

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

NOTICE OF ACTION

June 10, 2014

Debra Bryant
Ware Malcolm
10 Edelman
Irvine CA 92618

APPLICATION: PLANNED SIGN PROGRAM NO. 13-008 (BELLA TERRA MEDICAL)

APPLICANT: Debra Bryant, Ware Malcolm, 10 Edelman, Irvine CA 92618

PROPERTY OWNER: 7677 Center Avenue, LLC, 2025 Pioneer Court, San Mateo CA 94403

REQUEST: To establish a planned sign program for an existing medical office building.

LOCATION: 7677 Center Avenue, 92647 (west side of Huntington Village Lane, north of Center Avenue)

DATE OF ACTION: June 10, 2014

On June 10, 2014, the Planning and Building Department of the City of Huntington Beach took action on your request and **approved** your application. Attached to this letter are the conditions of approval for your application.

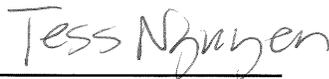
Please be advised that the Planning Department reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to issuance of building permits. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing of your building permit application and the completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning and Building Department becomes 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 Secretary of 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 June 20, 2014.

If you have any questions, please contact Tess Nguyen at (714) 374-1744 (tnguyen@surfcity-hb.org) or the Planning Zoning Information Counter at (714) 536-5271.

Sincerely,



Tess Nguyen
Tess Nguyen
Associate Planner

Attachment: Conditions of Approval – Planned Sign Program No. 13-008

cc: Jane James, Planning Manager
7677 Center Avenue, LLC, Property Owner
Project File

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL – PLANNED SIGN PROGRAM NO. 13-008

1. The site plan, sign criteria, and elevations dated June 4, 2014 shall be the approved Planned Sign Program.
2. Planned Sign Program No. 13-008 shall become null and void unless exercised within one (1) year of the date of final approval, which is June 10, 2015. An extension of time may be granted by the Director of Planning and Building pursuant to a written request submitted to the Planning and Building Department a minimum 60 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 the defense thereof.

RECEIVED
JUN 04 2014
Dept. of Planning
& Building

Bella Terra MEDICAL

EXTERIOR SIGNAGE PROGRAM

7677 CENTER AVENUE
HUNTINGTON BEACH, CA 92647

IRV13-8017-00
06.04.2014

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering

PSP 13-008

A. PURPOSE AND INTENT

The following sign specifications have been developed to provide building and tenant identification, improve the appearance of Bella Terra Medical, and comply with the requirements of the City of Huntington Beach.

This document will serve as the Signage Program for the property at 7677 Center Avenue and will be enforced by the Property Owner and/or Landlord and the City of Huntington Beach. Any sign that is nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Tenant's expense.

B. GENERAL CRITERIA: TENANT PROCEDURES & REQUIREMENTS

1. Each Tenant at 7677 Center Avenue acknowledges receipt of the Bella Terra Medical Signage Program and agrees to the requirements contained therein.
2. Unless specified herein, all signs must conform to the City of Huntington Beach policies, ordinances and sign regulations.
3. No sign shall be affixed to the premises without the prior written approval of the Property Owner and/or Landlord or its authorized representative, approval of the City of Huntington Beach Planning Staff, and issuance of a sign permit by the City of Huntington Beach Building Department.
4. Written approval by the Property Owner and/or Landlord is required prior to submittal to the City of Huntington Beach Planning Staff and Building Department for permit. All required approvals and permits shall be obtained prior to fabrication and installation of signs. No sign shall be affixed which does not comply with these specifications or in a manner that fails to comply with the requirement of the sign permit.
5. Prior to commencement of any sign work or obtaining permits, Tenant shall submit to the Property Owner and/or Landlord three (3) copies of detailed shop drawings (11"x17" format only) prepared by the Tenant's licensed sign contractor.
 - Shop drawings submitted by Tenant shall include a scalable architectural site plan indicating sign location(s).
 - All signage shall include scaled full-color exhibits, multi-view fully dimensioned features, letters and logos, and complete material and illumination specifications.
 - Wall-mounted signage requires building elevation(s) illustrating sign design, location, comprehensive building and sign area dimensions, means of attachment, and construction detailing drawn to scale.
 - Tenant submittal package should also include complete specifications of all sign colors, materials, finishes, fonts, logos, means of illumination, size and spacing of lettering and copy areas.
 - Tenants on the first floor need to submit a floor plan when applying for tenant identification signs on Page 9 and Page 10 to ensure that the tenant is located adjacent to the sign location.
 - First floor tenants applying for tenant building mounted identification sign locations C1 or C4 must submit a floor plan indicating the tenant's suite location in relation to the sign location. Tenant identification sign locations C1 and C4 are allowed for first floor tenant suites located adjacent to these sign locations.
6. Tenant shall be responsible for all plan preparations, permit processing costs and application fees.
7. Tenant shall be responsible for all costs of sign fabrication and installation, including shop drawings.

8. The Tenant will be fully responsible for the operation of his/her sign contractor and will indemnify, defend and hold harmless the Property Owner and/or Landlord and his/her agents from the damages or liabilities resulting from his/her contractor's work.
9. Tenant's contractors and their agents must be lawfully licensed and bonded according to the State Contractors License law. The Property Owner and/or Landlord may require the Insurance Certification from the contractor of any of its agents providing work of services upon the property, prior to sign approval.
10. Tenant must not allow building structural or architectural modifications to occur without prior written approval of the Property Owner and/or Landlord. Property Owner and/or Landlord may require detailed and engineered drawings prior to approval and notwithstanding, all such work must comply with all applicable building and electrical codes.
11. In the event of any future modifications, revisions or changes to Tenant's signs occurring during the term of the Tenant's lease, Tenant shall resubmit for Property Owner and/or Landlord approval according to the requirements of the original sign submittal process and abide by all the regulations of this Sign Program.
12. The Property Owner and/or Landlord reserves the right to periodically hire an independent contractor, at Tenant's sole expense, to inspect the installation of all Tenant signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within ten (10) days of notice, may be corrected by the Property Owner and/or Landlord at the Tenant's expense.
13. Signs that are not properly maintained must be improved and in compliance with this signage program at the Tenant's expense within thirty (30) days of written notice from the Property Owner and/or Landlord.
14. Tenant shall be responsible for all costs associated with the manufacture, installation, maintenance and removal of their signs. Upon termination of a lease, all Tenant signage must be removed at the termination of the lease and the surfaces to which the signs were attached repaired and repainted to the Property Owner and/or Landlord's satisfaction. The materials used to patch holes shall be the same material, color and texture as the building. If adhesive is used, excess adhesive shall be removed and building restored to its original condition.
15. Upon removal of any sign by Tenant, any damage to the building fascia or sign area, will be repaired by the Tenant, or by the Property Owner and/or Landlord, at the Tenant's expense. Repair work to be completed within a ten (10) day period.

C. SIGN DESIGN CRITERIA

1. The Bella Terra Medical Signage Program is intended to compliment the architecture, as well as provide tenant and building identification and branding.
2. For all signs, graphics and typography shall appear balanced and in scale with the context of the sign space and the building as a whole.
3. Tenant signage shall include only the business name, as registered on the lease/sale agreement, and or other City approved documents, and may include a registered logo symbol. Logo symbol is defined as a mark or icon that accompanies the business name text. All business name text shall be the tenant building standard font, unless corporate typeface is reviewed and approved by Property Owner and/or Landlord.
4. Tenant wall mounted signs shall be placed per Location Plan, Sheet 5 and Building Elevations, Sheets 9 -10.
5. All freestanding signs shall be placed per Location Plan, Sheet 5 and provide information while complementing the building through color, style, font and scale.

D. SIGN CONSTRUCTION CRITERIA

1. All signs must be fabricated and installed in compliance with all applicable building and electrical codes. The erection and placement of all signs shall meet the requirements of all local ordinances and codes for the City of Huntington Beach.
2. All signs shall be constructed and installed by a licensed sign contractor, in accordance with Underwriters Laboratories standards and shall be inspected and bear the UL label in a manner which is visible from the ground, any required permit stickers/manufacturer's labels – but shall be free of manufacturer's advertising. Manufacturer's labels shall not be visible from parking or the street, or from abnormal viewing angle. Permit stickers shall be applied with minimum placement requirements.
3. Where metal is used in fabricating, such metal must be non-ferrous (preferable aluminum) and any hardware used to fasten signs to the building must be stainless steel or zinc coated to prevent rust.
1. Signs must be fabricated with little or no visibility of seams, welds or fasteners. All exposed seams must be filled flush and finished so as to be an invisible part of their adjacent surfaces. All exposed welds must be ground smooth and finished so as to be an invisible part of their adjacent surfaces. All exposed fasteners such as rivets and screws must be flush, filled and finished so as to be an invisible part of their adjacent surfaces.
2. Signs must use a minimum .080" depth of material on any flat, exposed surfaces, and greater depth is required to eliminate "oil canning", any noticeable warping or visibility of any interior frame attachments.
3. Painted finishes must be smooth and uniformly covered, without intermittent orange peel, drips or runs and remain free from blistering, peeling, chipping or fading for the minimum of 1-year from the commencement of installation. Enamel paints must be of automotive quality and all painted finishes must be applied using the paint manufacturer's recommended methods, preconditioning and primers.
4. Internal lighting must be uniform and free of "hot spots" or shadowing. Use LED lighting where possible. Light leaks are not permitted.
5. Exposed conduits, junction boxes or electrical parts are not permitted.
6. All penetrations of the exterior wall/fascia are to be sealed watertight and painted to match existing wall/fascia color.
7. Tenant shall be responsible for maintaining the condition, appearance and operation of its sign. Signs that collect dirt, bird or animal nests/droppings, must be cleaned by the Tenant at the Tenant's expense.
8. All sign repairs shall be at least equal in quality and design to the original signs. The standards for maintenance and repair all of signs shall be that which will assure the highest visual quality.

E. PROHIBITED SIGNS

Any sign of the following type or specifications shall be prohibited:

1. Any sign not previously approved by the Property Owner and/or Landlord or in violation of this Sign Program. Any sign in violation of these prohibitions may be removed or repaired at the Property Owner and/or Landlord discretion at the violating lessee's expense.
2. Signs left abandoned beyond 30 days after tenant's lease expires or tenant vacates property whether or not voluntarily.

3. Signs affixed to any parts of the buildings or premises that are not a normally acceptable location for signs such as but not limited to, stand pipes and drains, roofing or roof equipment, roof or parapet flashing, window frames, awnings and canopies, light standards, poles or sign posts.
4. Signs that create a safety hazard by obstructing the clear view of pedestrian or vehicular traffic including, but not limited to flashing, moving or intermittent lighting.
5. Signs which by color, wording, design, location or illumination resemble, obstruct, or conflict with any traffic-control device or with safe and efficient flow of traffic.
6. Signs projecting into or located in the public right-of-way, except as authorized by Huntington Beach Municipal Code and approved by the Property Owner and/or Landlord.
7. Temporary signs such as, but not limited to, banners, flags, inflatable signs and balloons unless specifically in accordance with the code of the local authority as authorized by the City of Huntington Beach Municipal Code and approved by Property Owner and/or Landlord.
8. Portable signs, except as authorized by City of Huntington Beach Municipal Code and approved by Property Owner and/or Landlord.
9. Mechanical movement.
10. Signs which project above a parapet or the highest point of the roof.
11. Signs on public property.
12. Electronic changeable copy signs.
13. Credit card decals.
14. Wall plaques/wall signs, except allowed building mounted signs described herein.
15. Signs or pictures painted, etched or attached to windows.
16. Illuminated, painted or hanging in the window display signs.
17. No advertising shall be permitted on the signage.
18. No Tenant signage will be painted directly onto a wall or surface.
19. Signs that violate any law or regulation whether Federal, State, or Local.
20. Paper, cardboard or foam core signs, decals or stickers, graffiti, or any sign that defaces property. Perpetrators of such signs may be liable to arrest and prosecution.
21. Signs in unlawful proximity to power lines and that are attached to or interfere with any public utility.
22. Holiday lighting, light bulb strings or the like with the exception of any such decoration that the Property owner may choose to apply.

F. FREESTANDING SIGN CRITERIA

1. The Property Owner and/or Landlord will install a freestanding building/tenant identification monument sign, parking directional and tenant directory. These signs will be maintained by the Property Owner and/or Landlord.
2. All freestanding signs to be located per site plan, Sheet 5-6. Locations not to interfere with safety of vehicular or pedestrian traffic.
3. Paint and finish color scheme for monument sign to match building finish and color scheme.
4. Building/Tenant Identification Monument Specifications
 - a. Monument sign provides building and tenant identification from Huntington Village Lane.
 - b. Monument sign to be a double-sided with ground mounted illumination and feature building address and four (4) tenant name panels. Overall sign size 5'-5" wide x 7'-0" high
 - c. Sign base to be integral color concrete with striated wall finish to match hardscape accents within landscape area. Building and tenant name panels to be fabricated, painted aluminum sign cabinets with dimensional acrylic building/tenant name lettering.
 - d. Building address numerals/lettering to be dimensional acrylic or other non-ferrous material with paint finish.
 - e. Tenant names to be in Adobe Garamond Pro font, unless Tenant's corporate logo/typestyle is reviewed and approved by Landlord. All tenant names to be painted to match Frazee CL3175A Lead.
 - f. Property Owner and/or Landlord to determine preferred method of tenant lettering attachment; mechanical or silicon adhesive.
 - g. General Tenant Signage Criteria:
 - Tenant names to be centered within the specified tenant sign area.
 - Maximum tenant sign area: 7" H x 4'-6" W
 - Font: Adobe Garamond Pro
 - Color: To match Frazee CL3175A lead
5. Parking Directional Sign Specifications
 - a. Directional sign provides handicapped and visitor parking information once visitors enter the drive isle from Huntington Village Lane.
 - b. Directional sign to be a single-sided with ground mounted illumination and two (2) informational message panels.
 - c. Directional sign to be a fabricated aluminum sign cabinet with dimensional message panels featuring vinyl lettering in the project standard font. Sign cabinet to mount on a concrete base.
6. Tenant Directory Specifications
 - a. Tenant directory sign provides tenant identification for pedestrians from the Pacific Plaza parking structure.
 - b. Directory sign to be single-sided and feature five (5) tenant name panels.

- c. Directory sign to be a fabricated aluminum sign cabinet with dimensional tenant name message panels featuring applied vinyl or dimensional acrylic lettering.
- d. Tenant names to be in Adobe Garamond Pro font, unless Tenant's corporate logo/typestyle is reviewed and approved by Landlord. All tenant names to be painted to match Frazee CL3175A Lead.
- e. Property Owner and/or Landlord to determine preferred method of tenant lettering attachment; mechanical or silicon adhesive.
- f. General Tenant Signage Criteria:
 - Tenant names to be centered within the specified tenant sign area.
 - Maximum tenant sign area: 5" H x 2'-8" W
 - Font: Adobe Garamond Pro
 - Color: To match Frazee CL3175A lead

H. TENANT IDENTIFICATION – BUILDING MOUNTED SIGNAGE CRITERIA

1. Tenant identification building mounted signage to be located per site plan, Sheet 6 and building elevations Sheets 9-11.
2. Location C1 & C4
 - a. Eyebrow level tenant identification signage location C1 & C4 are reserved for the first floor tenant suites located adjacent to this sign location.
 - b. Material to be dimensional metal or acrylic letters with paint finish to match Frazee CL3175A Lead, surface mounted to wall.
 - c. Tenant name font to be Adobe Garamond Pro, unless Tenant's corporate logo/typestyle is reviewed and approved by Landlord.
 - d. Maximum sign area: 1'-6" high x 8'-3" wide. Tenant name to be centered within sign area. Two lines of copy maximum.
1. Location C2 & C3
 - a. Parapet level tenant signage to provide identification from the 405 Freeway, surrounding streets, adjacent parking structure, and Center Avenue drive aisle.
 - b. Material to be individual, fabricated aluminum channel letters with internal LED illumination and 3M Smoke Gray dual color (day/night) vinyl faces with returns painted to match. Tenant names to dark gray during the day and glow white when illuminated at night.
 - c. Tenant name font to be Adobe Garamond Pro, unless Tenant's corporate logo and/or typestyle is reviewed and approved by Landlord.
 - d. C2 maximum sign area: 226 sq. ft. Tenant name to be centered within the sign area.
 - e. C3 maximum sign area: 130 sq. ft. Tenant name to be centered within the sign area.
 - f. ½ tallest letter height of blank space is required from the outer edge of the sign to the nearest building edge and/or architectural detail/element.



CHANGE IN SIGNAGE CRITERIA

Signage Criteria

7677 CENTER AVENUE HUNTINGTON BEACH, CA

WARE MALCOMB 09.18.2014

SHEET
4

Sign Summary

Location Plan	Description	Sign Size	Sign Area (Sq. Ft.)	Illumination
A1	Building/Tenant Identification Monument	5'-6" wide x 7'-0" high	38.5	Yes
B1	Building Mounted Identification - "Eyebrow" Level (SE Elevation)	7'-8" wide x 1'-0" high	7.6	No
C1 & C4	Tenant Identification - "Eyebrow" Level (SE Elevation)	Maximum 8'-3" wide x 1'-6" high	12.4 SF MAX	No
C2	Tenant Identification - Building Top Mounted (NE Elevation)	Tenant may propose sign size based on allowed sign area	226 SF MAX	May be internally illuminated
C3	Tenant Identification - Building Top Mounted (SE Elevation)	Tenant may propose sign size based on allowed sign area	130 SF MAX	May be internally illuminated
D1	Building Address - "Eyebrow" Level (SW Elevation)	5'-9" wide x 2'-6" high	14	No
D2	Building Address - Entry Glazing	2'-0" wide x 8" high	1.33	No
D3	Building Address - Building Top (SW Elevation)	5'-8" wide x 2'-0" high	11.33	No
E1 - E2	Building Information @ Entry Glazing	4" high x 10" wide & 6" high x 14' 7" wide	7.5	No
F - L	Handicap Parking ID & Parking Regulatory Signs		10	No
M1	Parking Directional	4'-0" wide x 5'-0" high	20	No
N1	Tenant Directory (Changeable Copy Sign)	3'-0" wide x 7'-0" high	21	No
O-Q	No Smoking / No Pets / Thru Traffic Signs		6	No

Sign Summary

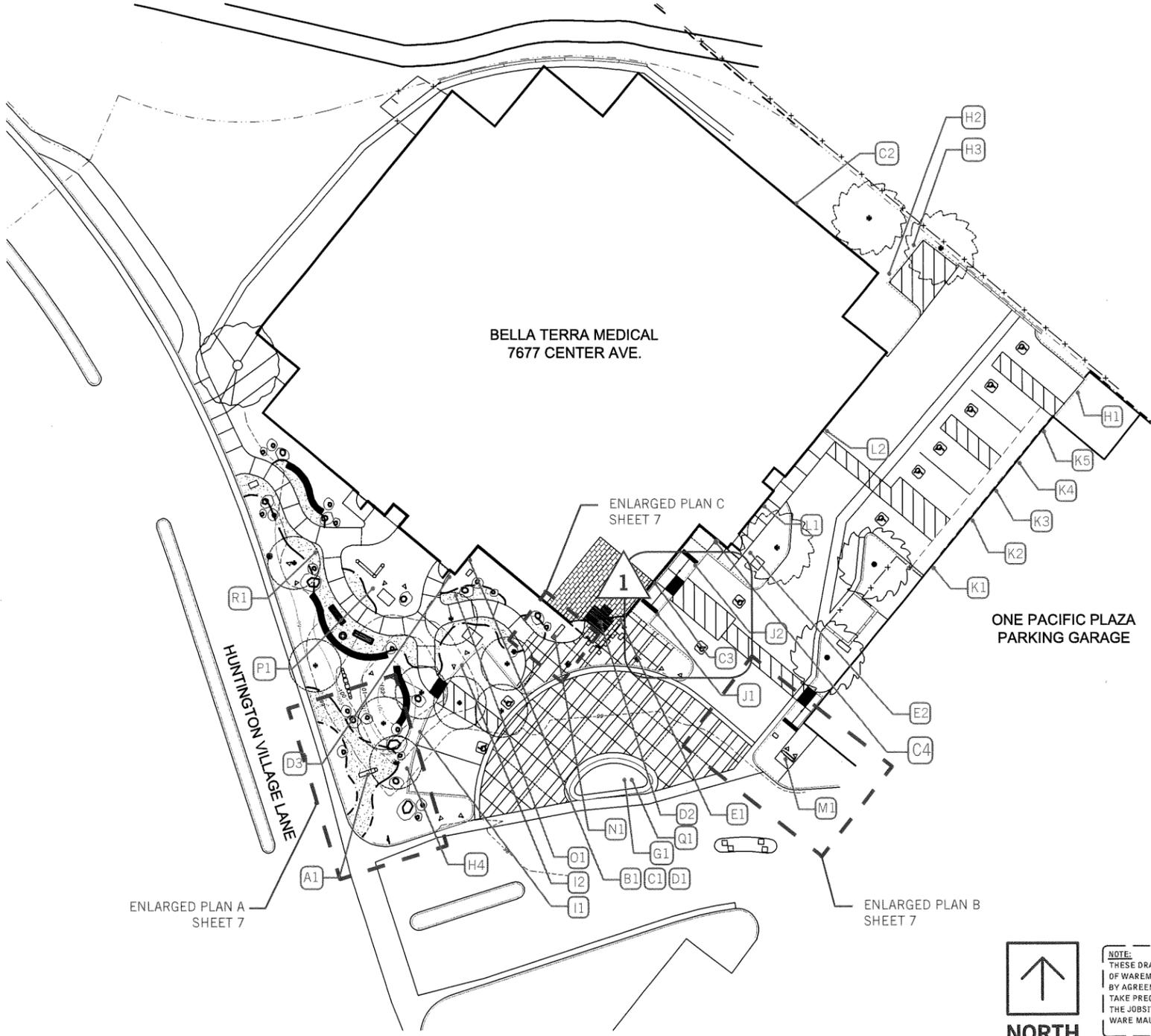
7677 CENTER AVENUE HUNTINGTON BEACH, CA

WARE MALCOMB 06.04.2014

SHEET
5

KEY NOTES

- A** Building/Tenant Identification Monument
- B** Building Mounted Identification
- C** Tenant Identification - Building Mounted
- D** Building Address
 - D1** "Eyebrow" Level (SW Elevation)
 - D2** Entry Glazing
 - D3** Building Top (SW Elevation)
- E** Building Information @ Entry Glazing
- F** Stop Sign
- G** Parking Regulatory
- H** Short Term Parking
- I** HC Reserved Parking - Landscape Mounted
- J** HC Reserved Parking - Paving Mounted
- K** HC Reserved Parking - Wall Mounted
- L** No Parking
- M** Parking Directional
- N** Tenant Directory
- O** No Smoking
- P** No Pets / Skateboarding
- Q** Thru Traffic
- R** Accessible Path Directional



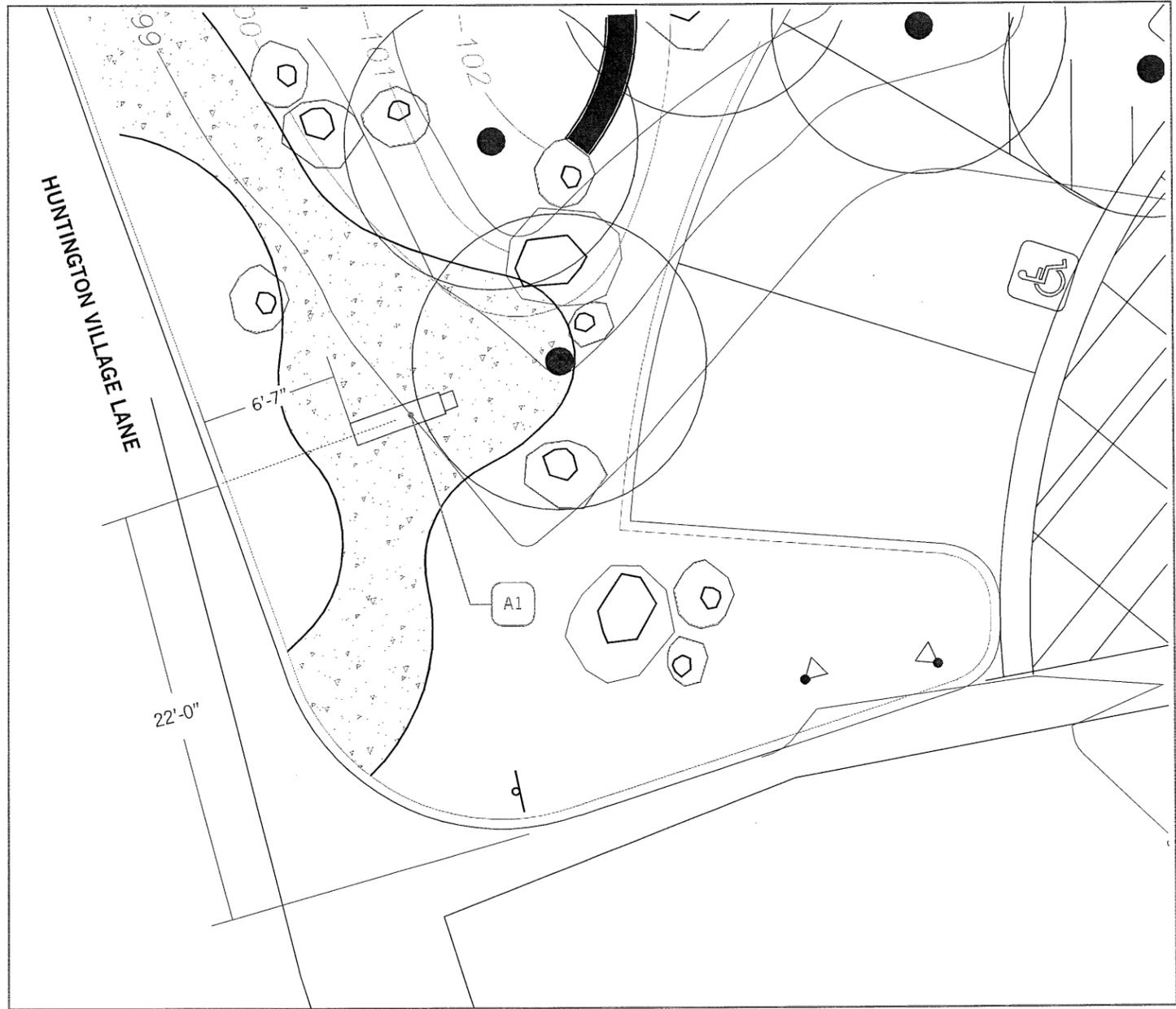
NOTE:
 THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WAREMALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOBSITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



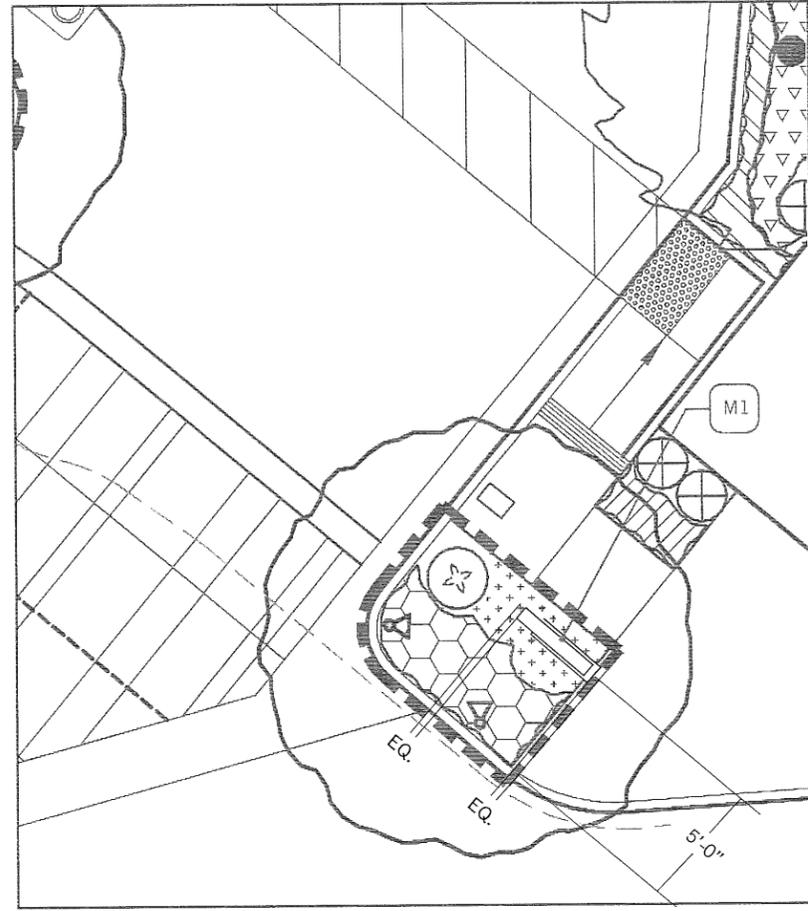
Location Plan

7677 CENTER AVENUE HUNTINGTON BEACH, CA

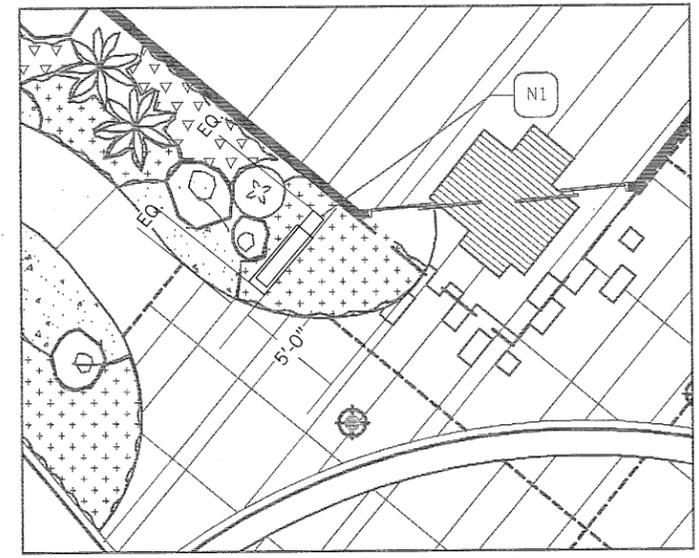
1 C3 LOCATION SHIFTED FROM RIGHT TO LEFT OF SOUTHEAST ELEVATION



ENLARGED PLAN A
SCALE 1/8"=1'



ENLARGED PLAN B
SCALE 1/8"=1'



ENLARGED PLAN C
SCALE 1/8"=1'

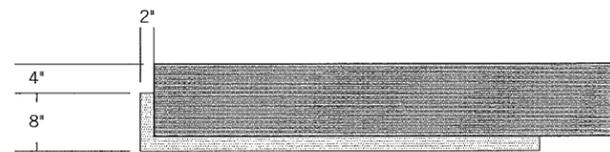
Enlarged Plans A - C

7677 CENTER AVENUE HUNTINGTON BEACH, CA

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SHEET
7

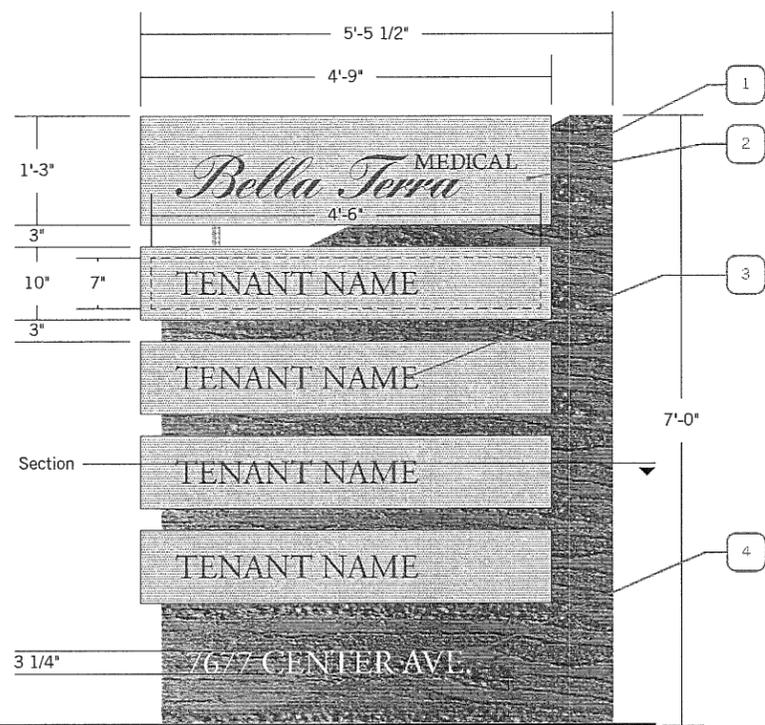
A1 - BUILDING / TENANT IDENTIFICATION MONUMENT



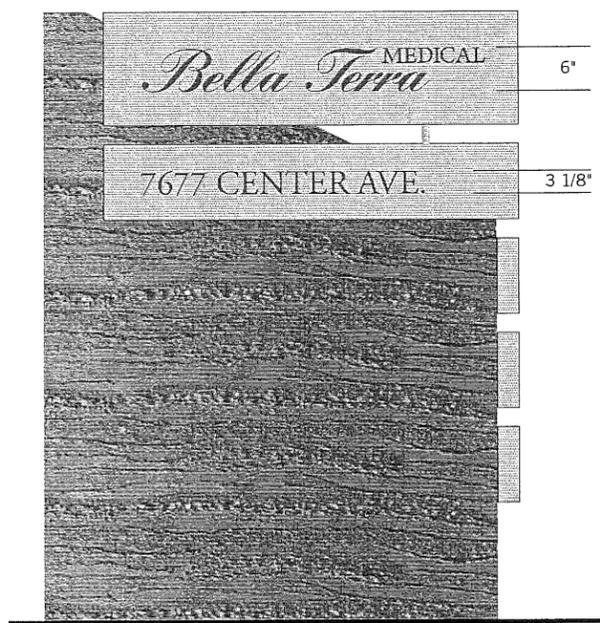
SECTION VIEW



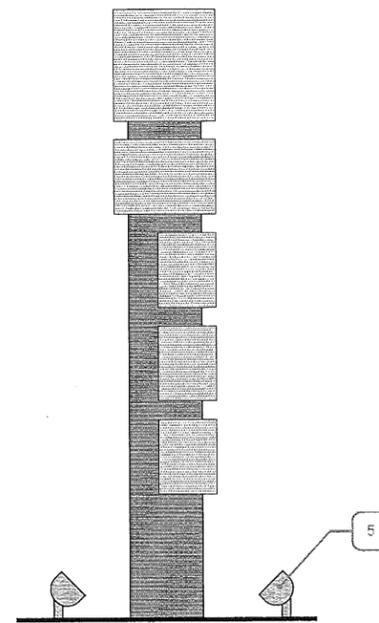
PLAN VIEW



SOUTH ELEVATION
SCALE 1/2"=1'



NORTH ELEVATION



WEST ELEVATION

Poured in place integral color concrete base with stratified wall finish by J&M Concrete Contractors to match stratified wall accents in landscape design.

1

Color: Coachella Sand C-15 by L.M. Scofield

Base surface treatments by J&M Concrete Contractors to include varying bands of aggregate (Desert Beige 3/4" minus by KRC Rock), heavy wash finish and stain (Chemstain #14 Dark Walnut by L.M. Scofield)

2

Double-sided, fabricated aluminum sign cabinet with dimensional acrylic building logo/lettering. "Bella Terra" to match Frazee CL3175A Lead "Medical" to match Frazee CL1557N Woodchuck.

Single-sided, fabricated aluminum sign cabinet with dimensional acrylic tenant name lettering centered within sign panel.

Tenant Signage Criteria:

3

Maximum sign area: 7" high x 4'-6" wide

Material: Dimensional acrylic letters.

Font: Adobe Garamond Pro unless tenant's corporate logo/typestyle is reviewed and approved by landlord

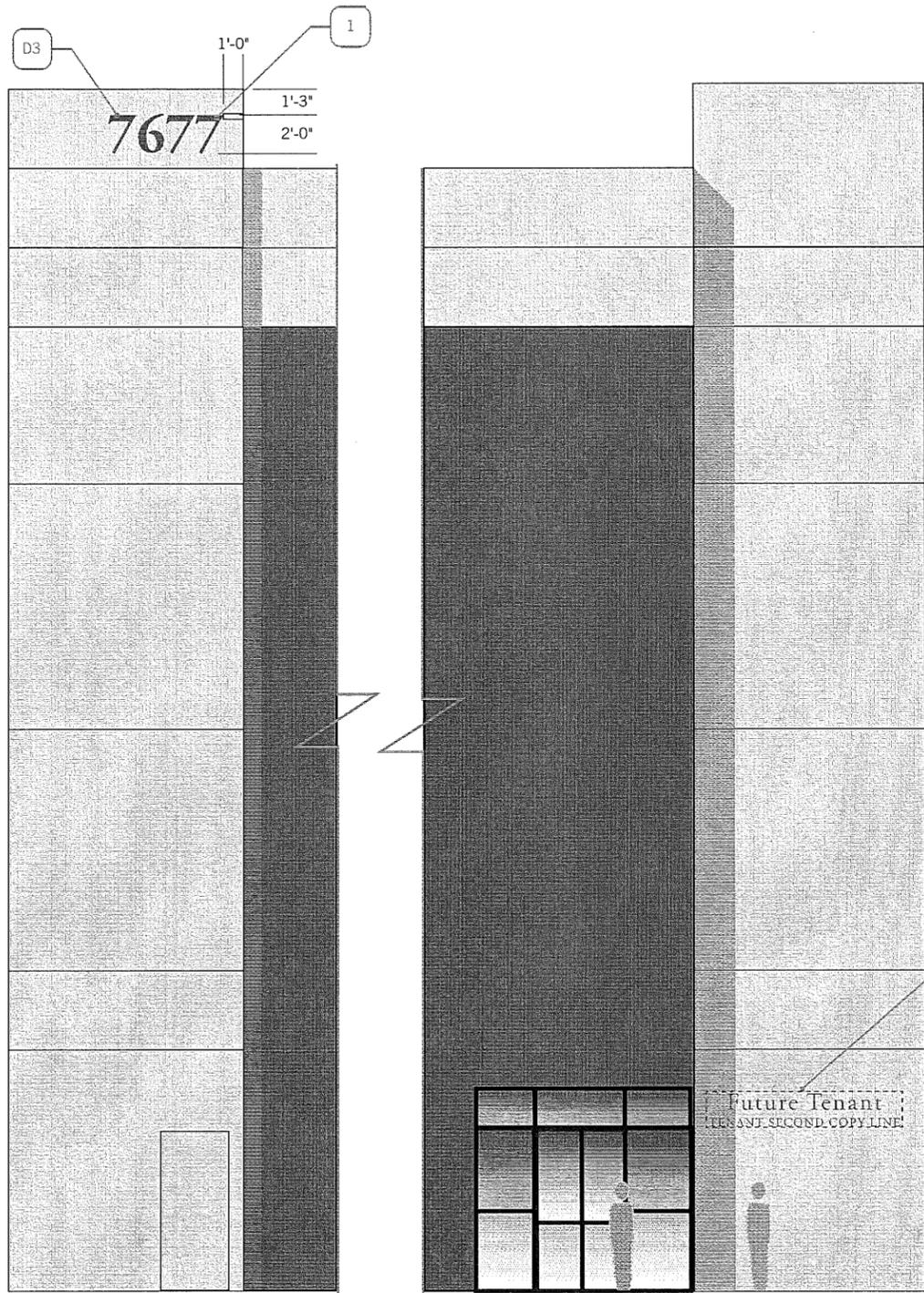
Color: Frazee CL3175A Lead.

4

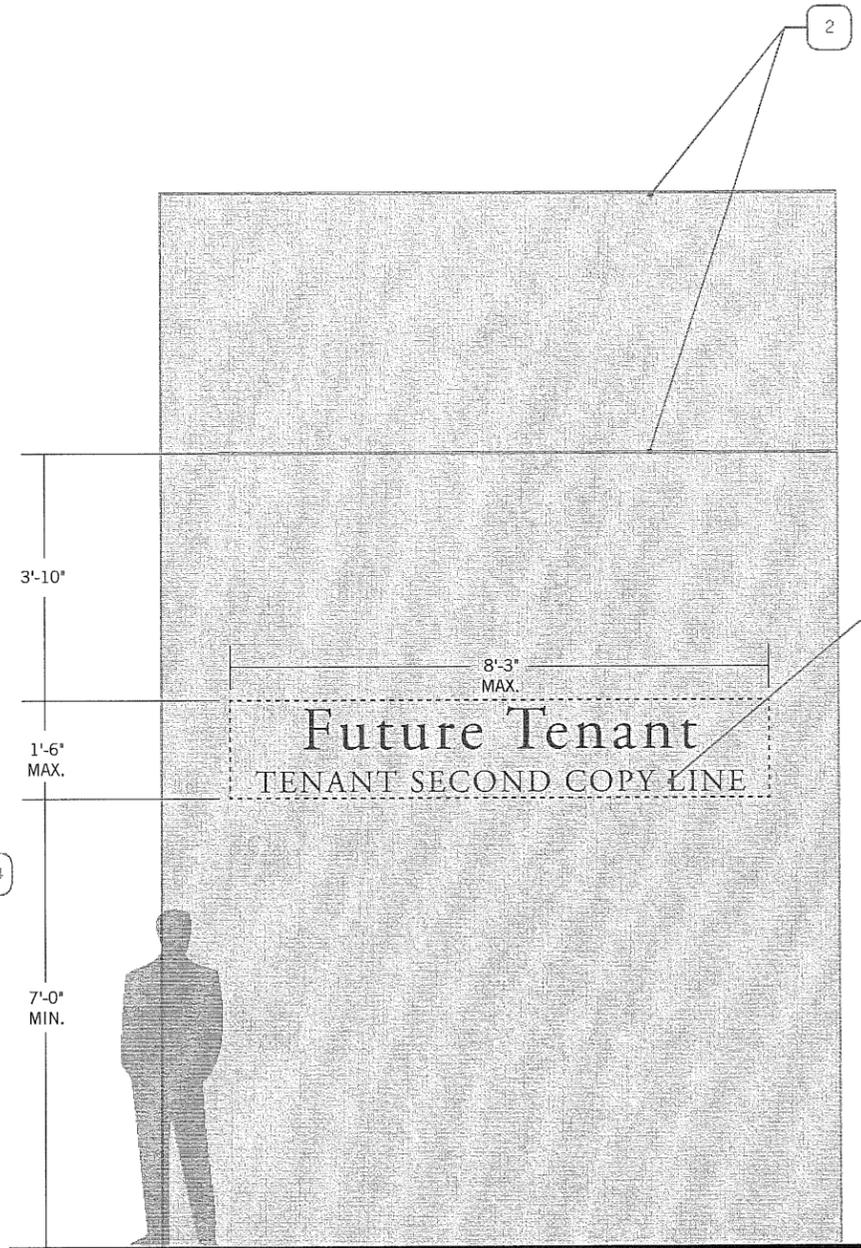
Dimensional address numerals/lettering with white paint finish.

5

Ground mounted illumination. Contractor to provide recommendation for appropriate spacing from sign face.



PARTIAL SOUTHWEST ELEVATION
SCALE: 1/8" - 1'-0"



ENLARGED ELEVATION
SCALE: 3/8" - 1'-0"

**C4- TENANT IDENTIFICATION
D3 - ADDRESS-BUILDING TOP**

1 1" thick fabricated metal numerals surface mounted to wall.
Painted Frazee CL3175A Lead.

2 Existing building reveal.

Tenant identification signage allowed for first floor tenant suite located adjacent to sign location.

Tenant to submit a floor plan showing the tenant's suite location adjacent to this sign location.

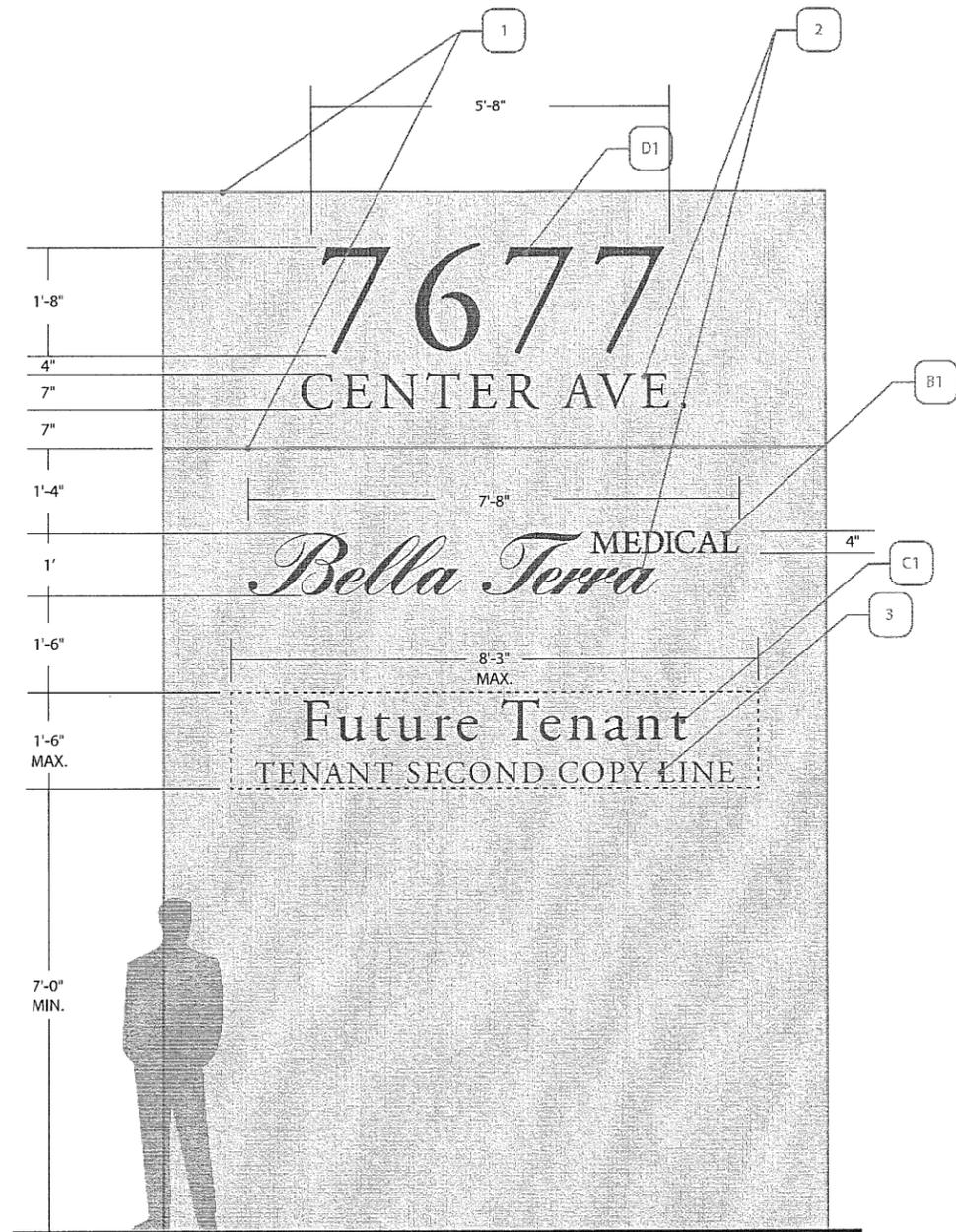
Tenant Signage Criteria:

3 Maximum sign area: 1'-6" high x 8'-3" wide, two lines of copy. Centered within sign area

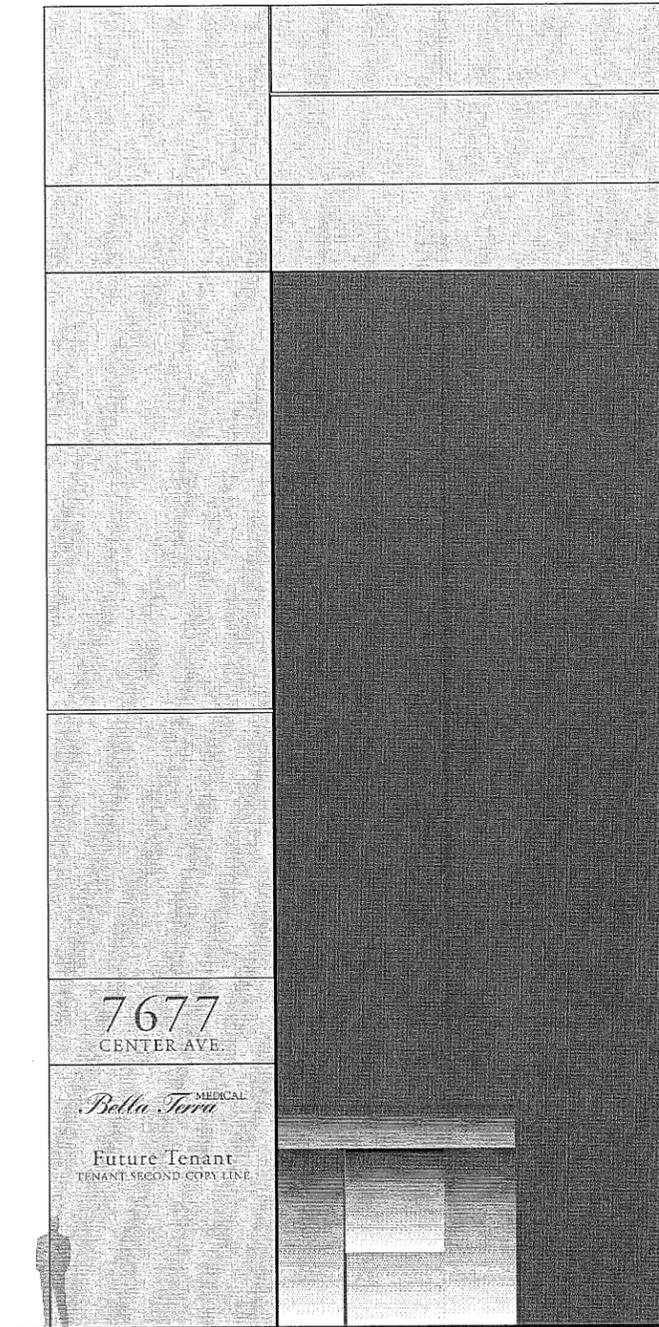
Material: 1/2" thick metal letters with paint finish, surface mounted to wall

Font: Adobe Garamond Pro unless tenant's corporate logo/typestyle is reviewed and approved by landlord.

Color: Frazee CL3175A Lead



ENLARGED ELEVATION
SCALE: 3/8" - 1'-0"



PARTIAL SOUTHEAST ELEVATION
SCALE: 1/8" - 1'-0"

B1 - BUILDING MOUNTED IDENTIFICATION - EYEBROW
C1 - TENANT IDENTIFICATION
D1 - BUILDING ADDRESS

- 1** Existing building reveal

1/2" thick metal letters and numerals with paint finish. "Bella Terra" & address to match Frazee CL3175A Lead. "Medical" to match Frazee CL1557N Woodchuck. Surface mounted to wall.
- 2**

Tenant identification signage allowed for first floor tenant suite located adjacent to sign location.

Tenant Signage Criteria:

Maximum sign area: 1'-6" high x 8'-3" wide, two lines of copy. Centered within sign area

3

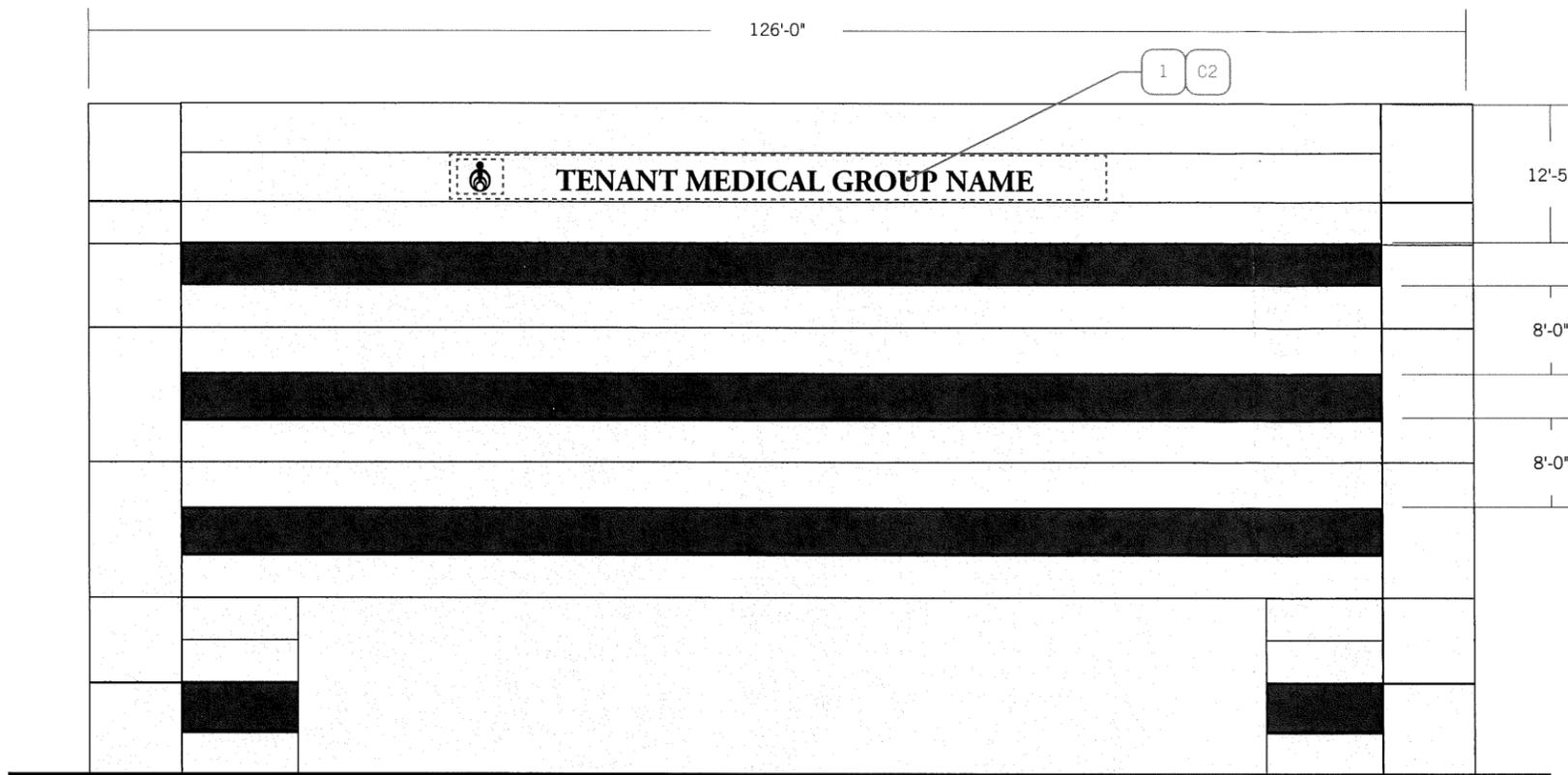
Material: 1/2" thick metal letters with paint finish, surface mounted to wall

Font: Adobe Garamond Pro unless tenant's corporate logo/typestyle is reviewed and approved by landlord.

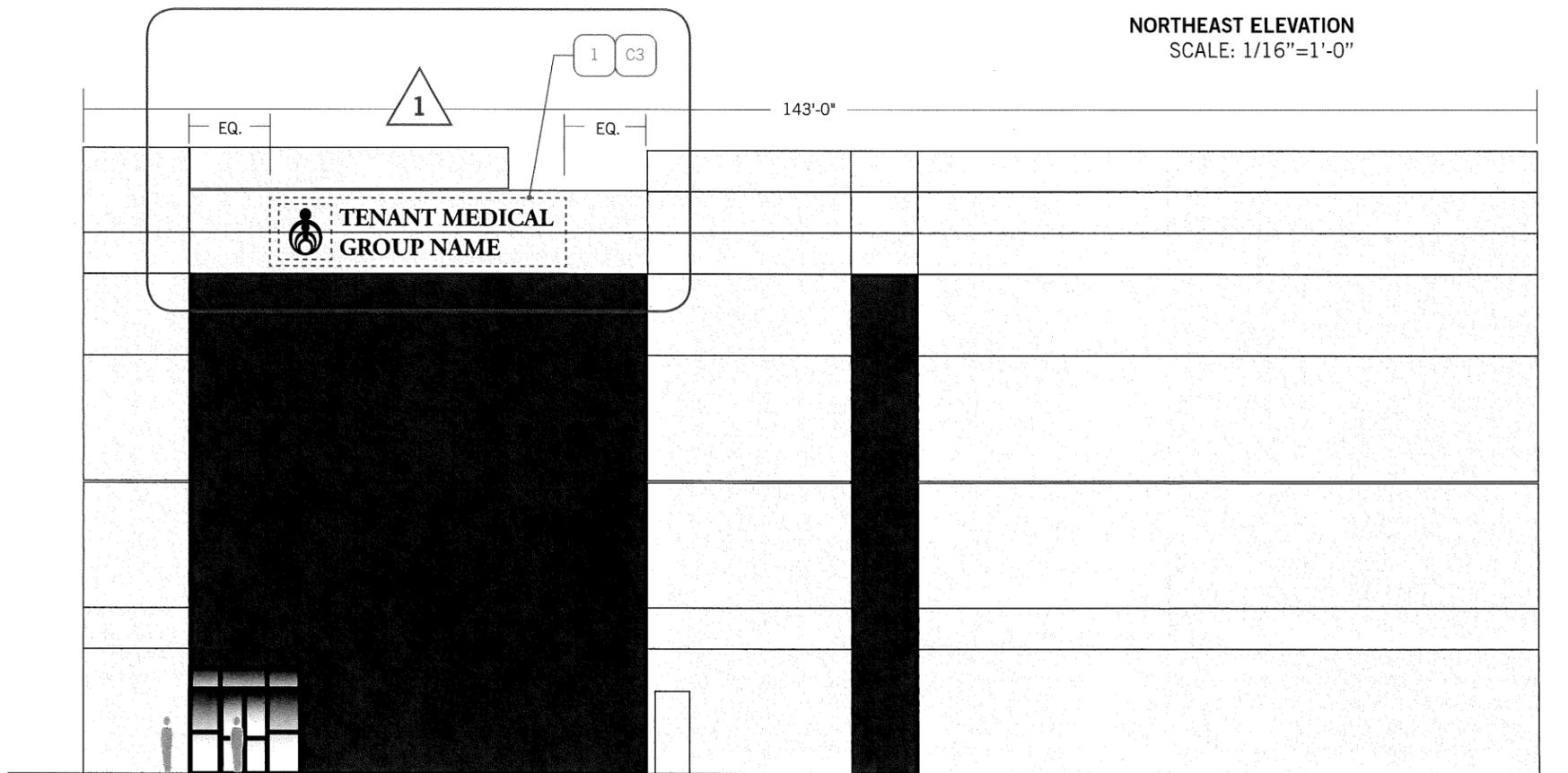
Color: Frazee CL3175A Lead

B1, C1, D1 - Building Mounted Identification & Address

7677 CENTER AVENUE HUNTINGTON BEACH, CA



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



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

C2-C3 - TENANT IDENTIFICATION

Tenant Signage Criteria:

Material: Individual, fabricated channel letters with internal LED illumination and 3M smoke gray day/night vinyl faces with returns painted to match.

Font: Adobe Garamond Pro, unless tenant's corporate typestyle and/or logo is reviewed and approved by landlord.

Maximum Sign Area:

C2 – 226 Sq. Ft.
Centered within sign area and centered on building elevation

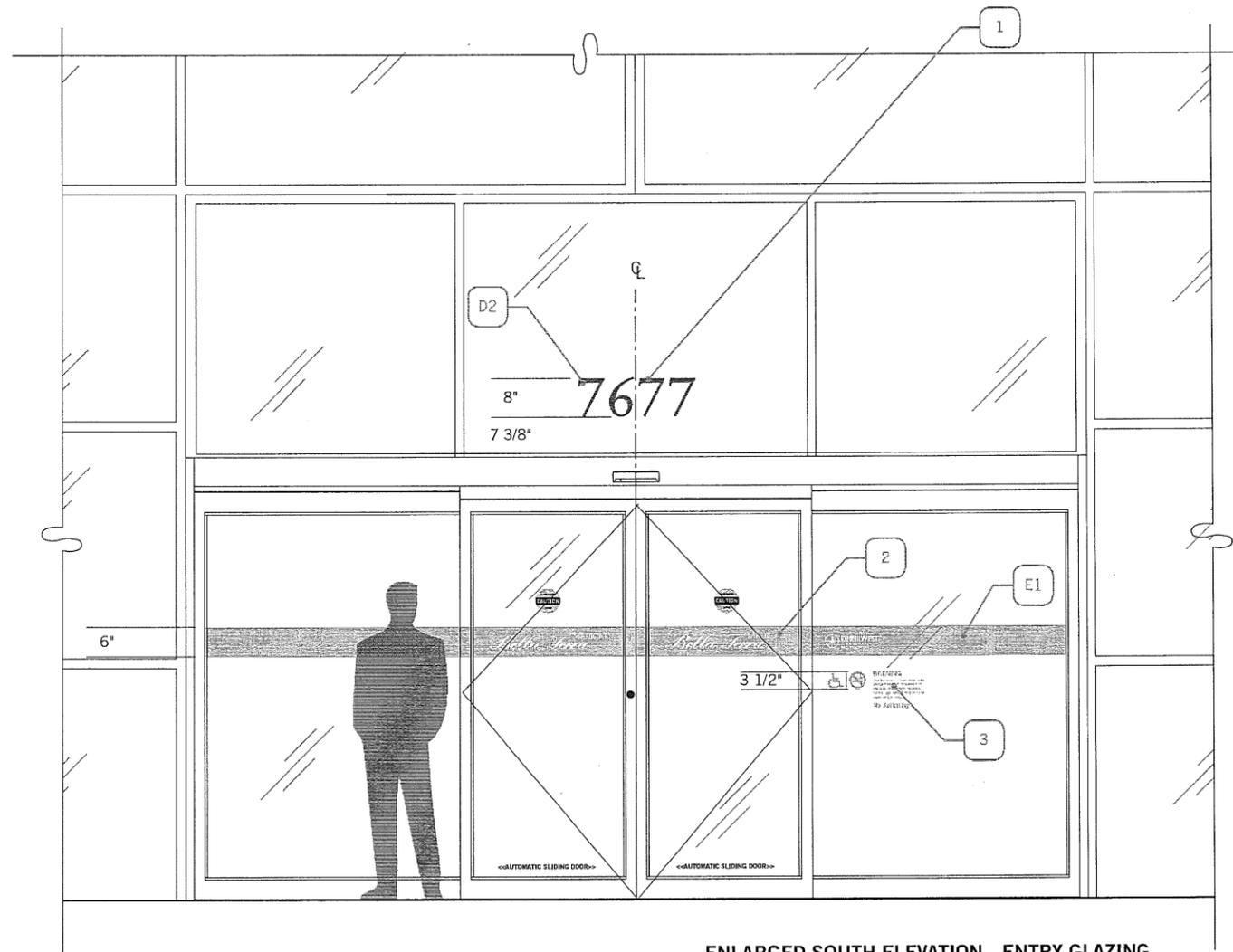
C3 – 130 sq. ft.
Center within sign area

1

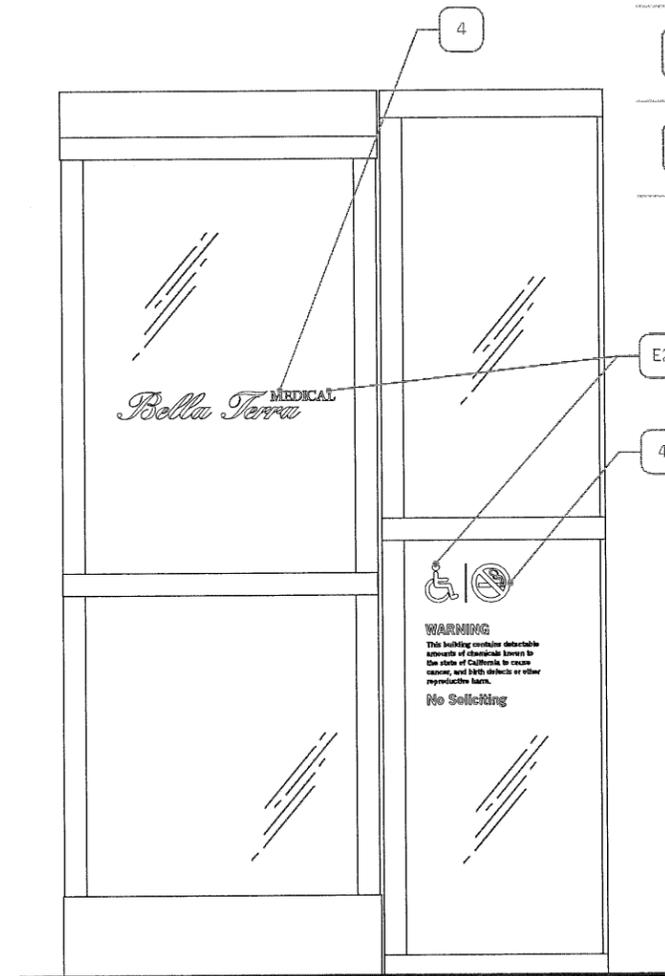
1

C3 LOCATION SHIFTED FROM RIGHT TO LEFT OF ELEVATION

D2/E1 & E2 - ADDRESS & BUILDING INFORMATION



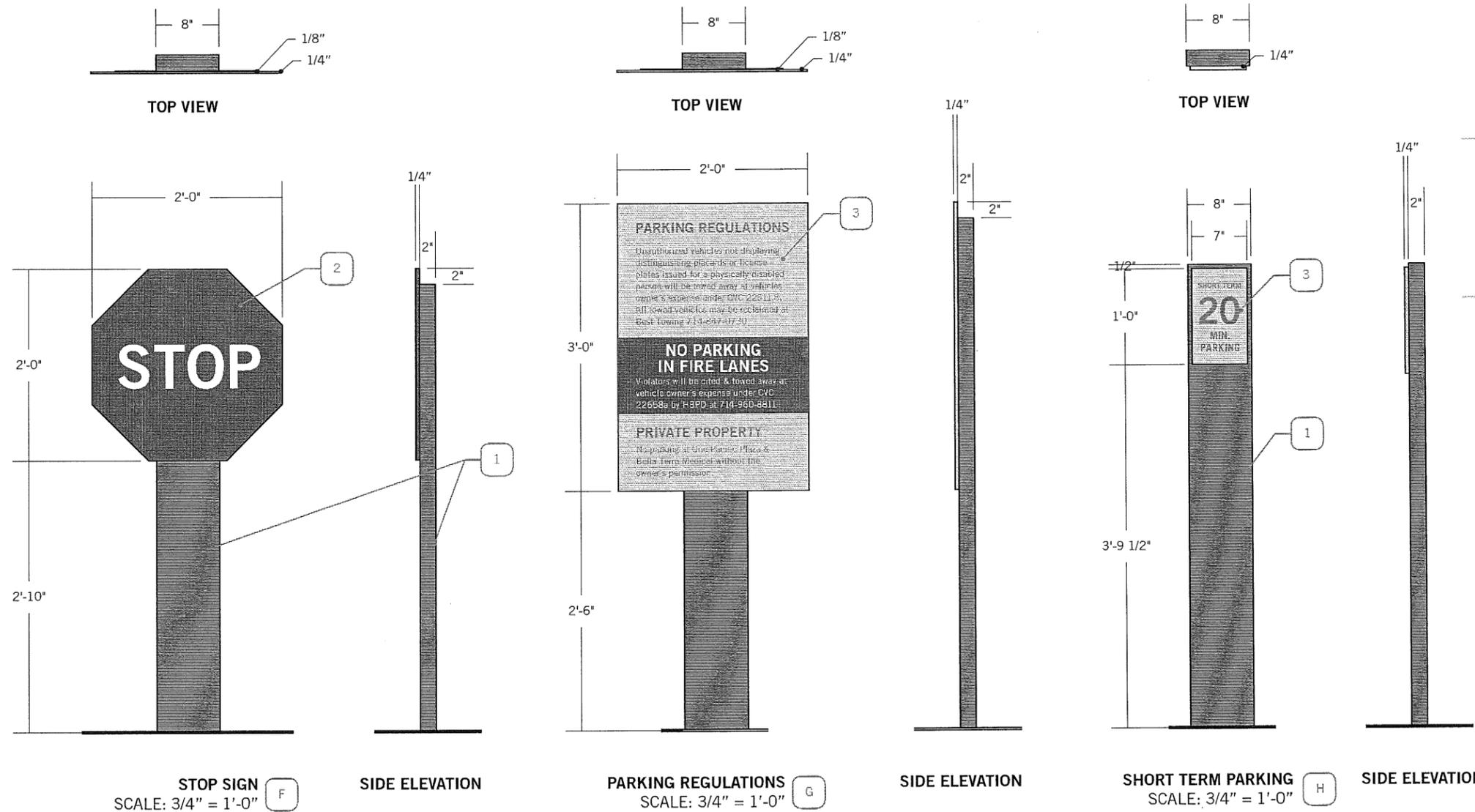
ENLARGED SOUTH ELEVATION - ENTRY GLAZING
SCALE: 3/8" - 1'-0"



SOUTHEAST ENTRY DOOR
SCALE: 3/4" - 1'-0"

- 1 1/2" thick, fabricated metal letters with paint finish, adhesive mounted to glass with vinyl backer.
- 2 Applied 3M frosted vinyl with reversed-out lettering and symbols.
- 3 Machine cut, applied 3M frosted vinyl lettering and symbols.
- 4 Machine cut, applied 3M white vinyl letters and symbols.

F1/G1/H1 - PARKING REGULATORY



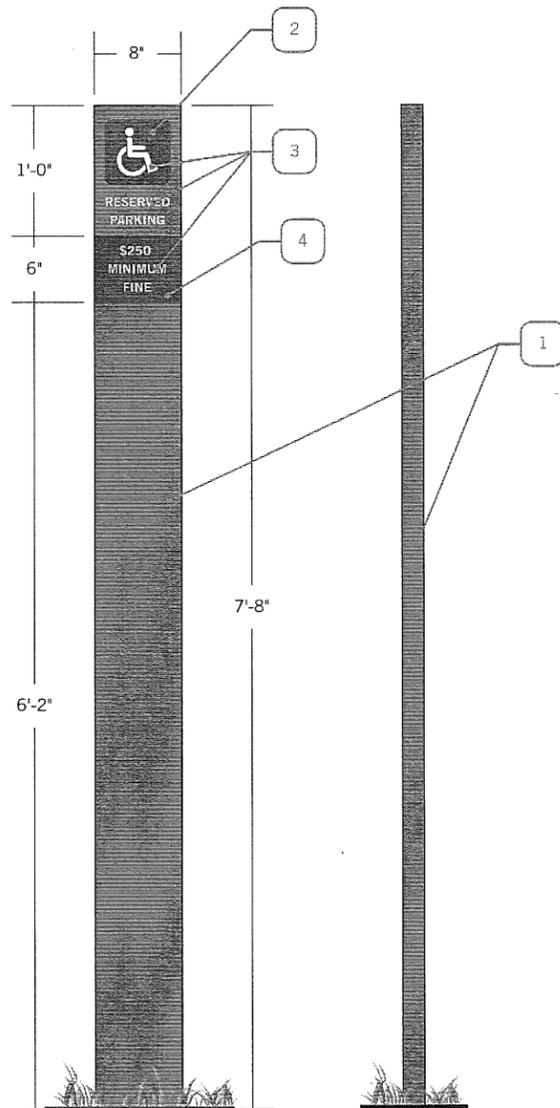
1 Fabricated aluminum post with paint finish, Frazee CL 3175A Lead.

2 One-sided layered sign. Face panel to be 1/4" thick aluminum with Pantone Red #1805C paint finish and 3M reflective white vinyl lettering mounted to 1" undersized 1/8" thick painted aluminum backer panel. Backer panel to be mechanically secured to post with countersunk fasteners hidden by face panel.

3 One-sided layered sign. Face panel to be 1/4" thick aluminum with Benjamin Moore Coastal Fog 976 paint finish and 3M Dark Gray vinyl lettering mounted to 1" undersized 1/8" thick painted aluminum backer panel. Backer panel to be mechanically secured to post with countersunk fasteners hidden by face panel.

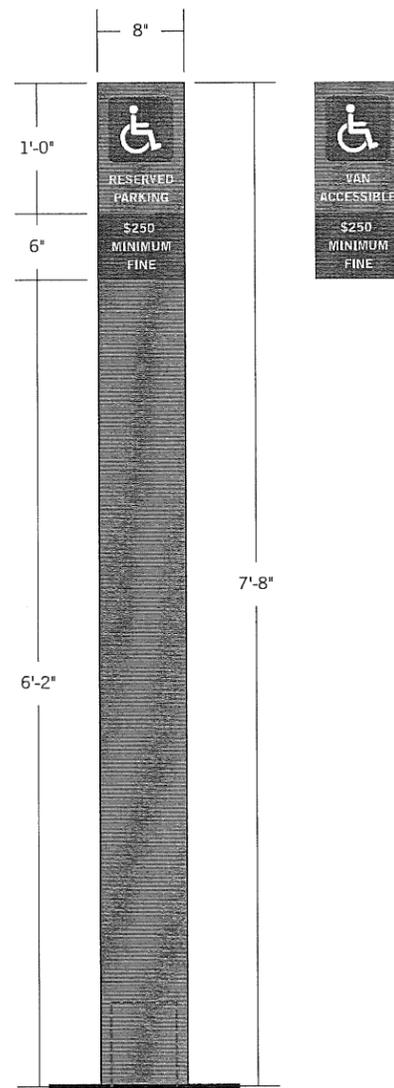
**I1-I2/J1-J2/K1-K6/L1-L2
HANDICAPPED RESERVED PARKING ID**

TOP VIEW

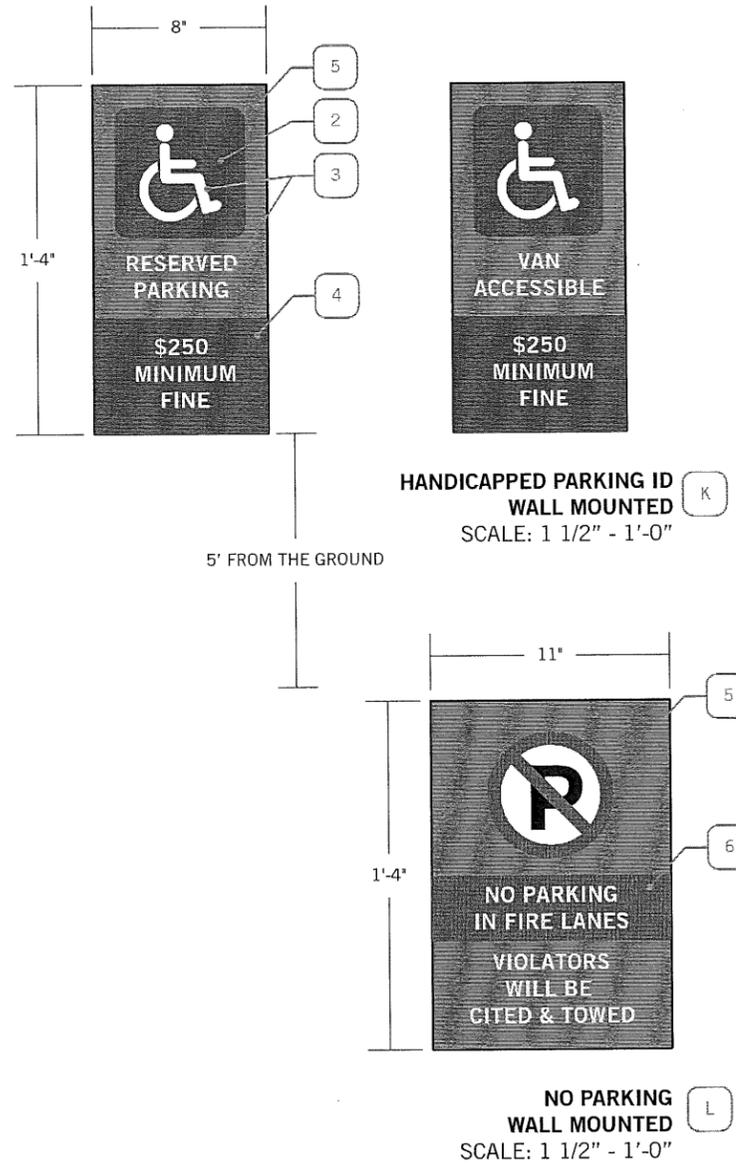


HANDICAPPED PARKING ID LANDSCAPE **I** SIDE ELEVATION
SCALE: 3/4" - 1'-0"

TOP VIEW

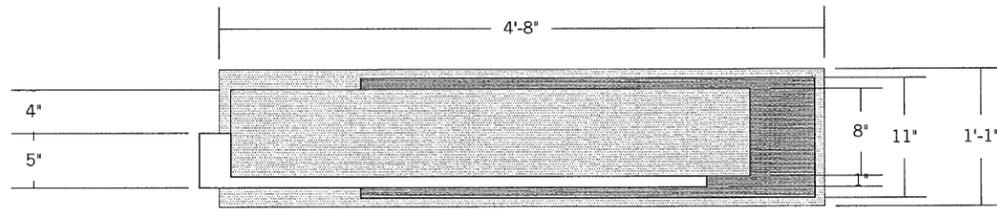


HANDICAPPED PARKING ID SIDEWALK **J** SIDE ELEVATION
SCALE: 3/4" - 1'-0"

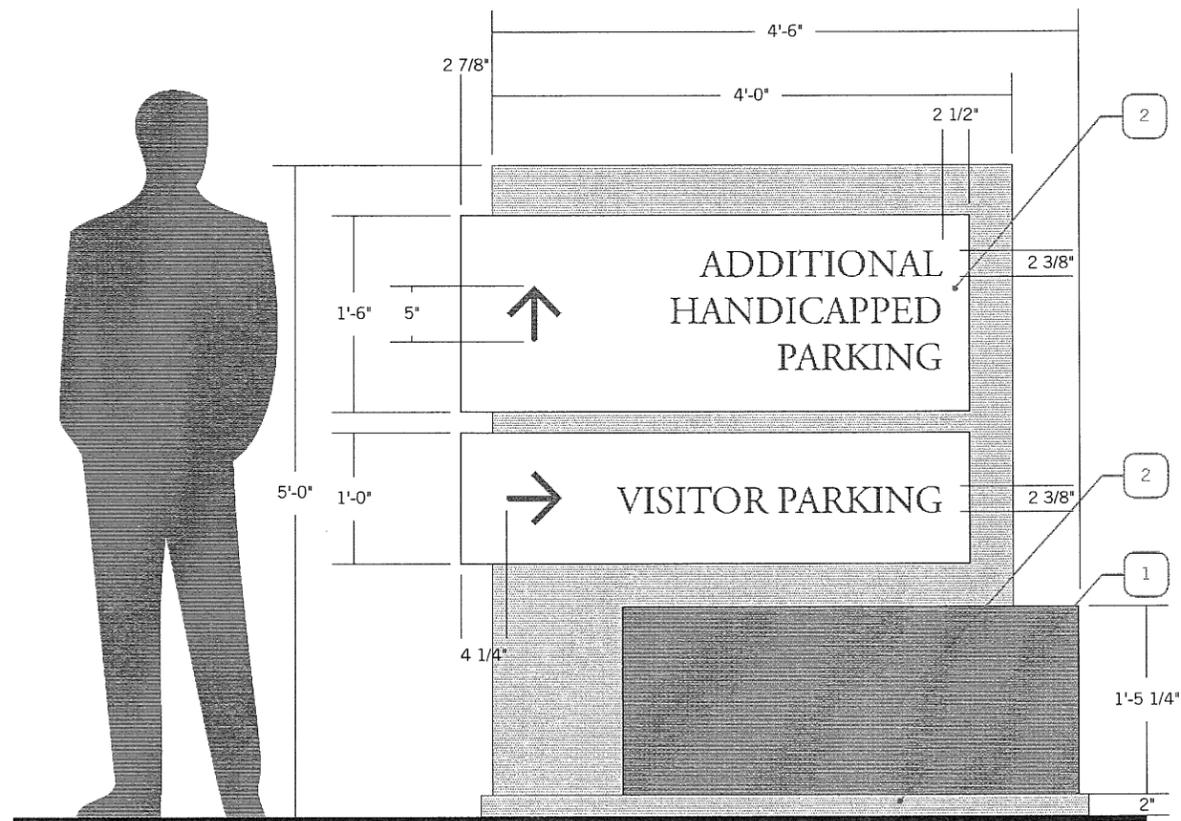


- 1** Fabricated aluminum post with paint finish, Frazee CL 3175A Lead.
- 2** Applied machine cut vinyl handicap square, 3M intense blue.
- 3** Applied machine cut vinyl handicap symbol and lettering, 3M reflective white.
- 4** Applied vinyl accent, 3M black.
- 5** Layered sign. Face panel to be 1/4" thick aluminum with Frazee CL 3175A Lead paint finish mounted to 1" undersized 1/8" thick painted aluminum backer panel. Backer panel to be mechanically secured to wall with countersunk fasteners hidden by face panel.
- 6** Applied vinyl accent, 3M red

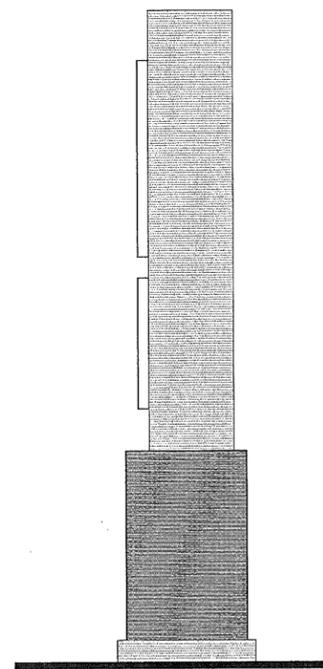
M1 - SITE DIRECTIONAL



PLAN VIEW



PARKING DIRECTIONAL - SOUTHWEST ELEVATION
SCALE 3/4"=1'



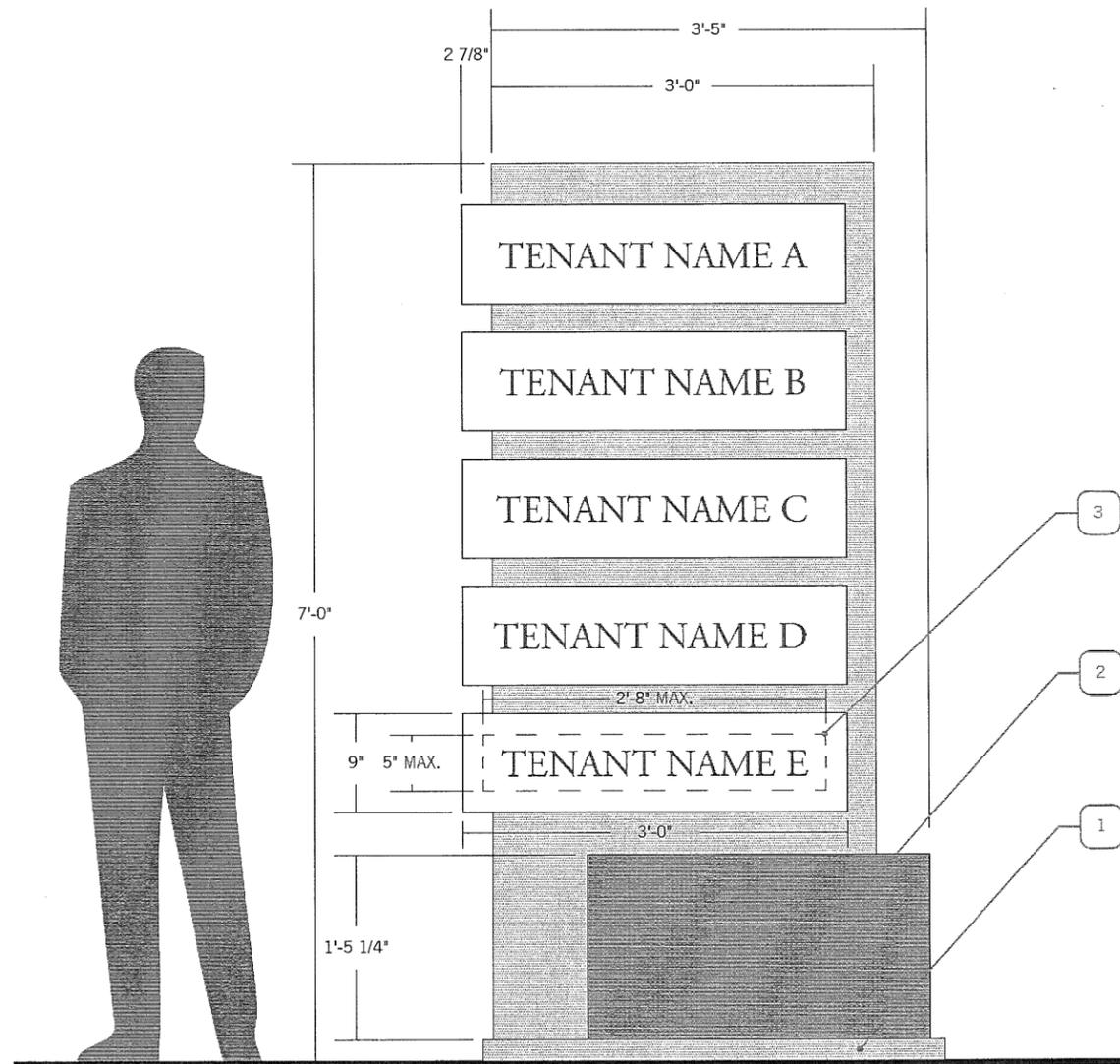
EAST ELEVATION

- 1 Concrete base / mow strip

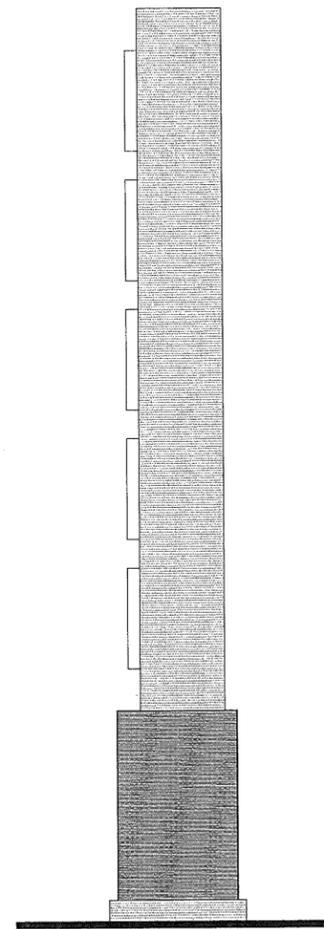
- Fabricated aluminum cabinet with dimensional message panels and vinyl arrow/lettering.
- Cabinet body to be painted Benjamin Moore 976 Coastal Fog.
- 2 Cabinet accent color Benjamin Moore 1055 Algonquin Trail.
- Message panels to be painted white.
- Vinyl arrows and lettering to match Frazee CL3175A Lead.



PLAN VIEW



TENANT DIRECTORY
SCALE 3/4"=1'



SIDE VIEW

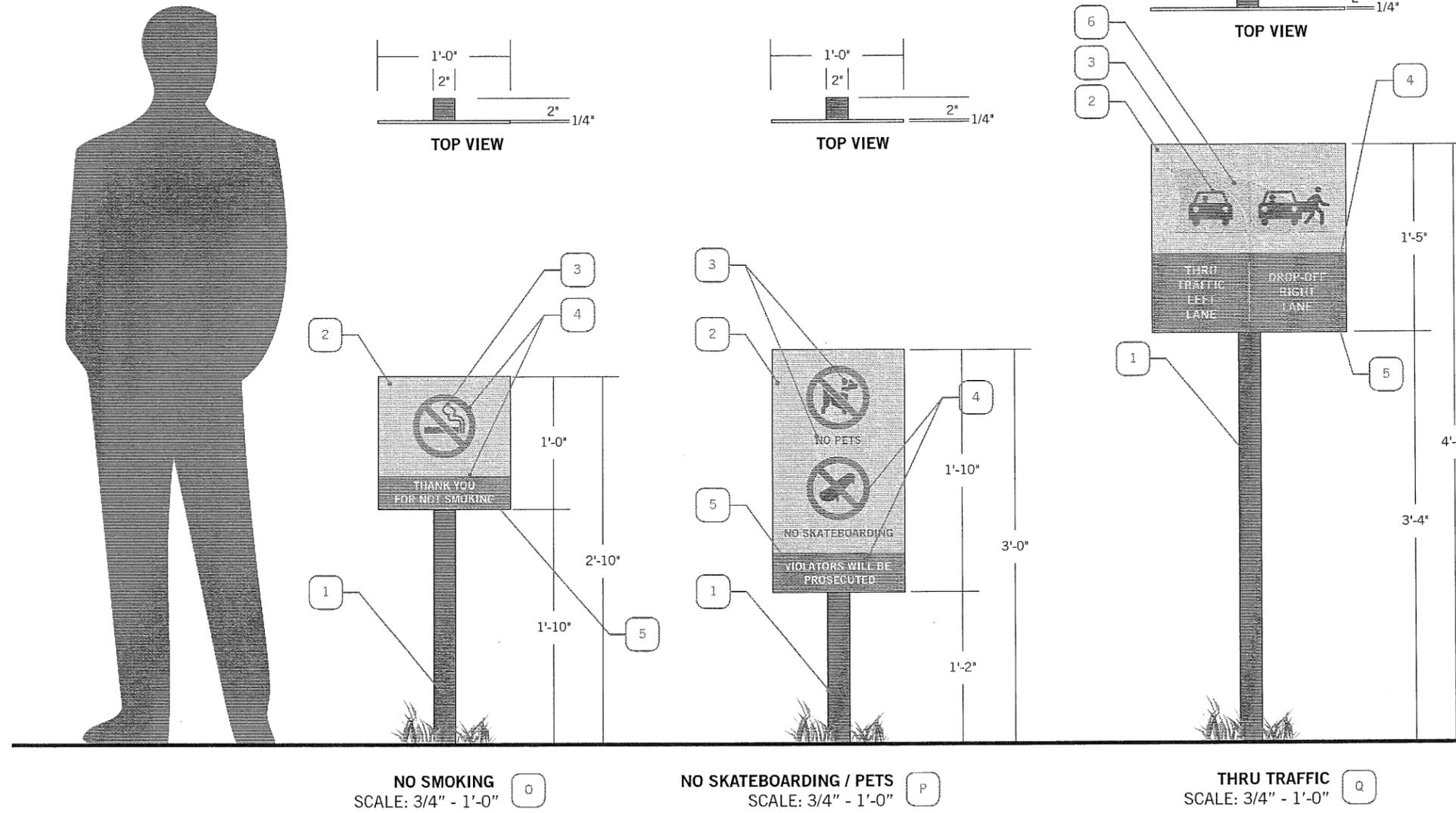
N1 - TENANT DIRECTORY

- 1 Concrete base / mow strip

- 2 Fabricated aluminum cabinet with dimensional message panels and vinyl arrow/lettering.
Cabinet body to be painted Benjamin Moore 976 Coastal Fog.
Cabinet accent color Benjamin Moore 1055 Algonquin Trail.
Message panels to be painted white.

- 3 Tenant name centered within sign area.
Tenant Signage Criteria:
Maximum sign area: 5" high x 2'- 8" wide
Material: Applied vinyl or dimensional acrylic letters.
Font: Adobe Garamond Pro unless tenant's corporate logo/typestyle is reviewed and approved by landlord
Color: Frazee CL3175A Lead.

O, P, Q
NO SMOKING/ NO SKATEBOARDING / NO PETS /
THRU TRAFFIC



- 1 Fabricated aluminum post with paint finish, Frazee CL 3175A Lead.
- 2 Layered sign. Face panel to be 1/4" thick aluminum with Benjamin Moore 976 Coastal Fog paint finish mounted to 1" undersized 1/8" thick painted aluminum backer panel. Backer panel to be mechanically secured to wall with countersunk fasteners hidden by face panel.
- 3 Vinyl symbols / lettering 3M Dark Gray
- 4 Vinyl symbols / accent to match Frazee CL1557N Woodchuck.
- 5 Vinyl Lettering 3M White
- 6 Vinyl symbols 3M Medium Gray

O, P, Q - No Smoking / No Skateboarding / No Pets / Thru Traffic

7677 CENTER AVENUE HUNTINGTON BEACH, CA