



SIGN 09-79
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PLANNING

City of Downey

Planning Division
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Downey, CA 90241-7016
Tel: 626-569-2140

Landlord

Louie Christopoulos
ASSOS Inc.
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Downey, CA 90241
Tel: 562-879-0069

Sign Contractor

Signs Express Mfg. Co.
1438 N. Santa Anita Ave.
South El Monte, CA 91733
Tel: 626-443-3333
www.signsexpress.com

A. GENERAL INFORMATION & REQUIREMENTS

1. Tenant shall be responsible for the costs of all signs, including installation, maintenance, repair, and liability insurance. Each tenant shall obtain and pay for all necessary permits and approvals from the City of Downey Planning and Building Department prior to fabrication and installation.
2. Building and electrical permits are required for all tenants signs prior to fabrication & installation.
3. All signs shall be manufactured and installed per City of Downey building codes and electrical codes, and bear an Underwriter Laboratories (U.L.) label placed in a conspicuous location as permitted by the city.
4. After sign installation, all exterior wall penetrations shall be sealed watertight, in color and finished to match the building finish color. A final inspection by the City's Building and Safety Department shall be required.
5. The tenant is responsible for their sign at the expiration or early termination of lease and that the tenant shall remove his or her sign and return all affected exterior building areas to the original state within a 10-day period. Any old signs on vacant tenant spaces will become a code enforcement violation for the property owner..
6. 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.
7. Each tenant shall be responsible for the fulfillment of all requirements and specifications set here 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. Tenant shall notify the Landlord within one day of any defects in writing before work commencement.
8. All sign drawings shall be prepared by the state licensed sign contractor. A scaled drawing shall be provided for each wall upon which a sign will be erected, indicating both the height and width of the sign and subject store front. All colors and material shall be clearly labeled. A section view shall also indicate the construction method(s).

B. SIGNAGE AREA & LOCATIONS (Exhibit A)

1. The maximum sign areas within the plaza (plaza ID & tenants' signs) shall not exceed 2.25 square feet of area per each lineal foot of the building frontage facing the parking lot.
Building frontage facing parking lot: 123 ft x 2.25 = 276.75 (total sq.ft. allowed)
2. Number of signs:
 - a. Four (4) sets - wall signs 60 sq.ft. (Exhibit A)
 - b. Ten (10) sets - blade signs 60 sq.ft. (Exhibit B)
 - c. One (1) set - Monument sign..... 35 sq.ft. (Exhibit D)
155 sq.ft. < 276.75 sq.ft. (Max.sign area)

C. WALL SIGN SPECIFICATIONS (Exhibit B)

1. Wall signs are only allowed for unit #101, #102, #103, and #201 tenants.
2. Sign Type - Flat cut solid aluminum letters on 3" square aluminum tube.
3. Material:
 - * Letters - 0.25" thick solid aluminum with powder coating in custom colors.
 - * Support - 3" square aluminum tube with powder coating finish to match building wall color.
4. Letter Colors: Tiger Drylac brand - dark red #3003, dark green #6005.
5. Illumination: Back halo lighted by 12 volts yellow L.E.D.
6. Letter height: Maximum letter overall height is 13.5 inches.
7. All signage shall be in single line only, not to exceed 12'-0" in length.
8. Corporate logos & colors may be allowed for tenants with registered trademarks are to be reviewed & approved by the landlord & the City of Downey Planning Division on a case-by-case basis.

D. BLADE SIGN SPECIFICATIONS (Exhibit C)

1. All blade signs shall be limited to 44" in height and shall not exceed 40" protruding from the wall.
2. The minimum clearance from the bottom of the blade sign to ground is 84".
3. Sign area shall not exceed (24" x 36") 6 square feet each.
4. Material & color - 0.125" & 0.25" thick solid sintra with painted in ivory and burgundy color.

E. MONUMENT SIGN. (Exhibit D)

8'-0" overall height, double faced monument sign with 800 M.A. Fluorescent lamps illumination. Both sign faces are to be divided into eight equal spaces by 1.5" aluminum divider bars. Minimum 1/8" thick white acrylic faces with vinyl copies. The copy area shall not exceed 75% of the sign face background.

F. WINDOW SIGNS.

Window signs shall cover no more than ten (10) percent of any window or door area. No more than two window sign areas shall be permit per each tenant space. Lighted window sign is not allowed.

G. PROMOTIONAL EVENT AND BANNERS

1. All promotional signs and banners required approval from the landlord prior to fabrication and installation. Each tenant is allowed to two (2) events per year, thirty (30) days maximum per event. Banner size shall not exceed 3'-0" by 10'-0".
2. Promotional and grand opening signs may not be placed within the public right-of-way, on public property, or in any location which interferes with vehicular, bicycle, or pedestrian circulation or public safety.
3. Holiday lights may be displayed 30 days prior to the holiday (Christmas), and they shall be removed prior to January 15 of the following year.

H. PROHIBITED SIGNS

- Billboards
- Hazardous Signs, Foam Letter Signs, Cabinet Signs
- Signs erected without a permit
- Temporary Sign display without a permit
- Any sign prohibited by the city code
- Signage above the roof line (Roof Signs)
- Pennants / Flags
- General Advertising (Off-Premises) Signs
- Inflatables and Mylar Balloons
- Exposed lighting tubes, strings of lights, exposed bulbs or other exposed lighting outlining any portion of windows or the building facade shall not be permitted.

Exhibit A - Wall Signs & Blade Signs Locations

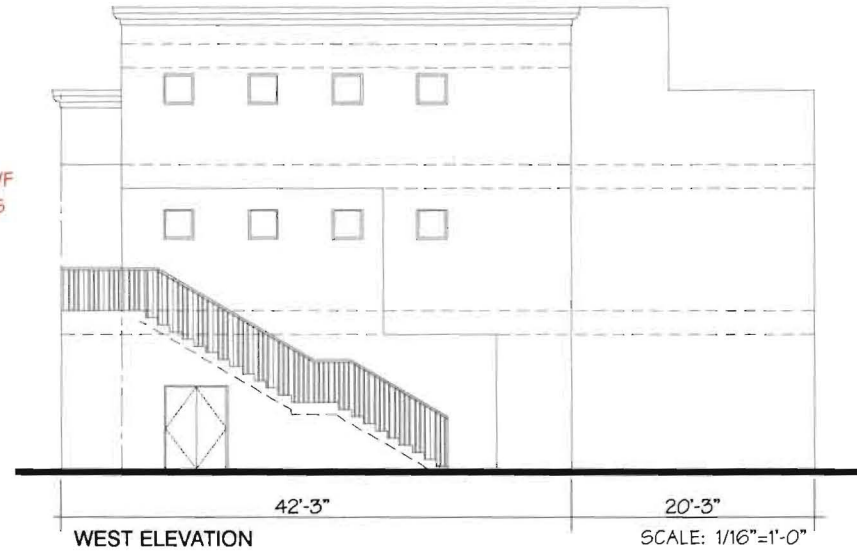
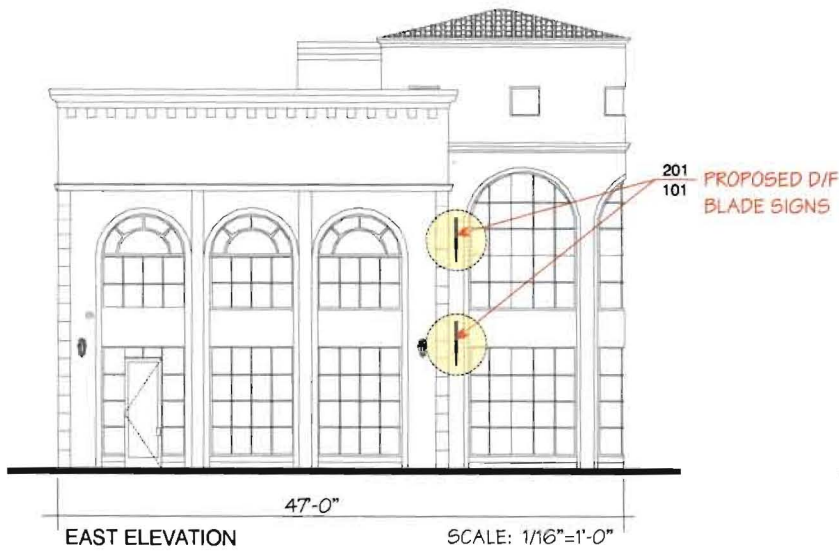
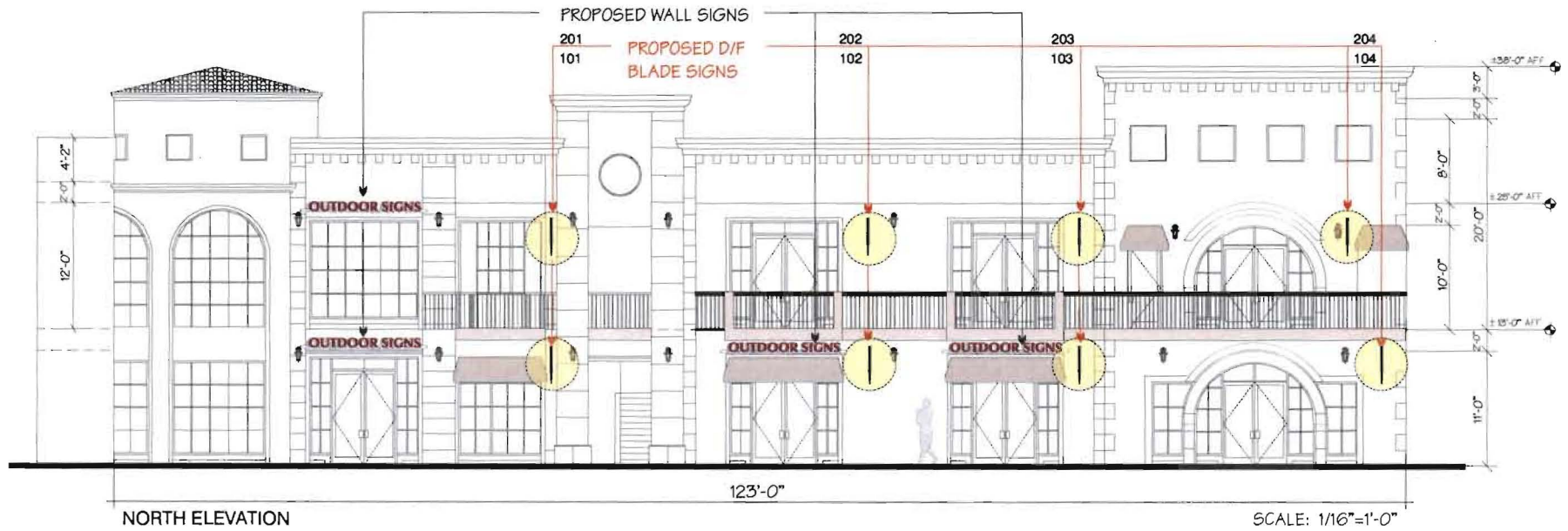
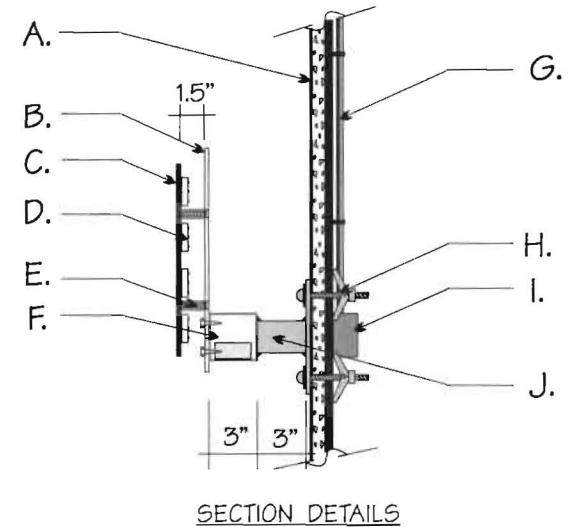
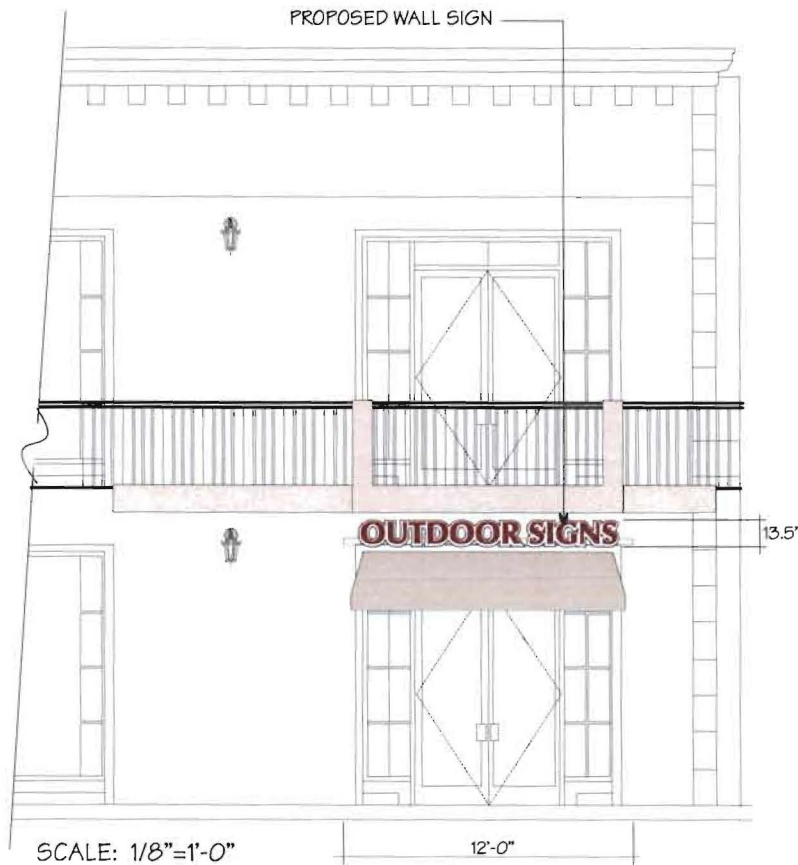
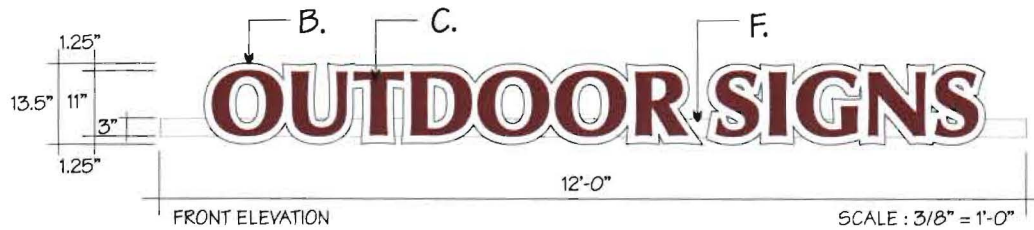


Exhibit B - Wall Signs



- A. EXISTING STUCCO WALL
- B. 1/8" THICK WHITE POLY ALUMINUM BACK PANEL
- C. 1/4" THICK SOLID ALUMINUM LETTERS
- D. 12 VOLTS YELLOW LED LIGHT MODULES
- E. 3/16" DIA. MACHINE BOLTS WITH 5/16" DIA. ALUMINUM SPACERS.
- F. 3" ALUMINUM SQUARE TUBE PAINTED TO MATCH WALL COLOR
- G. 1/2" ELECTRICAL CONDUIT
- H. 3/8" DIA X 4" TOGGLE BOLTS.
- I. EXISTING J-BOX TO PRIMARY
- J. 2" ALUMINUM SQUARE TUBE PAINTED TO MATCH WALL COLOR.

Exhibit C - Blade Signs

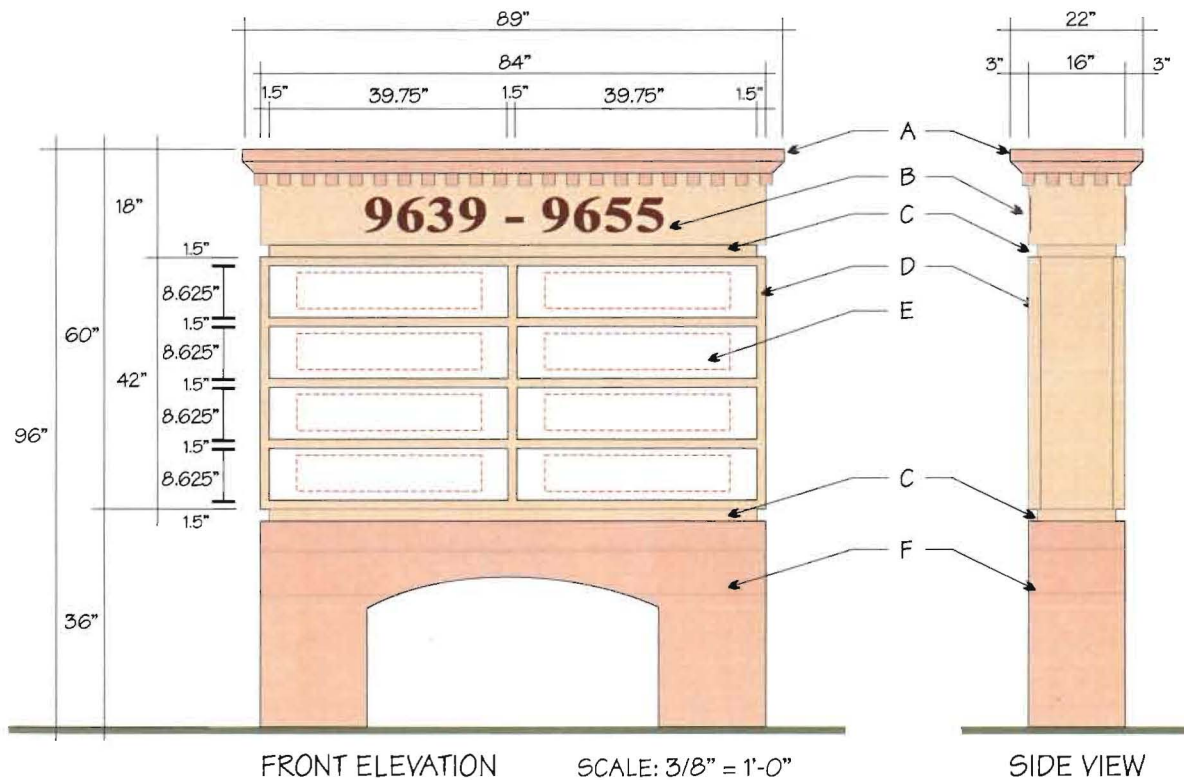


- A. 3" WIDE X 1/8" THICK STEEL PLATE
- B. 0.5" SOLID SQUARE STEEL BAR
- C. 1/4" THICK SOLID SINTRA BOARD IN IVORY

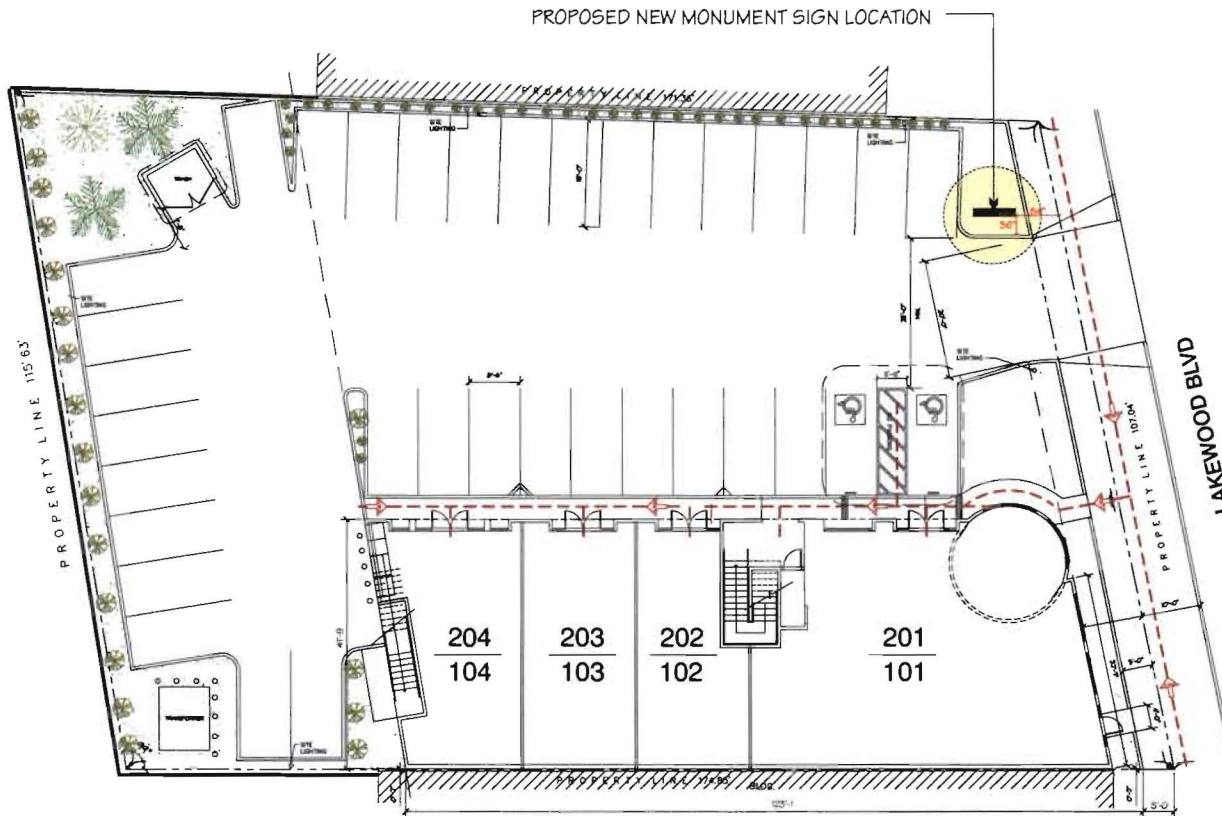
- D. 1/8" THICK SOLID SINTRA BOARD IN BURGUNDY
- E. 3/8" X 4" TOGGLE BOLTS (MINIMUM 4)
- F. 1/4" THICK SOLID SINTRA COPIES.

Exhibit D - Double Faced Monument Sign

PROPOSED 8'-0" OVERALL HEIGHT DOUBLE FACED MONUMENT SIGN.



- A. 0.090" THICK ALUMINUM TOP SECTION TO BE PAINTED TO MATCH BUILDING MOLDING & W/ 1" THICK DECORATIVE FOAM SQUARES.
- B. ROUTED OUT COPIES & BACK WITH 1/8" THICK ACRYLIC FACE.
- C. 2" HEIGHT ALUMINUM REVEAL.
- D. 42"(H) X 84"(W), DOUBLE FACED CABINET, TO BE FABRICATED BY 0.063" THICK ALUMINUM SKIN & TO BE PAINTED TO MATCH WALL COLOR. INTERNALLY ILLUMINATED BY 800M.A. LAMPS.
- E. 1/8" THICK WHITE ACRYLIC FACES WITH COLOR VINYL COPIES. THE GRAPHIC AREA SHALL NOT EXCEED 75% OF THE SIGN FACE AREA.
- F. SIGN BASE IS TO BE FABRICATED BY 0.063" THICK ALUMINUM W/ STUCCO FINISHED IN CUSTOM COLOR.



SITE PLAN

SCALE: 1/32" = 1'-0"