

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

February 28, 2014

NOTICE OF ACTION

Maureen Cougnet,
Outdoor Dimensions
5325 E. Hunter Ave.,
Anaheim, CA 92807

SUBJECT: PLANNED SIGN PROGRAM NO. 13-006 (ELAN SIGN PROGRAM)

APPLICANT: Maureen Cougnet, Outdoor Dimensions

PROPERTY OWNER: Elan Huntington Beach, LLC, 17885 Von Karman Ave., Ste 450, Irvine, CA 92614

REQUEST: To adopt a planned sign program for the Elan Mixed Use project.

LOCATION: 18502 – 18510 Beach Boulevard, 92648 (south east corner of Beach Blvd and Ellis Ave)

DATE OF ACTION: February 27, 2014

On February 27, 2014, the Director of Planning and Building of the City of Huntington Beach took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Department of Planning and Building is final unless an appeal is filed to the Planning Commission by you or by an interested party. A person desiring to appeal the decision shall file a written notice of appeal to the Director of Planning and Building within ten calendar days of the date of the Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. The last day for filing an appeal and paying the filing fee for the above noted application is **March 10, 2014 at 5:00 p.m.**

Please be advised that the Director of Planning and Building reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to issuance of building permits. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision

Ordinance in order to expedite the processing/completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

If you have any questions, please contact Rosemary Medel, Associate Planner at (714) 374-1684 or the Planning and Building Department Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,

Scott Hess, AICP
Director of Planning and Building

by:


Rosemary Medel
Associate Planner

Attachments: Conditions of Approval – Planned Sign Program No. 13-006

c: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Manager
Scott Hess, Director of Planning and Building
Jane James, Planning Manager
William Reardon, Division Chief/Fire Marshall
Debbie DeBow, Principal Civil Engineer
Mark Carnahan, Building Manager
Property Owner
Project File

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL – PLANNED SIGN PROGRAM NO. 13-006

1. The written text and graphics received and dated February 14, 2014 shall be the conceptually approved planned sign program.
2. Prior to the installation of any signs, pursuant to Planned Sign Program No. 13-006, a building permit shall be approved by the Department of Planning and Building.
3. Planned Sign Program No. 13-006 shall become null and void unless exercised within one year of the date of the final approval, which is February 16, 2015, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum of 30 days prior to the expiration date.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.

GREYSTAR

RECEIVED

FEB 14 2014

Dept. of Planning
& Building



ELAN HUNTINGTON BEACH

MIXED-USE RESIDENTIAL / RETAIL SIGN CRITERIA

FEBRUARY 14, 2014

ELAN HUNTINGTON BEACH/ GREYSTAR

 **OUTDOOR
DIMENSIONS**

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3/13/13 SG / 04/05/13 SG / 05/23/13 SG / 10/02/13 SG / 11/06/13 SG / 11/14/13 SG / 11/19/13 SG / 11/27/13 SG / 12/06/13 SG / 1/2/14 RMH / 2/3/14 SG / 02/19/14 SG

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1. Purpose and Intent. A sign program is intended to integrate the design and placement of signs proposed within a multi-tenant or multi-building development project. A Sign Program provides a means for defining common sign regulations, as per Beach / Edinger Corridors S.P. (BECSP) sign code 2.9, for multi-tenant projects to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this sign criteria.

The purpose of regulating signs is to increase the overall effectiveness of visual communications, to provide a harmonious relationship of urban graphics and their settings and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and the community's appearance.

2. Applicability. The approval of a Sign Program shall be required whenever any of the following circumstances exist, or whenever an applicant requests the approval of a Sign Program:
 - A. Two or more separate tenant spaces are to be created on the same parcel.
 - B. Two or more separate tenant spaces are to be created within the same building.
 - C. Two or more buildings are designed to be created on the same parcel.
3. Approval Authority. A sign program shall be reviewed and approved, modified, or denied by The Director of Planning and Building using the Type I process set forth in the Zoning Code.
4. Scope, Permits and Compliance. All signs shall comply with this section. All signs require building permits before being erected, altered or relocated. Signs altered as the result of a change of business or use at a site shall comply with this section or be removed. Building permit fees, procedures and enforcement or requirements are contained in Beach & Edinger Corridors Specific Plan (BECSP) , 2.9 Signage Regulations.



TYPE OF SIGN PERMITTED

Major Retail Tenants are allowed • Two (2) sets of channel letters (R.1.1 or R.1.2)
 Three (3) sets for Retail Tenants #1 and #6 attached to existing metal awings or wall.
 • Each Retail Tenant is allowed • Two (2) window identification sets of vinyl (R.2) that includes name, logo, address and hours of operation and required regulatory vinyl.
 Each Retail Tenant is allowed • Two (2) promotional window vinyl graphics (R.3)

Landlord is allowed:

• Three (3) sets of channel letters (C.2) for building identification. • Two (2) projecting signs (C.3) for each entrance/exit from parking garage. Landlord is allowed • two (2) sets of cut out letters for parking entrances (C.4) • Two (2) sets of cut out numbers (C.5) for building address. Landlord is allowed • One (1) set of cut out letters for entrance clearance identification (C.6) • Four (4) site directory's (C.7) .

All signage must conform to City of Huntington Beach sign permit guidelines, per Beach & Edinger Corridors Specific Plan, Section 2.9. All signage must be architectural with a three-dimensional character.

TYPE OF SIGN COPY PERMITTED

Wording of the signage shall be limited to the Retail Tenant's trade name, and shall generally not include specification of merchandise sold or services rendered, regardless of Retail Tenant's "legal name". Logos may be permitted at the discretion of the Landlord.

An exception shall be made to this requirement to allow the tenant to include the product sold, (i.e., shoes, dresses, etc.), when identifications of Retail Tenant is impossible without same and it is part of Retail Tenant's trade name or insignia, (i.e. Tony's Tacos, Betty's Bakery, etc.).

Landlord shall be the sole judge in its discretion as to conformity in accordance herewith.

APPROVED EXTERIOR COLORS FOR THIS PROJECT

Any other color request must be approved by Landlord.



CL2347N
RAVINE



CLW1042W
MISTAYA



MAP BRUSHED
ALUMINUM



BLACK

APPROVED TYPESTYLES FOR THIS PROJECT

Any other font request must be approved by Landlord.

Futura Bold :

**ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890**

Futura Medium :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Trajan Bold :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Trajan Regular :

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890



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ILLUMINATED SIGNS

- All signage and sign components shall be installed in accordance with approved  listings and N.E.C. specifications. All illuminated signage shall bear the  label; the installation shall comply with all local building codes.  Labels shall be placed in accordance with approved display guidelines.

The following basic types of illumination are allowed:

- A. Internally illuminated channel letters using warm low voltage LED white light (3200K°-3500K°) with opaque sides and plex faces. Letters cannot be more than nine (9) inches in depth. The plex color will be determined on an individual basis and included on material and color board for Landlord approval. Trim caps and returns are to match building color.
 - B. Internally illuminated projecting/hanging signs using warm low voltage LED white light (3200K°-3500K°) with opaque ends, top and bottom and plex sign faces.
- Sign manufacturer's labels or other identification will not be permitted on the exposed surface of any portion of sign(s) except those required by local ordinance, which shall be in an inconspicuous location.
 - All conductors, conduits, tubing, crossovers, transformers, wiring raceways, cabinets and other equipment must be concealed. No exposed cords or plugs may be visible.
 - Visible fasteners will not be permitted.
 - Electrical raceways shall be painted to match the building archway color or metal awning to which the sign is affixed.
 - Lags, fasteners or screws are to be rust proof plated or stainless steel and installed in a concealed manner. Tenant is responsible for drilling through metal awning so that it is not damaged.
 - Full weld construction.
 - Building penetrations are to be watertight sealed.
 - Contractors shall repair all damages caused by their work.
 - Sheet metal to be primed inside and out.
 - Electrical service is from house meter controlled by photo sensor (i.e. illuminated all hours of darkness)
 - Plexiglas thickness of 3/16 inch minimum.



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PUBLIC WORKS

- A. All projecting signs in public or private rights-of-way shall be designed and constructed with a minimum of eight feet (8') above sidewalk grade and may not extend more than four (4) feet from building facade.(as per Beach & Edinger Corridors Specific Plan, Section 2.9 Signage Regulations). Projecting signs shall comply with all sign requirements of the Elan Huntington Beach Sign Criteria package.
- B. Prior to any construction of projecting signs in public rights-of-way, the tenant shall submit an encroachment permit to The Director of Public Works and Planning and Building. As all projecting signs are within the property line, Elan Huntington Beach will be exempt from this permit.
- C. The Landlord/Retail Tenant of any projecting, hanging or channel letter sign shall maintain liability insurance for the duration of the signs life. The liability insurance shall be renewed every year by the Landlord/Retail Tenant.

COLORS AND MATERIALS DISCUSSION

It is the intent of these guidelines to support creative expression, eye-catching design and high quality sign materials on the part of all Elan Huntington Beach tenants. Within this context, the following material and color guidelines shall be followed:

- A. Neon and "day glow" colors are prohibited
- B. Reflective and rainbow vinyl's are prohibited
- C. Colors shall be used in combination to ensure legibility, contrast and distinction
- D. Using one of the approved tenant colors on all channel letter faces.
- E. Using the same color as on the building for all returns on channel letters.
- F. Using the same type of sign supports, or method of mounting for all signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the owner.

Landlord shall be the sole judge in its discretion as to tenant's conformity with the Elan Huntington Beach design guidelines for this property.



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SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of up to eight (8) continuous straight lines that enclose all message area/copy of affixed sign.

Building Signage at Elan Huntington Beach will be separated into **RETAIL SIGNAGE**, which will be installed at (and restricted to) the first floor level, and **COMMUNITY SIGNAGE**, which consists of residential building signage and is to be installed on building facades or entry archways to maximize visibility.

These two signage types will be dealt with individually:

RETAIL ILLUMINATED SIGNAGE

- Channel letter height shall not exceed eighteen (18) inches tall or 75% of fascia height and shall not be longer than 70% the length of frontage or canopy. Only upper case copy will be allowed.
- Electrical service is from house meter controlled by photo sensor (i.e. illuminated all hours of darkness). Sign to be illuminated during business hours.
- Single line copy is all that will be allowed for retail tenant identification.
- Logo symbol or enlarged first letter will be permitted up to eighteen (18) inches where Retail Tenant has established trade signature regularly using such device only on special approval of Landlord and the city.
- Retail Tenant shall provide a Sign Package Design to the Landlord for compatibility with the Elan Huntington Beach Sign Criteria. The package shall include structural calculations including attachment details, elevations and colors.
- Final retail sign approval is at the discretion of the Landlord upon approval from the City of Huntington Beach Planning and Building Department.



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RETAIL SIGNAGE

INCIDENTAL RETAIL SIGNS / WINDOW VINYL

Incidental signs are small signs intended primarily for the convenience of the public and have a maximum area of three (3) square feet. Including name, logo and hours of operation. This also includes one (1) handicap access window sticker, one (1) no smoking window sticker, one (1) prop. 65 set of vinyl and one (1) "door to remain unlocked....) set of vinyl at each tenant entrance.

Promotional window vinyl shall be valid for a maximum of ninety (90) days in any calendar year and shall not be renewable. Grand Opening window vinyl will be permitted also in the same calendar year for ninety (90) days also.

All incidental signs must have the Landlord's written approval prior to placement on any storefront surface. Promotional and Grand Opening window vinyl must have a temporary permit issued by the city.

RETAIL TENANT BUILDING ADDRESS NUMBERS

Each Retail Tenant suite at Elan Huntington Beach requires a building address to satisfy fire, post office or building code requirements. Tenant will install those address numbers as required.

All address numbers will be a minimum of four (4) inches high, in a font, material and finish specified by Elan Huntington Beach.



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RETAIL SIGNAGE

GENERAL SIGN INSTALLATION / FABRICATION REQUIREMENTS

- No ladders, no installation equipment and no installation crews are permitted to lean or walk on the metal storefront awnings and landscaping materials due to these being easily damaged by same. All installation equipment must be of scaffolding or bucket truck type to avoid contact with the metal awning or landscaping.
- Each Retail Tenant, or its sign contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Retail Tenant's sign.
- Each Retail Tenant shall be responsible for the performance of its sign contractor.
- No conduit or electrical runs allowed over roof top.
- All bolts, fasteners, and hardware shall be corrosion resistant (i.e. stainless steel, aluminum, brass or bronze). No black iron materials of any type will be permitted.
- The sign contractor on drawings submitted to the Landlord shall indicate location of all openings for conduit sleeves and supports in sign panels of building walls. Sign contractor shall install signage in accordance with the approved drawings.
- Retail Tenant's sign contractor shall repair any damage to any building caused by his work.
- Retail Tenant shall be fully responsible for the operations of his sign contractor.
- All sign installation will be coordinated with the Landlord prior to initiation of any work by the Retail Tenant and/or his subcontractors.
- All materials used in fabrication and installation of materials shall be of high quality.



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RETAIL SIGNAGE

SUBMITTAL REQUIREMENTS FOR LANDLORD APPROVAL

All signs, both interior and exterior, visible from public and common areas must receive Landlord approval.

The Landlord may reject any sign that, in its sole opinion, is incompatible with the aesthetics of Elan Huntington Beach Sign Criteria.

In the event of any conflict between the Retail Tenant and Landlord as to the application of these criteria, Landlord's decision shall be final and binding upon Retail Tenant.

These criteria have been established for the purpose of assuring an outstanding mixed use community for the mutual benefit of all occupants and are consistent with the architectural design of Elan Huntington Beach. Although Retail Tenant's are encouraged to develop individual store signs in an imaginative and varied manner, conformity with criteria will be enforced, and any installed non-conforming or unapproved signs must be brought into conformity at the expense of the Retail Tenant. Failure to conform to the sign design theme may require Retail Tenant, at the Landlords discretion, to use a Landlord approved graphic designer.

SIGN CRITERIA & PLAN SUBMITTAL GUIDELINES

Prior to Retail Tenant preparing calculations, designs, construction drawings, specifications and material submittals (collectively referred to as Retail Tenant's Plans), which pertain to Retail Tenant's work, Retail Tenant's architect, contractor and engineers shall thoroughly familiarize themselves with all applicable building codes and all existing field conditions.

Retail Tenant and Retail Tenant's Sign Contractor shall make a physical on-site inspection of the premises to verify the "as built" location, conditions and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Retail Tenant.

Retail Tenant's plans shall be prepared in full knowledge of, and in compliance with, all City, County, State and National ordinances, rules and regulations.

Within twenty (20) days after receipt of these criteria (unless otherwise noted), Retail Tenant agrees to submit fully detailed and dimensioned scaled preliminary drawings prepared at Retail Tenant's expense.



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RETAIL SIGNAGE

SIGN CRITERIA & PLAN SUBMITTAL GUIDELINES

The preliminary submittal is intended to acquaint Landlord's Retail Tenant Coordinator with Retail Tenant's basic design intentions and to correct any conflict with the design criteria prior to commencing with construction drawings. Simplicity and resilience in material selection are important; however, the material selection, its method of application or its detail of construction, should be consistent with the criteria for Elan Huntington Beach.

DRAWINGS RECEIVED VIA FACSIMILE WILL NOT BE REVIEWED, DUE TO THE POOR IMAGE QUALITY OF THE TRANSMITTED DOCUMENTS.

All signs shall be mounted as designated within the limits of the Lease Premises per the design standards. Due to the varied architectural design of Elan Huntington Beach, storefront signs will be placed on either side of Retail Tenants entrance doors as determined by Landlord and may not necessarily be centered in the Retail Tenant's Premises. In some situations signs may extend into adjacent Retail Tenant's spaces at the sole discretion of the Landlord. Signage must be of a high quality of design and media consistent with the design of Elan Huntington Beach.

REVIEW PROCESS

The Landlords Tenant Coordinator shall review and approve Retail Tenants Sign Package Design for conformance to the Elan Huntington Beach sign design criteria. Landlords Approval shall not be deemed to certify that Retail Tenant's plans comply with building codes and jurisdictional permitting, and shall not relieve Retail Tenant of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines. Once approved by the Landlord Tenant Coordinator the Retail Tenants Sign Package Design will be sent to the Cities Code Administrator.

The Director will approve those applications found to comply with the review criteria. Applications found to conflict with the review criteria and requests to deviate from sign program requirements will be referred to The Director for consideration of variance.



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RETAIL SIGNAGE

SIGN DESIGN PACKAGE SUBMITTAL REQUIREMENTS

Retail Tenant's Licensed Sign Contractor shall submit fully detailed and dimensioned drawings directly to the Landlord's Tenant Coordinator for approval prior to the Cities Code Administrator approval and fabrication of signage. Drawings must be fully detailed and dimensioned and shall include, but not be limited to, the following information:

- A. Three (3) sets of prints which show an elevation of the storefront including signage and graphics; showing all doors, architectural features, etc., and sections through the storefront.
- B. Detailed sections through building wall and signage are required. These fully detailed and dimensioned preliminary drawings shall be drawn to scale as noted:
 - Storefront plan, elevation and sectional views to scale, minimum size 11" x 17" and in color.
 - Details of signage at 1/2" scale or larger.
 - Storefront signage at 1/2" scale or larger.
- C. Additional information to be included:
 1. Color rendering of the proposed storefront elevation including any graphics and signage. Any photographs of Retail Tenant's existing storefront should also be submitted.
 2. Letterstyle and typeface specifics.
 3. Color and finish qualities of all portions of signage.
 4. Material specifications and thickness.
 5. Transformer specifications, including input and output voltage of transformers. PVC tube (or other ) and N.E.C. approved insulating sleeve approve by the Landlord and local building codes) is required for all through wall penetrations and must be indicated on the sign shop drawings.
 6. Locations of service switch, access panels and transformers.
 7. Type of L.E.D. lighting used in the internally illuminated signs.
 8. Mounting hardware.
 9. Wiring specifications.

PROHIBITED RETAIL SIGNAGE AND MEDIA

No sign of any type other than those types previously described in the Retail Signage Guidelines will be allowed to become attached to or temporarily placed on Elan Huntington Beach property.

No temporary window signs advertising placecards, banners or pennants shall be affixed or maintained upon the glass panes and supports of the show windows and doors or upon the exterior walls of the storefront or building, unless written approval is obtained from the Landlord.

Transparent panels, photo murals or similar applications shall not be included in storefronts unless written approval is obtained from Landlord.

Additionally, the following Retail Sign Types are expressly forbidden:

- Exposed neon expressed in a simple single or double stroke application.
- Signs employing luminous-vacuum formed plastic letters.
- Signs employing un-edged or uncapped plastic logos or letters with no returns and exposed fastenings.
- Signs employing animated, moving, flashing or black lights or components thereof.
- Neon and "day glow" paint, vinyl (except as described in the incidental signs section) and paper colors are prohibited.
- Reflective, rainbow or other patterned vinyl's are prohibited.
- Signs utilizing paper, cardboard, Styrofoam signs, stickers or decals hung around, on or behind storefronts applied to or located behind storefront glazing.
- Exposed raceways, ballast boxes, transformers, crossovers or conduit.
- The stamps, decals or other displays of the sign manufacturer's identity cannot be displayed on any portion of the sign, other than when expressly required by jurisdictional requirements.
- Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
- No simulated materials (i.e. wood grained plastic laminates, etc.) or wall coverings permitted.
- Neon strands of strings light highlighting the roof lines, gables, cornices, eaves or other architectural features, is prohibited, except as allowed subject to an approved special event permit or temporary holiday decoration.
- Temporary or permanent lighting of any type is permitted only with the Landlords written approval.
- Multiple or repetitive signs or those using corporate shields, crests, logos or insignia are permitted only with the Landlords written approval provided that these signs conform to other applicable criteria.
- A-Frame signs
- Human Directional Signs
- Inflatable signs

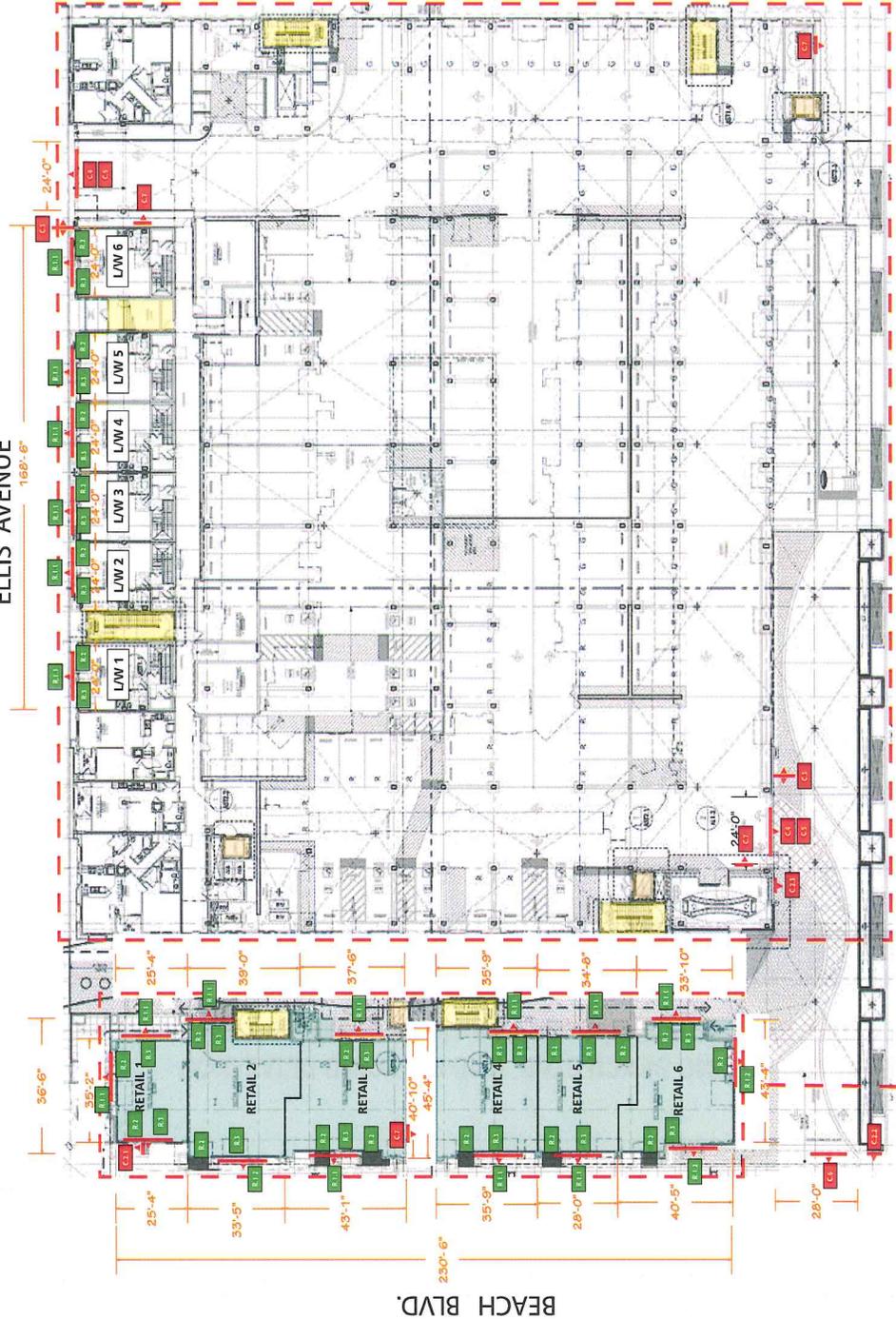


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LOCATION PLAN AND INVENTORY SUMMARY MAP

ELAN

AT HUNTINGTON BEACH
GREYSTAR



ELAN HUNTINGTON BEACH		
RETAIL 1	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL 1 ELLIS AVENUE	35'-2"	47'-0"
RETAIL 1 BEACH BLVD.	25'-4"	39'-0"
RETAIL 1 DRIVEWAY	25'-4"	39'-0"
RETAIL 2 BEACH BLVD.	33'-5"	50'-0"
RETAIL 3 BEACH BLVD.	43'-1"	64'-0"
RETAIL 4 BEACH BLVD.	35'-9"	53'-0"
RETAIL 5 BEACH BLVD.	28'-0"	42'-0"
RETAIL 6 BEACH BLVD.	40'-5"	60'-0"
RETAIL 6 DRIVEWAY	33'-10"	49'-0"
RETAIL 6 ENTRANCE	43'-4"	61'-0"
RETAIL 1 DRIVEWAY	25'-4"	39'-0"
RETAIL 2 DRIVEWAY	39'-0"	59'-0"
RETAIL 3 DRIVEWAY	37'-6"	54'-0"
RETAIL 4 DRIVEWAY	35'-9"	53'-0"
RETAIL 5 DRIVEWAY	34'-8"	50'-0"
RETAIL 6 DRIVEWAY	33'-10"	49'-0"
RES. GARAGE ELLIS AVENUE	24'-0"	36'-0"
RES. GARAGE DRIVEWAY	24'-0"	36'-0"
ARCHWAY BEACH BLVD.	28'-0"	42'-0"
LINEN/WORK TRAIL	24'-0" EA.	36'-0" EA.

TOTAL SQ. FT. FRONTAGE BUILDING A - 168'-6"
 TOTAL SQ. FT. ALLOWED BUILDING A - 252'-9"
 TOTAL SQ. FT. FRONTAGE BUILDING B - 540'-10"
 TOTAL SQ. FT. ALLOWED BUILDING B - 811'-3"

CODE ALLOWS 1 1/2 SQ. FT. OF SIGN AREA FOR EVERY SQ. FT. OF FRONTAGE
 SIGNS CANNOT BE TALLER THAN 18'
 SIGNS CAN NOT EXCEED 70% THE LENGTH OF FRONTAGE OR CANOPY
 SIGNS CAN NOT EXCEED 75% OF FASCIA HEIGHT



NORTH

BUILDING A

COMMUNITY ID.	TYPE	QTY.	DESCRIPTION
C.1		1	LEASING / GUEST PARKING CUT OUT LETTERS
C.2		3	ILLUMINATED AND NON-ILLUMINATED CHANNEL LETTERS
C.3		2	PROJECTING PARKING DIRECTIONAL
C.4		2	CUT OUT LETTER GARAGE ENTRANCE IDENTIFICATION
C.5		2	CUT OUT ADDRESS NUMBERS
C.6		1	CUT OUT ENTRANCE CLEARANCE IDENTIFICATION
C.7		4	SITE DIRECTORY

BUILDING B

RETAIL	TYPE	QTY.	DESCRIPTION
R.1		19	INTERNALLY ILLUMINATED CHANNEL LETTERS
R.2		21	RETAIL ID. WINDOW IDENTIFICATION VINYL
R.3		15	RETAIL VINYL WINDOW SPLASH

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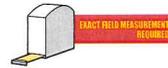


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09/25/12 56 / 12/11/12 56 / 12/17/12 56 / 02/18/13 56 / 04/05/13 56 / 11/14/13 56 / 11/27/13 56 / 02/05/14 56 / 02/20/14 56

SIGN TYPE R.1.1 - S/F RETAIL ILLUMINATED CHANNEL LETTERS

- QUANTITY:** 16
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND LED LIGHTS
- SIGN AREA:** MAXIMUM SIGN SIZE 18" h x 70% OF CANOPY FRONTAGE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** CL2347N "RAVINE", CLW1042W "MISTAYA", LOGO COLORS AND COPY
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** INTERNALLY ILLUMINATED
- WEIGHT:** APPROX. 1 1/2 LB. PER LETTER



CONSTRUCTION GUIDELINES

- 1 LOW VOLTAGE LED INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS PAINTED
- 2 3/16" CUT-OUT ALUMINUM BACK W/ PAINTED RETURNS
- 3 3/16" PLEX LETTER FACE W/ TRIM CAP
- 4 2" WATERPROOF WIREWAY

FONT: LOGO AND LOGO TYPE

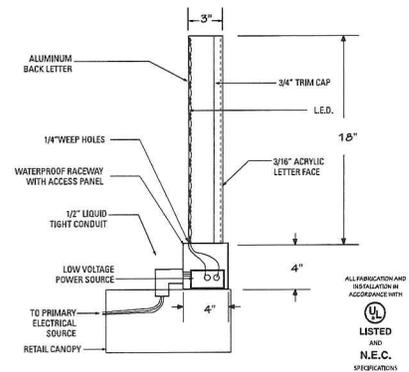
LETTER HEIGHT CANNOT EXCEED 18".
 COPY LENGTH CANNOT EXCEED 70% OF LENGTH OF STORE FRONTAGE.
 COPY HEIGHT CANNOT EXCEED 75% OF FASCIA.
 ONLY ONE LINE OF COPY ALLOWED.
 ALL COLORS TO BE APPROVED BY LANDLORD.
 ALL FONTS TO BE APPROVED BY LANDLORD.



FASCIA HEIGHT 14' - 6" MAX HEIGHT OF COPY 10' - 10"

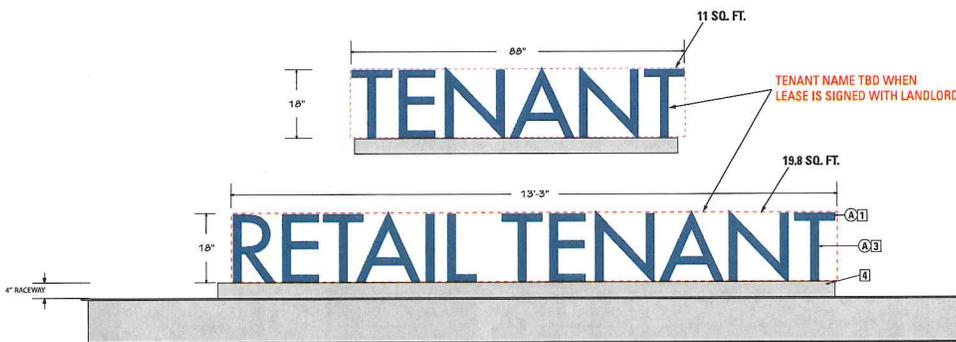
2 | TYPICAL SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"



3 | SECTION - L.E.D. CHANNEL LETTER

SCALE: 3/4" = 1' - 0"



QTY: 16 (2 PER RETAIL STORE ON BUILDING B, 1 PER LIVE/WORK STORE BUILDING A EXCEPT RETAIL STORES #2 & #6 FACING BEACH BLVD. AND #6 FACING DRIVEWAY)

1 | FRONT VIEW: CHANNEL LETTERS

SCALE: 1/4" = 1' - 0"

SIDE VIEW



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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE R.1.2 - S/F RETAIL ILLUMINATED CHANNEL LETTERS

- QUANTITY:** 3
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, PLEX AND LED LIGHTS
- SIGN AREA:** MAXIMUM SIGN SIZE 18" h x 70% OF FRONTAGE
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** CL2347N "RAVINE", CLW1042W "MISTAYA", LOGO COLORS AND COPY
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** INTERNALLY ILLUMINATED
- WEIGHT:** APPROX. 1 LB. PER LETTER



S/F RETAIL ILLUMINATED CHANNEL LETTERS

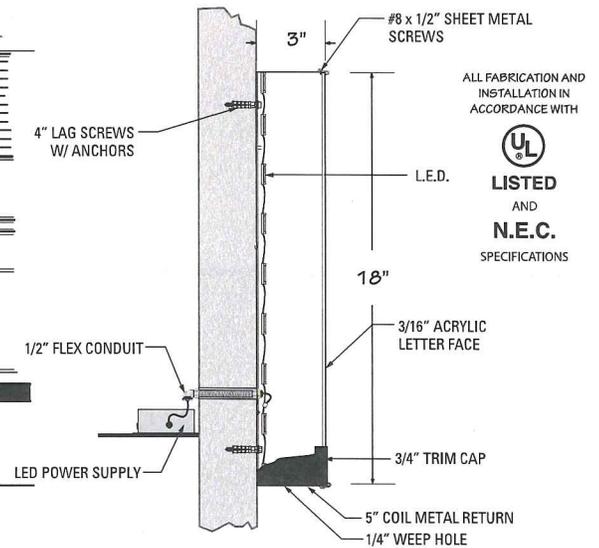
- 1 LOW VOLTAGE LED INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS PAINTED
- 2 3/16" PLEX LETTER FACE W/ TRIM CAP
- 3 1" SQUARE ALUMINUM SPIDER SUPPORT FRAME

FONT: LOGO AND LOGO TYPE

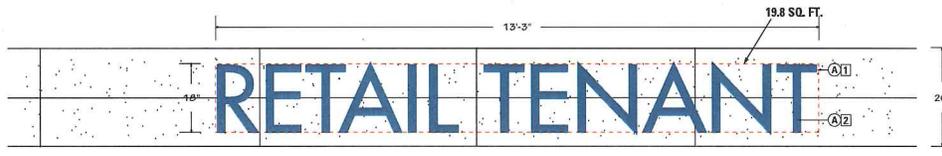
LETTER HEIGHT CANNOT EXCEED 18".
 COPY LENGTH CANNOT EXCEED 70% OF LENGTH OF STORE FRONTAGE.
 COPY HEIGHT CANNOT EXCEED 75% OF FASCIA.
 ONLY ONE LINE OF COPY ALLOWED.
 ALL COLORS TO BE APPROVED BY LANDLORD.
 ALL FONTS TO BE APPROVED BY LANDLORD.



2 | TYPICAL SOUTH ELEVATION RETAIL STORE 2
 SCALE: 3/32" = 1' - 0"



3 | SECTION - L.E.D. CHANNEL LETTER
 1 1/2" = 1' - 0"



QTY: 3 (1 FOR RETAIL STORES #2 FACING BEACH BLVD & 2 FOR RETAIL STORE #6 FACING BEACH BLVD. AND DRIVEWAY PLUS 2 R.1.1 FOR PLAZA)

1 | FRONT VIEW: CHANNEL LETTERS
 SCALE: 1/4" = 1' - 0"

SIDE VIEW

OUTDOOR DIMENSIONS
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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE R.3.1 - S/F RETAIL TENANT IDENTIFICATION VINYL

- QUANTITY:** 15
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME AND LOGO, HOURS, EMERGENCY PHONE
- MATERIALS:** FROSTED VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 24" h x 18" w; 3 SQUARE FEET MAX OR 20% OF WINDOW SQ. FT.
- LETTER HEIGHT:** TBD BY CLIENT LOGO
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** FROSTED
- TYPE FACE:** TBD BY CLIENT LOGO
- LIGHTING:** NON ILLUMINATED

CONSTRUCTION GUIDELINES

1 DIE CUT FROSTED VINYL

ATTACHED TO GLASS DOOR

FONT: TENANT LOGO AND FONT

WINDOW VINYL 3 SQ. FT. MAXIMUM

(A) ARLON VINYL SERIES 5200
ETCHED GLASS "07 SILVER ETCHED"

SIGN AREA NOT TO EXCEED 20% OF TOTAL WINDOW AREA.



1 FRONT VIEW

SCALE: 1 1/2" = 1' - 0"



1 FRONT VIEW: DETAIL

SCALE: 1/2" = 1' - 0"

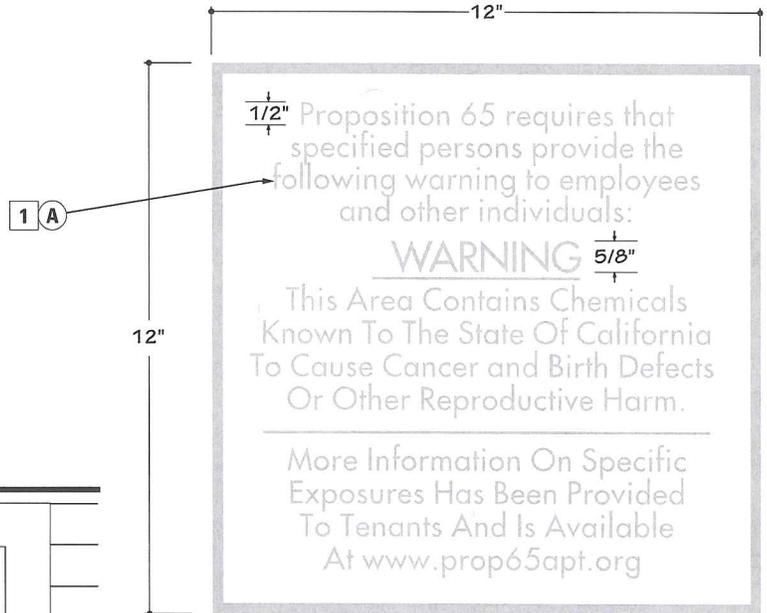
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SIGN TYPE R.3.2 - S/F PROP. 65 VINYL

QUANTITY: 15
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: PROP. 65 REGULATORY MESSAGE
MATERIALS: FROSTED VINYL
SIGN AREA: MAXIMUM SIGN SIZE 12"h x 12"w; 1 SQUARE FOOT
LETTER HEIGHT: 1/2" & 5/8"
LOGO HEIGHT: N/A
COLORS: FROSTED
TYPE FACE: FUTURA MEDIUM
LIGHTING: NON ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 DIE CUT FROSTED VINYL
- FONT: FUTURA MEDIUM
- ATTACHED TO GLASS DOOR
- FONT CHANGE TO BE APPROVED BY FIRE MARSHALL



1 | FRONT VIEW

SCALE: 3" = 1'



1 | FRONT VIEW: DETAIL

SCALE: 1/2" = 1' - 0"



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SIGN TYPE R.3.3 - S/F HANDICAP ACCESS VINYL

QUANTITY: 15
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: N/A
MATERIALS: FROSTED VINYL
SIGN AREA: MAXIMUM SIGN SIZE 7"h x 7"w; 1/2 SQUARE FOOT
LETTER HEIGHT: N/A
LOGO HEIGHT: 4 5/8"
COLORS: FROSTED
TYPE FACE: N/A
LIGHTING: NON ILLUMINATED

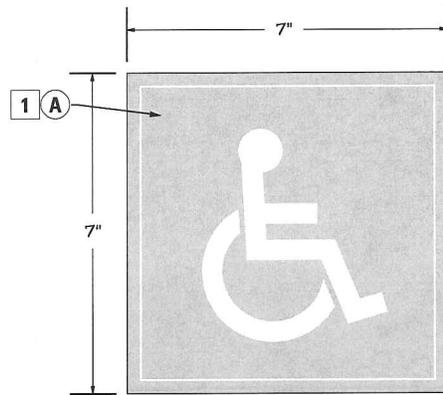
CONSTRUCTION GUIDELINES

1 DIE CUT FROSTED VINYL

ATTACHED TO GLASS DOOR

COLOR CHANGE TO BE APPROVED BY FIRE MARSHALL

(A) ARLON VINYL SERIES 5200
 ETCHED GLASS "07 SILVER ETCHED"



1 | FRONT VIEW

SCALE: 3"=1'



1 | FRONT VIEW: DETAIL

SCALE: 1/2"= 1' - 0"

OUTDOOR DIMENSIONS
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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE R.3.4 - S/F NO SMOKING VINYL

- QUANTITY:** 15
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** N/A
- MATERIALS:** FROSTED VINYL
- SIGN AREA:** MAXIMUM SIGN SIZE 5"h x 7"w; 1/2 SQUARE FOOT
- LETTER HEIGHT:** 1"
- LOGO HEIGHT:** 4"
- COLORS:** FROSTED
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** NON ILLUMINATED

CONSTRUCTION GUIDELINES

1 DIE CUT FROSTED VINYL

ATTACHED TO GLASS DOOR

FONT: FUTURA MEDIUM

(A)  ARLON VINYL SERIES 5200
ETCHED GLASS "07 SILVER ETCHED"



1 | FRONT VIEW

SCALE: 3" = 1' - 0"



1 | FRONT VIEW: DETAIL

SCALE: 1/2" = 1' - 0"



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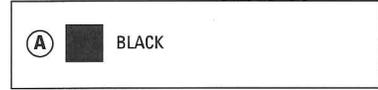
ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE R.3.5 - S/F UNLOCKED DOOR VINYL

QUANTITY: 15
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: N/A
MATERIALS: FROSTED VINYL
SIGN AREA: MAXIMUM SIGN SIZE 5" h x 7" w; 1/2 SQUARE FOOT
LETTER HEIGHT: 1"
LOGO HEIGHT: 4"
COLORS: FROSTED
TYPE FACE: FUTURA MEDIUM
LIGHTING: NON ILLUMINATED

CONSTRUCTION GUIDELINES

1 DIE CUT BLACK VINYL
 APPLIED TO WALL ABOVE DOOR
 FONT: FUTURA MEDIUM



39 1/4"
 1" THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS

1 | FRONT VIEW
 SCALE: 1 1/2" = 1' - 0"



1 | FRONT VIEW: DETAIL
 SCALE: 1/2" = 1' - 0"

SIGN TYPE R.4 - S/F PROMOTIONAL WINDOW VINYL

- QUANTITY:** 12 - 1 EACH PER RETAIL TENANT FRONTAGE
- LOCATION:** ON RETAIL FRONTAGE WINDOW
- COPY:** TBD
- MATERIALS:** VINYL
- SIGN AREA:** 20% OF WINDOW AREA & CAN GO UP TO 50% OF WINDOW AREA IN DECEMBER
- LETTER HEIGHT:** TBD BY CLIENT
- LOGO HEIGHT:** TBD BY CLIENT LOGO
- COLORS:** TBD
- TYPE FACE:** TBD
- LIGHTING:** NON-ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 HQ DIRECT PRINT
- 2 PERFORATED VINYL
- 3 PROTECTIVE LAMINATE



RETAIL TENANT TO SUPPLY ART WORK FOR PRODUCTION.

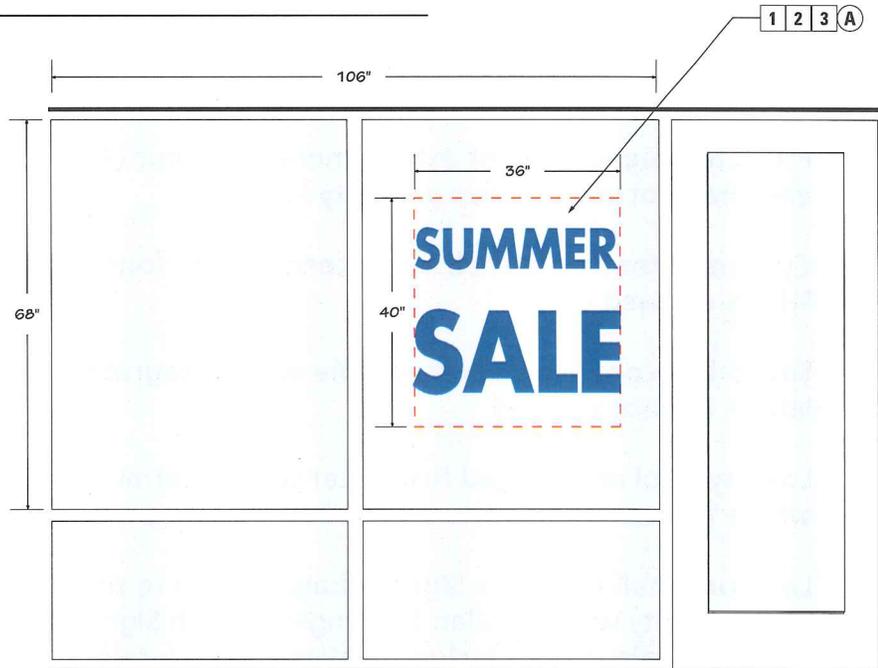
IMAGE CANNOT EXCEED 20% OF WINDOW AREA. IMAGE CAN BE ENLARGED TO 50% IN DECEMBER. PROMOTIONAL WINDOW VINYL MUST BE PERMITTED AND CAN ONLY BE UP FOR 90 DAYS DURING A CALENDAR YEAR. GRAND OPENING WINDOW VINYL CAN ALSO BE PUT UP IN THE SAME CALENDAR YEAR.

WINDOW 50 SQ. FT.
WINDOW VINYL 10 SQ. FT.



2 | TYPICAL SOUTH ELEVATION

SCALE: 3/32" = 1' - 0"



1 | FRONT VIEW: DETAIL

SCALE: 3/8" = 1' - 0"



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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of contiguous boxes that enclose all parts of affixed sign.

Building Signage at Elan Huntington Beach will be separated into **RETAIL SIGNAGE**, which will be installed at (and restricted to) the first floor level, and **BUILDING SIGNAGE**, which consists of residential building and project identification signage and is to be installed on building facades or existing metal/glass awings to maximize visibility.

These two signage types will be dealt with individually:

BUILDING SIGNAGE (B-BEACH BOULEVARD)

The Building B will have one (1) set of internally illuminated halo channel letters mounted to Beach Blvd. tower element for building identification. Building A will have one (1) set of non- illuminated channel letters on archway entrance and will have one (1) set of internally illuminated halo channel letters on the building. The parking garage entrances shall have two (2) internally illuminate parking directionals and four (4) sets of cut out letters. The project will have four (4) directories. Archway will have one (1) set of cut out letters for clearance warning mechanically attached to archway.

Electrical service to all signs will be on a photo sensor, on a separate circuit and wired to the house meter. Sign to be illuminated dusk til dawn.

Minimum clearance of eight (8) feet above pedestrian walkway is required.

Projecting signs may not extend more than four (4) feet from the building facade and shall not project over property line.

Cut out letter height shall not exceed twenty four (24) inches. Upper case letters allowed only.

Single-line copy shall be acceptable when integrated with the design. Stacked letters are not allowed.

Logo symbol or enlarged first letter will be permitted up to twenty four (24) inches where the community has established trade signature regularly using such device.

Landlord shall provide a Sign Package Design to the City of Huntington Beach for compatibility with the Elan Huntington Beach Sign Criteria. The package shall include structural calculations including attachment details, including overall size of sign pertaining to installation on buildings walls. Final building sign approval is at the discretion of The Director of Planning and Building.



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BUILDING SIGNAGE

INCIDENTAL BUILDING SIGNS / WINDOW VINYL

Incidental signs are small signs of intended primarily for the convenience of the public and have a maximum area of three (3) square feet. Including name, logo and hours of operation. This also includes one (1) handicap access window sticker, one (1) no smoking window sticker, one (1) prop. 65 set of vinyl and one (1) "door to remain unlocked....) set of vinyl at each leasing entrance. All incidental signs must have the Landlord's written approval prior to placement on any surface.

FABRICATION

BUILDING B shall have one (1) set of illuminated channel letters and shall be 27" w x 115 1/2" h for a total of 17.5 square feet maximum and will be mounted to the Beach Blvd. tower element for building identification.

BUILDING A will have (1) set of non-illuminated channel letters on archway 39" high x 61" long for a total of 12.2 square feet. One (1) set of illuminated channel letters and shall be 15" w x 64" h for a total of 5.4 square feet maximum. One set clearance cut out copy 1/4" polished aluminum mechanically attached to archway.

BUILDING PARKING SIGNS will have two D/F internally illuminated projecting directional signs 36" high x 24" wide for a total of 6 square feet per side or 12 square feet total. Two sets of parking identification 1/4" cut out letters pin mounted 18" high x 10' - 4" long for a total of 15.5 square feet. Two sets of address identification 1/4" cut out letters pin mounted 14" high x 51" long for a total of 4.95 square feet.

BUILDING DIRECTORY shall be 1/8" painted acrylic 36" high x 48" wide for a total of 12 square feet. Mounted to wall with 1" brushed aluminum stand offs.



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BUILDING SIGNAGE**BUILDING ADDRESS NUMBERS**

Each building frontage on Beach Blvd. and Ellis Ave. requires a building address to satisfy fire, post office or building code requirements. Landlord will install those address numbers as required. All address numbers will be fourteen (14) inches high by 51" long for a total of 4.95 sq. ft., in a Futura Medium, 1/4" polished aluminum and pin mounted.

The building address is as follows:

Building Project Address is 18502 Beach Blvd. & 18510 Ellis Ave., Huntington Beach, Ca. 92648.

BUILDING SIGNAGE GUIDELINES

All Building Signage Guidelines are the same as the Retail Signage Guidelines, see pages 3 - 12.



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SIGN TYPE C.2.1 - S/F HALO LIT CHANNEL LETTERS

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: TENANT NAME "ELAN" AND LOGO
MATERIALS: .125" ALUMINUM PIN MOUNTED
SIGN AREA: MAXIMUM SIGN SIZE 27" w x 115 1/2" h; 17.5 SQUARE FEET
LETTER HEIGHT: 18"
LOGO HEIGHT: 18"
COLORS: BLUE AND WHITE
TYPE FACE: CUSTOM LOGO TYPE
LIGHTING: INTERNAL HALO-ILLUMINATED
WEIGHT: APPROX. 15 LBS.

S/F HALO LIT CHANNEL LETTERS

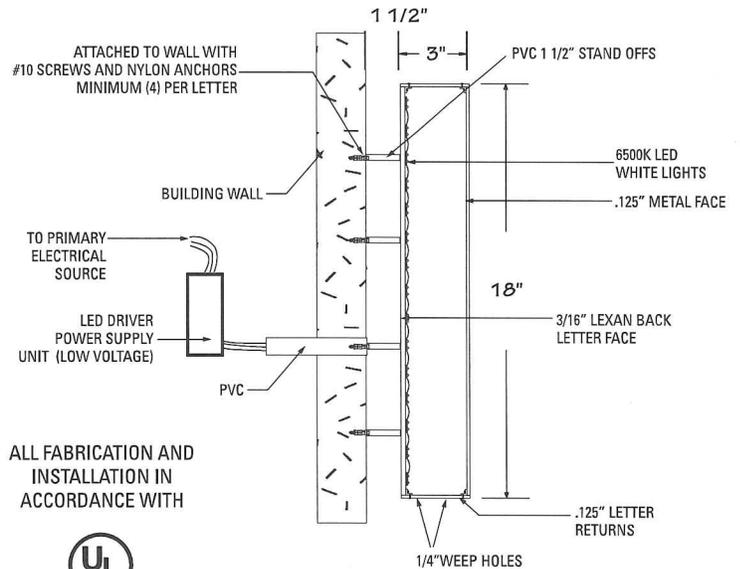
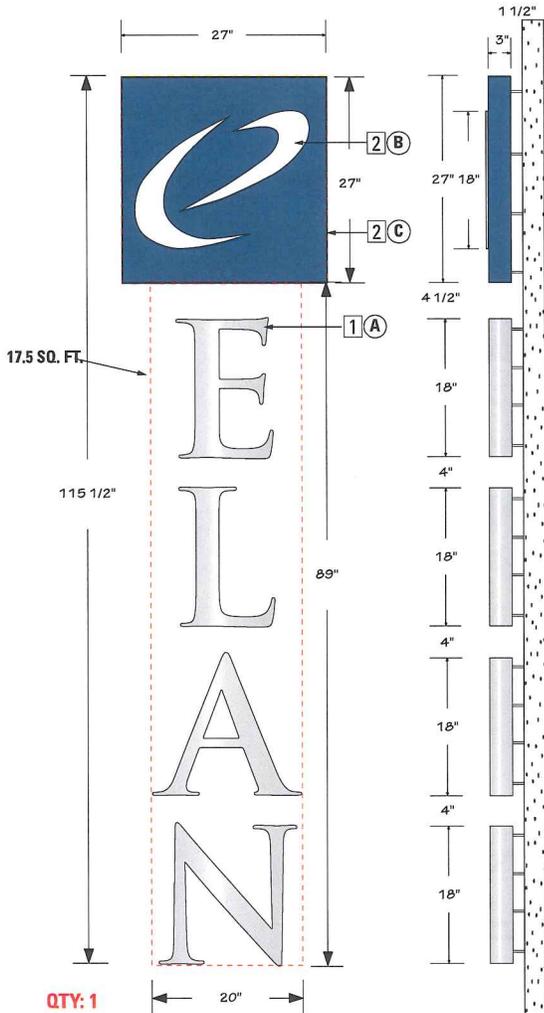
- 1 .125" BRUSHED ALUMINUM HALO CHANNEL LETTER
- 2 ROUTED OUT .125" ALUMINUM SIGN CAN PAINTED WITH 1/2" WHITE TRANSLUCENT PLEX PUSH THRU LOGO

FONT: LOGO AND LOGO TYPE
 CLIENT TO SUPPLY ELECTRICAL ACCESS.
 CLIENT TO CONFIRM BACKGROUND COLOR FOR CONTRAST.

LOGO IS LOW RESOLUTION
 USE FOR PLACEMENT ONLY
 NEED PRODUCTION ART

(A)		POLISHED ALUMINUM
(B)		WHITE
(C)		FRAZEE CL2347N "RAVINE"

BUILDING B IDENTIFICATION



ALL FABRICATION AND INSTALLATION IN ACCORDANCE WITH



LISTED AND N.E.C.

SPECIFICATIONS

3 SECTION - L.E.D. HALO CHANNEL LETTER

SCALE: 1/2" = 1' - 0"

1 FRONT VIEW: CUT OUT LETTERS

SIDE VIEW

SCALE: 1/2" = 1' - 0"



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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE C.2.1 - S/F HALO LIT CHANNEL LETTERS

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME "ELAN" AND LOGO
- MATERIALS:** .125" ALUMINUM PIN MOUNTED
- SIGN AREA:** MAXIMUM SIGN SIZE 27" w x 112 1/2" h; 17 SQUARE FEET
- LETTER HEIGHT:** 18"
- LOGO HEIGHT:** 18"
- COLORS:** BLUE AND WHITE
- TYPE FACE:** CUSTOM LOGO TYPE
- LIGHTING:** INTERNAL HALO-ILLUMINATED
- WEIGHT:** APPROX. 15 LBS.

CONSTRUCTION GUIDELINES

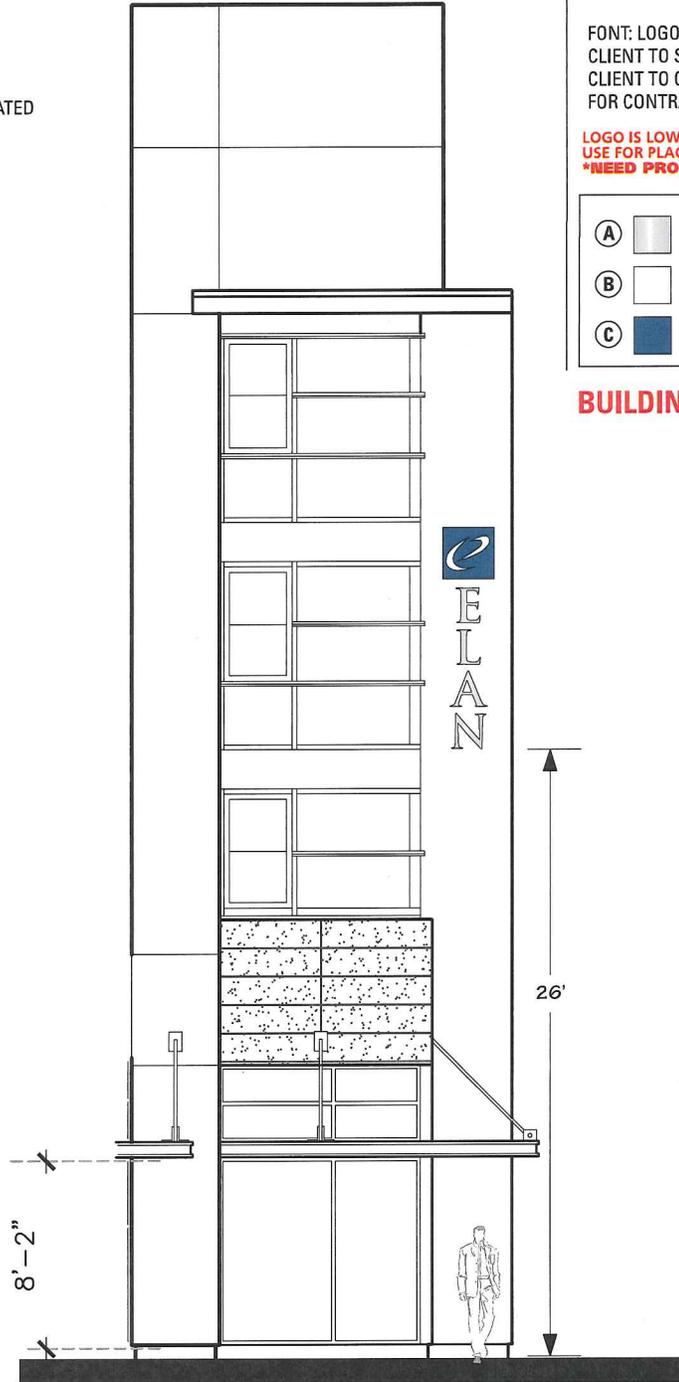
- 1 .125" BRUSHED ALUMINUM HALO CHANNEL LETTER
- 2 ROUTED OUT .125" ALUMINUM SIGN CAN
PAINTED WITH 1/2" WHITE TRANSLUCENT PLEX
PUSH THRU LOGO

FONT: LOGO AND LOGO TYPE
CLIENT TO SUPPLY ELECTRICAL ACCESS.
CLIENT TO CONFIRM BACKGROUND COLOR
FOR CONTRAST.

**LOGO IS LOW RESOLUTION
USE FOR PLACEMENT ONLY
*NEED PRODUCTION ART***

- | | | |
|-----|---|-------------------------|
| (A) |  | POLISHED ALUMINUM |
| (B) |  | WHITE |
| (C) |  | FRAZEE CL2347N "RAVINE" |

BUILDING B IDENTIFICATION



2 | TYPICAL NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



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SIGN TYPE C.2 - S/F COMMUNITY ILLUMINATED CHANNEL LETTERS

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME AND LOGO
- MATERIALS:** ALUMINUM, 3/16" ACRYLIC, LED LIGHTS
- SIGN AREA:** MAXIMUM SIGN SIZE 115 1/2" w x 24" h; 16.8 SQUARE FEET
- LETTER HEIGHT:** 20"
- LOGO HEIGHT:** 20"
- COLORS:** CHEMCAST #2050 BLUE & CHEMCAST #2067 WHITE
- TYPE FACE:** CUSTOM LOGO TYPE
- LIGHTING:** INTERNALLY ILLUMINATED
- WEIGHT:** APPROX. 15 LB.

CONSTRUCTION GUIDELINES

- 1 ALUMINUM CHANNEL LETTERS PAINTED WITH 3/16" PLEX FACES
- 2 ALUMINUM SIGN CAN PAINTED AND ROUTED OUT LOGO WITH 1/2" PLEX PUSH THRU COPY
- 3 CLIENT SUPPLIED LIGHT BOX

LETTERS MECHANICALLY ATTACHED TO CLIENT SUPPLIED LIGHT BOX

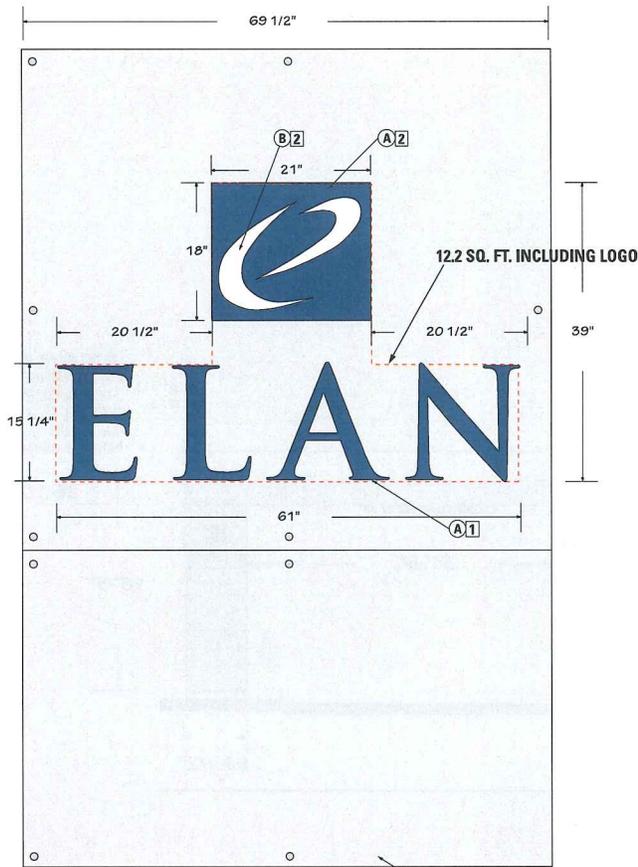
FONT: LOGO AND LOGO TYPE

A		FRAZEE CL2347N "RAVINE"
B		WHITE

LOGO IS LOW RESOLUTION
USE FOR PLACEMENT ONLY
NEED PRODUCTION ART



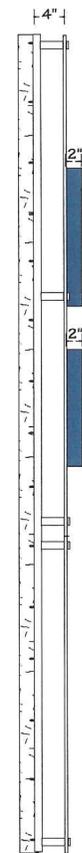
FIELD INSPECTION NEEDED TO CONFIRM ATTACHMENT METHOD



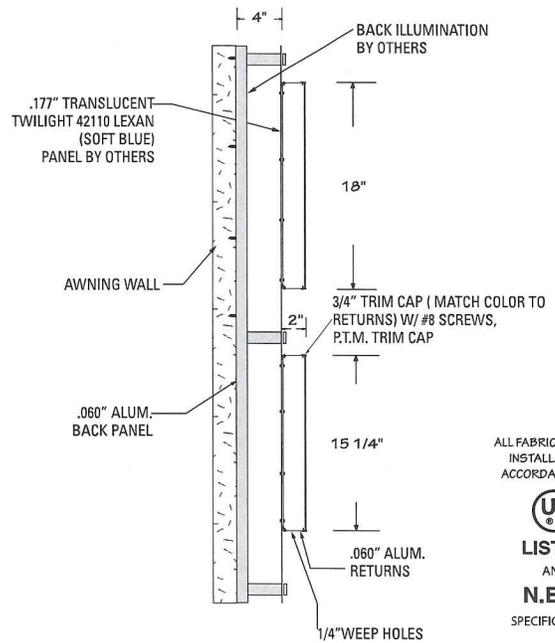
QTY: 1

1 FRONT VIEW: CHANNEL LETTERS

SCALE: 1/2" = 1' - 0"



SIDE VIEW



ALL FABRICATION AND INSTALLATION IN ACCORDANCE WITH



LISTED AND N.E.C. SPECIFICATIONS

2 NON-ILLUMINATED CHANNEL LETTER SECTION

SCALE: 3/4" = 1' - 0"

ELAN HUNTINGTON BEACH/ GREYSTAR



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SIGN TYPE C.2 - S/F COMMUNITY ILLUMINATED CHANNEL LETTERS

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: TENANT NAME AND LOGO
MATERIALS: ALUMINUM, 3/16" ACRYLIC, LED LIGHTS
SIGN AREA: MAXIMUM SIGN SIZE 115 1/2"w x 24"h; 16.8 SQUARE FEET
LETTER HEIGHT: 20"
LOGO HEIGHT: 20"
COLORS: CHEMCAST #2050 BLUE & CHEMCAST #2067 WHITE
TYPE FACE: CUSTOM LOGO TYPE
LIGHTING: INTERNALLY ILLUMINATED
WEIGHT: APPROX. 15 LB.

CONSTRUCTION GUIDELINES

- 1] ALUMINUM CHANNEL LETTERS PAINTED WITH 3/16" PLEX FACES
- 2] ALUMINUM SIGN CAN PAINTED AND ROUTED OUT LOGO WITH 1/2" PLEX PUSH THRU COPY
- 3] CLIENT SUPPLIED LIGHT BOX

LETTERS MECHANICALLY ATTACHED TO CLIENT SUPPLIED LIGHT BOX

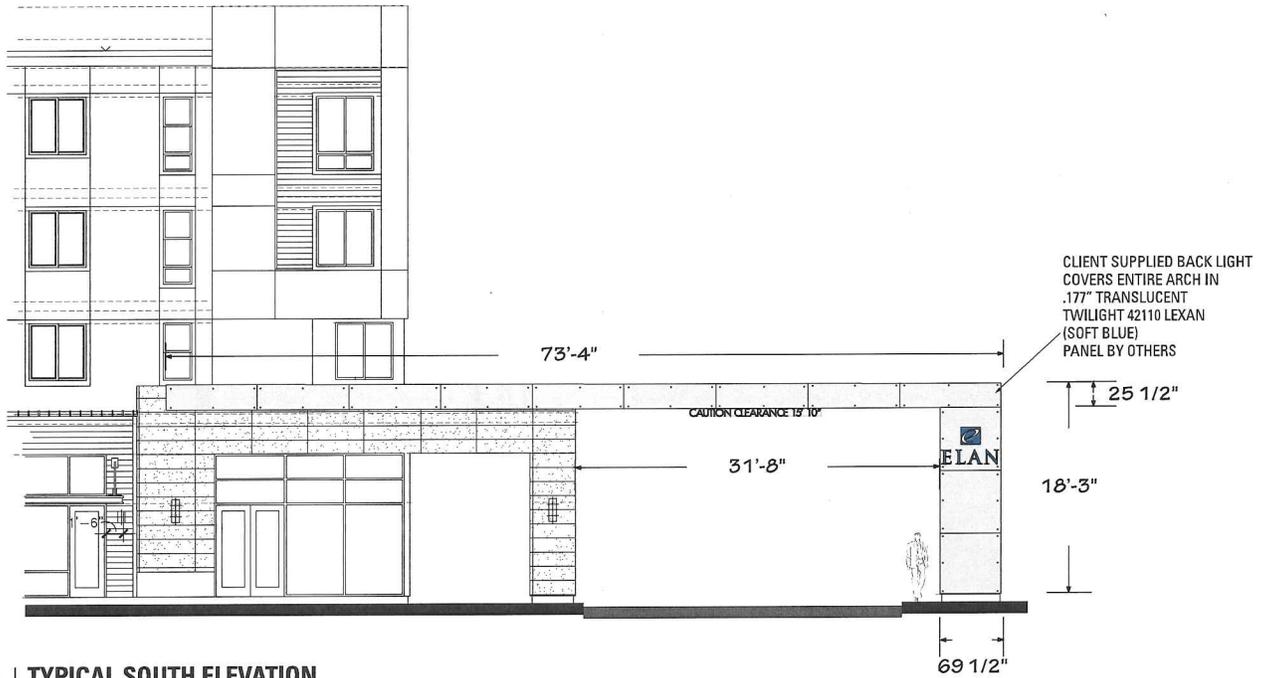
FONT: LOGO AND LOGO TYPE

(A)		FRAZEE CL2347N "RAVINE"
(B)		WHITE

LOGO IS LOW RESOLUTION
 USE FOR PLACEMENT ONLY
 NEED PRODUCTION ART



EXACT FIELD MEASUREMENT REQUIRED **FIELD INSPECTION NEEDED TO CONFIRM ATTACHMENT METHOD**



2 | TYPICAL SOUTH ELEVATION

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



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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE C.2.3 - S/F HALO LIT CHANNEL LETTERS

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** TENANT NAME "ELAN" AND LOGO
- MATERIALS:** .125" ALUMINUM PIN MOUNTED
- SIGN AREA:** MAXIMUM SIGN SIZE 15"w x 64"h; 5.4 SQUARE FEET
- LETTER HEIGHT:** 10"
- LOGO HEIGHT:** 10"
- COLORS:** BLUE, WHITE & POLISHED ALUMINUM
- TYPE FACE:** CUSTOM LOGO TYPE
- LIGHTING:** INTERNAL HALO-ILLUMINATED
- WEIGHT:** APPROX. 15 LBS.

CONSTRUCTION GUIDELINES

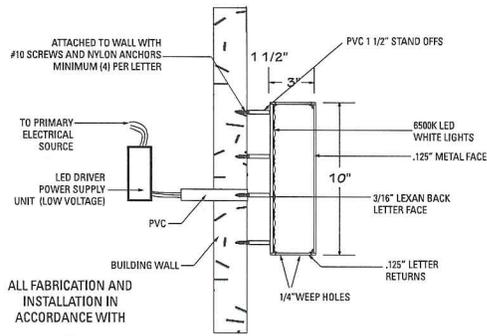
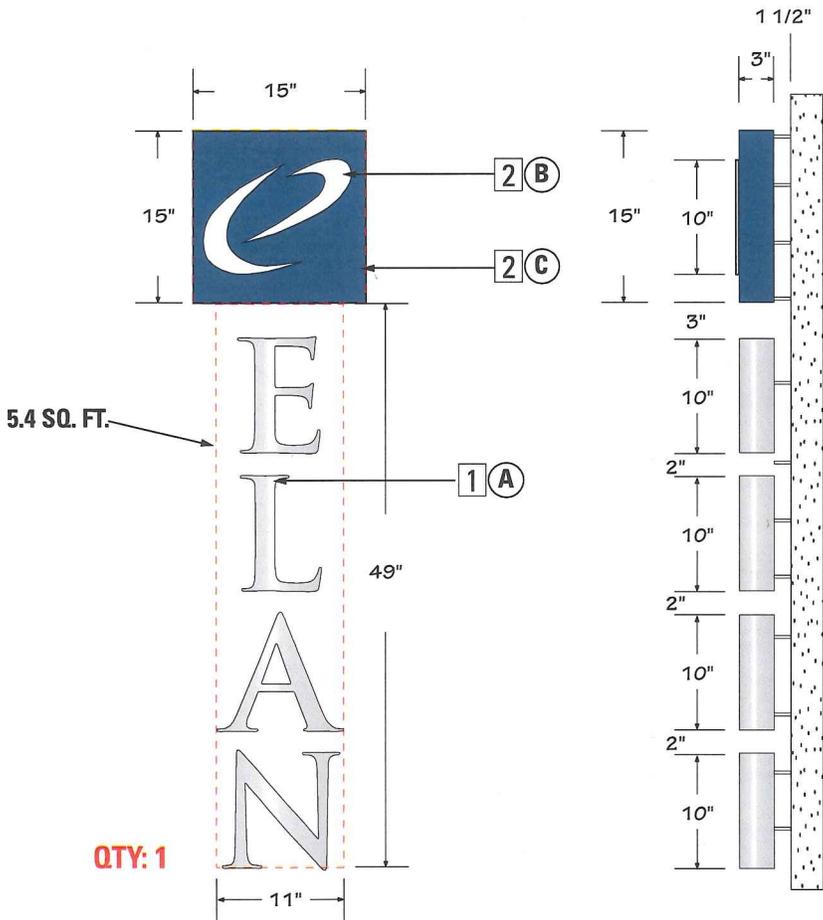
- 1 .125" BRUSHED ALUMINUM HALO CHANNEL LETTER
- 2 ROUNDED OUT .125" ALUMINUM SIGN CAN PAINTED WITH 1/2" WHITE TRANSLUCENT PLEX PUSH THRU LOGO

FONT: LOGO AND LOGO TYPE
CLIENT TO SUPPLY ELECTRICAL ACCESS.
CLIENT TO CONFIRM BACKGROUND COLOR FOR CONTRAST.

**LOGO IS LOW RESOLUTION
USE FOR PLACEMENT ONLY
*NEED PRODUCTION ART***

(A)		POLISHED ALUMINUM
(B)		WHITE
(C)		FRAZEE CL2347N "RAVINE"

BUILDING A IDENTIFICATION



ALL FABRICATION AND INSTALLATION IN ACCORDANCE WITH

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LISTED
AND
N.E.C.
SPECIFICATIONS

3 SECTION - L.E.D. HALO CHANNEL LETTER
SCALE: 1" = 1' - 0"

1 FRONT VIEW: CUT OUT LETTERS SIDE VIEW
SCALE: 3/4" = 1' - 0"

OUTDOOR DIMENSIONS

5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE C.2.3 - S/F HALO LIT CHANNEL LETTERS

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: TENANT NAME "ELAN" AND LOGO
MATERIALS: .125" ALUMINUM PIN MOUNTED
SIGN AREA: MAXIMUM SIGN SIZE 27" w x 112 1/2" h; 17 SQUARE FEET
LETTER HEIGHT: 18"
LOGO HEIGHT: 18"
COLORS: BLUE AND WHITE
TYPE FACE: CUSTOM LOGO TYPE
LIGHTING: INTERNAL HALO-ILLUMINATED
WEIGHT: APPROX. 15 LBS.

CONSTRUCTION GUIDELINES

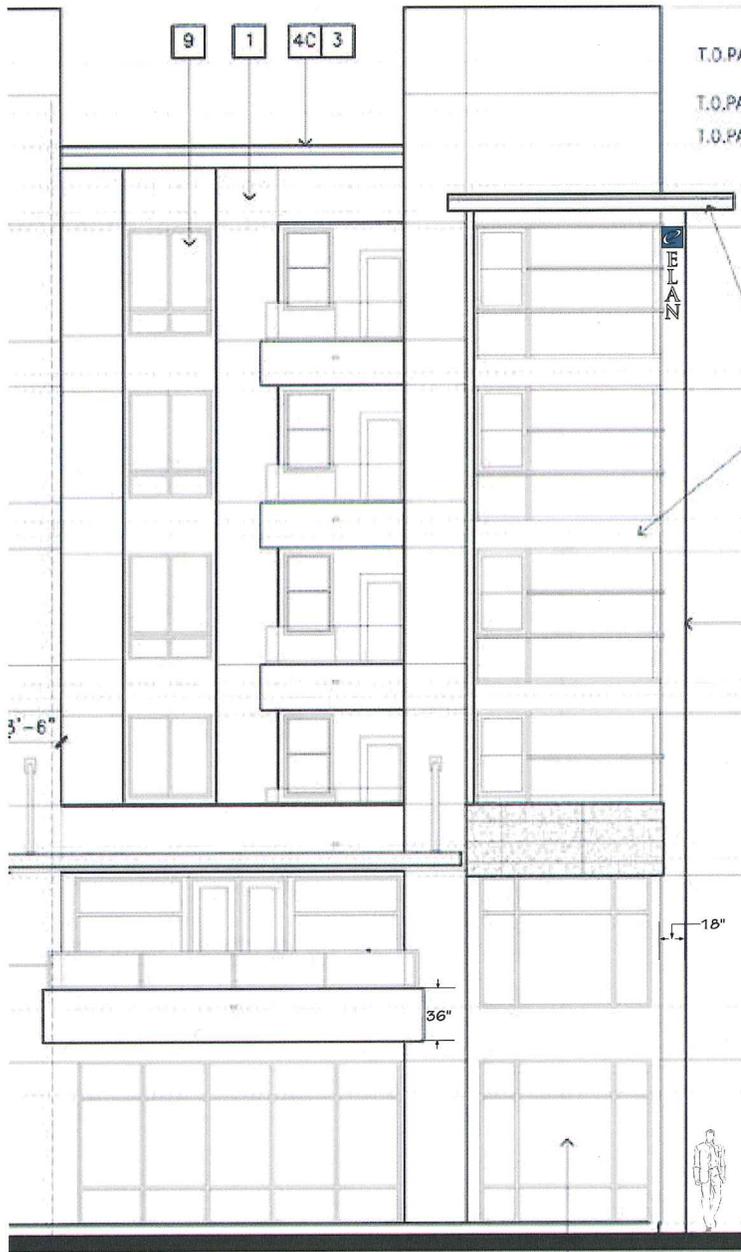
- ① .125" BRUSHED ALUMINUM HALO CHANNEL LETTER
- ② ROUNDED OUT .125" ALUMINUM SIGN CAN PAINTED WITH 1/2" WHITE TRANSLUCENT PLEX PUSH THRU LOGO

FONT: LOGO AND LOGO TYPE
 CLIENT TO SUPPLY ELECTRICAL ACCESS.
 CLIENT TO CONFIRM BACKGROUND COLOR FOR CONTRAST.

**LOGO IS LOW RESOLUTION
 USE FOR PLACEMENT ONLY
 *NEED PRODUCTION ART***

(A)		POLISHED ALUMINUM
(B)		WHITE
(C)		FRAZEE CL2347N "RAVINE"

BUILDING A IDENTIFICATION



2 | TYPICAL WEST ELEVATION - BUILDING A
 SCALE: 3/32" = 1' - 0"

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ELAN HUNTINGTON BEACH/ GREYSTAR

SIGN TYPE C.3 - D/F PARKING PROJECTING SIGN

- QUANTITY:** 2
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** "P" AND ARROW
- MATERIALS:** ALUMINUM AND 3/16" ACRYLIC
- SIGN AREA:** MAXIMUM SIGN SIZE 24" w x 36" h; 6 SQUARE FEET (12 TOTAL)
- LETTER HEIGHT:** 20" COPY
- ARROW HEIGHT:** 12" ARROW
- COLORS:** CHEMCAST #2050 BLUE & CHEMCAST #2067 WHITE
- TYPE FACE:** FUTURA BOLD
- LIGHTING:** LED INTERNALLY ILLUMINATED
- WEIGHT:** APPROX. 30 LBS.

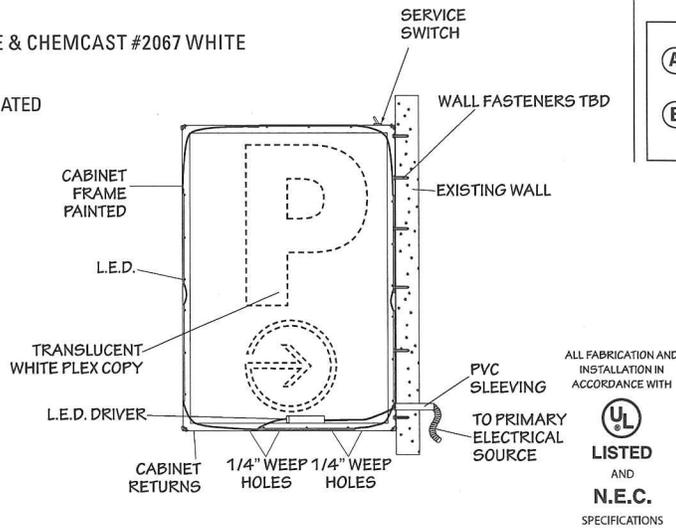
CONSTRUCTION GUIDELINES

- 1 .090 INTERNALLY ILLUMINATED SIGN CABINET
- 2 TRANSLUCENT PLEX

SIGN CAN MECHANICALLY ATTACHED TO BUILDING WALL W/ REMOVABLE FACES FOR MAINTENANCE.

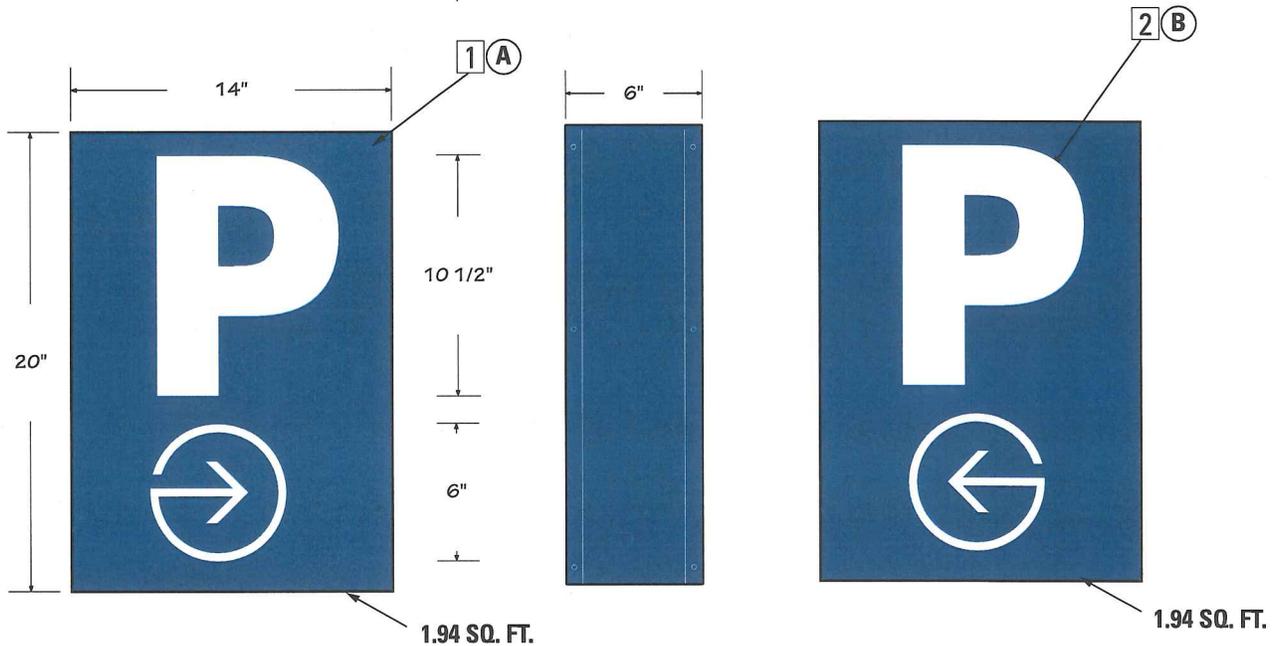
FONT: FUTURA BOLD

(A)		FRAZEE CL2347N "RAVINE"
(B)		CHEMCAST #2067 WHITE



2 SECTION - L.E.D. SIGN CABINET

SCALE: 1" = 1' - 0"



QTY: 2

1 DETAIL - FRONT VIEW

SIDE VIEW

BACK VIEW

SCALE: 1 1/2" = 1' - 0"



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SIGN TYPE C.3 - D/F PARKING PROJECTING SIGN

QUANTITY: 2
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: "P" AND ARROW
MATERIALS: ALUMINUM AND 3/16" ACRYLIC
SIGN AREA: MAXIMUM SIGN SIZE 24" w x 36" h; 6 SQUARE FEET (12 TOTAL)
LETTER HEIGHT: 20" COPY 12" ARROW
LOGO HEIGHT: N/A
COLORS: CHEMCAST #2050 BLUE & CHEMCAST #2067 WHITE
TYPE FACE: FUTURA BOLD
LIGHTING: LED INTERNALLY ILLUMINATED
WEIGHT: APPROX. 30 LBS.

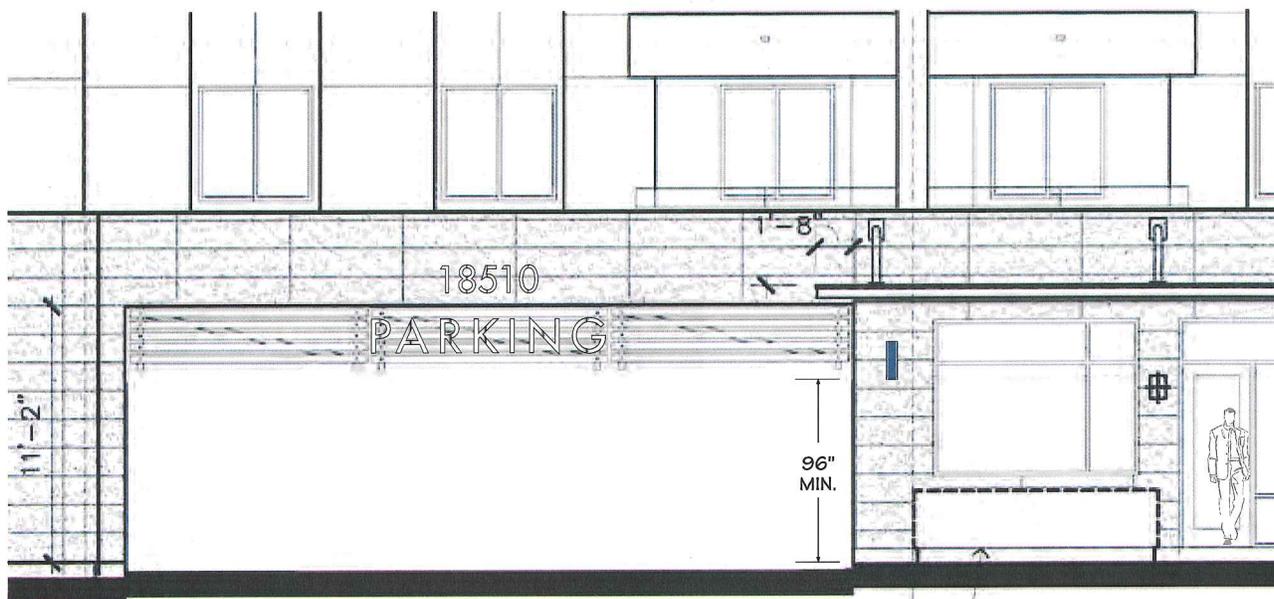
CONSTRUCTION GUIDELINES

- 1 .090 INTERNALLY ILLUMINATED SIGN CABINET
- 2 TRANSLUCENT PLEX

SIGN CAN MECHANICALLY ATTACHED TO BUILDING WALL W/ REMOVABLE FACES FOR MAINTENANCE.

FONT: FUTURA BOLD

A		FRAZEE CL2347N "RAVINE"
B		CHEMCAST#2067 WHITE



2 | TYPICAL NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

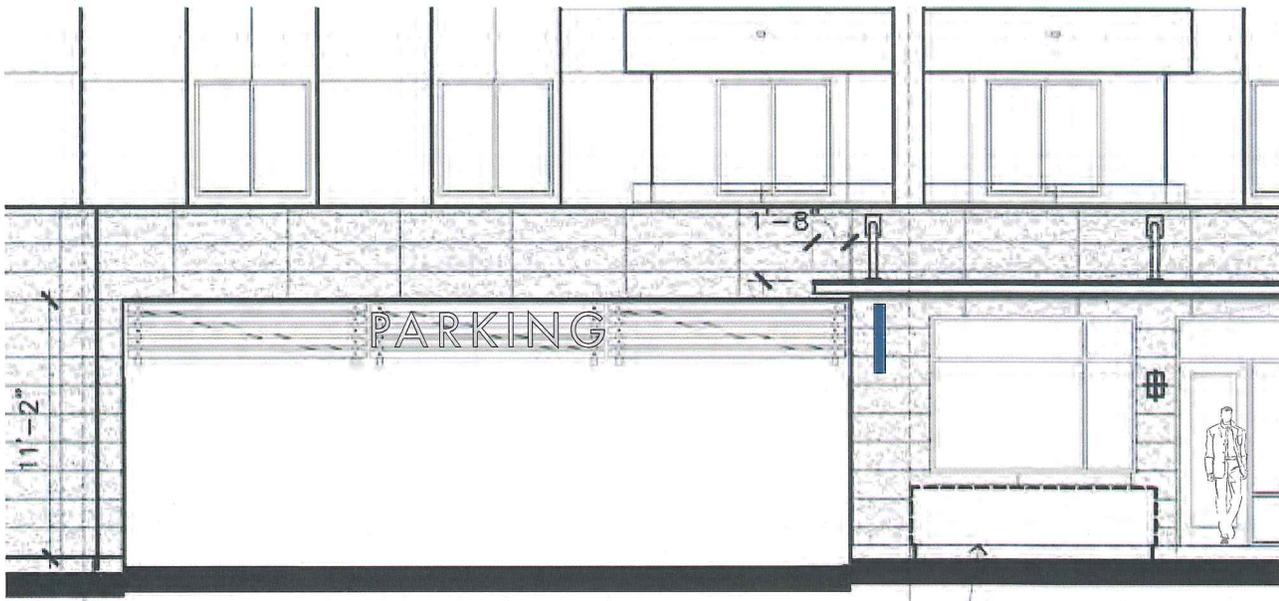
SIGN TYPE C.4 - S/F GARAGE ENTRANCE CUT OUT LETTERS

- QUANTITY:** 2
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** "PARKING"
- MATERIALS:** 1/4" POLISHED ALUMINUM PIN MOUNTED
- SIGN AREA:** MAXIMUM SIGN SIZE 10' - 4" w x 18" h; 15.5 SQUARE FEET
- LETTER HEIGHT:** 18"
- LOGO HEIGHT:** N/A
- COLORS:** POLISHED ALUMINUM
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** NON ILLUMINATED

CONSTRUCTION GUIDELINES

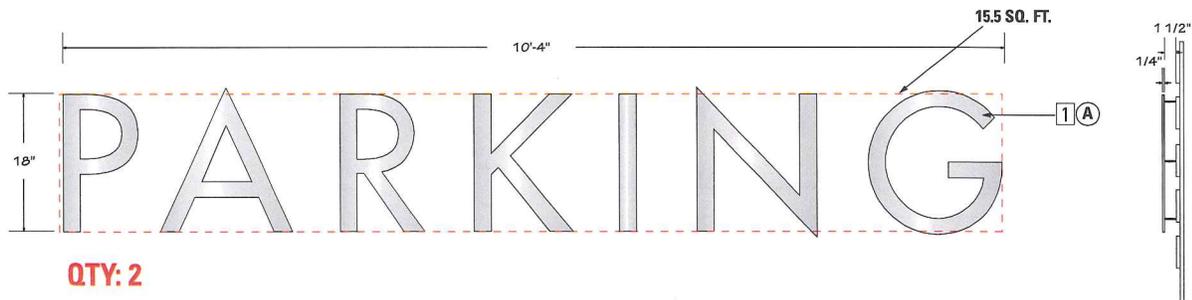
- 1 1/4" POLISHED ALUMINUM CUT OUT LETTERS
- 2 PIN MOUNTED TO HANGING GRATE

FONT: FUTURA MEDIUM



2 | TYPICAL NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



QTY: 2

1 | FRONT VIEW: CUT OUT LETTERS

SCALE: 1/2" = 1' - 0"

SIDE VIEW

ELAN HUNTINGTON BEACH/ GREYSTAR



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SIGN TYPE C. - S/F ADDRESS CUT OUT LETTERS

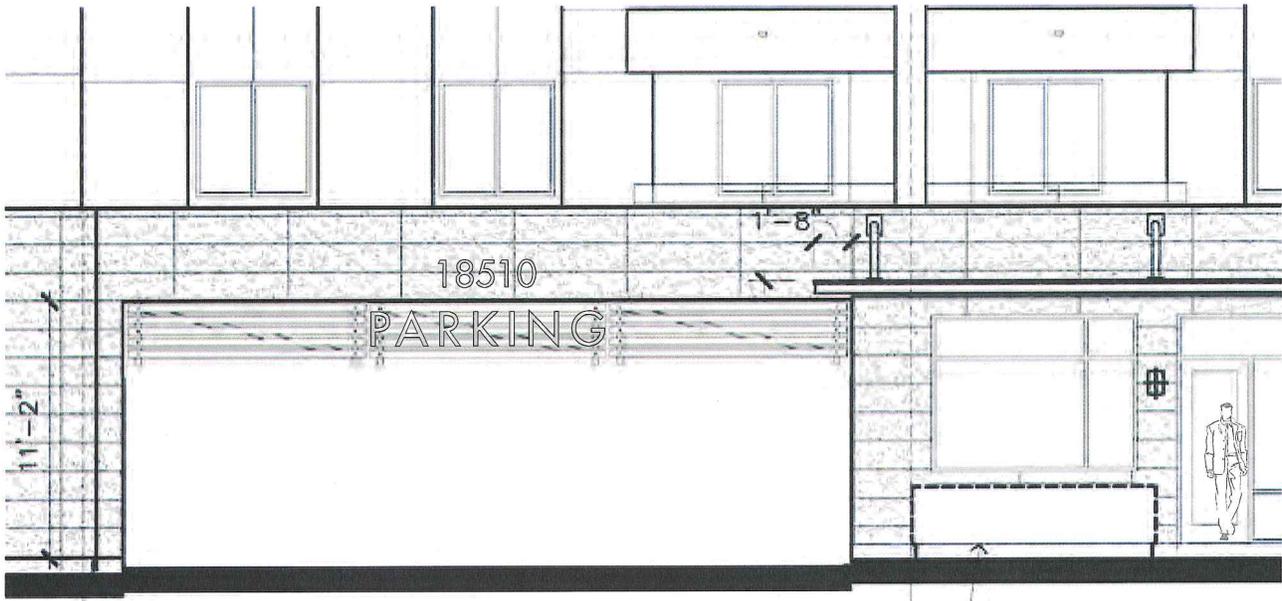
- QUANTITY:** 2
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** "18502" & "18510"
- MATERIALS:** 1/4" POLISHED ALUMINUM PIN MOUNTED
- SIGN AREA:** MAXIMUM SIGN SIZE 13' - 51" w x 14" h; 4.95 SQUARE FEET
- LETTER HEIGHT:** 14"
- LOGO HEIGHT:** N/A
- COLORS:** POLISHED ALUMINUM
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** NON ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 1/4" POLISHED ALUMINUM CUT OUT LETTERS
- 2 PIN MOUNTED TO HANGING GRATE

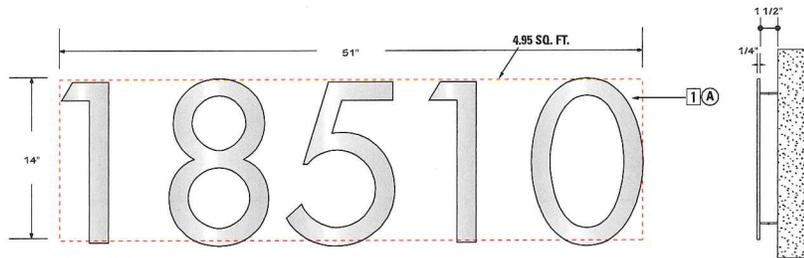
FONT: FUTURA MEDIUM

(A)  POLISHED ALUMINUM

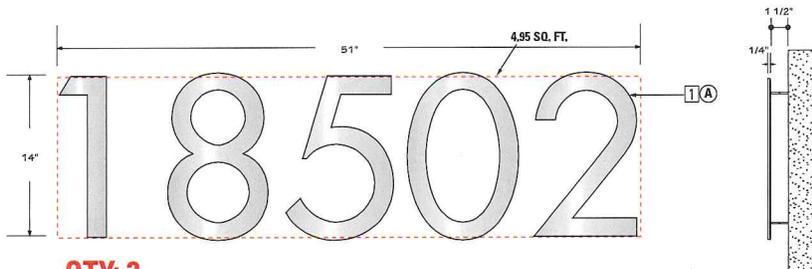


2 | TYPICAL NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



QTY: 2



QTY: 2

1 | FRONT VIEW: CUT OUT LETTERS

SCALE: 3/4" = 1' - 0"

SIDE VIEW



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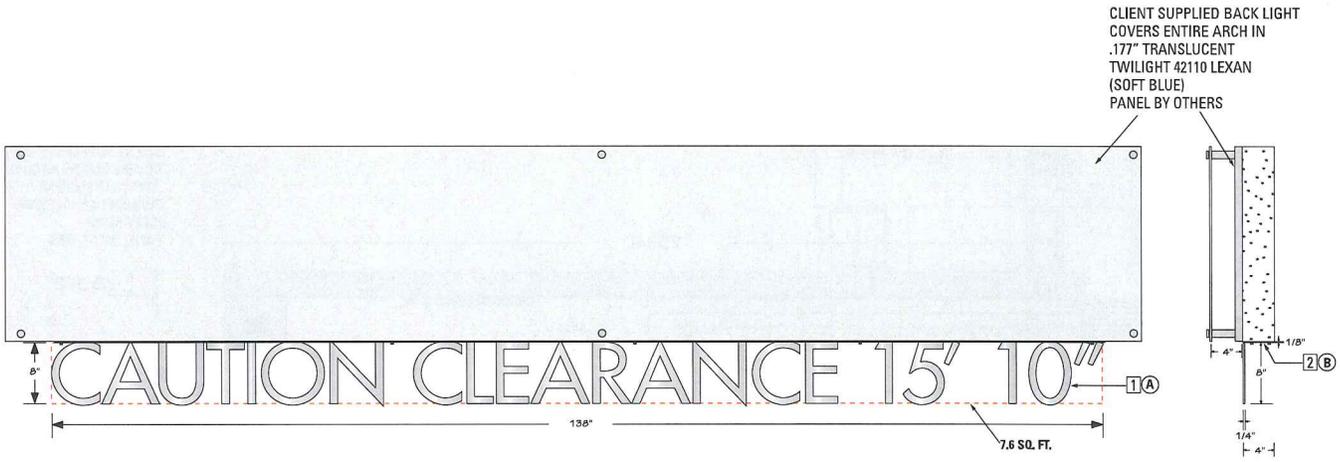
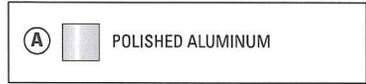
SIGN TYPE C.6.3 - S/F ENTRANCE CLEARANCE CUT OUT COPY

- QUANTITY:** 1
- LOCATION:** AS INDICATED ON LOCATION MAP PAGE 14
- COPY:** "CAUTION CLEARANCE 15' 10"
- MATERIALS:** 1/4" POLISHED ALUMINUM PIN MOUNTED
- SIGN AREA:** MAXIMUM SIGN SIZE 138" w x 8" h; 7.6 SQUARE FEET
- LETTER HEIGHT:** 8"
- ARROW HEIGHT:** N/A
- COLORS:** BRUSHED ALUMINUM
- TYPE FACE:** FUTURA MEDIUM
- LIGHTING:** NON ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 1/4" BRUSHED ALUMINUM CUT OUT LETTERS
- 2 BRACKET MOUNTED UNDER ARCHWAY

FONT: FUTURA MEDIUM



QTY: 1

1 | **FRONT VIEW: CUT OUT LETTERS**

SIDE VIEW

SCALE: 1/2" = 1' - 0"

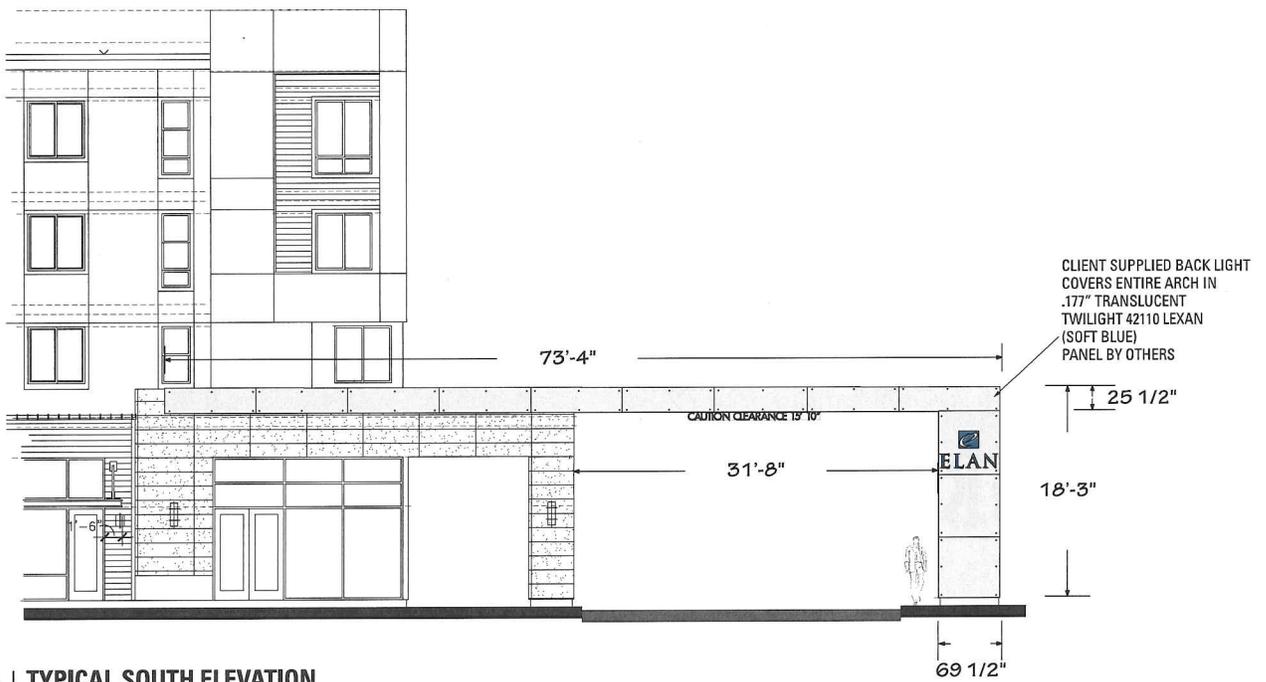
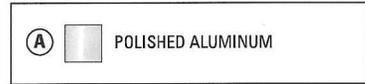
SIGN TYPE C.6.3 - S/F ENTRANCE IDENTIFICATION CUT OUT COPY

QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: "CAUTION CLEARANCE 15' 10""
MATERIALS: 1/4" POLISHED ALUMINUM PIN MOUNTED
SIGN AREA: MAXIMUM SIGN SIZE 138" w x 8" h; 7.6 SQUARE FEET
LETTER HEIGHT: 8"
ARROW HEIGHT: N/A
COLORS: BRUSHED ALUMINUM
TYPE FACE: FUTURA MEDIUM
LIGHTING: NON ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 1/4" BRUSHED ALUMINUM CUT OUT LETTERS
- 2 BRACKET MOUNTED UNDER ARCHWAY

FONT: FUTURA MEDIUM



2 | **TYPICAL SOUTH ELEVATION**

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

SIGN TYPE C.8 - S/F SITE DIRECTORY

QUANTITY: 4
LOCATION: AS INDICATED ON LOCATION MAP PAGE 14
COPY: DIRECTORY INFORMATION
MATERIALS: 1/8" ACRYLIC, HQ DIRECT PRINT ON VINYL,
 1" ALUMINUM STAND OFFS
SIGN AREA: 3'h x 4'w / 12 SQUARE FEET
LETTER HEIGHT: 2" AND 1/2"
LOGO HEIGHT: 1 3/4"
COLORS: FRAZEE CL2347N "RAVINE" AND
 FRAZEE CLW1042W "MISTAYA"
TYPE FACE: LOGO TYPE AND FUTURA MEDIUM
LIGHTING: NON-ILLUMINATED

CONSTRUCTION GUIDELINES

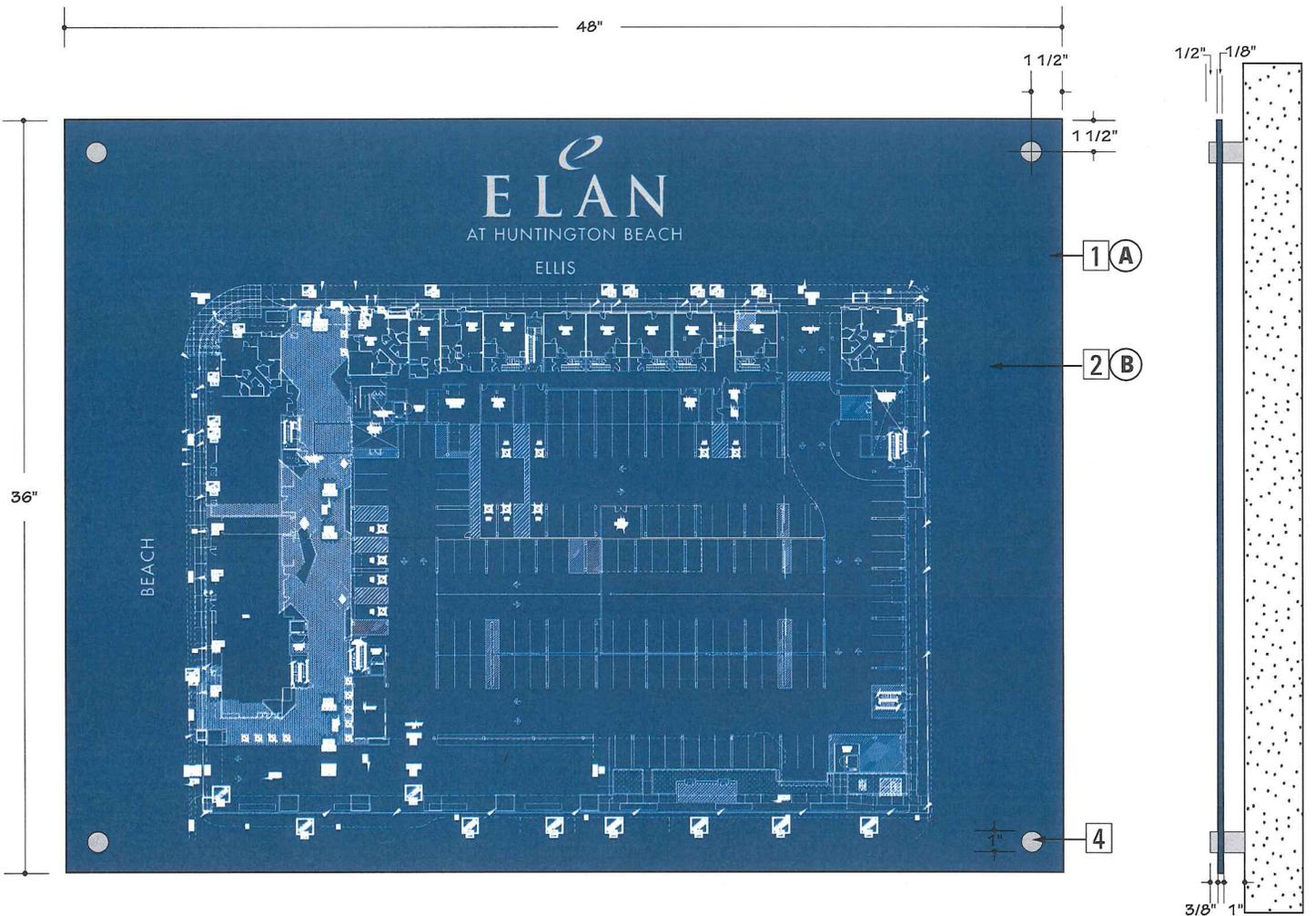
- 1 1/8" ACRYLIC PAINTED
- 2 HQ DIRECT PRINT
- 3 PROTECTIVE CLEARCOAT
- 4 1" ROUND GYFORD STAND OFFS



WALL MOUNTED WITH 1" BRUSHED ALUMINUM
 STAND OFFS

FONT: FUTURA MEDIUM

(A)		FRAZEE CL2347N "RAVINE"
(B)		FRAZEE CLW1042W "MISTAYA"



1 FRONT VIEW:
 SCALE: 1 1/2" = 1' - 0"

SIDE VIEW:

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