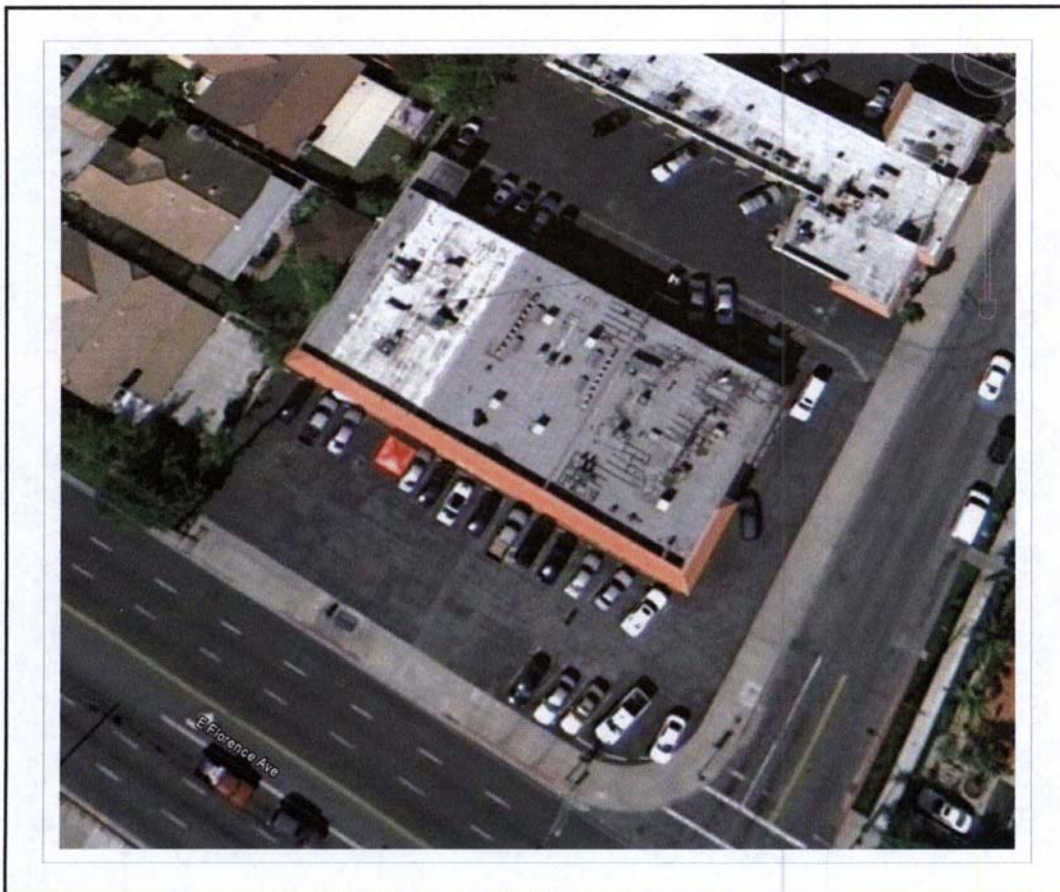


# Multiple Business Sign Program

7355-7371 Florence Ave &  
10011-10033 Tecum  
Downey, CA



Revised 8/4/11

Approved by the City of Downey  
Planning Commission PLN-11-00185  
Subject to conditions per  
Resolution No. 11-2736  
By: [Signature]

RECEIVED  
AUG 24 2011  
PLANNING

 **YESCO.** [Signature]

## SIGN CRITERIA

### LEASE AGREEMENT

This sign criteria shall be a part of lease terms for all future tenant leases and all tenant signs shall follow this sign criteria.

### SUBMITTAL / APPROVAL REQUIREMENTS

#### SUBMITTAL TO LANDLORD:

1. Tenant shall submit two (2) sets of detailed shop drawings to the Landlord for written approval prior to city submittal or fabrication. Sign drawings to be prepared by a California licensed sign contractor. All signs must conform to the Downey Planning Division requirements.
2. The shop drawings shall indicate size, materials, colors, location, construction details, attachment details, and lighting techniques of the proposed signage, all conforming with the sign criteria herein outlined.

#### SUBMITTAL TO CITY:

1. The Tenant or Tenant's sign company shall obtain and pay for all necessary permits. If Tenant has received written approval from Landlord, Tenant may submit the proposed sign to the Downey Planning Division for review. Tenant must submit three (3) full sets of Landlord approved colored drawings.
2. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
3. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
4. Should a sign be removed, it is the Tenant's responsibility to patch all holes and paint surface to match the existing color.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. The Tenant shall be responsible for acquiring all permits and inspections necessary from the city.

### GENERAL CONSTRUCTION REQUIREMENTS

1. Sign company to be fully licensed with the county and state and shall have full workman's compensation and general liability insurance.
2. All signs and their installation shall comply with all local building and electrical codes.
3. All electrical signs will be fabricated by a U.L. Approved sign company, according to U.L. specifications and bear U.L. Labels. U.L. labels shall be placed in an inconspicuous location.
4. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
5. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
6. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The owner reserves the right to reject any fabrication work deemed to be below standard.
8. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
9. Joining of materials (e.g., seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
10. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
11. Exposed junction boxes, conduit, lamps, tubing, or neon crossovers of any type are not permitted.
12. All signs shall comply with the requirements of the City of Downey Municipal Code.



## SIGN CRITERIA (cont.)

### SIGNAGE SPECIFICATIONS

The intent of this criteria is to maintain consistency of colors and manufacturing methods.

The following types of construction will be allowed:

- Internally illuminated canister signs

At new lease, the Tenant is required to comply with this sign criteria.

Sign face colors should be selected to provide sufficient contrast against building background colors and still be compatible.

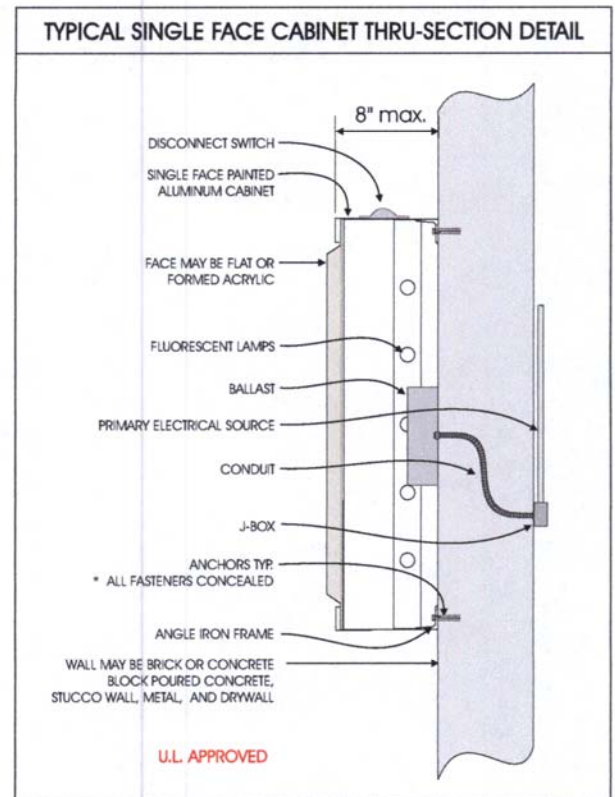
Sign returns and retainers shall be painted to match the building.

#### WALL SIGNS

1. Face of wall signs must be parallel to the plane of the wall.
2. Wall signs cannot project more than 8 inches from the face of the building.
3. Size of primary wall sign shall not exceed 1.5 square feet per lineal foot of the tenant space frontage.
4. Signs shall be centered above tenant space and shall not exceed 75% of the tenant space width.
5. Supplemental logos, text, etc. shall not exceed 25% of the overall sign size.
6. Signs shall be internally illuminated.
7. Secondary wall signs shall be permitted for tenants with a corner space. The size of the secondary wall sign shall not exceed 1/2 the primary wall sign.

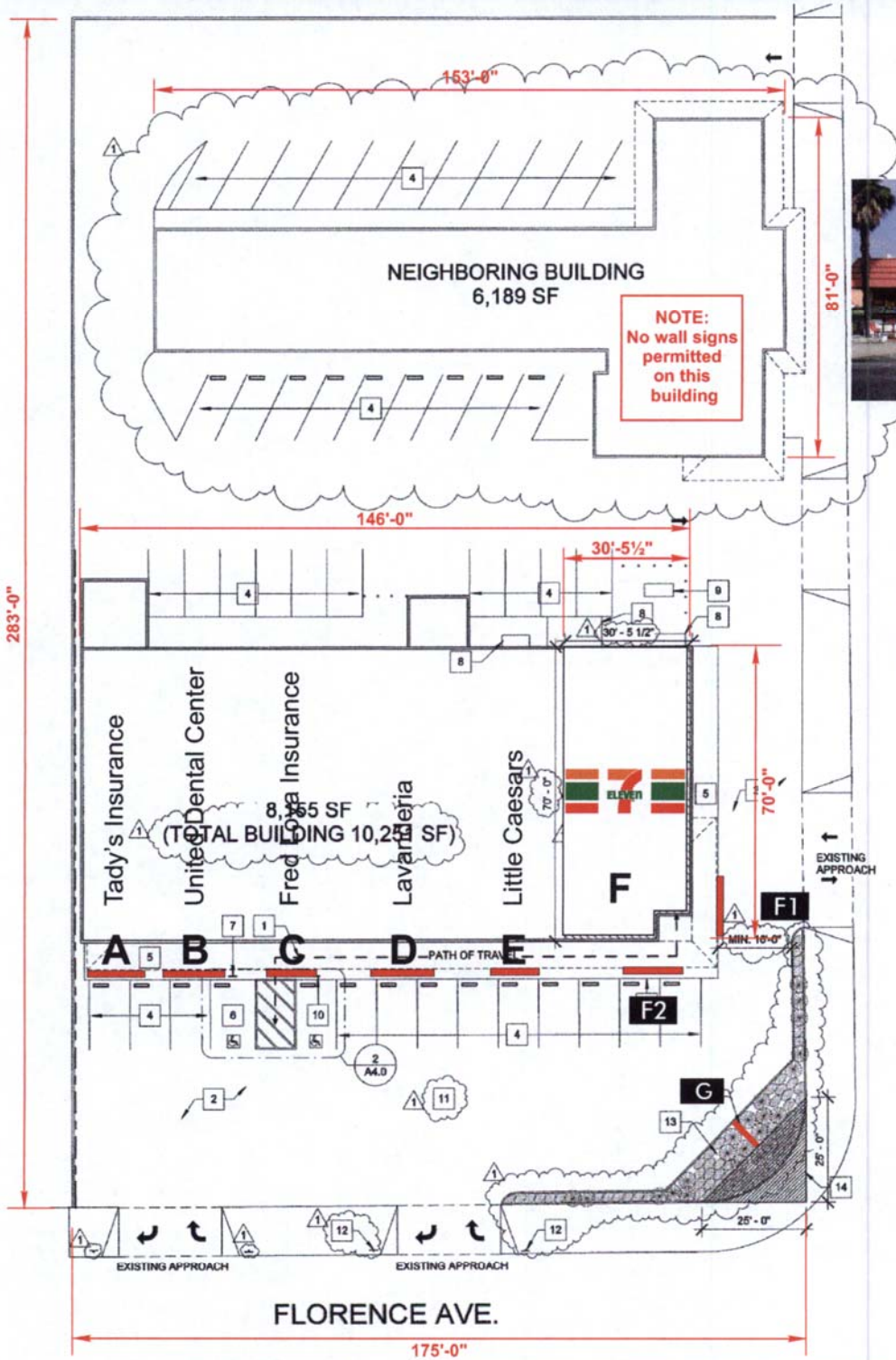
### PROHIBITED SIGNS

- **Emitting signs.** As used herein, signs that emit smoke, steam, laser or hologram lights, or other similar features.
- **Hazardous signs.** As used herein, signs that constitute a public nuisance or a potential threat to the health, safety or well-being of the general public due to their height, illumination intensity, location, movement, placement, size or other design features or characteristics.
- Signs constituting a traffic hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal in such a manner as to interfere with, mislead or confuse traffic
- Primary and secondary signs painted directly on the building
- Flashing, moving, animated or audible signs
- Immoral or unlawful advertising which is obscene, indecent, or immoral in nature
- Exposed junction boxes, transformers, lamps, tubing, conduits, or neon crossovers of any kind



**SITE PLAN**

Scale: 1" = 40'-0"



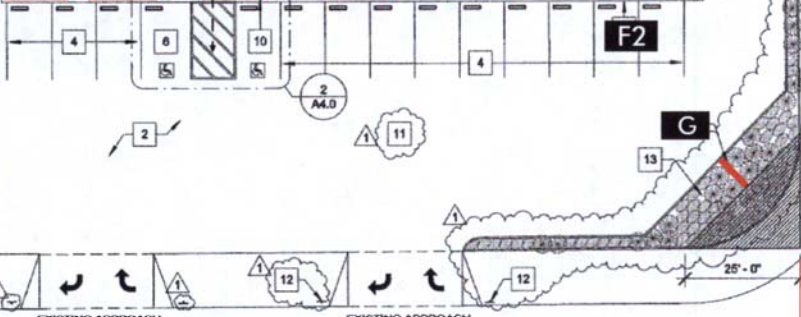
TECUM RD.

Tady's Insurance  
 United Dental Center  
 Fred Loya Insurance  
 Lavaria  
 Little Caesars

8,965 SF  
 (TOTAL BUILDING 10,255 SF)

**NOTE:**  
 No wall signs  
 permitted  
 on this  
 building

A B C D E PATH OF TRAVEL



FLORENCE AVE.

175'-0"

*MWD*

1 FLOOR PLAN  
 SITE PLAN

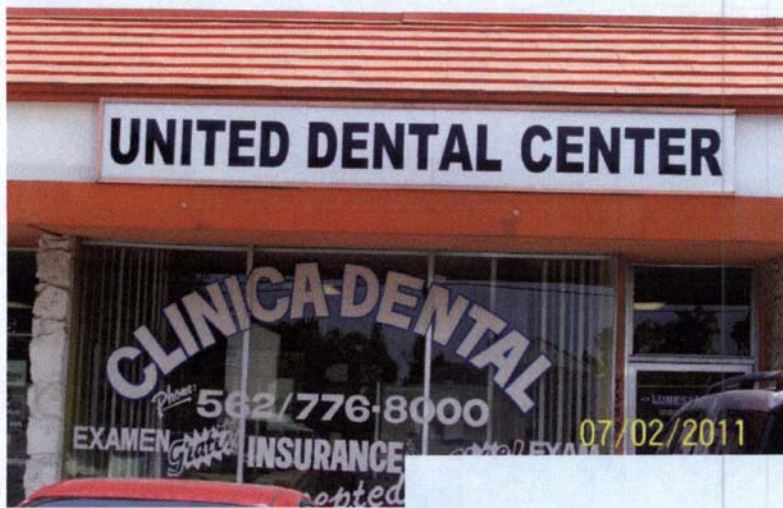


TENANTS A-C Existing Signs



**A**  
TADY'S INSURANCE

24" x 14'-0"



**B**  
UNITED DENTAL CENTER

24" x 15'-0"



**C**  
FRED LOYA  
INSURANCE

18" x 12'-0"

TENANTS D-E Existing Signs



**D**  
LAVANDERIA

LOGO 24" x 3'-0"

LETTERS 18" x 12'-3"



**E**  
LITTLE CAESARS

LOGO 24" x 25"

LETTERS 18" x 9'-8"

## TENANT F Existing Signs

**F1**

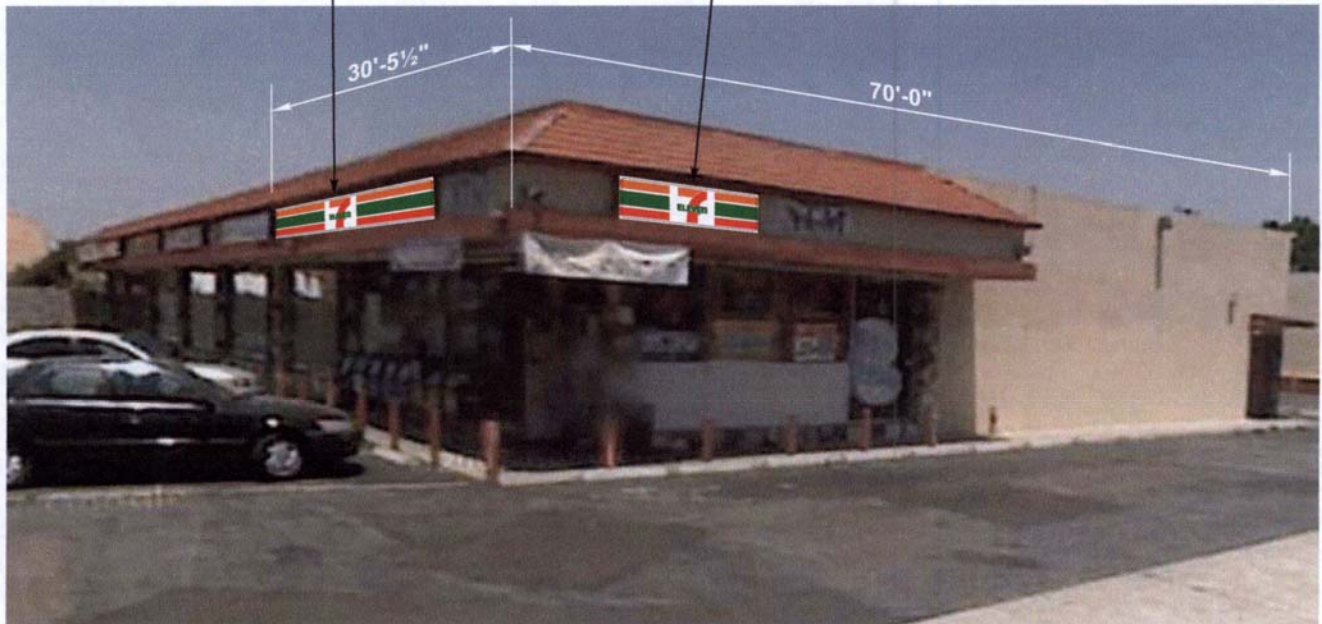
2'-0" x 20'-0"

Custom fabricated aluminum cabinet  
Internally Illuminated with white LED's  
Pan formed and embossed faces

**F2**

2'-0" x 7'-6"

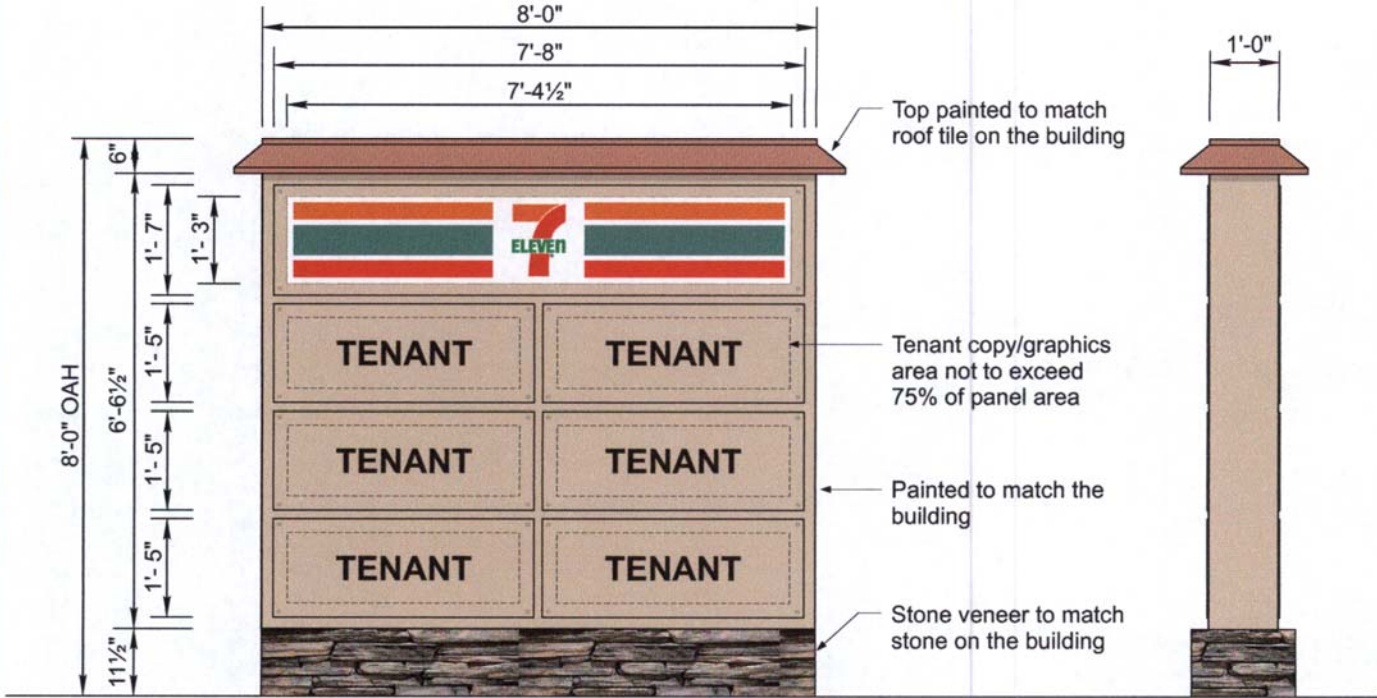
Custom fabricated aluminum cabinet  
Internally Illuminated with white LED's  
Pan formed and embossed faces



**F1 F2**

**TWO (2) EXISTING SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS**

# MONUMENT SIGN



**G** Manufacture & Install One (1) New D/F Illuminated Monument Sign Scale: 3/8" = 1'-0"

Cabinet is aluminum over steel frame construction, painted smooth satin finish. Internally illuminated with D/HO fluorescent lamps.

Base to have backer board for stone veneer.

Faces are aluminum with routed out copy/graphics, backed with white acrylic with vinyl overlays.





NEIGHBORING BUILDING - No Signs

