

**SIGN PROGRAM**  
SITE ADDRESS 13541 LAKEWOOD BLVD.

*File Copy*

The Sign Criteria establishes requirements for the design and fabrication of all tenant Signage at 13541 Lakewood Blvd, Downey. The intent of this criteria is to ensure that tenant signage in this building is designed and executed in a manner which will achieve these objectives while providing the identification of tenants and tenants business.

**A. GENERAL INFORMATION & REQUIRMENT**

**APPROVED**

*See page 3*

1. Tenant shall be responsible for the costs of his signs, including installation and maintenance. Each tenant shall obtain and pay for all necessary City building permits approved signage prior t fabrication and installation.
2. At expiration or early termination of lease, tenant shall remove his/her sign and return the affected areas to the original condition within a ten day period. The Land-lord reserves the right to hire contractors to have the required work done at tenant's expense.
3. All signs shall be manufactured and installed per City's building code.
4. Each licensed sign contractor shall be responsible for the fulfillment of all requirements and specification here set forth, completion of the installation in a workmanlike manner, clean up, patching and painting of any surface damage that the tenant's sign contractor may have caused.
5. Each tenant shall be fully responsible for all the actions of the tenant's sign contractor with respect to the installation of tenant's sign.

### C. PROCESS AND APPROVAL

1. Signage Review: All tenant signs on this property require approval by the landlord and the City of Downey before you may commence.
2. Wall Sign Approval: One (1) set of scaled drawing (minimum 1/8"=1'-0") must be submitted to the Landlord for approval. After the Landlord's approval, it is the tenant's responsible to submit or cause to submit the drawings to the City of Downey obtaining approval and permits.
3. All Sign drawings shall be prepared by State Licensed sign contractor. All sign drawings shall include the sign contractors name, company address, phone number, and state license number.

### D. PROHIBITED SIGN TYPES-The following sign types are prohibited:

- A-Frame Signs
- Signs in the Public Right-of-Way
- Audible or Flashing Signs
- Portable Signs
- Balloons Signs
- Roof Signs
- Exposed junction boxes, wires, transformers, lamps, tubing, conduits or neon cross-over of any type
- Rectangular cabinet signs with vinyl film overlay
- Foam letter signs

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**LIC#782768**

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..... quality signs .....

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EL MONTE CA, 91732  
**(626) 279-6009**

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## E. SIGN SPECIFICATIONS & DESIGNS

### 1. SIGN TYPE (A)

a. Wall Signs consists: in individual Channel Letters Internally Illuminated with Led's or neon tubing lighting

### 2. LETTER HEIGHT

a. Letter Height Maximum 24" overall heighty: Maximum (2) two rows of letters will be permitted not exceeding the one and one half (1 1/2") S.Q.F.T. Per Lineal Foot of the total leased store front area

### 3. SIGN MATERIALS

- a. Letter face material minimum 1/8" thick acrylic plex (non combustible)
- b. Sign Colors: 2793 Red, 2114 Blue, 2037 Yellow, 2108 Green, 7328 White
- c. Letter Returns: In semi gloss black
- d. 1" black Trim Cap

### 4. ILLUMINATION

a. Tenant Signage should be illuminated with LED's or Neon tubing

### 5. LOGOS

a. Logos are permitted subject to approval of landlord and the city of Downey. Maximum area shall no exceed 20% of the allowable total sign area. (Part of the total sign area not additional)

### 6. WINDOW SIGNS

a. Window vinyl graphics letters are permitted inside the window. All graphics should not exceed 15% of the window area.

Approved by the City of Downey  
Planning Commission 8/4/2010,  
Subject to conditions per  
Resolution No. 10-2653.  
By: [Signature]

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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## F. INSTALLATION REQUIREMENT

1. All tenants shall have their signage installed within each tenant's designated signage location. And letters shall be mounted to wall with 1" space peggout from wall
2. Prior to installation of the wall sign, a copy of the sign permit from the City of Downey and additional Insurance must be provided to the Landlord.
3. Sign installation section details (see exhibit B)

## H. PROMOTIONAL SIGNS

1. No promotional signs shall be erected prior to the approval of the landlord and the city.

## I. WALL SIGNS

1. One wall sign will be permitted per every tenant building elevation. Maximum 3 signs per tenant leasing total space.

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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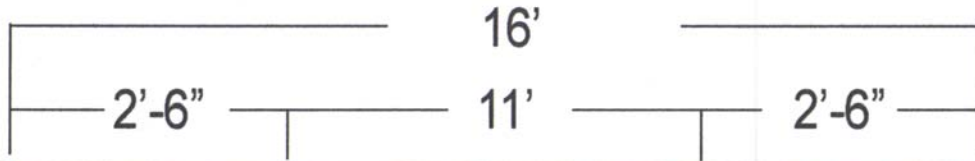
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SOUTH EAST ELEVATION



TENANT (A)  
 PROPOSED SECONDARY SIGN  
 2'x11'=22 sq ft  
 (Max. allowable: 30'x1.5'=45 Sq Ft.)

The following table illustrates the proposed and maximum allowable sign area per tenant

Maximum sign area for all signs (per tenant): 2.25 sq ft per lineal foot of building frontage 30 x 2.25 = 67.5 sq. ft. (proposed 66 sq. ft. per tenant)		
	Maximum allowable	Proposed wall sign area
Tenant 'A'		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	$\frac{1}{2}$ the allowable area of primary wall	2' x 11' = 22 sq. ft.
• Third wall	$\frac{1}{2}$ the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'B'		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	$\frac{1}{2}$ the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'C' (Subway)		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	$\frac{1}{2}$ the allowable area of primary wall	2' x 11' = 22 sq. ft.
• Third wall	$\frac{1}{2}$ the allowable area of primary wall	2' x 11' = 22 sq. ft.

DATE: 7/15/10

SCALE: NTS

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# EAST ELEVATION



TENANT (A)  
**PROPOSED PRIMARY SIGN**  
 2'x11' = 22 Sq Ft.  
 (Max. allowable: 30'x1.5'=45 Sq Ft.)

TENANT (C)  
**EXISTING THIRD SIGN**  
 EXISTING 2'x11' = 22 Sq Ft.  
 (Max. allowable: 30'x1.5'=45 Sq Ft.)

The following table illustrates the proposed and maximum allowable sign area per tenant

Maximum sign area for all signs (per tenant): 2.25 sq ft per lineal foot of building frontage 30 x 2.25 = 67.5 sq. ft. (proposed 66 sq. ft. per tenant)		
	Maximum allowable	Proposed wall sign area
Tenant 'A'		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
• Third wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'B'		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'C' (Subway)		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
• Secondary wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
• Third wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.

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WEST ELEVATION



TENANT (C)  
EXISTING PRIMARY  
WALL SIGN

EXISTING SUBWAY SIGN 2'x11'= 22 Sq Ft.

(Max. allowable: 30'x1.5'=45 Sq Ft.)

TENANT (B)  
PROPOSED PRIMARY  
WALL SIGN

2'x11'= 22' Sq Ft.

(Max. allowable: 30'x1.5'=45 Sq Ft.)

The following table illustrates the proposed and maximum allowable sign area per tenant

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	Maximum allowable	Proposed wall sign area
Tenant 'A' • Primary wall • Secondary wall • Third wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'B' • Primary wall • Secondary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'C' (Subway) • Primary wall • Secondary wall • Third wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
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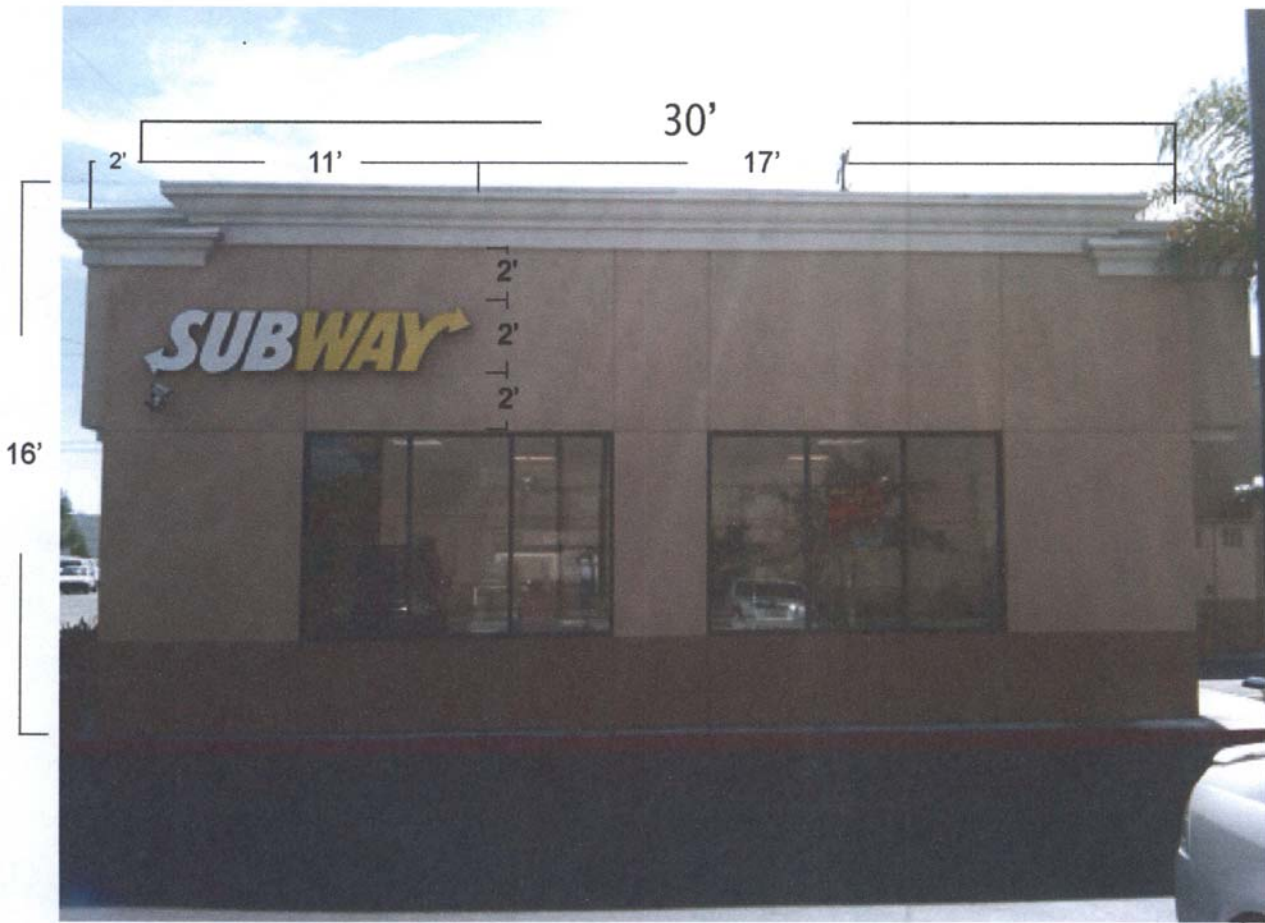
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# NORTH ELEVATION



TENANT (C)

EXISTING SECONDARY WALL SIGN  
(max 22.5 Sq Ft)

EXISTING SIGN 2'x11'

(Max. allowable: 30'x1.5'=45 Sq Ft.)

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• Secondary wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
• Third wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.
Tenant 'B'		
• Primary wall	30' x 1.5 = 45 sq. ft.	2' x 11' = 22 sq. ft.
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Tenant 'C' (Subway)		
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**SOUTH ELEVATION TENANT "A" & "B"**



TENANT # (B)

TENANT # (A)

**PROPOSED SECONDARY SIGN**

2'x11'=22 sq ft.

(Max. allowable: 30'x1.5'=45 Sq Ft.)

**PROPOSED THIRD SIGN**

2'x11'= sq ft.

(Max. allowable: 30'x1.5'=45 Sq Ft.)

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• Third wall	1/2 the allowable area of primary wall	2' x 11' = 22 sq. ft.

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# ACRYLIC PLEX COLOR SAMPLES



JM-7328