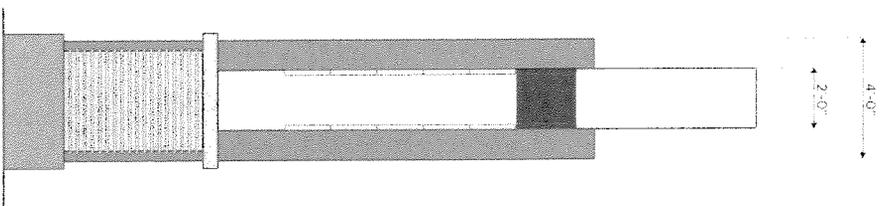
MEDICAL OFFICE
BUILDING MOUNT
SIGNS - OVERVIEW

SHEET

SP.B2a



1 Elevation / 1/4"=1'-0"



2 Side View / 1/4"=1'-0"

Internally Illuminated
(Text, arrows & logo illuminate)
Double Faced
250 sf graphics area per side
387.5 total sf per side
9" Primary Copy Cap Height
3" Secondary Copy Height
7' Address Height

Basic Emergency Services
message per requirements of
California Title 22 CCR § 70413

Red background universally
indicates Emergency.

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 769 3300

ARCHITECT



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

HKS ARCH/NO
07980 008

DATE

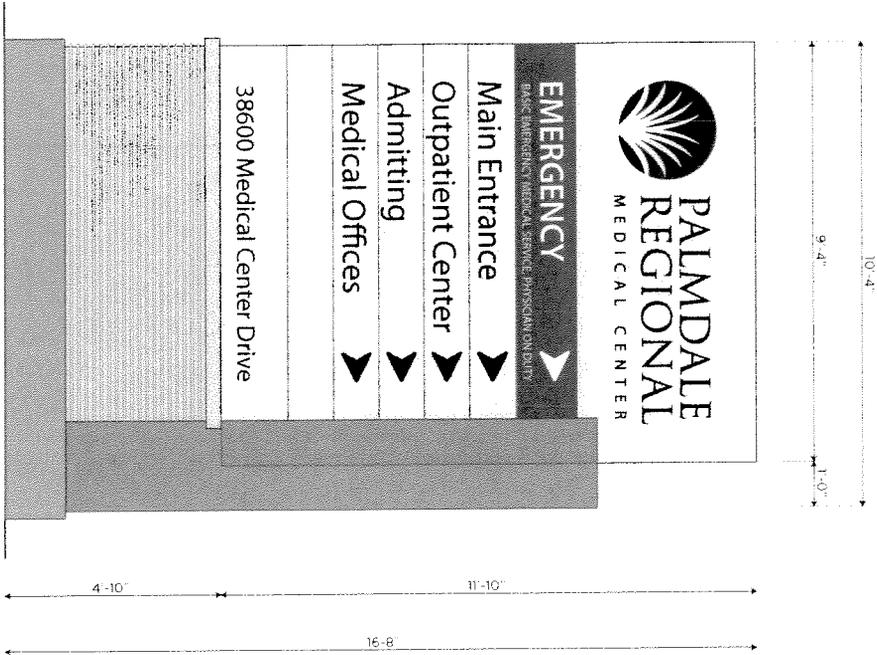
21 APRIL 2009

PRIMARY CAMPUS
IDENTIFICATION

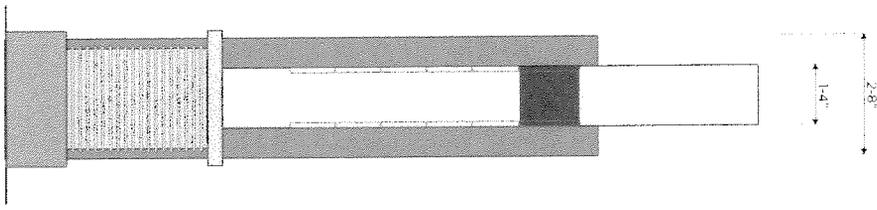
E1

SHEET

SPE1a



1 Elevation / 3/8"=1'-0"



2 Side Elevation / 3/8"=1'-0"

Internally Illuminated
 (text, arrows & logo illuminate)
 Double Faced
 110.5 sf graphics area per side
 172.2 Total sf per side
 6" Primary Copy Cap Height
 2.2" Secondary Copy Height
 4.6" Address Height

Basic Emergency Services
 message per requirements of
 California Title 22 CCR § 70413

Red background universally
 indicates Emergency.

PALMDALE REGIONAL MEDICAL CENTER
 PLANNED DEVELOPMENT SIGN PROGRAM

OWNER

UHS
 Universal Health Services, Inc.
 267 South Gulph Road
 King of Prussia, PA 19406
 T 610 768 3300

ARCHITECT

HKS
 HKS Architects, Inc.
 1919 McKinney Ave
 Dallas, TX 75201
 T 214 969 5599
 F 214 969 3397

HKS | EGD

HKS 009.00
 07980.008

DATE
 21 APRIL 2009

E2
 SECONDARY CAMPUS IDENTITY

SHEET
SP.E2a

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

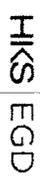


Universal Health Services, Inc.
267 South Gordon Road
King of Prussia, PA 19406
T 610.768.3300

OWNER:



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214.969.5599
F 214.969.3397



HKS | EGD
07980.008

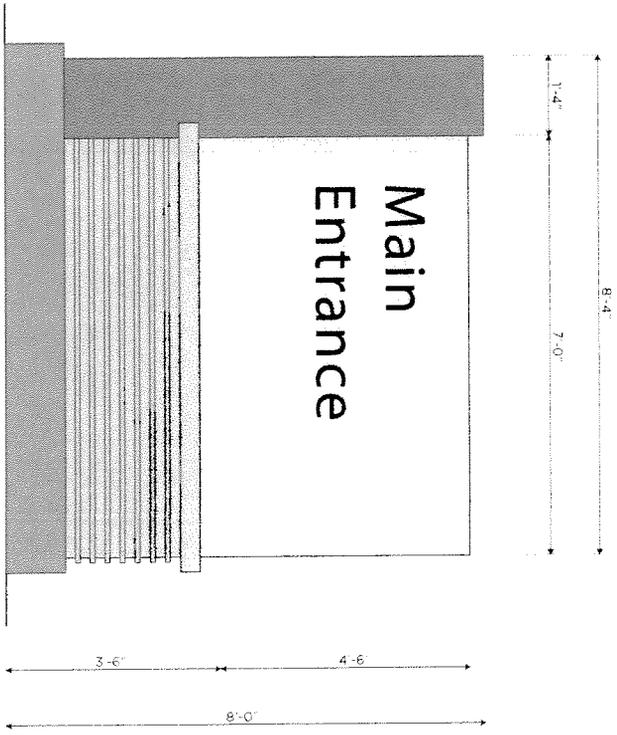
DATE:
21 APRIL 2009

BUILDING ENTRY
IDENTIFICATION

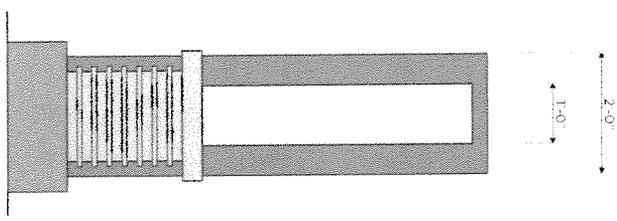
E3

SP.E3a

SHEET

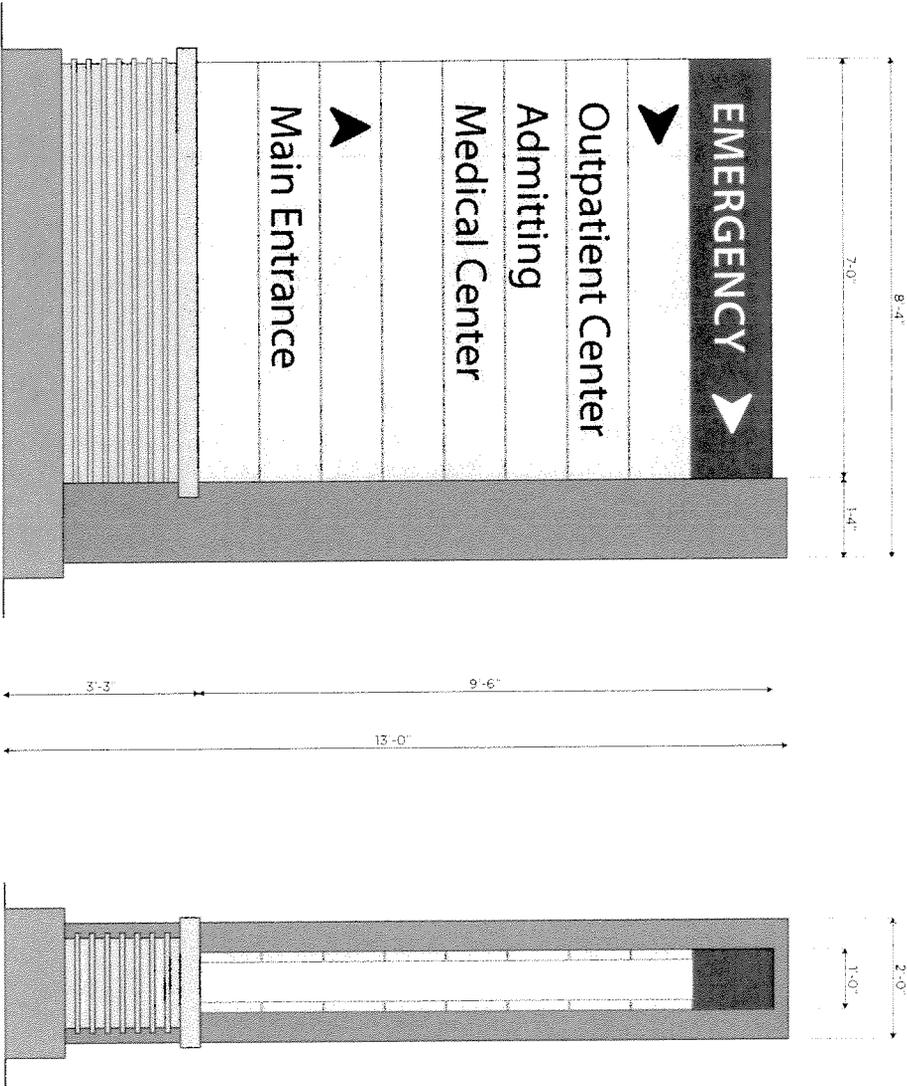


1 Elevation / 1/2"=1'-0"



2 Side Elevation / 1/2"=1'-0"

Internally Illuminated
(only text illuminated)
Single Faced Graphics
31.5 sf graphics area per side
66.6 total sf per side
8' Primary Copy Cap Height



1 Elevation / 1/2"=1'-0"
Typical Layout

2 Side Elevation /
1/2"=1'-0"

Internally illuminated
 Double Faced
 (only text & arrows illuminated)
 66.5 sf graphics area per side
 108.3 total sf per side
 6" Copy Cap Height
 Red background universally
 indicates Emergency.
 Message to vary as needed
 for each location.

**PALMDALE
 REGIONAL
 MEDICAL
 CENTER**
 PLANNED
 DEVELOPMENT
 SIGN PROGRAM

UHS
 OWNER
 Universal Health Services, Inc.
 367 South Gulph Road
 King of Prussia, PA 19406
 T 610.768.3300

ARCHITECT
HKS
 HKS Architects, Inc.
 1919 McKinney Ave
 Dallas, TX 75201
 T 214.969.5599
 F 214.969.3397

HKS | EGD
 A/E/S FIRM NO.
07980.008

DATE
21 APRIL 2009

**PALMDALE
REGIONAL
MEDICAL
CENTER**
PLANNED
DEVELOPMENT
SIGN PROGRAM



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610.768.3300



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214.969.5599
F 214.969.3397



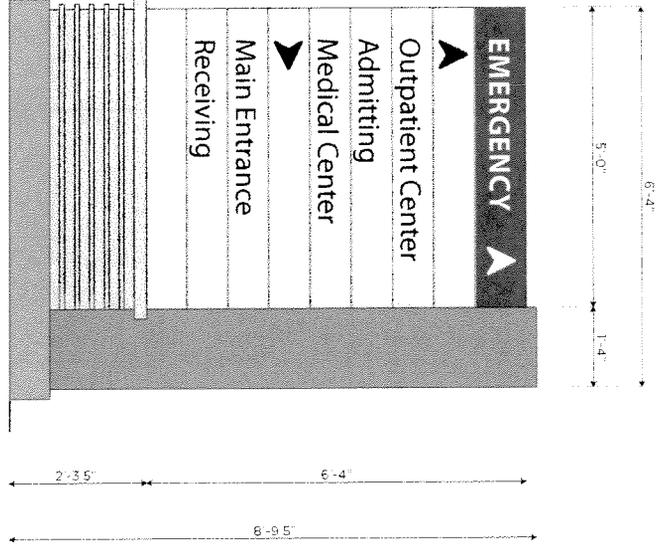
HKS ARCHITECTS
07980.008

DATE
21 APRIL 2009

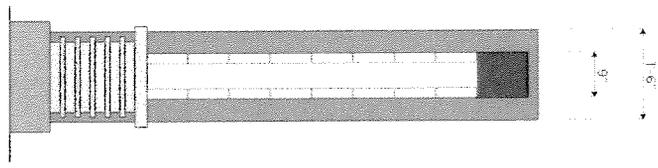


SECONDARY
DIRECTIONAL

SP.E5a



1 Elevation / 1/2"=1'-0"
Typical Layout



2 Side Elevation / 1/2"=1'-0"

Non-Illuminated
Double Faced
(only text and arrows illuminate)
36.7 sf graphics area per side
55.7 total sf per side
4" Copy Cap Height
Red background universally
indicates Emergency.
Message to vary as needed
for each location.

SHEET

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
SIGN PROGRAM

OWNER:



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

ARCHITECT:



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

HKS JOB NO.
07980.008

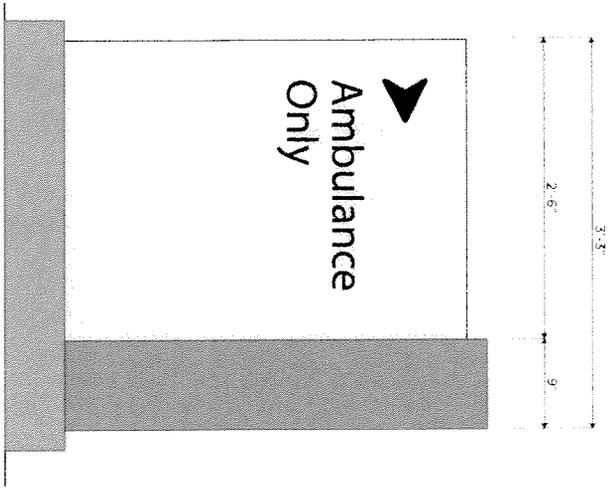
DATE:

21 APRIL 2009

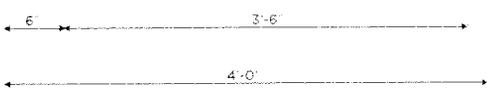
E6
TERTIARY
DIRECTIONAL

SHEET:

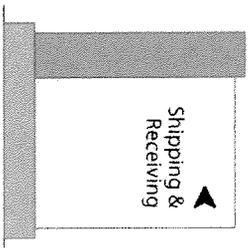
SP.E6a



1 Elevation / 1/2"=1'-0"
Typical Layout



2 Side Elevation / 1/2"=1'-0"



3 Elevation / 1/2"=1'-0"
Alternate Layout

Non-Illuminated
Double Faced
8.75 sf graphics area per side
13 total sf per side
3" Copy Cap Height
Message to vary as needed
for each location.

PALMDALE REGIONAL MEDICAL CENTER

PLANNED DEVELOPMENT SIGN PROGRAM

OWNER



Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610.768.3300

ARCHITECT

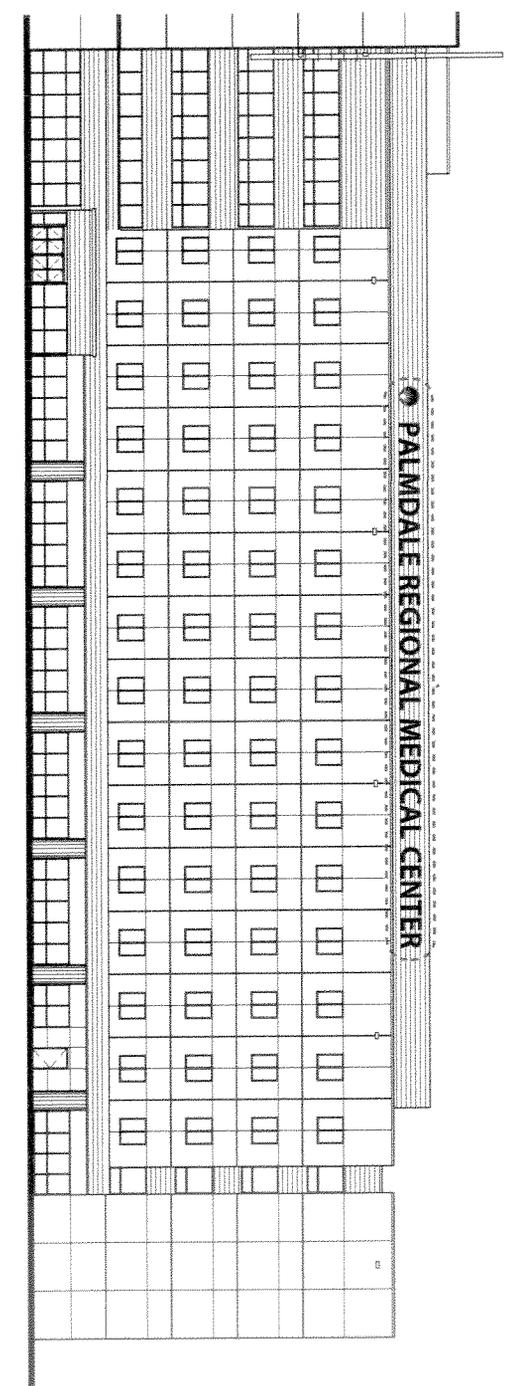


HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214.969.5599
F 214.969.3397

HKS | EGD

HKS, DB, INC
07980.008

DATE
21 APRIL, 2009



Internally Illuminated,
Face Lit Letters
735 total sf
5'-3" Copy Cap Height
140'-0" Overall Length

1 North Elevation /
1/32"=1'-0"

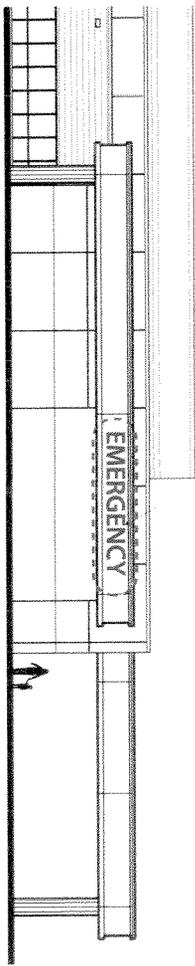
SIGNATURE IDENTIFICATION



SP.E7a

SHEET

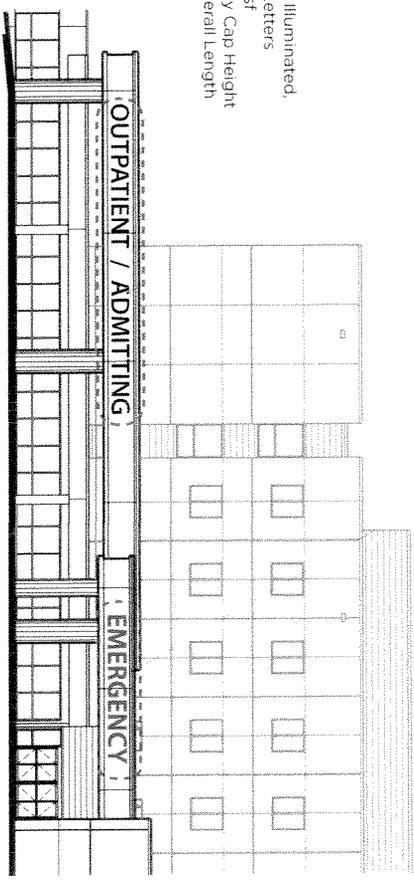
Internally Illuminated,
Face Lit Letters
71.75 total sf
3'-0" Copy Cap Height
23'-9" Overall Length



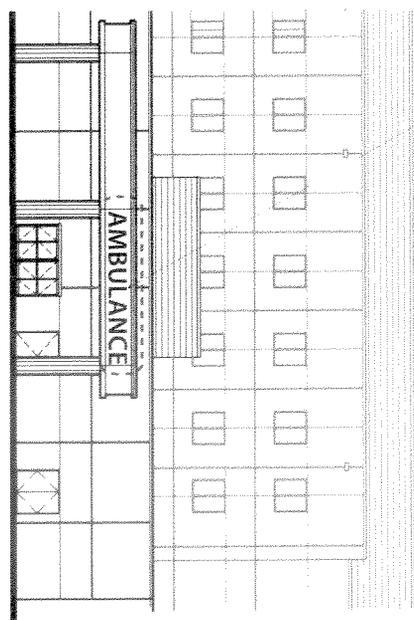
2 West Elevation /
1/20" = 1'-0"

Internally Illuminated,
Face Lit Letters
71.75 total sf
3'-0" Copy Cap Height
23'-9" Overall Length

Internally Illuminated,
Face Lit Letters
76.25 total sf
3'-0" Copy Cap Height
25'-5" Overall Length



1 South Elevation /
1/20" = 1'-0"



**PALMDALE
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DEVELOPMENT
SIGN PROGRAM

OWNER

UHS
Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406
T 610 768 3300

ARCHITECT

HKS

HKS ARCHITECTS, INC.
1919 MCKINNEY AVE
DALLAS, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

HKS A/E/B/NO
07980.008

DATE
21 APRIL 2009

E8
CANOPY
IDENTIFICATION

SHEET
SP.E8a

**PALMDALE
REGIONAL
MEDICAL
CENTER**

PLANNED
DEVELOPMENT
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OWNER



Universal Health Services, Inc.
367 South Gupton Road
King of Prussia, PA 19406
T 610 768 3300

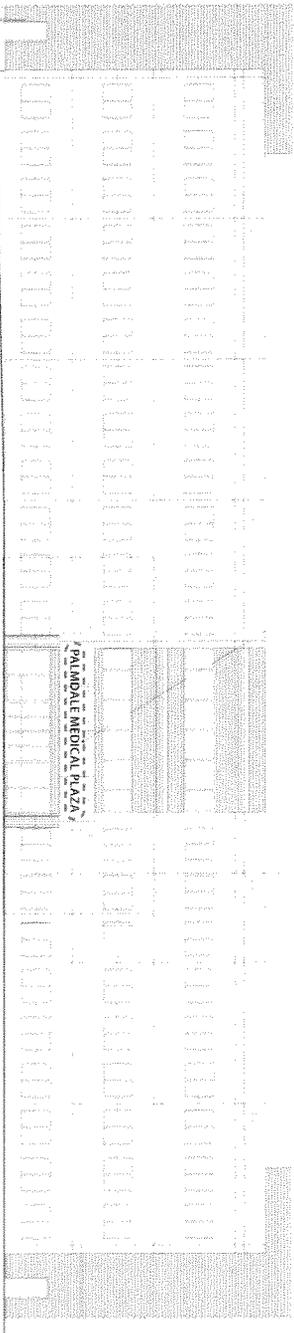
ARCHITECT



HKS Architects, Inc.
1919 McKinney Ave
Dallas, TX 75201
T 214 969 5599
F 214 969 3397

HKS | EGD

Non-Illuminated Letters
40.5 total sf
1'-6" Copy Cap Height
27'-0" Overall Length



1 West Elevation /
1/20" = 1'-0"

DATE

21 APRIL 2009

HKS JOB NO
07980.008

E8
M.O.B. CANOPY
IDENTIFICATION

SHEET

SP.E8b

HKS EGD
PDS/PROJEKTI V AVTORNI
FASIAN, TX, XAN, ZGOD
111, ZHAWA, 2008

PD04-03

Sign Program Modification Plans

10/13/11



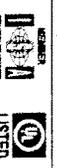
Signage Designs
 620 E. RANCHO VISTA BLVD
 PALMDALE, CA 93550
 661-947-4473

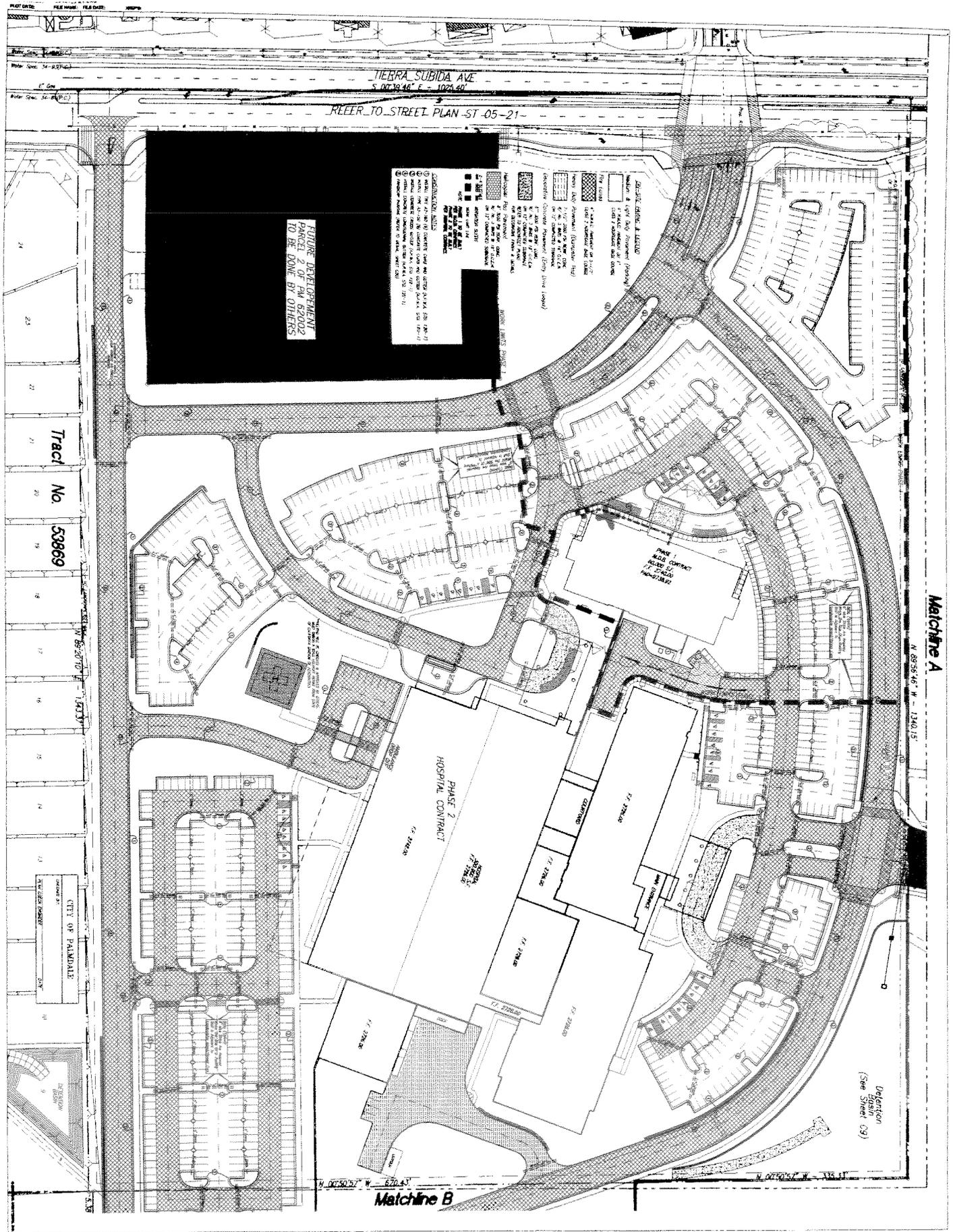
Client Name:
 Antelope Valley Summit
 Medical Group, Inc.
Location:
 38660 Medical Center Dr
 Suite A130 Palmdale, CA 93551

Start Date: 05/03/2011
Last Revision: 10/13/2011
Job#: Est 467
Drawing#: 001
Page: 1 of 4

Client Approval
 Landlord Approval

Sales Rep:
 Taryn Wilson
Designer:
 Taryn Wilson





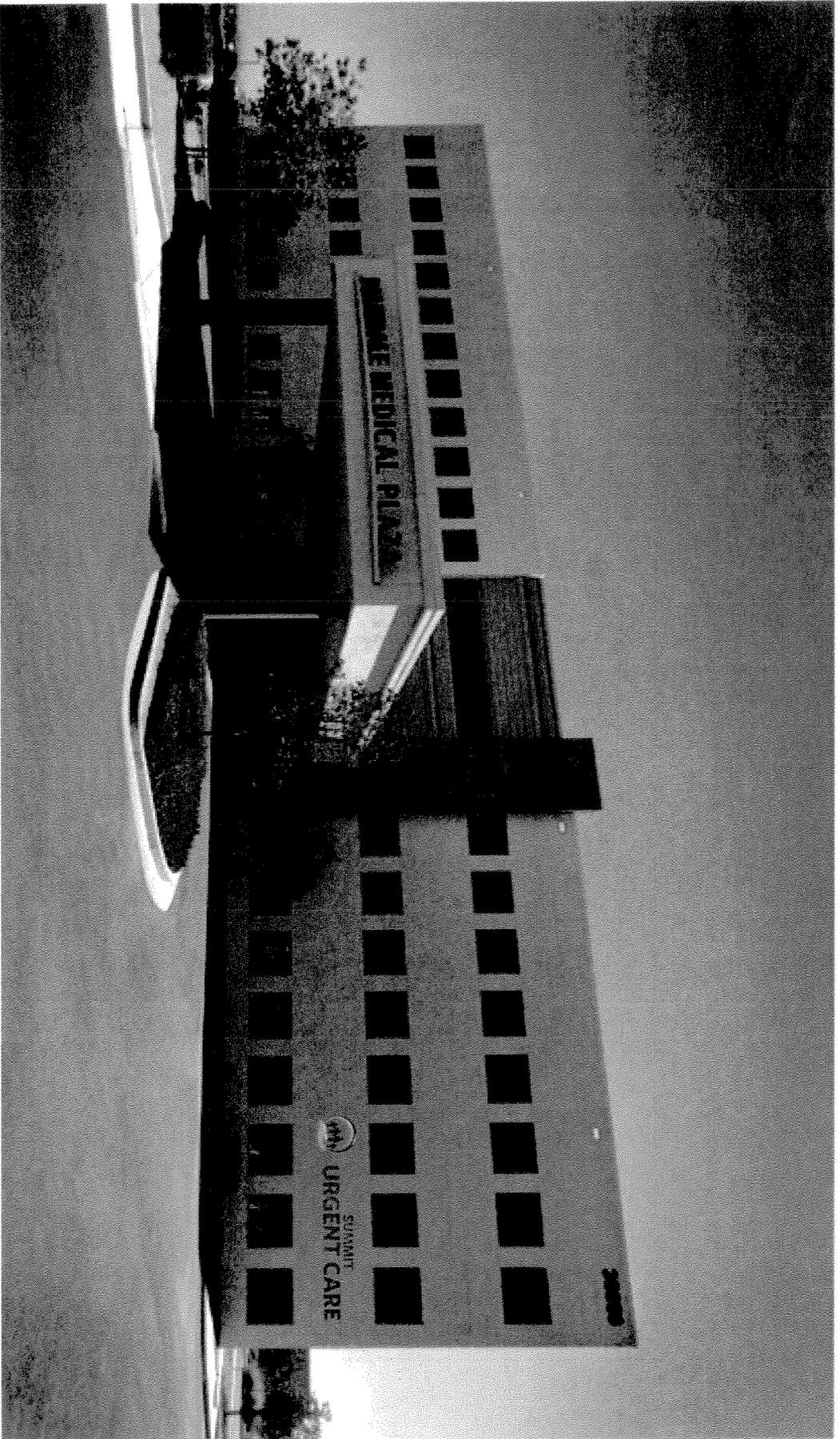
HKS

ENSEMBLE

PALMDALE
MEDICAL
OFFICE
BUILDING
PALMDALE,
CALIFORNIA

FOR CONSTRUCTION
PAYING
PLAN
C3





**SIGNS
DESIGNS**
620 E. RANCHO VISTA BLVD
PALMDALE, CA 93550
661-947-4473

Client Name:
Antelope Valley Summit
Medical Group, Inc.
Location:
38660 Medical Center Dr
Suite A130 Palmdale, CA 93551

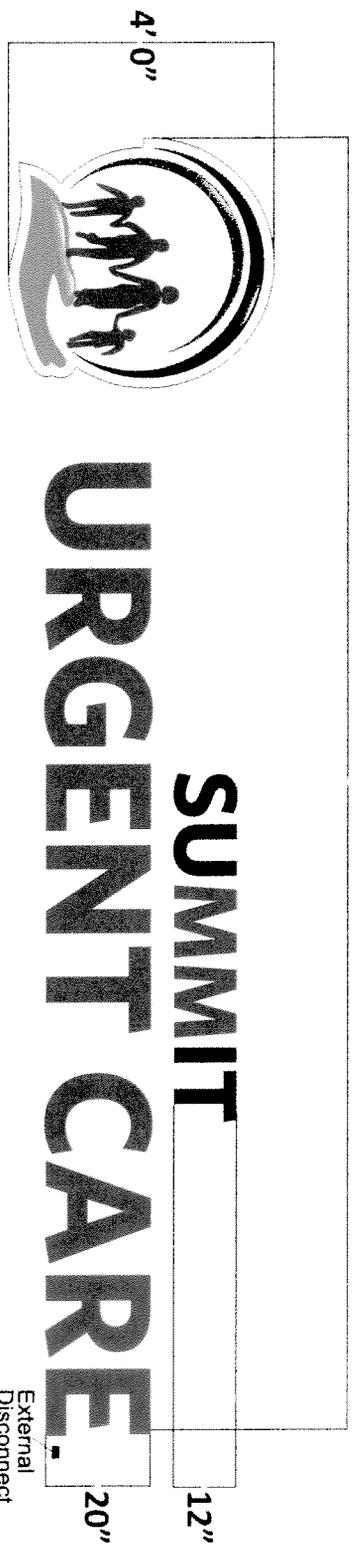
Start Date: 05/03/2011
Last Revision: 10/13/2011
Job#: Est 467
Drawing#: 001
Page: 1 of 4

- Client Approval
- Landlord Approval

Sales Rep: Taryn Wilson
Designer: Taryn Wilson



21' 4"



External Disconnect Switch

A

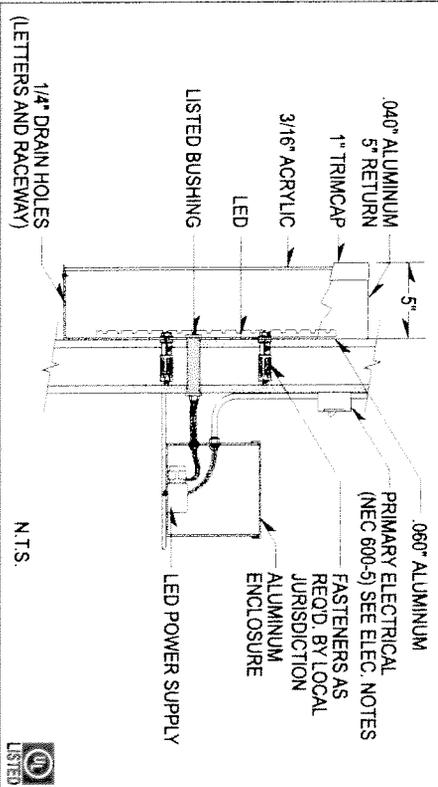
Channel Letters w/ LED, Individually Mounted

Aluminum Construction, Five Inches (5") Deep White Returns, Internally Illuminated With White Led, One-eighth (1/8") White Acrylic Faces With Inlayed Vinyl And Three-fourths (3/4") White Black Trim Cap.

Sign Length: 21' 4"
 Sign Height: 4' 0"
 Leasehold Frontage: 62' 0"
 Proposed Sign Area: 85.6 SF
 Face Color: Blue
 Trim Cap Color: White
 Return Color: White

SUMMIT URGENT CARE

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

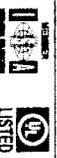
SKYNS DESIGNS
 620 E. RANCHO VISTA BLVD
 PALMDALE, CA 93550
 661-947-4473

Client Name: Antelope Valley Summit Medical Group, Inc.
Location: 38660 Medical Center Dr Suite A130 Palmdale, CA 93551

Start Date: 05/03/2011
Last Revision: 10/13/2011
Job#: Est 467
Drawing#: 001
Page: 1 of 4

Client Approval
 Landlord Approval

Sales Rep: Taryn Wilson
Designer: Taryn Wilson



Vicinity Map Medical Office Building 38660 Medical Center Drive, Palmdale.

1 Mile Radius





October 13, 2011

To Whom It May Concern;

Palmdale Regional Medical Center hereby requests and authorizes modification to the existing sign criteria/program on file at the City of Palmdale for the site and property that includes both the Hospital at 38600 Medical Center Drive and Medical Office Building at 38660 Medical Center Drive.

The sign program is to be modified in the following manner:

One additional sign is allowed to be placed on the exterior of the Medical Office Building. The sign must meet the design and specifications as outlined in the Signs and Designs drawing package dated October 13, 2011.

This additional sign is approved because of the nature of the medical practice of the tenant. An Urgent Care center requires clear visibility to best serve the needs of the patients.

Sincerely,

A handwritten signature in cursive script that reads "Karen Faulis".

Karen Faulis
Interim CEO

VIA U.S. MAIL

Writer's Direct Line: 562/435-4857

October 10, 2011

Ms. Karen Faulis
Palmdale Regional Medical Center
38600 Medical Center Drive
Palmdale, CA 93551

RE: Authorization to represent Owner

Dear Ms. Faulis:

Palmdale Medical Properties, LLC hereby authorizes Palmdale Regional Medical Center to represent our interest in applying for modification to the existing sign program that includes our Medical Office Building at 38660 Medical Center Drive.

Sincerely,



Palmdale Medical Properties, LLC
c/o Ensemble Real Estate
Kambiz Babaoff
Manager