



PROPERTY OWNER :

Long Beach Garden Home
Mr. Bill Chen
9928 Valley Blvd., El Monte, CA 91731
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email : eb5zhao@gmail.com

CITY OF LONG BEACH :

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411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
Tel : (562) 570-5237

SIGN CONSULTANT :

Signs Express
www.signsexpress.com
1438 Santa Anita Avenue, South El Monte, CA91733
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SIGNS EXPRESS

1570-1598 Long Beach Blvd., Long Beach, CA 90813

LANDLORD APPROVAL

Date



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This intent of this master sign criteria is provide the guideline necessary to achieve a visually appealing sign design with the building’s architecture elements while maintaining the consistency for the balanced appearance and compliance with the city’s regulation.

A. GENERAL INFORMATION & REQUIREMENTS

1. Tenants shall be responsible for the costs of all signs, including installation and maintenance. Each tenant or the tenant’s sign contractor shall obtain and pay for all necessary City permit fees of the approved signage prior for fabrication and installation.
2. At expiration or early termination of the lease, tenants shall remove all signs and return the affected areas to the original condition within a ten-day period. The Landlord reserves the right to hire contractors to have the required work done at tenants' expense.
3. All signs shall be manufactured and installed by a licensed contractor & per City's building and electrical code, UL labels should be placed in an inconspicuous location.
4. After installation, all penetrations of exterior shall be sealed watertight in color and finish to match adjacent material. Final inspection by the City's Building & Safety Department is required in terms of signing off tenant's work after penetration.
5. Cooperative tenant promotion signs shall be permitted only upon review and approval by the landlord and the City of Long Beach.
6. Each tenant shall be fully responsible for all the actions of the tenant's contractor with respect to the installation of tenants' sign.
7. Each licensed sign contractor 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. Tenants shall notify Landlord within one day of and defects in writing before work commencement.
8. Performances of this sign criteria shall be enforced and any non-conforming sign shall be removed at the tenant’s or his sign contractor’s expense, upon demand by the Landlord and/or the City.

B. APPROVAL AND PERMITTING

Each tenant shall submit the proposed sign to the Landlord for written approval. Four (4) copies of the color detailed shop drawings (Minimum scale 1/8"=1'-0") shall indicate conformance with the sign criteria herein outlined. The drawings shall be drawn and submitted by a licensed sign contractor, including the contractor’s information, name, California state license number, address, contact and Underwriter Laboratory number. The application for the sign permit shall be made to City of Long Beach Planning Department and shall includes the followings.

- * A scaled and dimensioned building elevation,
- * Proposed signage details, size, material, colors, dimensions, and locations;
- * Installation section details;
- * Site plan with north arrow;
- * Permit Application with property owner’s acknowledgment / approval.

C. INSURANCE

The licensed sign contractor shall carry Workmen's Compensation and Public Liability Insurance in the amount of \$2,000,000.00 per occurrence against all damages suffered or done to any and all persons and property while engaged in the construction or erection of signs. The additional liability insurance policy naming _____ as an additional insured and shall be submitted to the landlord before the sign is installed.



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A. STOREFRONT CANOPY SIGNS

A1 - TENANTS SIGNS

1. Sign Type : 4” deep, Dual-lit channel letters with 1/8” thick poly-aluminum back panel casting white halo lighting effect.
2. Materials : Letters are to be comprised of a minimum of 0.040” thick pre-coated bronze color aluminum on returns w/ powder coating in black color finished. 3/16” thick clear lexan backs. 1/8” thick white poly-aluminum backing.
3. Letter colors : Face colors are per the choice of the tenant. Minimum 1/8” thick acrylic faces and 3/4 ” wide black color trim caps.
4. Maximum size :
 - a. Maximum letter height shall not exceed 18”.
 - b. Maximum length of the sign shall not exceed 14’-6”.
 - c. Tenant sign area shall not exceed one square-foot per linear foot of the store leasing frontage.
5. Locations : (See Page 4 through Page 6)
6. Illumination : Dual lit (Front & back halo) illuminated by 12 volts white L E D light modules.

A2 - FUTURE BUILDING SIGN

Same details as SIGN A1 above.

B. BUILDING PARKING ENTRANCE SIGNS

One set of each - **COMMERCIAL PARKING** and **RESIDENTIAL PARKING**

1. Sign Type : 4” deep wall mount channel signs with push through lettering.
2. Materials : 0.090” thick aluminum flange face and 0.063” thick aluminum returns.
Push through letters shall be 1/2” thick clear acrylic with 3M translucent white (3M 3630-20) and matte black (3630-22) vinyl film overlay.
3. Signage color : The aluminum casing (flange and returns) shall be powder coated exterior and interior for even lighting reflection.
Lettering / Copy shall be in black color.
4. Maximum size : The overall height, including the flanges shall not exceed 14 inches.
5. Locations : (See Page 4 and Page 7)
6. Illumination : Front-lit, illuminated by 12 volts white L E D light modules.

C. INSTALLATION SECTION DETAILS

See Page 8 and Page 9

All electrical components and assembly shall be U. L. listed & labeled.

D. WINDOW SIGNS

The total of all signs displayed in any one window shall not cover more than 10 % of the total window area.

1. Tenant Unit Number - 6” tall, 2ml white vinyl decal to be applied on secondary surface.
2. Tenant Permanent window sign - 2ml white vinyl decal including company name, logo, business hours are to be applied on secondary surface of the entrance door.
3. All window signs are limited to one (1) per three (3) feet of window.

E. PROHIBITED SIGNS

- * Flashing signs
- * Roof Signs
- * Hazardous signs
- * Home occupation signs
- * Portable signs
- * Moving signs
- * Inflatable and mylar balloons
- * General advertising (Off-Premises) signs
- * Sign erected without a permit
- * Temporary sign display without a permit
- * Signs that emit or generate sound
- * Signs erected upon or over common area



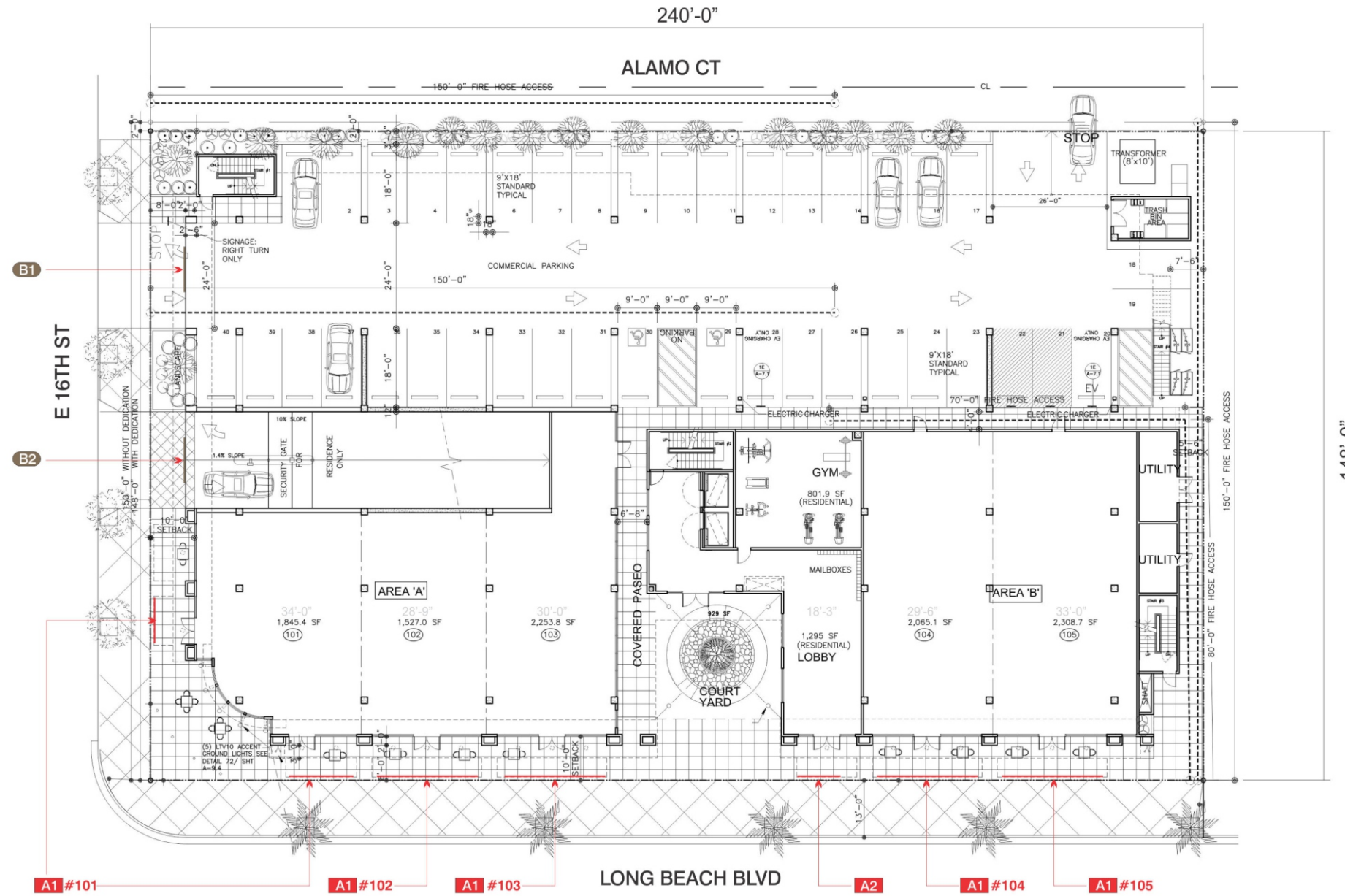
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SITE PLAN
1/32" = 1'-0"



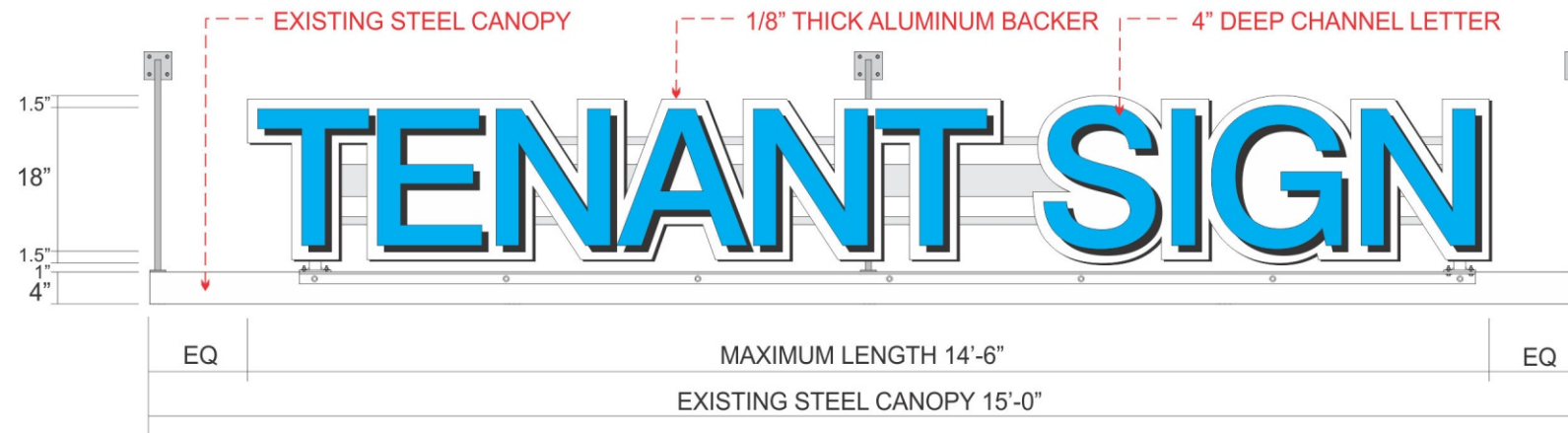
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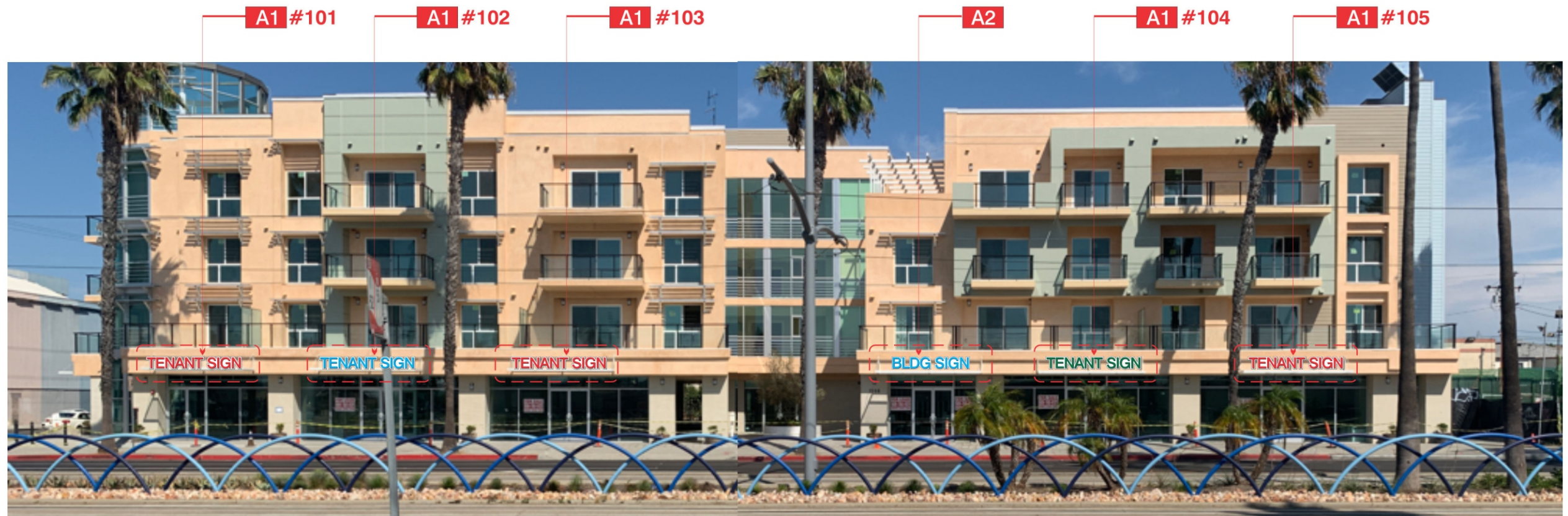
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SHOP TENANTS CANOPY SIGNS - L E D DUAL- LIT ALUMINUM CHANNEL LETTERS



4" DEEP, 0.040" THICK ALUMINUM CHANNEL LETTERS IN BLACK RETURNS WITH 3/16" THICK CLEAR LEXAN BACKING ARE TO BE SECURED ON 1/8" THICK WHITE ALUMINUM BACKER, 3/16" THICK WHITE ACRYLIC WITH 3M TRANSLUCENT COLOR VINYL FILMS OVERLAY, BOTH FRONT & BACK ILLUMINATED BY WHITE L E D MODULES. ALL LETTERS ARE TO BE FREE STANDING MOUNTED ON TOP OF THE EXISTING STEEL CANOPY, ALL ELECTRICAL COMPONENTS & ASSEMBLY ARE TO BE U. L. RATED.



WEST ELEVATION (LONG BEACH BLVD.)

SCALE : 1/16' = 1'-0"



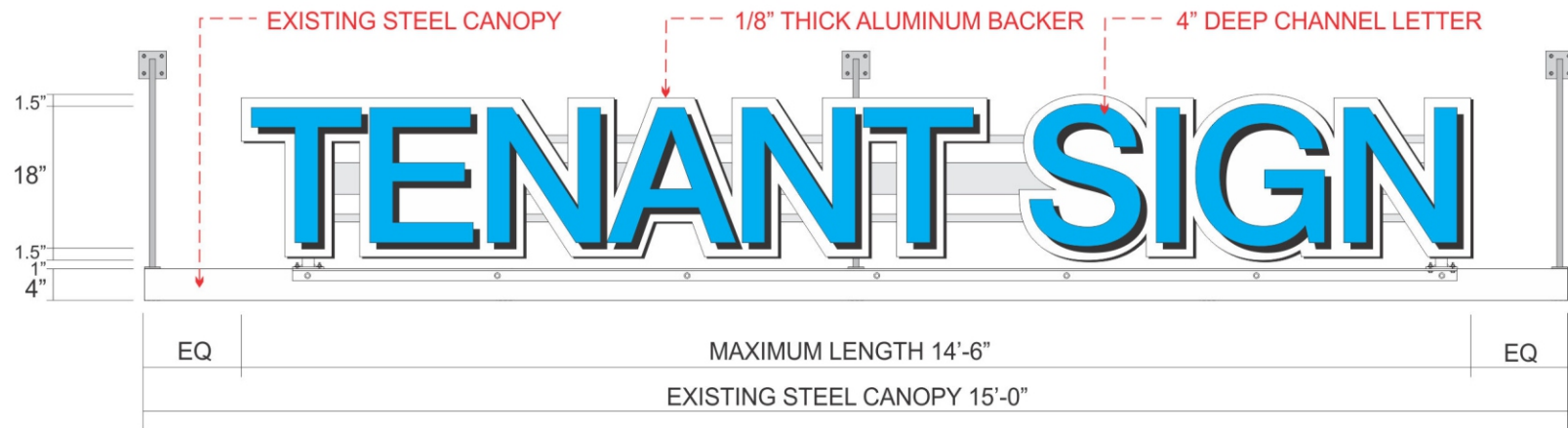
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PARKING ENTRANCE SIGN - INTERNALLY ILLUMINATED PUSHED THRU CHANNEL LETTERS

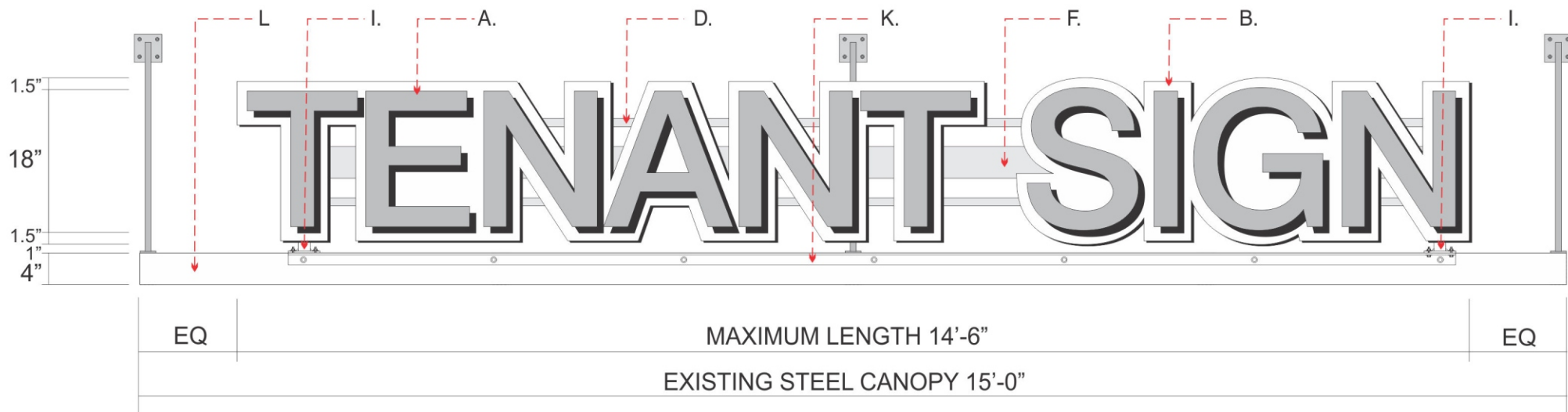
4" DEEP, 0.090" THICK ALUMINUM FLANGE FACE WITH 0.063" THICK ALUMINUM RETURNS TO BE POWDER COATED IN WHITE EXTERIOR AND INTERIOR FOR EVEN LIGHTING REFLECTION, 0.090" THICK ALUMINUM FLANGE FACE TO BE ROUTED OUT COPIES WITH 1/2" THICK CLEAR ACRYLIC PUSH THRU LETTERS AND 3M VINYL FILMS (WHITE & MATTE BLACK). ALL ELECTRICAL COMPONENTS & ASSEMBLY ARE TO BE U.L. RATED.



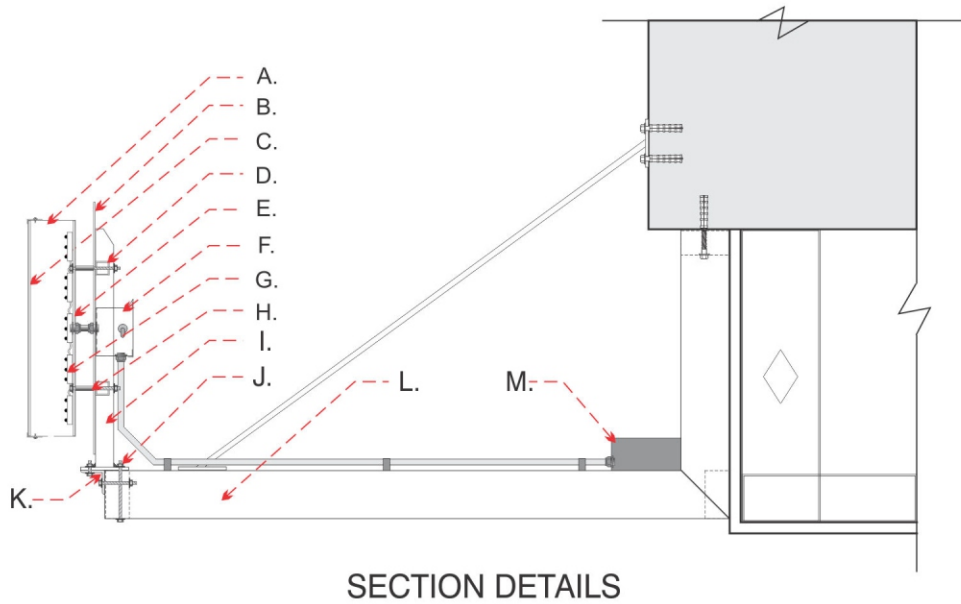
NORTH ELEVATION

SCALE : 1/16' = 1'-0"

SHOP TENANTS' CANOPY SIGN - SECTION DETAILS



- A. 4" DEEP, 0.040" ALUMINUM RETURNS W/ POWDER COATING IN BLACK FINISHED.
- B. 1/8" THICK ALUMINUM BACKER W/ POWDER COATING IN WHITE FINISHED.
- C. 3/16" THICK ACRYLIC FACE W/ 3/4" BLACK TRIM CAPS.
- D. 1" ALUMINUM SQUARE TUBE W/ POWDER COATING IN WHITE FINISHED.
- E. 3/16" THICK CLEAR LEXAN BACKING.
- F. 3" DEEP, 4" HEIGHT ALUMINUM WIREWAY W/ DISCONNECT SWITCH.
- G. 12 VOLTS WHITE L E D LIGHT MODULES.
- H. 1/4" DIA. X 4" MACHINE BOLTS W/ 3/8" DIA. ALUMINUM SPACERS.
- I. 1.5" ALUMINUM TUBE W/ 6" X 4" X 1/4" THICK ALUMINUM PLATE W/ POWDER COATING IN WHITE FINISHED.
- J. 1/4" DIA. X 5" MACHINE BOLTS.
- K. 1.5" X 3/16" ALUMINUM ANGLE.
- L. STOREFRONT STEEL CANOPY. (E)
- M. 120 VOLTS J-BOX TO PRIMARY. (E)



SECTION DETAILS

Diagram of the proposed signage for the Commercial Parking lot. The sign consists of two parts: "COMMERCIAL" and "PARKING". The "COMMERCIAL" part is 14'-2" wide and 12" high. The "PARKING" part is 14'-2" wide and 12" high. The total width is 28'-4". The sign is made of aluminum with a black finish. The letters are 12" high. The sign is mounted on a wall. The diagram shows the sign with dimensions and labels B. and C. indicating the mounting hardware.

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- A diagram of a vertical wall assembly with various components labeled A through I. The wall is shown in cross-section, with a 4-inch dimension indicated at the bottom left. The components are labeled as follows:
- A. Points to the top edge of the wall assembly.
 - B. Points to the top edge of the insulation layer.
 - C. Points to the top edge of the sheathing layer.
 - D. Points to the top edge of the sheathing layer.
 - E. Points to the bottom edge of the sheathing layer.
 - F. Points to the top edge of the insulation layer.
 - G. Points to the top edge of the sheathing layer.
 - H. Points to the top edge of the sheathing layer.
 - I. Points to the bottom edge of the sheathing layer.



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