

SIGN CRITERIA

FOR

25TH STREET AND AVENUE S
PALMDALE, CALIFORNIA (SEC)

NOVEMBER 14, 1995

Cc
APPROVED
INITIALS CSP12-001

FEB 07 2012

CITY OF PALMDALE
PLANNING DEPT.

APPROVED
INITIALS *S. Wilson*

DEC 24 1996

CITY OF PALMDALE
PLANNING DEPARTMENT

SIGN CRITERIA

25TH STREET AND AVENUE S, PALMDALE, CA

- 1) The purpose of this criteria is to establish a unified sign program and the standards necessary to insure coordinated proportional exposure for all business entities. Performance shall be strictly enforced and any non-conforming signs shall be removed by any business entity who is not in compliance at their own expense.
- 2) No signage shall be permitted except is expressly allowed by this signage criteria. Without limiting the general statement in any way, signage shall be permitted only on the sign area as stated in this criteria. In no case shall signage be permitted on the roof.
- 3) Each business entity shall submit to Pardee Construction Company ("PCC"), for approval, two (2) copies of a detailed shop drawing of their proposed monument sign and any building signage in conformance with this criteria. Each submittal shall include, but not be limited to, elevations of the proposed monument sign, elevations of the side of the building where signage is proposed, pertinent dimensions of the sign, installation details and color call outs. Sign contractors must be approved by PCC prior to any design work or fabrication.
- 4) Design approval will be based upon compatibility with building design, adjacent building signage, and with regard for the character intended for the overall development.
- 5) Upon approval by PCC, the business entity shall submit drawings to all agencies requiring approval, including the Planning Department, and shall pay for required approvals and permits.
- 6) The business entity shall pay for all signs and their installation and maintenance.
- 7) All signs shall be of excellent quality and workmanship. Work shall be performed by sign contractors holding C-45 licenses only. PCC reserves the right to reject any work determined to be of substandard quality. This applies to manufacturing and installation of all signs.
- 8) All signs and their installation must comply with the City of Palmdale Sign Ordinance, as well as all local building and electrical codes.
- 9) Signs built and/or installed without PCC and City approvals and permit, or contrary to corrections made by PCC or City, shall be altered to conform to these standards at the business entity's expense.

BUILDING SIGNAGE SPECIFICATIONS

- 1) Signs may consist of internally illuminated individual sheet metal channel letters with Plexiglas faces and black trim cap and returns. 30 ma/13mm, 120v. voltarc neon tubing. ROHM & HASS Plexiglas.
- 2) No animated, flashing, audible or revolving signs shall be permitted.
- 3) Permanent advertising devices such as attraction boards, poster, cardboard signs, stickers/decals, banners and flags will not be permitted.
- 4) No exposed tubing, junction boxes, ballast boxes, lamps, conduits, transformers, raceways or neon crossovers will be permitted without prior written approval from Pardee Construction Company and the City of Palmdale.
- 5) The maximum letter height, permitted area and maximum length for each buildings' wall or fascia sign shall be per this sign criteria and shall be as follows:

Wall signs: One wall sign on the primary side of the building facing the street per Exhibit A, signage shall not exceed one and one half (1-1/2) square feet of sign area for each lineal foot of building frontage or seventy five (75) square feet; whichever is less. One Wall sign for any other side of the building that does not face residentially designated property, not to exceed one half (1/2) square foot of sign area for each lineal foot of building or fifty (50) square feet, whichever is less. The information on the sign shall be limited to the name, logo and type of business.

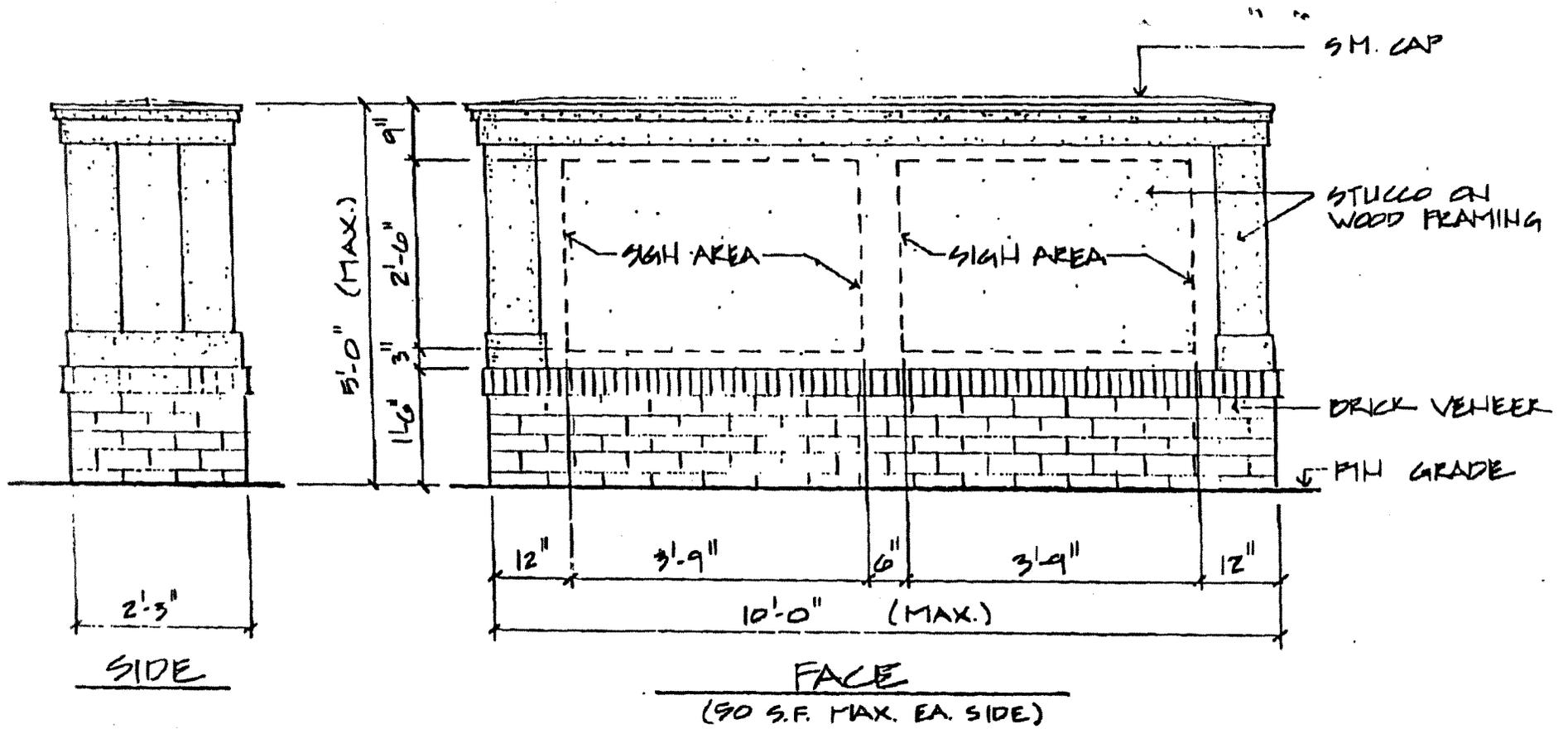
MONUMENT SIGNAGE SPECIFICATIONS

- 1) There shall be a minimum distance of 58' lineal feet between monument signs.
- 2) The signs shall not exceed fifty (50) square feet in sign area and six feet (6') in height including the base.
- 3) The monument signs shall be located a minimum of ten (10') feet from any property line. The monument signs shall be located a minimum of one hundred feet (100') or 1/2 the lot width; whichever is less, from residentially designated or zoned properties.
- 4) The monument signs may indicate the name of the center and/or any businesses located within the center. The organization of the sign text and graphics may have either horizontal or vertical format per the attached Exhibit B and C.
- 5) Signs shall be internally illuminated with Lexan faces.
- 6) Maintenance is to be provided by the business entity. Business entities who share a monument sign will share the cost to maintain the sign. An agreement regarding maintenance of the signs will be drafted and recorded against the properties when more than one business is involved.

- 7) In the event a monument sign is not maintained, the City of Palmdale or Pardee Construction Company can do the necessary repairs after seventy-five (75) days' prior written notice.

OTHER SIGNAGE SPECIFICATIONS

- 1) Each business entity shall be allowed to place in the upper window panel adjacent to the entrance door not more than 144 square inches of hand painted, decal or stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit cards, etc. Window neon signs shall be permitted upon approval of Pardee Construction Company and the City of Palmdale on a case by case basis, and must be U.L. approved and bear a U.L. label.
- 2) Each tenant may identify its service door for delivery and emergency purposes only. Signs shall not exceed 144 square inches and shall be two (2) inches high Helvetica Medium letters printed or painted on sheet metal plaque painted to match color of door and affixed with minimum of four (4) self tapping sheet metal screws.
- 3) Temporary advertising banners and flags, with written approval of Pardee Construction Company and applicable sign permits from the City of Palmdale will be permitted for a maximum of thirty (30) days after opening for business. After thirty (30) days, if the business entity does not remove the temporary signage, Pardee Construction Company, or the City of Palmdale will have the right to remove all temporary signage and be reimbursed by the business entity for any costs.



PROPOSED MONUMENT SIGN

EXHIBIT D

1/2" = 1'-0"



LINDA MORELAND & ASSOCIATES
ARCHITECTURE & PLANNING

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25TH ST. @ AVE S.
PALMDALE, CA

PROJ. NO. 22

11/6/95



OPTION 1

EXHIBIT C



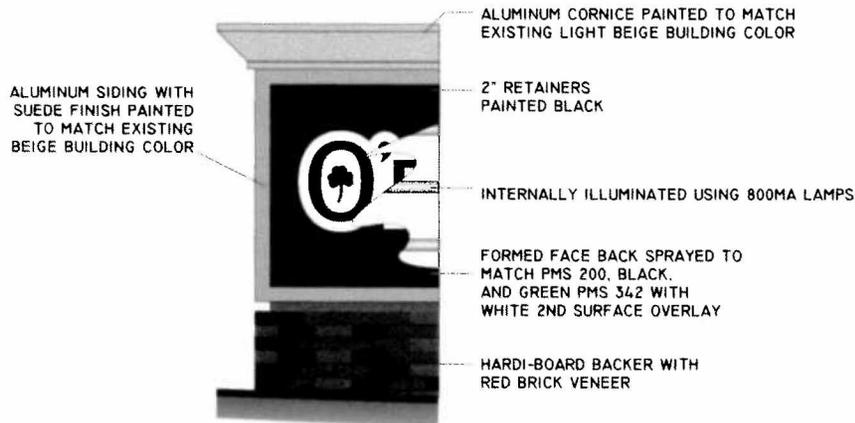
SIZE
MANUFACTURE & INSTALL (1) DOUBLE SIDED, ILLUMINATED MONUMENT SIGN

SIGN AREA SQ FT: 28.3 TOTAL SIGN SQ FT: 54
SCALE: 1/2" = 1'-0"



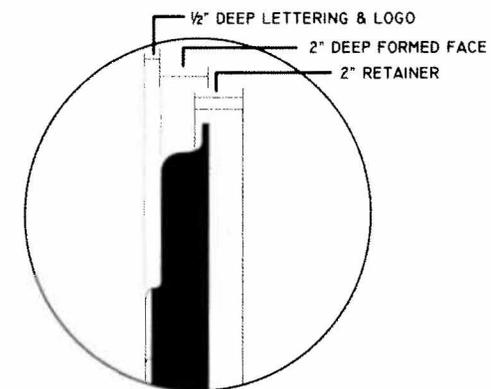
SIDE VIEW

SCALE: NTS



SPECIFICATIONS

SCALE: NTS



FACE DETAIL

SCALE: NTS

PROJECT TITLE

O'REILLY AUTO PARTS
#3868
2540 E. AVE SOUTH
PALMDALE, CA

JOB NUMBER 47079

SALES COREY NORTHCOTT

DRAWN BY NICOLE DATE 5-31-11

SCALE AS NOTED

FOLDER S/SKETCHES/O'REILLY AUTO PARTS/PALMDALE

FILE 47079R5.CDR

DESIGN# 008

REVISIONS

DATE	BY	DATE	BY
10-10-11	CM		

APPROVAL

This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.

- The customer shall provide accessibility to remove transformers and/or ballasts for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE



All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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OPTION 1

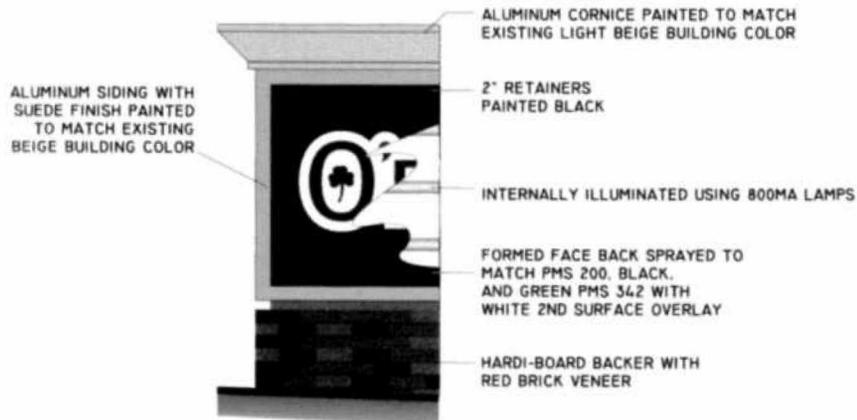
Ⓒ SIZE
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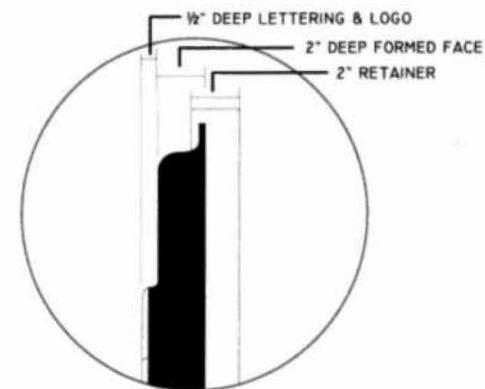
SIDE VIEW

SCALE: NTS



SPECIFICATIONS

SCALE: NTS



FACE DETAIL

SCALE: NTS

PROJECT TITLE

O'REILLY AUTO PARTS

#3866

2540 E AVE SOUTH

PALMDALE, CA

JOB NUMBER 47079

SALES COREY NORTHCOTT

DESIGNED BY NICOLE DATE 5-31-11

SCALE AS NOTED

FOLDER SKETCHES/O'REILLY AUTO PARTS/PALMDALE

FILE 47079RS.DWG

DESIGN# 005

REVISIONS

DATE	BY	DATE	BY
ORIGINAL	NG	10-24-11	NG
8-16-11	NG	11-16-11	CM
9-13-11	NG	12-5-11	NG
10-7-11	NG	12-6-11	NG
10-10-11	NG		

APPROVAL

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- The customer shall provide accessibility to remove transformers and/or ballasts for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 8' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE DATE

PRINTED NAME TITLE



All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

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