

MARYOTT PLAZA
PALMDALE, CALIFORNIA
PALMDALE BLVD. & 10TH ST. EAST

DEVELOPER
BOULGOURJIAN BROTHERS CORPORATION
24753 CALVERT ST.
WOODLAND HILLS, CA 91367
818-347-0700
FAX 818-347-7117

ARCHITECT
TMA ASSOCIATES
ARCHITECTURE PLANNING
206 W. WILSHIRE AVE.
FULLERTON, CA 92632
714-870-1222

APPROVED	
- SUBJECT TO CONDITIONS -	
CITY OF PALMDALE PLANNING DEPARTMENT	
SITE PLAN	(SPRC 12-85-8)
SITE PLAN	SIGN 90-88
	
DATE	22 OCT 1990

SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each tenant shall submit or cause to be submitted to the Landlord/Developer for approval BEFORE FABRICATION at least four copies of detailed drawings indicating the location, size, layout design and color of the proposed signs, including all lettering and/or graphics.
2. All permits for signs and their installation required by the City of Palmdale, California shall be obtained by the tenant or tenant's representative prior to installation.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications.
4. All signs shall be constructed and installed at tenant's expense.
5. All signs shall be reviewed by the Landlord/Developer and his designated Project Architect for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on esthetics of design shall remain the sole right of the Landlord/ Developer.
6. Tenant sign contractor will be responsible for obtaining all required City approvals.

B. GENERAL SPECIFICATIONS

1. Tenant signs will be internally illuminated individual letters mounted to a raceway. Refer to detail sheets attached Drawings.
2. No audible, flashing or animated signs will be permitted.
3. Under canopy signs shall be restricted to a maximum of 2.3 square feet of sign area, and require a minimum vertical clearance of 8 feet. See Drawing Detail on Drawing Nos. 5 & 6.
4. Tenant shall be responsible for the installation and maintenance of all signs.
5. The width of the tenant fascia sign shall not exceed 70% of the storefront. Sign shall center on store unless prior approvals are obtained from the Landlord/Developer. Except on building 3 where as they will be mounted in top band area. Building 3 will have a maximum letter height of ~~12"~~^{18"} single row copy. Buildings 1 & 2 shall have a maximum letter height of 24". Building 1 shall be allowed signs on north, south, east, west wall. Signage is limited to 1½ square feet of signage per linear foot on the principal frontage not to exceed 75 square feet. An additional ½ square feet of signage is allowed per linear foot on the secondary frontage not to exceed 50 square feet and must be used on that frontage. All *
6. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
7. Tenant shall be fully responsible for the operations of the tenant's sign contractor.
8. Electrical service to all signs will be connected to the house meter by means of a sign outlet provided by the Landlord/Developer and be equipped with a photocell

B. GENERAL SPECIFICATIONS CONT.

9. All metal channel letter returns to be painted bronze with 3/4" gold trim cap on plastic faces.

C. CONSTRUCTION REQUIREMENTS

1. Letter fastening and clips are to be concealed and be of galvanized, stainless aluminum, brass or bronze metals.
2. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
3. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.
4. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these documents.
5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

D. MISCELLANEOUS REQUIREMENTS

1. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.
2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of the Landlord/Developer. Banners are only permitted for grand openings and special events as per the Palmdale Zoning Ordinance section 87.05 (H)(4) and require a Sign Permit from the Planning Department.
3. Each tenant who has a non-customer door for receiving merchandise may apply his name and address on said door in 2" high block letters and in a location as directed by the Project Architect. Where more than one Tenant uses the same door, each name and address may be applied. Color of letters shall match Ameritone #189A Bark Brown. No other rear entry signs will be permitted.
4. Contractors installing signs are to be state register contractors and are to have a current city business license.

E. MAJOR TENANTS

1. The provisions of this exhibit shall not be applicable to the identification signs of Markets, Drug Store, or other occupants designated by the Landlord/Developer as a "Major or Chain Store Tenant". These occupants may have

E. MAJOR TENANTS CONT.

their usual identification signs on their buildings, the same as exist on similar buildings operated by them elsewhere. However, all signs must be architecturally compatible with the shopping center, they must be approved by the Landlord/Developer, and they must conform to city sign ordinances. There shall be no signs which are roof mounted, flashing, moving or audible.

2. Major tenants shall occupy a minimum of 5,000 square feet. Note: The city recognizes 30,000 square feet as a major tenant. Any use less than this would not get the benefits, from the zoning ordinance, of being a major tenant.
3. Letter height shall not exceed 48" minimum, 24" stacking of copy shall be permitted.

F. RACEWAY FABRICATION

1. All raceways will be fabricated from 22 guage paint LOC sheet metal with the interior and exterior primed and painted. The exterior will be finished with Tex-coat stucco like finish, painted and textured to match building (Highland 40 Dove Gray).
2. All raceways shall be 8" x 8" and fabricated per UL specifications. The length of the raceway must not exceed beyond the letters on each side.
3. All raceways to be installed at the centerline of the letter height. Stiffeners are to be used on any letters over 18 inches in height, as necessary.
4. Access to interior of raceway to be either weather proofed access doors at necessary locations or removable cap. If removable cap is used, top of raceway is to be reinforced with 22 guage 1½" popriveted straps located 24 inch on center.
5. See sample drawing attached.

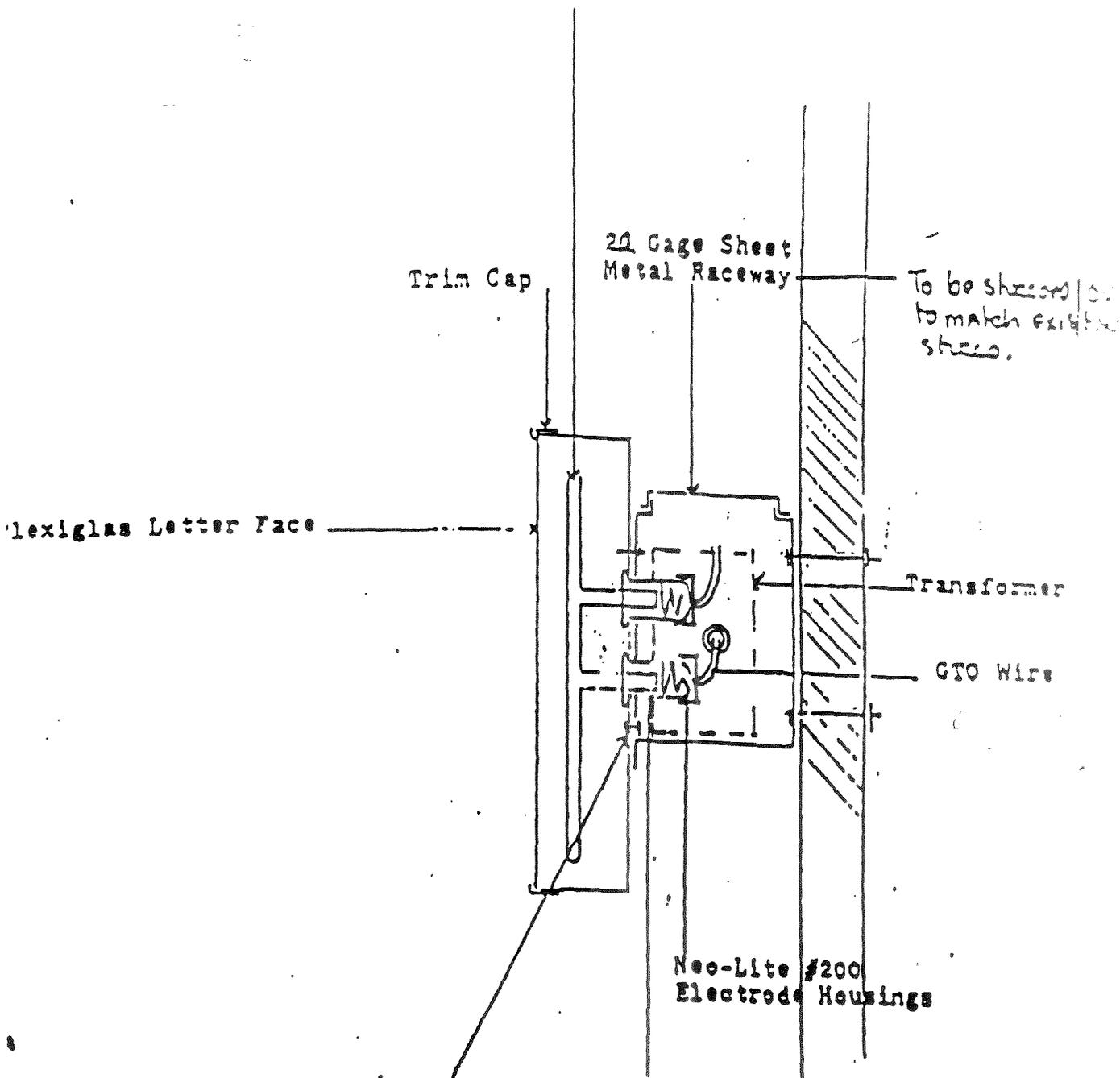
TYPICAL TENANT SIGNAGE

NOTES

1. INTERNALLY ILLUMINATED INDIVIDUAL LETTERS.
2. SIGN WIDTH SHALL NOT EXCEED 70% OF STOREFRONT WIDTH.
3. 24" MAXIMUM LETTER HEIGHT.
4. INDIVIDUALLY COLORED PLASTIC LETTERS WITH GOLD TRIM AND BRONZE RETURNS, OR OTHER COLORS THAT ARE APPROVED BY LANDLORD/DEVELOPER.
5. COLOR OF LETTERING SHALL BE SUBJECT TO APPROVAL BY OWNER, ARCHITECT AND GOVERNMENT AGENCIES.
6. COLORS SHOULD BE BASIC EARTH TONES.
RECOMMENDED COLORS ARE:

YELLOW	#2456	#2016
GREEN	#2030	#2108
ORANGE	#2364	#2119
RED	#2283 #2662	#2157
BLUE	#2648	#2051
BROWN	ALL SHADES	
TURQUOISE	#2308	
RUST	ALL SHADES	
WHITE	#7328	#7420
IVORY	#2146	

OR OTHER COLORS PURSUANT TO LANDLORD REVIEW AND APPROVAL.



Letter Attached to Raceway with $\frac{1}{4}$ nuts, bolts & washers.

STANDARD LETTER TO RACEWAY PER UL. SPECIFICATIONS

(A)

7'6"

THE

Maryott

PLAZA

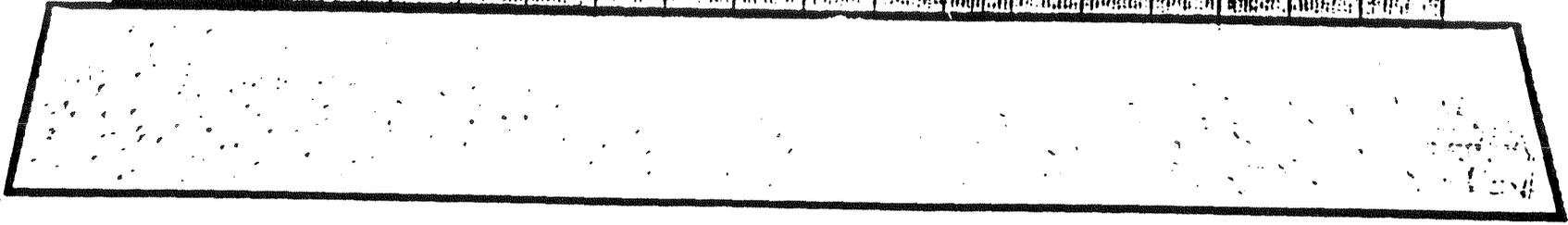
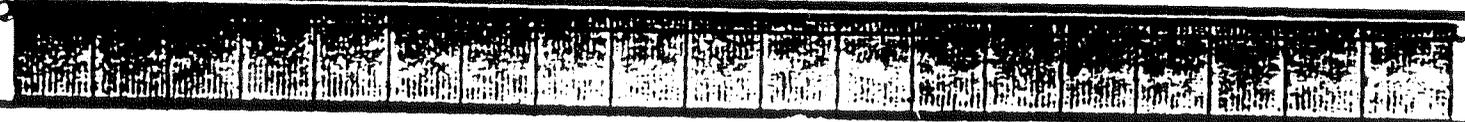
7"

5'

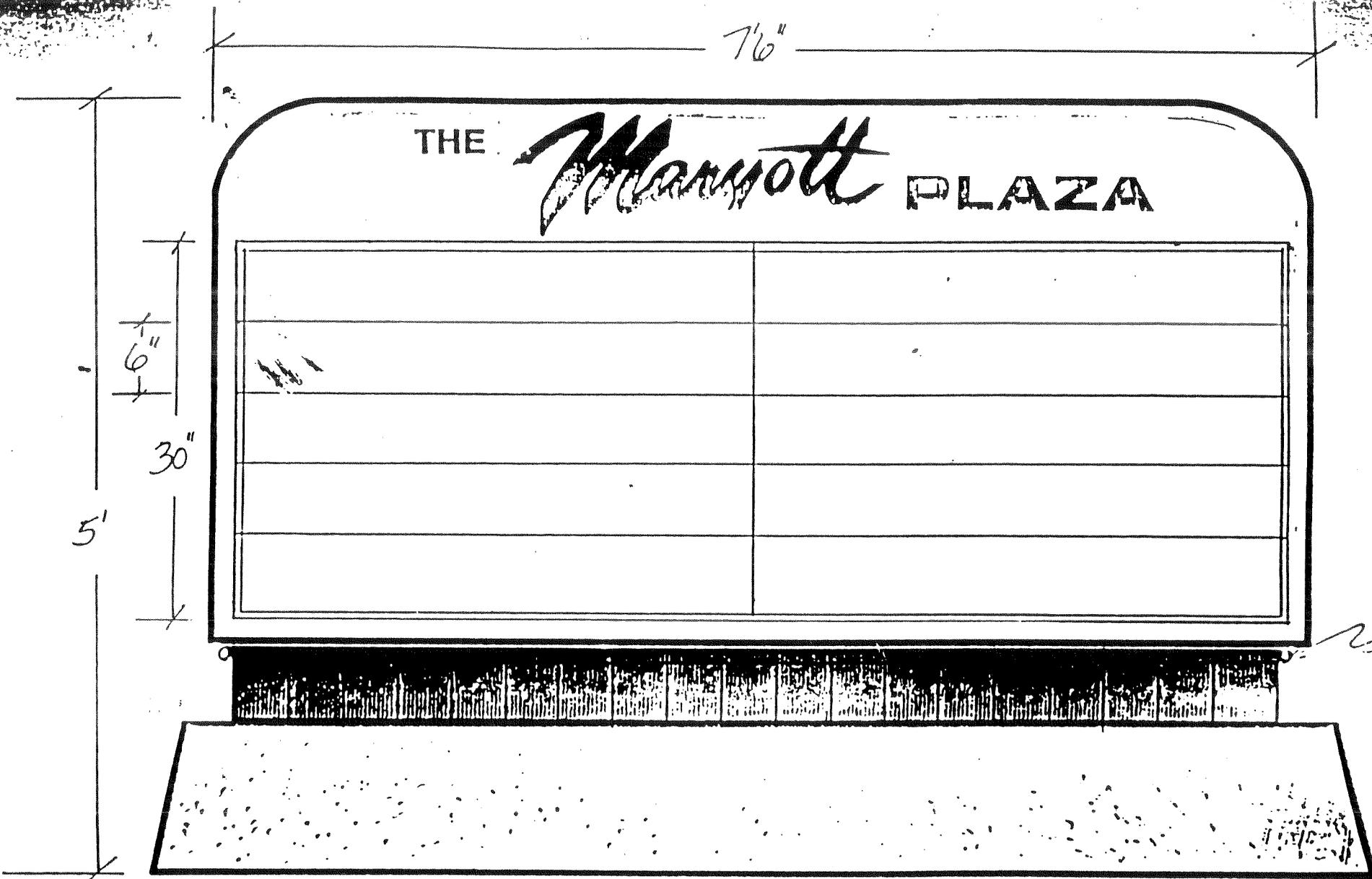
6"

2" BLUE NEON
TILE LIGHT
TILE

NOTE! NEON IS
COVERED WITH 1/8 CLEAR
PLEX



(B)



2 - P.W.E. Neon
Toll Free
712

NOTE! NEON IS
COVERED WITH 1/8"
CLEAR PLEX.

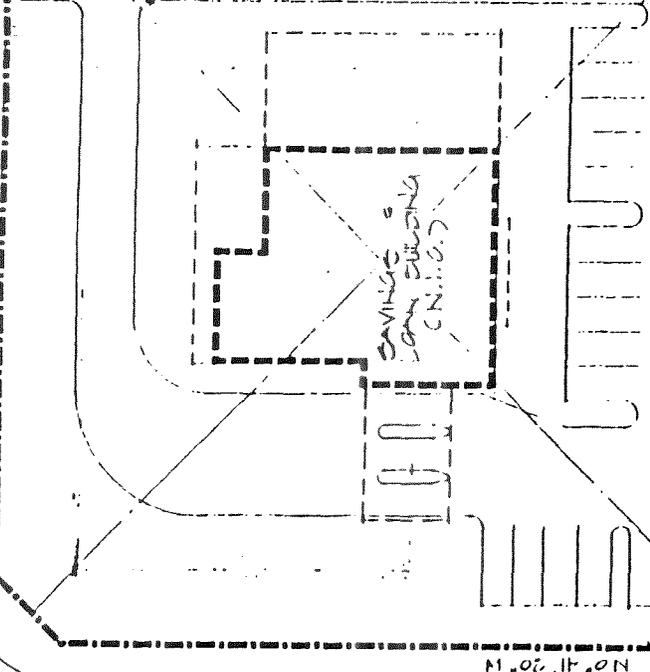
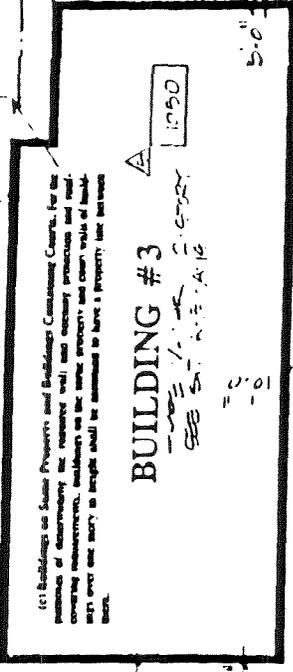
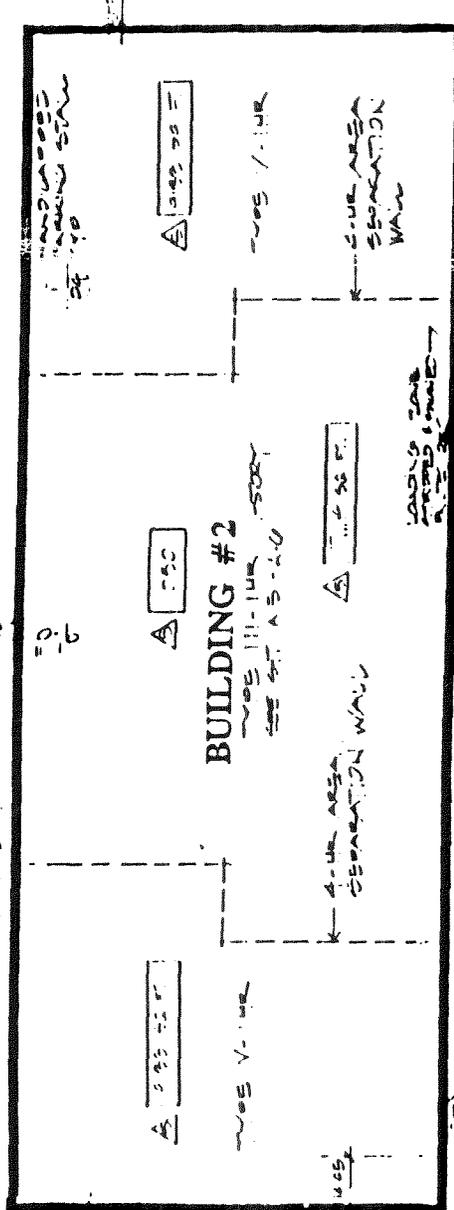
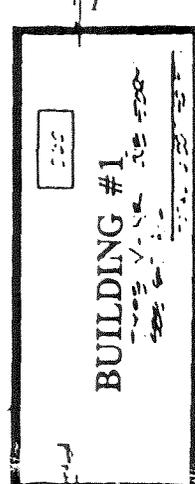


MONUMENT SIGN (A)

140' 0 3/8"

23' 9 3/8"

107TH ST. EAST



(1) Buildings on Same Property and Buildings Contiguous Therein, for the purposes of determining the required wall and necessary projections and roof covering measurements, shall be in the same property and clear walls of height and area shall be treated as if they were a single property line between them.

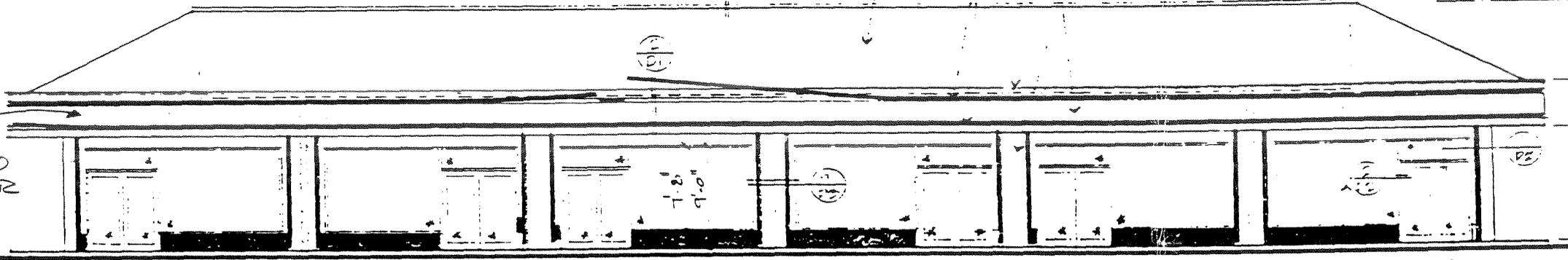
NOTE! ALL SIGNS REQUIRE A MINIMUM OF 10' SET BACK FROM PL.

147.00
134.15 2

147.00
134.15 2

Building # 1

- CLAY TILE "MISSION STYLE" ROOFING "SAN
- CERAMIC TILE BAND
- GI METAL CAN FLASHING.
- STUCCO FINISH

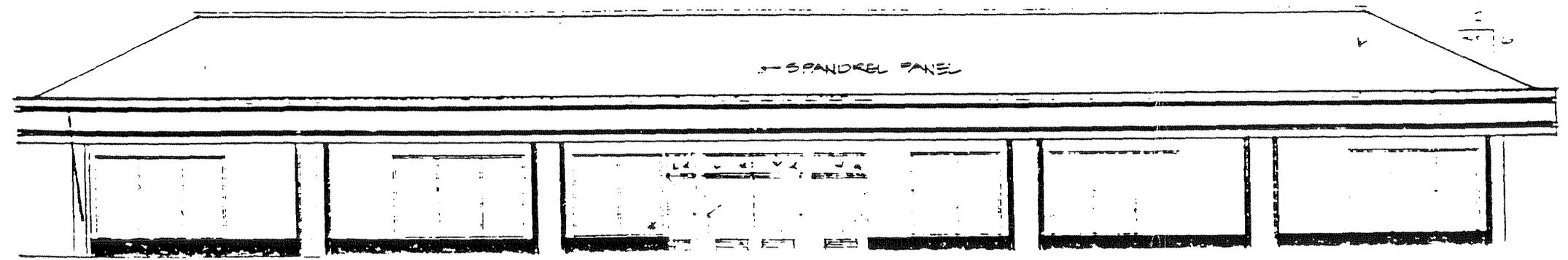


SIGNS TO BE CENTERED
IN SIGN BAND, CENTER
OF LEASE HOLD SPACE
24" MAXIMUM HEIGHT
SINGLE LINE COPY.

SOUTH, NORTH, EAST, WEST WALLS

SIGNS MAY BE
INSTALLED ON

- CERAMIC TILE
FLASHING



SPANDREL PANEL

STUCCO FINISH

