



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

February 9, 2018

Dick Christie
Promotional Signs, Inc.
3301 S. Susan Street
Santa Ana, CA 92704

APPLICATION: PLANNED SIGN PROGRAM NO. 17-004/SIGN CODE EXCEPTION NO. 17-005 (BEACH PROMENADE SIGNS)

APPLICANT: Dick Christie, Promotional Signs Inc., 3301 S. Susan Street, Santa Ana, CA 92704

PROPERTY OWNER: Brian Sassounian, SAS Development, 21190 Beach Boulevard, Huntington Beach, CA 92648

REQUEST: **PSP:** To amend the Planned Sign Program No. 2013-004 to allow 12 wall signs on the second story of building "I."
SCE: To permit a total of 12 wall signs on the second floor of building "I" where six wall signs were approved; and to allow wall signs on the second floor to be 1 square feet per linear foot where 0.5 square feet per linear foot was approved.

LOCATION: 21202 Beach Boulevard, 92648 (east of Beach Blvd. and south of Atlanta Ave.)

DATE OF ACTION: February 8, 2018

The Design Review Board of the City of Huntington Beach took action on your application on **February 8, 2018**, and your application was recommended for **approval with conditions** to the Department of Community Development. On **February 9, 2018** the Community Development Department **approved your application with conditions**. 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 Community Development Department becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten calendar days of the date of the Community Development Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the basis for the appeal. A filing fee of \$2,364

shall also accompany the notice of appeal. In your case, the last day for filing an appeal and paying the filing fee is **Monday, February 19, 2018**.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Department of Community Development. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Zoning Administrator for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Jessica Bui at (714) 374-5317 via email at jessica.bui@surfcity-hb.org or the Planning Division Zoning Information Counter at (714) 536-5271.

Sincerely,

Jane James
Interim Director of Community Development



Jessica Bui, Secretary
Design Review Board

Attachment: Findings and Conditions of Approval – SCE No. 17-005/PSP 17-004

C: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Manager
Scott Hess, Director of Planning & Building
Jane James, Interim Director of Community Development
Bill Reardon, Division Chief / Fire Marshall
Debbie DeBow, Principal Civil Engineer
Mark Carnahan, Building Manager
Brian Sassounian, Property Owner
Project File

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

SIGN CODE EXCEPTION NO. 17-005/ PLANNED SIGN PROGRAM NO. 17-004

FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 17-005:

1. Sign Code Exception No. 17-005 to permit a total of 12 wall signs on the second floor of building "I" where six wall signs were approved is compatible with the character of the area and is necessary due to special circumstances defined by the applicant and applicable to the property. The site is an approximately 9.2 acre commercial center comprised of nine buildings, totaling approximately 139,000 sq. ft. with approximately 527 onsite parking spaces. Due to the size of the commercial shopping center, the signs are necessary to identify the different businesses within the shopping center. The wall signs are designed to face the parking lots on the north and south side of Building "I." The size, number, and location of the wall signs are designed to promote a quality visual environment by allowing only wall signs that are compatible with the existing site and will effectively identify tenants on the second floor. The signs will direct vehicular traffic to their destinations in an efficient manner within a large commercial shopping center with multiple buildings. Furthermore, the signs will be proportionate to the building on which they are placed because as conditioned, the sign area is limited to 0.75 square feet per linear foot for the second story wall signs, which is compatible with the existing second story wall signs on building "I." As such, the 12 wall signs granted by this sign code exception will not impact health, safety, and welfare of the surrounding community.
2. Sign Code Exception No. 17-005 to permit a total of 12 wall signs on the second floor of building "I" where six wall signs were approved will not adversely affect other signs in the area because the signs will be facing the parking lots on the north and south side of building "I," and will not obscure views to other signs or businesses in the vicinity. In addition, the wall signs are appropriate for the area due to the location, placement, and distance from any residences.
3. Sign Code Exception No. 17-005 to permit a total of 12 wall signs on the second floor of building "I" where six wall signs were approved will not be detrimental to properties located within the vicinity. The proposed wall signs will incorporate building materials and designs consistent with the existing wall signs and buildings. The proposed wall signs will not pose any potentially significant visual impacts onto existing nearby residences located on the south of the site and will not obscure direct visibility of other signage within the shopping center. The signs will not include flashing or high intensity lighting to further ensure there will be no impacts to surrounding properties. In addition, the signs will be located approximately 120 ft. from the closest residential use to the south and is buffered by landscaping, block walls, parking lots and drive aisles.
4. Sign Code Exception No. 17-005 to permit a total of 12 wall signs on the second floor of building "I" where six wall signs were approved will not obstruct visibility for vehicular or pedestrian traffic and will not be located within required visibility triangles at driveways or street intersections as the wall signs will be placed at the uppermost portion of the building and away from any vehicular or pedestrian traffic. Furthermore, the signs will not be a hazardous distraction as the signs will not incorporate any flashing or high intensity lighting.

**RECOMMENDED CONDITIONS OF APPROVAL - SIGN CODE EXCEPTION NO. 17-005/
PLANNED SIGN PROGRAM NO. 17-004:**

1. The site plan and elevations dated December 14, 2017, shall be the conceptually approved design with the following modifications:
 - a. The maximum wall sign area shall be revised to 0.75 square feet per linear foot on pages 15 and 23.
 - b. Revise description on page 15 to state: Front showing eight (8) possible locations, no more than five (6) signs allowed on second floor.
2. Submit one copy of the revised Planned Sign Program to reflect all changes per Condition of Approval No. 1 for the review by the Community Development Department.
3. Sign Code Exception No. 17-005 shall become null and void unless exercised within one year of the date of final approval, which is February 9, 2019 or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 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 the defense thereof.

RECEIVED

DEC 14 2017

Dept. of Community Development



BEACH PROMENADE

SIGN PROGRAM

Southeast Corner of Beach Boulevard and Atlanta Avenue
Huntington Beach, California 92648



Prepared By:

**Promotional
Signs**

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

D I R E C T O R Y

PROJECT:

Beach Promenade

Beach Blvd & Atlanta Ave.
Huntington Beach, California 92648

SIGN CONSULTANT AND PREFERRED SIGN VENDOR:

Promotional Signs, Inc.

3301 S. Susan
Santa Ana, CA 92704

714-540-5454 Phone
714-540-5959 Fax

Contact: Richard Christie
Dick.Christie@PromoSigns.com

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A. PURPOSE AND INTENT

The purpose of this sign criteria is to ensure that the signage at Beach Promenade reflects the integrity and overall aesthetic values of the Landlord and the city of Huntington Beach. Conformity with this criteria will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

Existing tenant wall signs that comply with this sign program as well as existing wall signs for tenants with greater than 20,000 square feet of lease space regardless of whether they comply with this sign program, shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. Future tenant signs must comply with this program.

It is the intent that any new signage within Beach Promenade that is not specifically addressed by this Program shall require modification of this Program to include such signage.

B. GENERAL LANDLORD / TENANT REQUIREMENTS

1. Within 15 days of execution of this Lease and prior to manufacture of any sign in Beach Promenade, the Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this Sign Program, the City of Huntington Beach sign code, and the requirements of any other governmental agency having jurisdiction over the Promenade.
2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of the Promenade. Approval

or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord and City.

3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Huntington Beach for the purpose of obtaining a sign permit.
4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Huntington Beach and provide Landlord with a copy of this sign permit.
5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over Beach Promenade (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant, and to include such expense as rent due under this lease.
6. The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.
8. A Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.
9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at



BEACH PROMENADE

SIGN PROGRAM

Beach Blvd. & Atlanta Av.
Huntington Beach, CA 92648

Prepared By:



3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: December 04, 2017

Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown on elevations with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.

D. PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required city approval.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
5. Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.
6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
8. Any advertising device involving animals and human beings.
9. Signage painted directly on wall.

10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.
13. Any additional signs strictly prohibited by the sign code of the City of Huntington Beach.
14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of a nationally recognized trademark logo and is used in conjunction with individual channel letters.



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Date: December 04, 2017

Scale: 1"=100'-0"

SITE PLAN

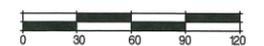


SIGN AREA PER BUILDING

BUILDING	TENANT TYPE	SIGN TYPE	FRONTAGE (FT.)	TOTAL PROPOSED WALL SIGN AREA (SQ. FT.)*
A	Multi-Tenant Retail	WP	115.0	272.0
B	Multi-Tenant Retail	WS	160.0	240.0
C	Single-Tenant Retail	WM1, WM2	160.0	240.0
D	Multi-Tenant Retail	WS	100.0	150.0
E	Market/Drug/Retail	WM1, WM2	245.0	367.5
F	Multi-Tenant Retail	WS	163.0	244.5
F	Office Tenant	WO	T.B.D.	47.0
G	Multi-Tenant Retail	WP	160.0	240.0
H	Single Tenant Bank/Restaurant	WP	74.0	111.0
I	Retail/Restaurant	WP	188.0	282.0
I	Office Tenant	WO	188.0	94.0

FREESTANDING SIGN TYPE LEGEND

- M1** SINGLE TENANT MONUMENT SIGN
- M2** MULTI-TENANT MONUMENT SIGN
- P** PYLON SIGN
- D** DIRECTIONAL SIGN





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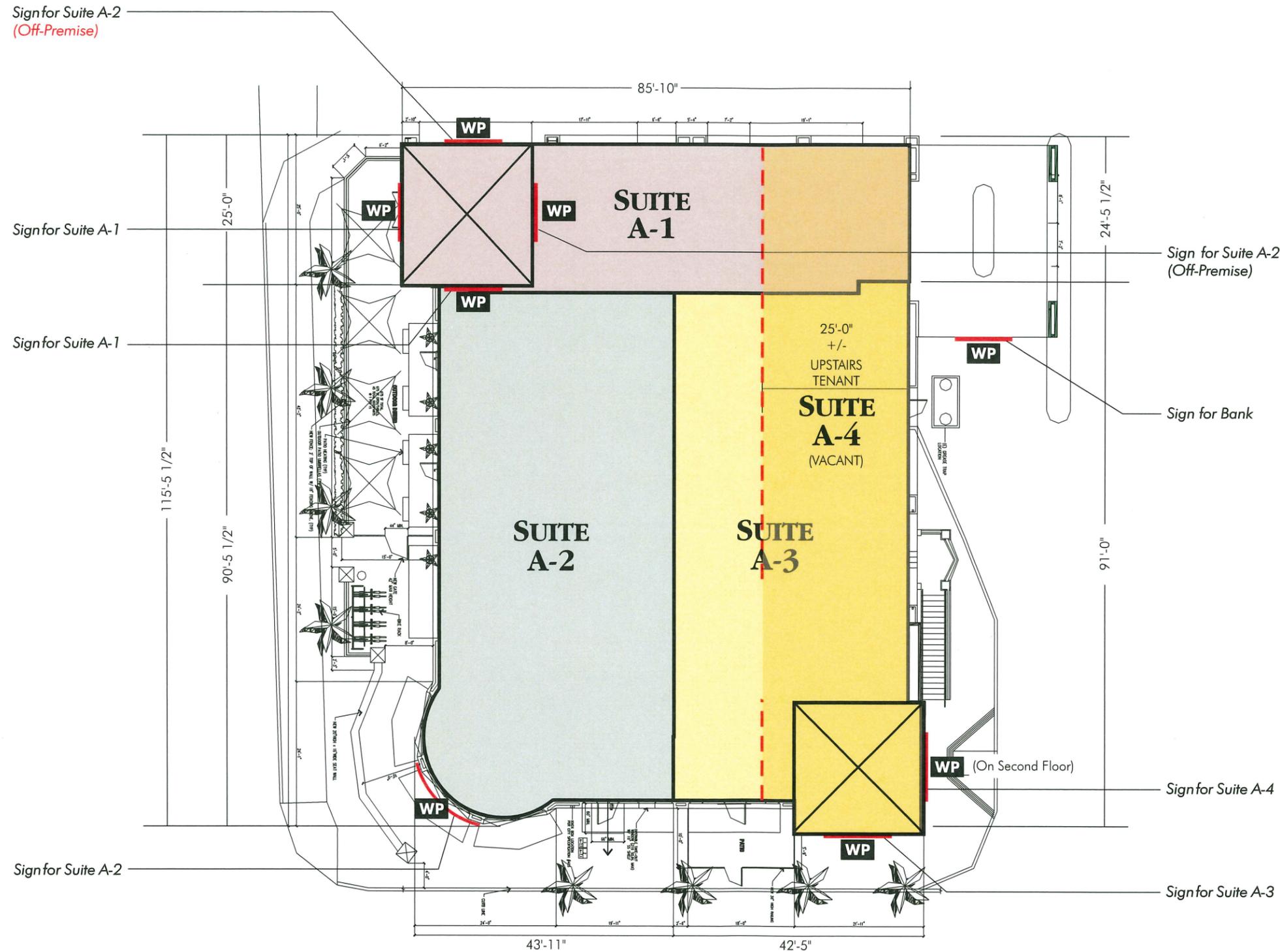


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Date: December 04, 2017

Scale: 1"=20'-0"

BUILDING 'A' FLOOR PLAN





BEACH PROMENADE

SIGN PROGRAM

Beach Blvd. & Atlanta Av.
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Prepared By:

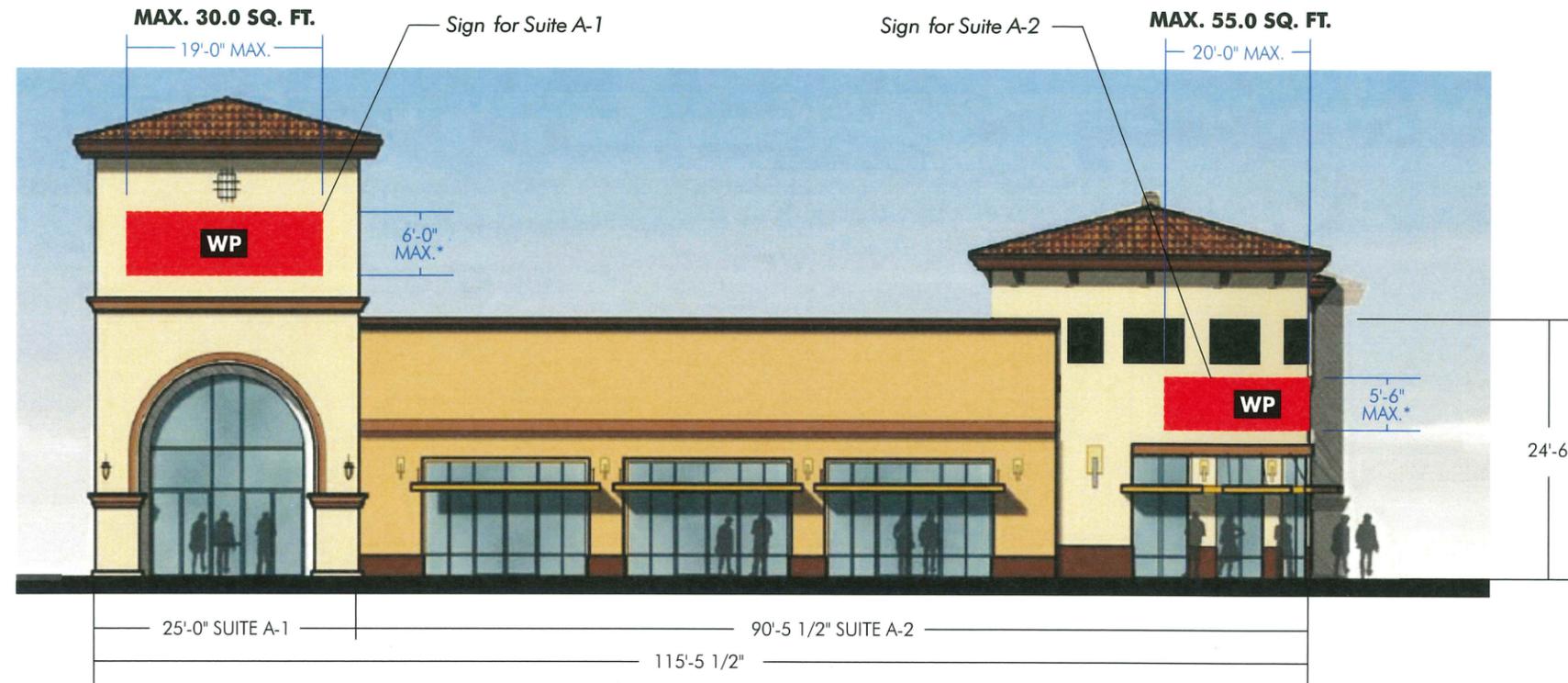


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Date: December 04, 2017

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

BUILDING 'A' ELEVATIONS



NORTH BUILDING 'A' ELEVATION (FACES ATLANTA AVE.)

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

* OR 75% AVAILABLE SIGN BAND HEIGHT, WHICHEVER IS LESS.

MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **272.0** SQ. FT.



SOUTH BUILDING 'A' ELEVATION (FACES DRIVE-THRU AND BUILDINGS B THROUGH F)



BEACH PROMENADE

SIGN PROGRAM

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Date: December 04, 2017

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

BUILDING 'A' ELEVATIONS



WEST BUILDING 'A' ELEVATION (FACES PARKING LOT, ORIENTED TOWARD BEACH BOULEVARD)

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

* OR 75% AVAILABLE SIGN BAND HEIGHT, WHICHEVER IS LESS.

MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **272.0** SQ. FT.



EAST BUILDING 'A' ELEVATION (FACES CANAL)



BEACH PROMENADE

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Prepared By:

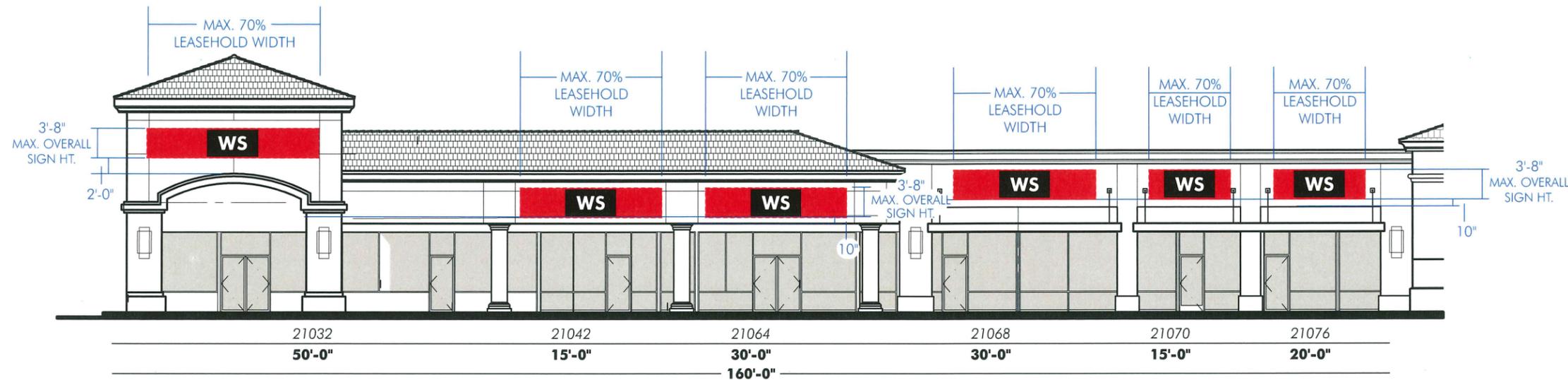


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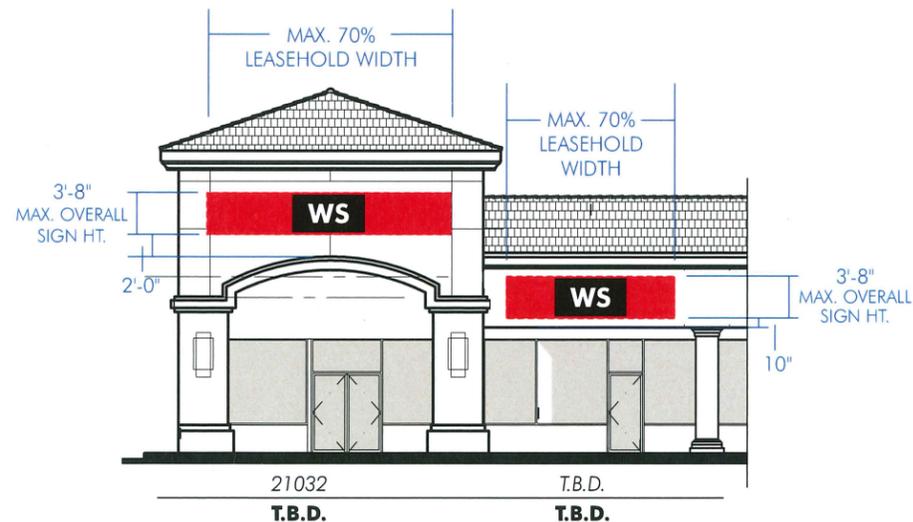
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BUILDING 'B' ELEVATIONS



WEST BUILDING 'B' ELEVATION - CURRENT SUITE DIVISION

SIGNS ON THE WEST ELEVATION: MAX. 1.5 S.F. PER LINEAL FT. LEASEHOLD WIDTH (240.0 SQ. FT. TOTAL)



WEST BUILDING 'B' ELEVATION - POSSIBLE FUTURE ENDCAP SUITE DIVISION

SIGN TYPE LEGEND

WS SHOP TENANT WALL SIGN

MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **240.0** SQ. FT.



BEACH PROMENADE

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Date: December 04, 2017

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

BUILDING 'C' (RETAIL) ELEVATIONS

COMBINED WALL SIGN LENGTHS NOT TO EXCEED 70% OF LEASEHOLD WIDTH



WEST BUILDING 'C' ELEVATION (FACES BEACH BOULEVARD)

SIGN TYPE LEGEND

WM1 MAJOR TENANT WALL SIGN

WM2 MAJOR TENANT SECONDARY WALL SIGN - ILLUM.
MAY ONLY BE USED TO IDENTIFY A SEPARATE BUSINESS ON PREMISES

NOTES:

- SIGN AREAS INDICATED ABOVE ARE DESIGNED TO GIVE TENANT FLEXIBILITY IN SIZING AND PROPORTIONS OF SIGNAGE.
- ALL THREE MAXIMUM SIGN AREAS MAY NOT BE USED TOGETHER; TENANT MUST UTILIZE SIGNAGE THAT DOES NOT EXCEED 240 SQUARE FEET, TOTAL, AND DOES NOT EXCEED THE INDIVIDUAL MAXIMUM SIGN AREAS INDICATED.
- SECONDARY SIGNS ARE OPTIONAL.

* OR 75% OF AVAILABLE SIGN BAND HEIGHT, WHICHEVER IS LESS.
MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **240.0** SQ. FT.



BEACH PROMENADE

SIGN PROGRAM

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Prepared By:

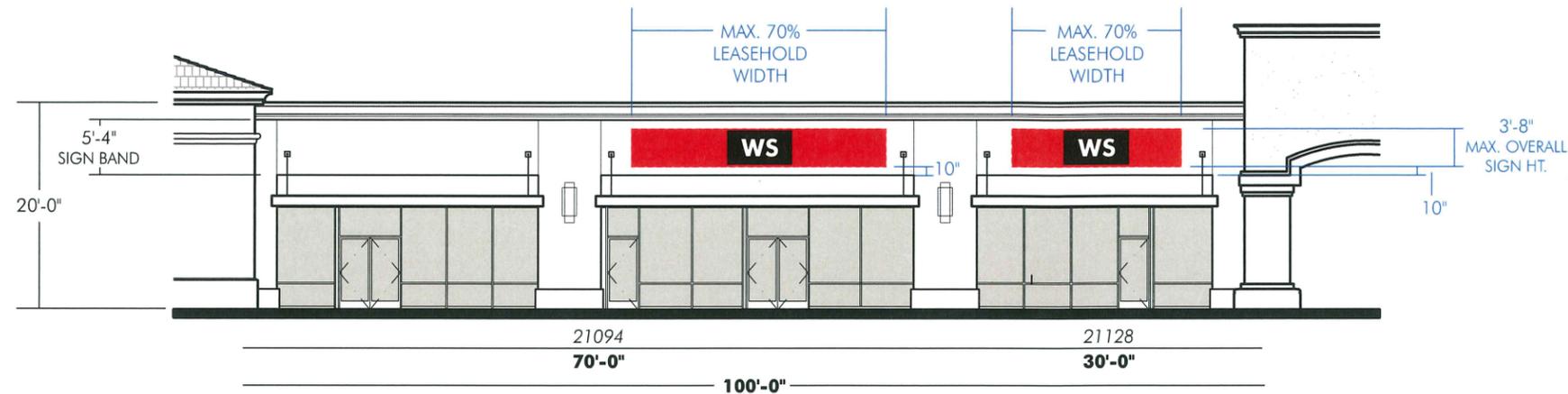


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Date: December 04, 2017

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

BUILDING 'D' ELEVATION



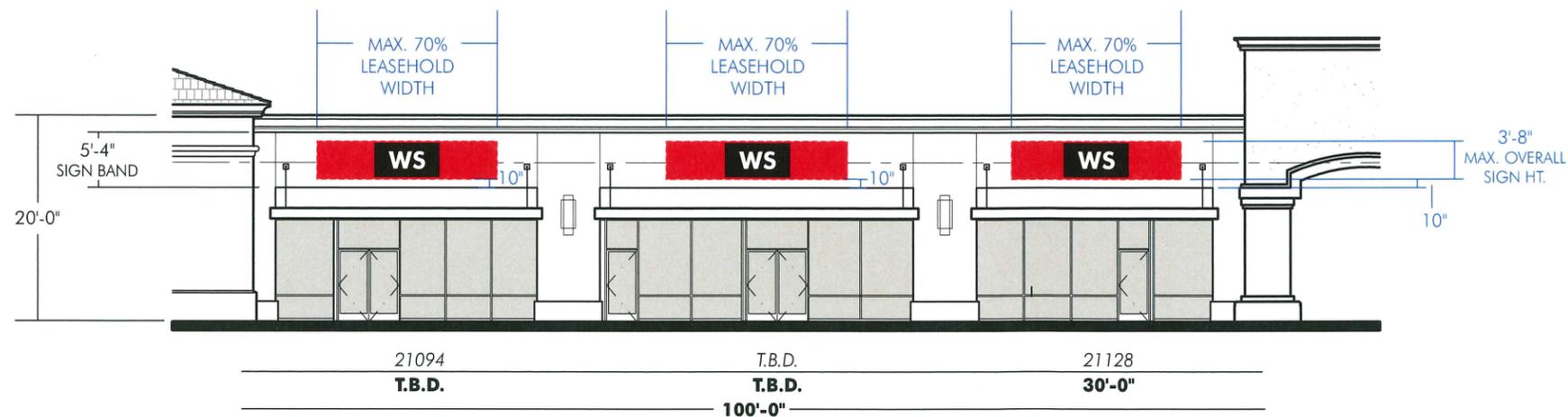
WEST BUILDING 'D' ELEVATION - CURRENT SUITE DIVISION

SIGNS ON THE WEST ELEVATION: MAX. 1.5 S.F. PER LINEAL FT. LEASEHOLD WIDTH (150.0 SQ. FT. TOTAL)

SIGN TYPE LEGEND

WS SHOP TENANT WALL SIGN

MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **150.0** SQ. FT.



WEST BUILDING 'D' ELEVATION - POSSIBLE FUTURE SUITE DIVISION



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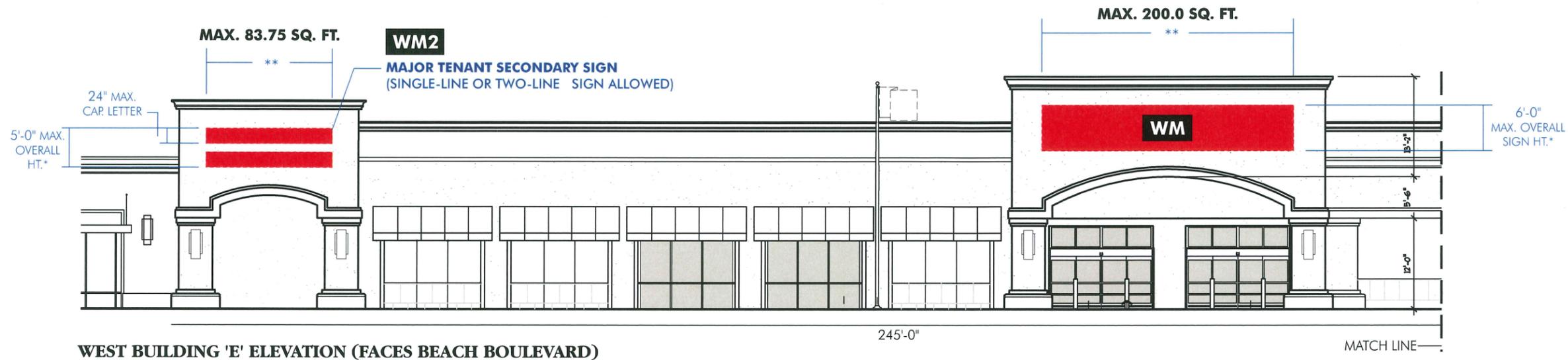


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Scale: 1/16"=1'-0"

BUILDING 'E' (MARKET) ELEVATIONS



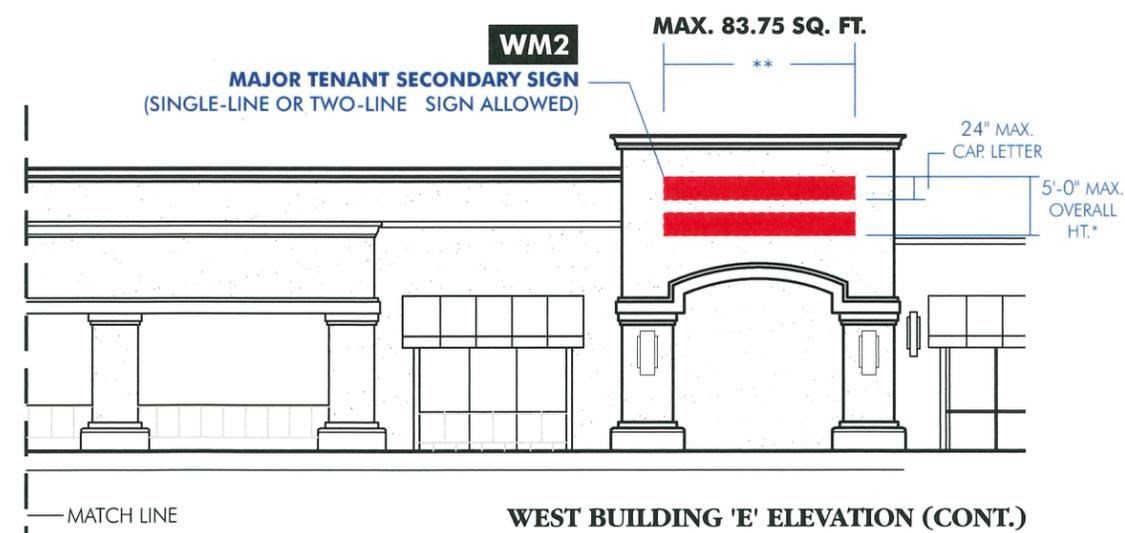
SIGN TYPE LEGEND

WM1 MAJOR TENANT WALL SIGN

WM2 MAJOR TENANT SECONDARY WALL SIGN - ILLUM.
MAY ONLY BE USED TO IDENTIFY A SEPARATE BUSINESS ON PREMISES

* OR 75% OF AVAILABLE SIGN BAND HEIGHT, WHICHEVER IS LESS.

** COMBINED WALL SIGN LENGTHS NOT TO EXCEED 70% OF LEASEHOLD WIDTH
MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **367.5** SQ. FT.





BEACH PROMENADE

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Prepared By:



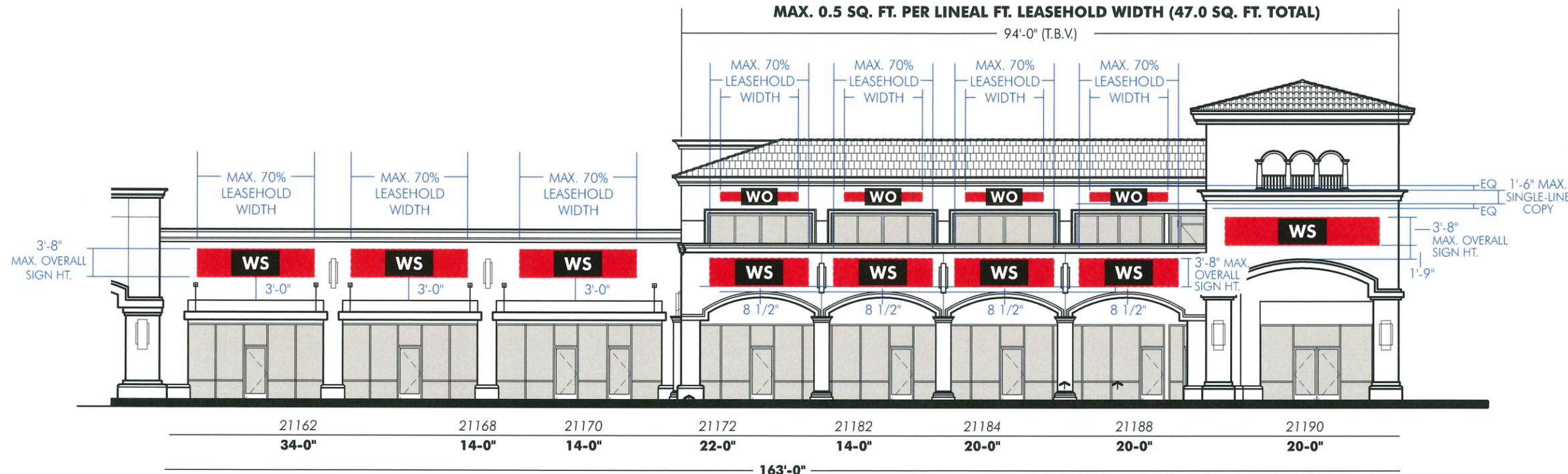
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714-540-5454 Phone
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Date: December 04, 2017

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

BUILDING 'F' ELEVATION

"WO" OFFICE TENANT WALL SIGNS FOR UPSTAIRS TENANTS WITH EXTERIOR ENTRANCES: MAX. 0.5 SQ. FT. PER LINEAL FT. LEASEHOLD WIDTH (47.0 SQ. FT. TOTAL)



WEST BUILDING 'F' ELEVATION

**"WS" SIGNS ON GROUND FLOOR OF THIS ELEVATION:
MAX. 1.5 SQ. FT. SIGN AREA PER 1
LINEAL FT. LEASEHOLD WIDTH (244.5 SQ. FT. TOTAL)**

NOTE: ARCHITECTURAL FEATURE
(GRID) ON TOWER HAS BEEN REMOVED
TO ALLOW FOR STANDARD **WS**
SIGNAGE ON TOWER

SIGN TYPE LEGEND

- WS** SHOP TENANT WALL SIGN
- WO** OFFICE TENANT WALL SIGN

MAX. TOTAL GROUND FLOOR WALL SIGN AREA FOR THIS BUILDING IS **244.5** SQ. FT.
TOTAL SECOND FLOOR WALL SIGN AREA FOR THIS BUILDING IS **47.0** SQ. FT.

**SIGN ON THE NORTH IS PART OF TOTAL FOR (3) SIGNS, BASED ON:
1.5 x THE LONGEST ELEVATION**



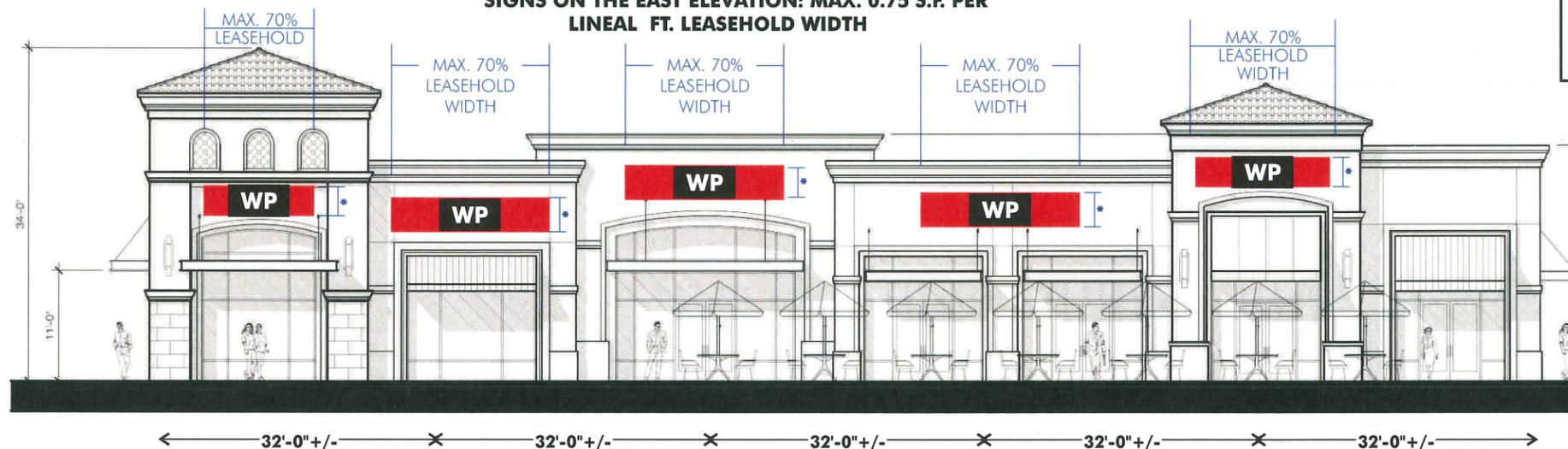
NORTH BUILDING 'G' ELEVATION (SIDE - FACES ATLANTA AVENUE)

**SIGN ON THE SOUTH IS PART OF TOTAL FOR (3) SIGNS, BASED ON:
1.5 x THE LONGEST ELEVATION**



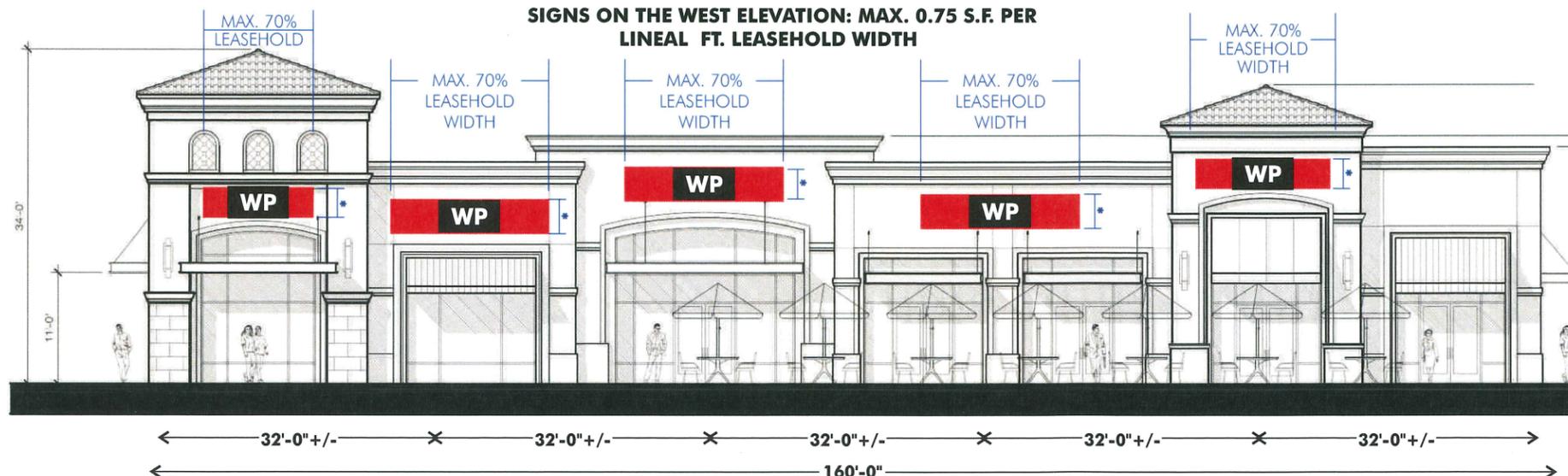
SOUTH BUILDING 'G' ELEVATION (SIDE)

**SIGNS ON THE EAST ELEVATION: MAX. 0.75 S.F. PER
LINEAL FT. LEASEHOLD WIDTH**



EAST BUILDING 'G' ELEVATION (FRONT - FACES PARKING)

**SIGNS ON THE WEST ELEVATION: MAX. 0.75 S.F. PER
LINEAL FT. LEASEHOLD WIDTH**



WEST BUILDING 'G' ELEVATION (REAR - FACES BEACH BOULEVARD)

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

* OVERALL SIGN HEIGHT N.T.E. 6'-0" OR 75% AVAILABLE SIGN BAND HEIGHT

** THE END TENANTS AT THE NORTH AND SOUTH SIDES OF THE BUILDING ARE ALLOWED THREE (3) SIGNS MAX. USING LONGEST ELEVATION. THE TOTAL SIGN AREA ALLOWED FOR ALL SIGNS EQUALS 1.5 SQ. FT. OF THE LONGEST ELEVATION

IN-LINE TENANTS ARE ALLOWED TWO (2) TWO SIGNS MAX, THE TOTAL SIGN AREA ALLOWED FOR ALL SIGNS EQUALS 1.5 SQ. FT. OF EAST OR WEST FRONT ELEVATION

TOTAL SIGN AREA ALLOWED FOR THIS BUILDING IS 240.0 SQ. FT.

**BEACH
PROMENADE**

SIGN PROGRAM

Beach Blvd. & Atlanta Av.
Huntington Beach, CA 92648

Prepared By:



3301 S. Susan
Santa Ana, CA 92704
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714-540-5959 Fax

Date: December 04, 2017

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

**BUILDING 'G'
ELEVATIONS**



BEACH PROMENADE

SIGN PROGRAM

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Prepared By:

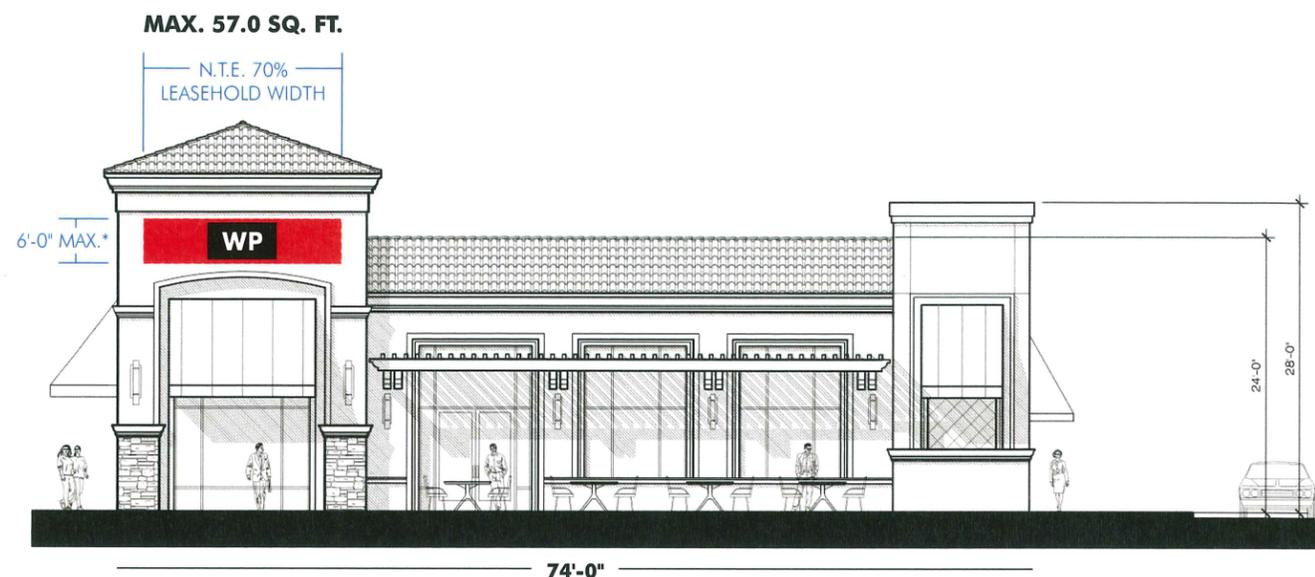


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Date: December 04, 2017

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

BUILDING 'H' ELEVATIONS

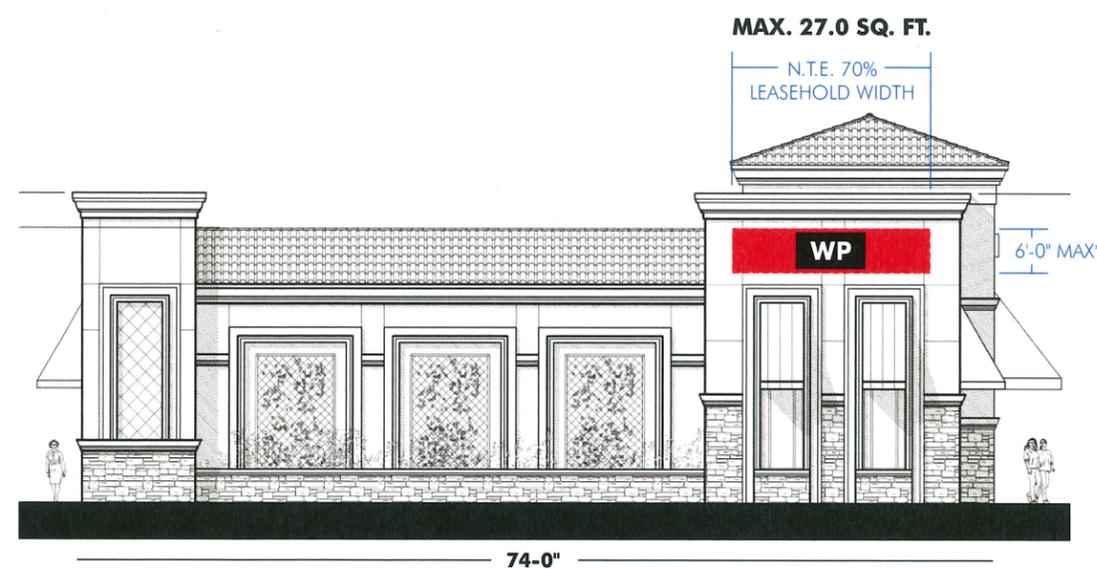


WEST BUILDING 'H' ELEVATION (SIDE, FACES BEACH BOULEVARD)

SIGN TYPE LEGEND

WP PAD TENANT WALL SIGN

* OR 75% AVAILABLE SIGN BAND HEIGHT, WHICHEVER IS LESS
MAX. TOTAL WALL SIGN AREA FOR THIS BUILDING IS **111.0** SQ. FT.



EAST BUILDING 'H' ELEVATION (REAR, FACES PARKING)



NORTH BUILDING 'H' ELEVATION (FRONT, FACES PARKING)

Total combined "WP" wall signage for any one elevation may not exceed 1.0 square foot per elevation, total for (2) is 1.5, WP sign area for Building I not to exceed 282.0 square feet. Front Showing (8) Possible Locations, No More Than Six (6) Signs Allowed On Second Floor Elevations show the approved 16 locations for second story wall signs. A maximum of 12 signs are allowed on the second floor on the North and South elevation, provided that the max. area for this sign type is not exceeded for the sum of both elevations.



NORTH BUILDING I ELEVATION (FRONT - FACES PARKING)



EAST BUILDING I ELEVATION (SIDE - FACES PARKING)



WEST BUILDING I ELEVATION (SIDE - FACES BEACH BLVD.)

Elevations show the approved 16 locations for first floor wall signs. Wall signs on the first floor shall be located only above a storefront entry provided that the max. area for this sign type is not exceeded for the sum of both elevations. Rear Showing (8) Possible Locations, No More Than Six (6) Signs Allowed On Second Floor

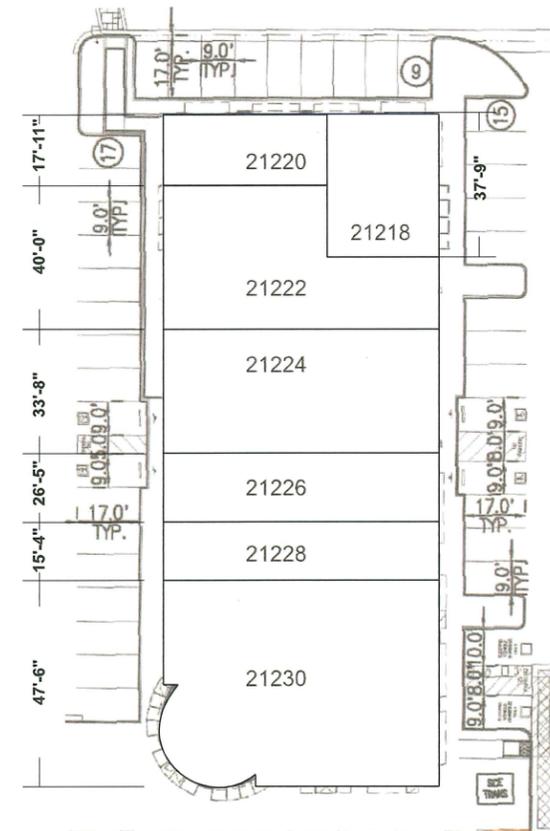


SOUTH BUILDING I ELEVATION (REAR - FACES PARKING)

A maximum of twelve (12) wall signs are allowed on the second floor, provided that the maximum area for this sign type is not exceeded.

The location of second floor office tenant signs are as depicted on these elevations. Second floor signs shall be adjacent to the business suite, or as close as possible and is subject to Landlords discretion. **Second floor sq. footage will comply in total and will be based on .75 s.f. of suite footage.**

****When applying for a building permit for a new wall sign, it is the tenant's responsibility to provide the sum of the sign area for all existing wall signs on the applicable floor and demonstrate the total sign area for the proposed sign and all other existing signs will not exceed the maximum sign area allowed.****



SIGN TYPE LEGEND	
WP	PAD TENANT WALL SIGN
WO	OFFICE TENANT WALL SIGN

"WP" SIGN ON GROUND FLOOR WALL SIGN FOR THIS BUILDING.
 MAX. 1.5 SQ. FT. SIGN AREA PER 1 LINEAL FT. LEASEHOLD WIDTH (282.0 SQ. FT.)
 "WO" SIGNS ON SECOND FLOOR OF THIS ELEVATION:
 MAX. .75 SQ. FT. SIGN AREA PER 1
 LINEAL FT. LEASEHOLD WIDTH (188.00 SQ. FT. TOTAL)
 1 SIGN PER TENANT PER ELEVATION TO MATCH PAGE 23



SIGN PROGRAM

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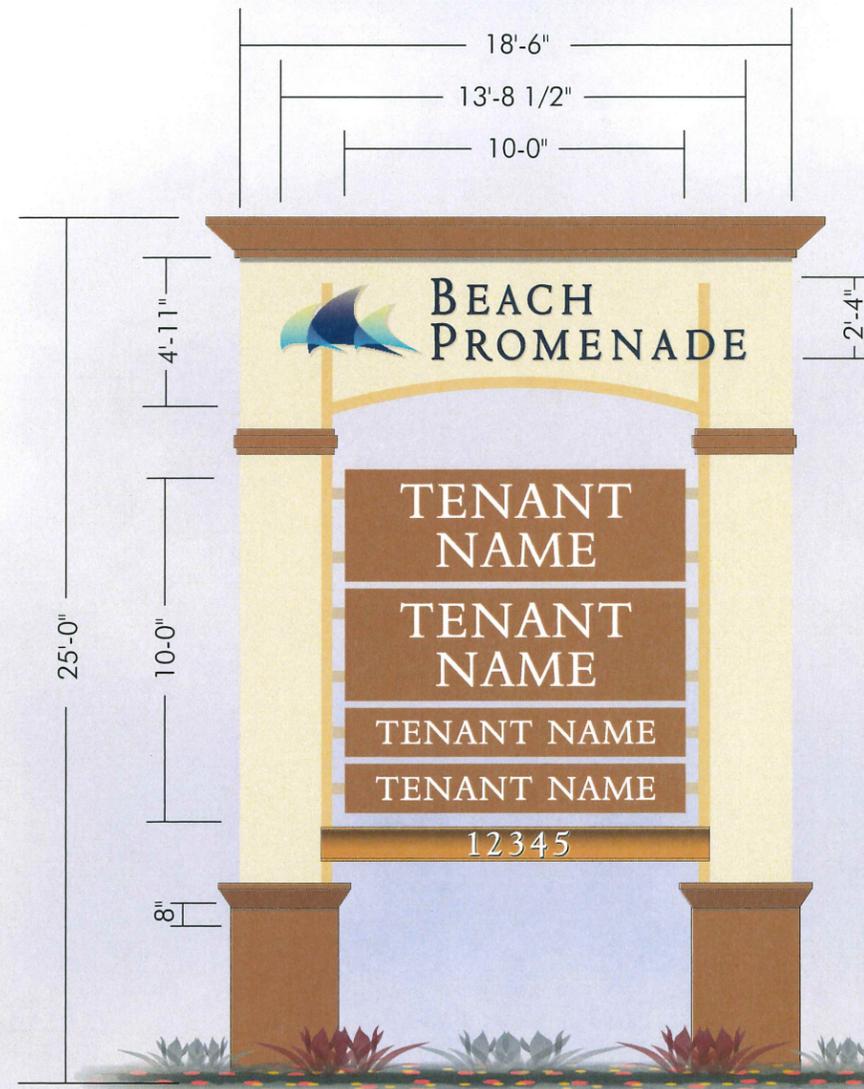
Date: February 13, 2018

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

BUILDING I ELEVATIONS

SIGN P MULTIPLE-TENANT PYLON SIGN

- Quantity: 1.
- Area: 132 square feet (area of tenant displays plus area of project identification lettering and logo).
- Height: 25'-0".
- Depth: 12" maximum separation between faces.
- Faces: Routed aluminum with push-thru acrylic (faces are opaque). Acrylic for project identification to have translucent vinyl overlay in stock color blue, with digitally printed vinyl on logo. Tenant names to be white, and may include translucent vinyl overlay only with prior written permission from Landlord.
- Illumination: Internal fluorescent lamps within tenant name cabinets and behind project name and logo.
- Address: Minimum 6" high flat-cut-out non-illuminated aluminum numerals, painted and installed flush to face of decorative channel.



- PAINT COLORS**
- AC-5 SPRINGFIELD TAN
 - AC-12 COPPER MOUNTAIN
 - HC-44 LENOX TAN
 - OC-38 ACADIA WHITE
 - 2096-30 GRANDFATHER CLOCK BROWN
 - HC-46 JACKSON TAN

DOUBLE-FACED PYLON SIGN ELEVATION

NOTE: FOR CONCEPTUAL REVIEW ONLY. TENANT PANEL CONFIGURATION MAY CHANGE.



SIGN PROGRAM

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Date: December 04, 2017

Scale: 3/16"=1'-0"

MULTI-TENANT PYLON SIGN

P

SIGN M1 SINGLE-TENANT MONUMENT SIGN

- Quantity: 1.
- Area: 60.0 square feet. Area of tenant displays alone is 18.7 square feet.
- Height: 6'-0".
- Depth: 12" maximum separation between faces.
- Faces: Routed aluminum with push-thru acrylic (faces are opaque).
- Illumination: Internal fluorescent lamps.

PAINT COLORS

-  AC-5
SPRINGFIELD TAN
-  AC-12
COPPER MOUNTAIN
-  HC-44
LENOX TAN
-  OC-38
ACADIA WHITE
-  2096-30
GRANDFATHER CLOCK
BROWN
-  HC-46
JACKSON TAN



SIGN PROGRAM

Beach Blvd. & Atlanta Av.
Huntington Beach, CA 92648

Prepared By:



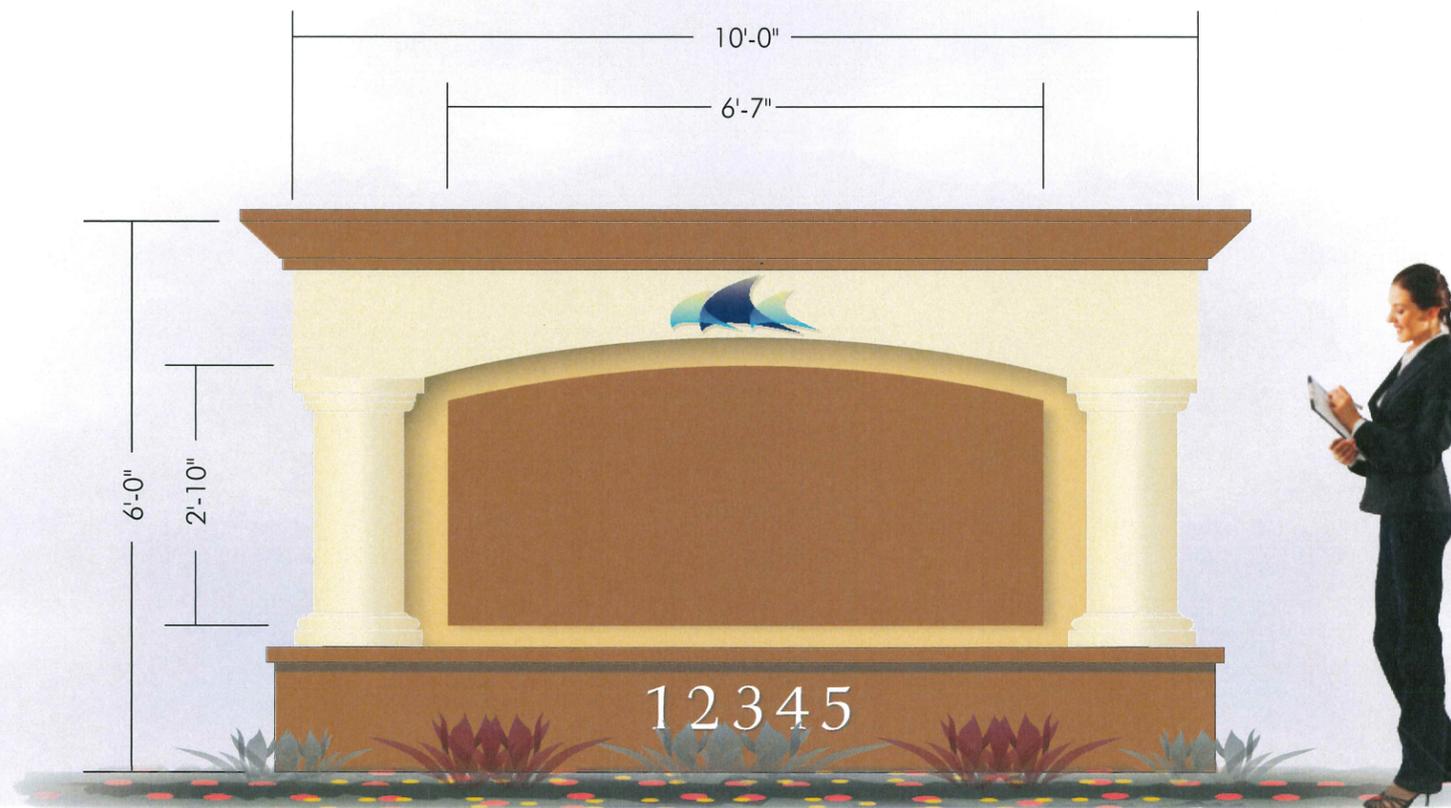
3301 S. Susan
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Date: December 04, 2017

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

**SINGLE TENANT
MONUMENT SIGN**

M1



DOUBLE-FACED MONUMENT SIGN ELEVATION

NOTE: FOR CONCEPTUAL REVIEW ONLY. TENANT PANEL CONFIGURATION MAY CHANGE.

SIGN M2 MULTIPLE-TENANT MONUMENT SIGN

- Quantity: 3.
- Area: 60.0 square feet. Area of tenant displays alone is 18.2 square feet.
- Height: 6'-0".
- Depth: 12" maximum separation between faces.
- Faces: Routed aluminum with push-thru acrylic (faces are opaque).
- Illumination: Internal fluorescent lamps.

PAINT COLORS

-  AC-5
SPRINGFIELD TAN
-  AC-12
COPPER MOUNTAIN
-  HC-44
LENOX TAN
-  OC-38
ACADIA WHITE
-  2096-30
GRANDFATHER CLOCK
BROWN
-  HC-46
JACKSON TAN



**BEACH
PROMENADE**

SIGN PROGRAM

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Date: December 04, 2017

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

**MULTI-TENANT
MONUMENT SIGN**

M2



DOUBLE-FACED MONUMENT SIGN ELEVATION

NOTE: FOR CONCEPTUAL REVIEW ONLY. TENANT PANEL CONFIGURATION MAY CHANGE.

SIGN PROGRAM

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Date: December 04, 2017

Scale: NTS

**MAJOR TENANT
WALL SIGN**

WM

SIGN TYPES WM1 WM2 MAJOR TENANT WALL SIGNS - Buildings 'C', and 'E'

OVERALL REGULATIONS

Area: Primary Identification and Secondary signs combined are not to exceed 1.5 square foot of signage per 1 foot of building frontage. No single sign may exceed 200 square feet in area. Please refer to building elevation pages of this sign program where individual sign areas have been calculated.

Length: Combined lengths of all signs not to exceed 70% of tenant leasehold frontage.

WM2 SECONDARY SIGNS (ILLUMINATED)

Quantity: 2 maximum per tenant.

Content: Words and symbols identifying separate business entity within the leasehold / building (e.g. a bank within a grocery store).

Height: 24" maximum letter height.

Sign Type: Individual 5" deep internally illuminated channel letters mounted flush to wall.

WM1 MAJOR TENANT PRIMARY WALL SIGN

Quantity: 1 per tenant per elevation facing a street or parking lot.

Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.

Height: 72" maximum overall, or 75% of available sign band height, whichever is less.

Sign Type: Channel letter type signage.

Projection: Not to exceed 8" from wall.

Installation: Flush to building wall.

Illumination: Internal neon or L.E.D.



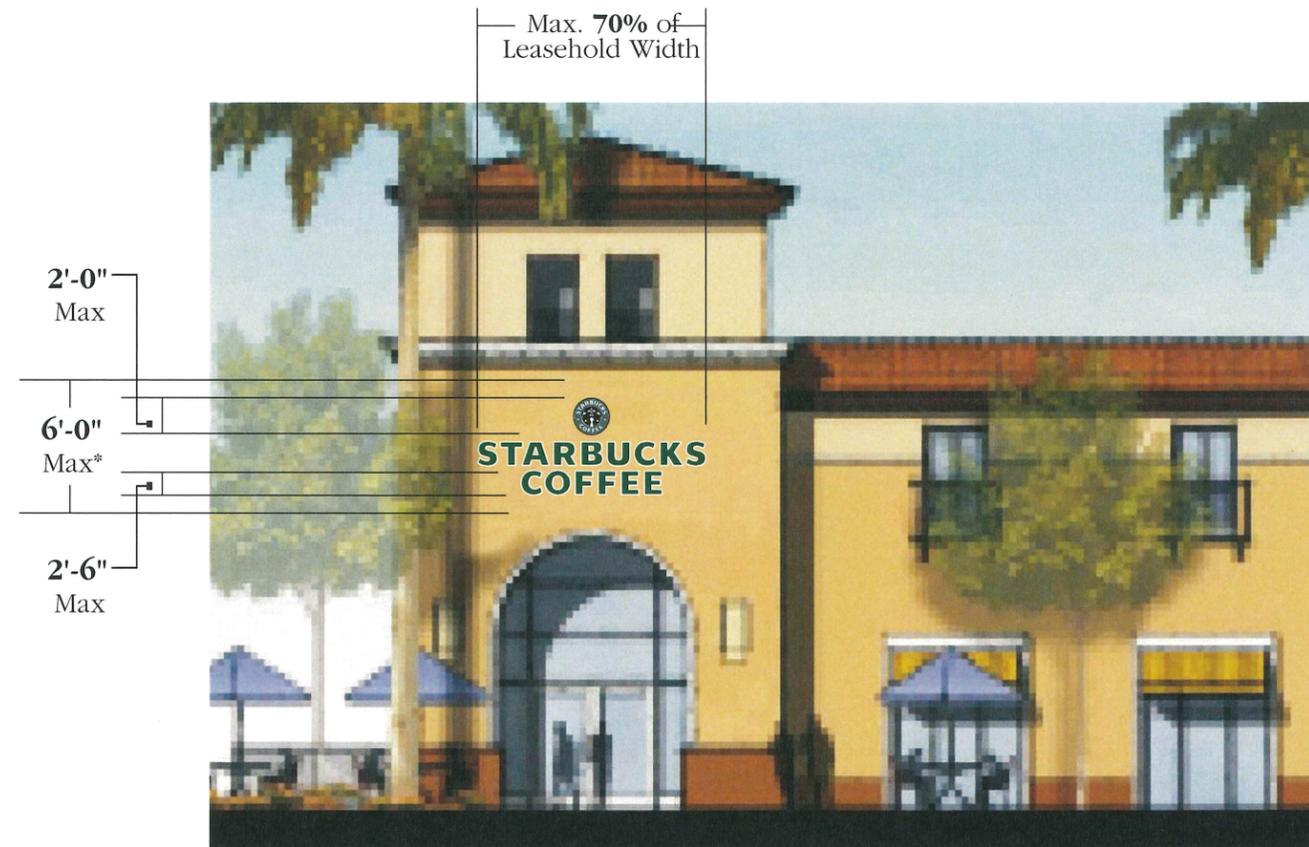
* Or 75% of available sign band height, whichever is less.

6'-0" Max.*

SAMPLE MAJOR TENANT STORE ELEVATION

SIGN TYPE **WP** **PAD TENANT WALL SIGN - Buildings 'A' & 'H'**

- Quantity: 1 per elevation facing a street or parking lot.
- Area: As designated on building elevation pages of this program. Total combined wall signage for a single pad building may not exceed 1.5 square feet per lineal foot of building frontage (longest frontage facing a street or parking lot has been chosen for calculation).
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Height: 24" maximum letter height. Note that ascending and descending letter portions may extend up to 4" beyond net sign area provided that at least 1 1/2" clearance is maintained between this sign element and edge of sign band. A maximum of two lines of copy shall be permitted. Logo height not to exceed 2'-0". Overall sign height not to exceed the lesser of 6'-0" or 75% of available sign band height.
- Width: Not to exceed 70% of tenant leasehold width .
- Construction: Individual channel letters / logo type signage. Standard pan, reverse pan, or "open pan" (with clear acrylic faces) construction allowed.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal neon or L.E.D., halo neon or L.E.D., or exposed neon illumination (neon tube visible through clear acrylic faces).
- Colors: Tenant's choice, pending Landlord approval.



SAMPLE PAD TENANT STORE ELEVATION

* Or 75% of available sign band height, whichever is less.

SIGN PROGRAM

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Date: December 04, 2017

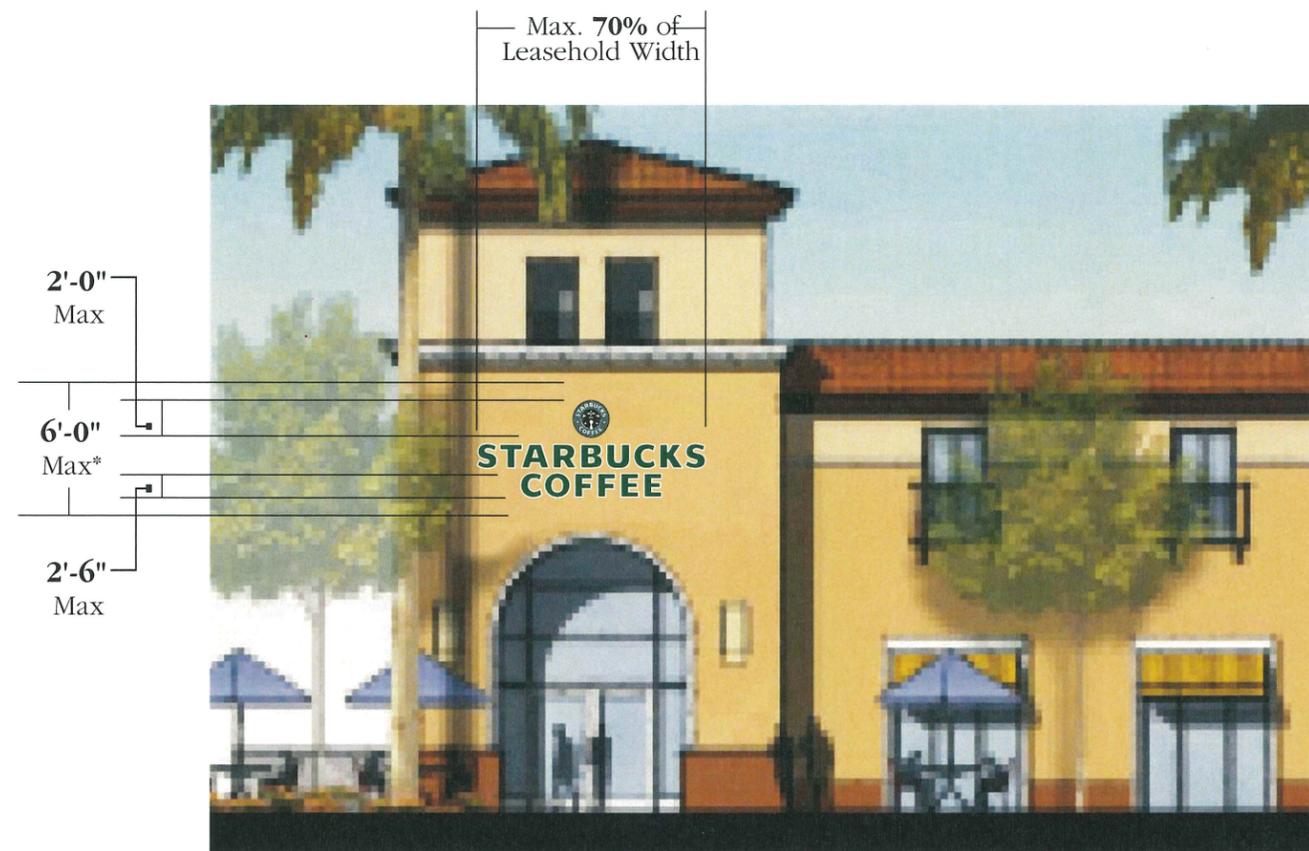
Scale: NTS

PAD TENANT WALL SIGN

WP

SIGN TYPE **WP** **PAD TENANT WALL SIGN - Building 'G'**

- Quantity: 1 per tenant per elevation facing a street or parking lot.
- Area: As designated on page 13 of this program, total combined wall signage for any two or three elevations may not exceed 1.5 square foot per lineal foot of east or west building width, with total sign area for Building G not to exceed 240.0 square feet.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Height: 24" maximum letter height. Note that ascending and descending letter portions may extend up to 4" beyond net sign area provided that at least 1 1/2" clearance is maintained between this sign element and edge of sign band. A maximum of two lines of copy shall be permitted. Logo height not to exceed 24". Overall sign height not to exceed the lesser of 6'-0" or 75% of available sign band height.
- Width: Not to exceed 70% of tenant leasehold width.
- Construction: Individual channel letters / logo type signage. Standard pan, reverse pan, or "open pan" (with clear acrylic faces) construction allowed.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal neon or L.E.D., halo neon or L.E.D., or exposed neon illumination (neon tube visible through clear acrylic faces).
- Colors: Tenant's choice, pending Landlord approval.



SAMPLE PAD TENANT STORE ELEVATION

* Or 75% of available sign band height, whichever is less.

SIGN PROGRAM

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Date: December 04, 2017

Scale: NTS

**PAD TENANT
WALL SIGN**

WP

SIGN TYPE WP PAD TENANT WALL SIGN - Building 'I'

- Quantity: 1 per tenant per elevation facing a street or parking lot.
- Area: As designated on page 15 of this program. Total combined "WP" wall signage for any one elevation may not exceed 1.0 square foot per elevation, total for (2) is 1.5, WP sign area for Building I not to exceed 282.0 square feet.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Height: 2'-6" maximum letter height. Note that ascending and descending letter portions may extend up to 4" beyond net sign area provided that at least 1 1/2" clearance is maintained between this sign element and edge of sign band. A maximum of two lines of copy shall be permitted. Logo height not to exceed 2'-6". Overall sign height not to exceed the lesser of 6'-0" or 75% of available sign band height.
- Width: Not to exceed 70% of tenant leasehold width.
- Construction: Individual channel letters / logo type signage. Standard pan, reverse pan, or "open pan" (with clear acrylic faces) construction allowed.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal neon or L.E.D., halo neon or L.E.D., or exposed neon illumination (neon tube visible through clear acrylic faces).
- Colors: Tenant's choice, pending Landlord approval.

SIGN PROGRAM

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Date: March 06, 2018

Scale: NTS

PAD TENANT WALL SIGN



Max. heights shown on page 15 of this document, per sign location. In no case shall sign height exceed 75% of sign band height.



SAMPLE BUILDING 'I' PAD TENANT RETAIL TENANT SIGNAGE

SIGN TYPE WP PAD TENANT WALL SIGN - Building 'I'

- Quantity: 1 per tenant per elevation facing a street or parking lot.
- Area: As designated on page 15 of this program. Total combined "WP" wall signage for any one elevation may not exceed 1.0 square foot per elevation, total for (2) is 1.5, WP sign area for Building I not to exceed 282.0 square feet.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Height: 2'-6" maximum letter height. Note that ascending and descending letter portions may extend up to 4" beyond net sign area provided that at least 1 1/2" clearance is maintained between this sign element and edge of sign band. A maximum of two lines of copy shall be permitted. Logo height not to exceed 2'-6". Overall sign height not to exceed the lesser of 6'-0" or 75% of available sign band height.
- Width: Not to exceed 70% of tenant leasehold width.
- Construction: Individual channel letters / logo type signage. Standard pan, reverse pan, or "open pan" (with clear acrylic faces) construction allowed.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal neon or L.E.D., halo neon or L.E.D., or exposed neon illumination (neon tube visible through clear acrylic faces).
- Colors: Tenant's choice, pending Landlord approval.



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Date: March 06, 2018

Scale: NTS

PAD TENANT WALL SIGN



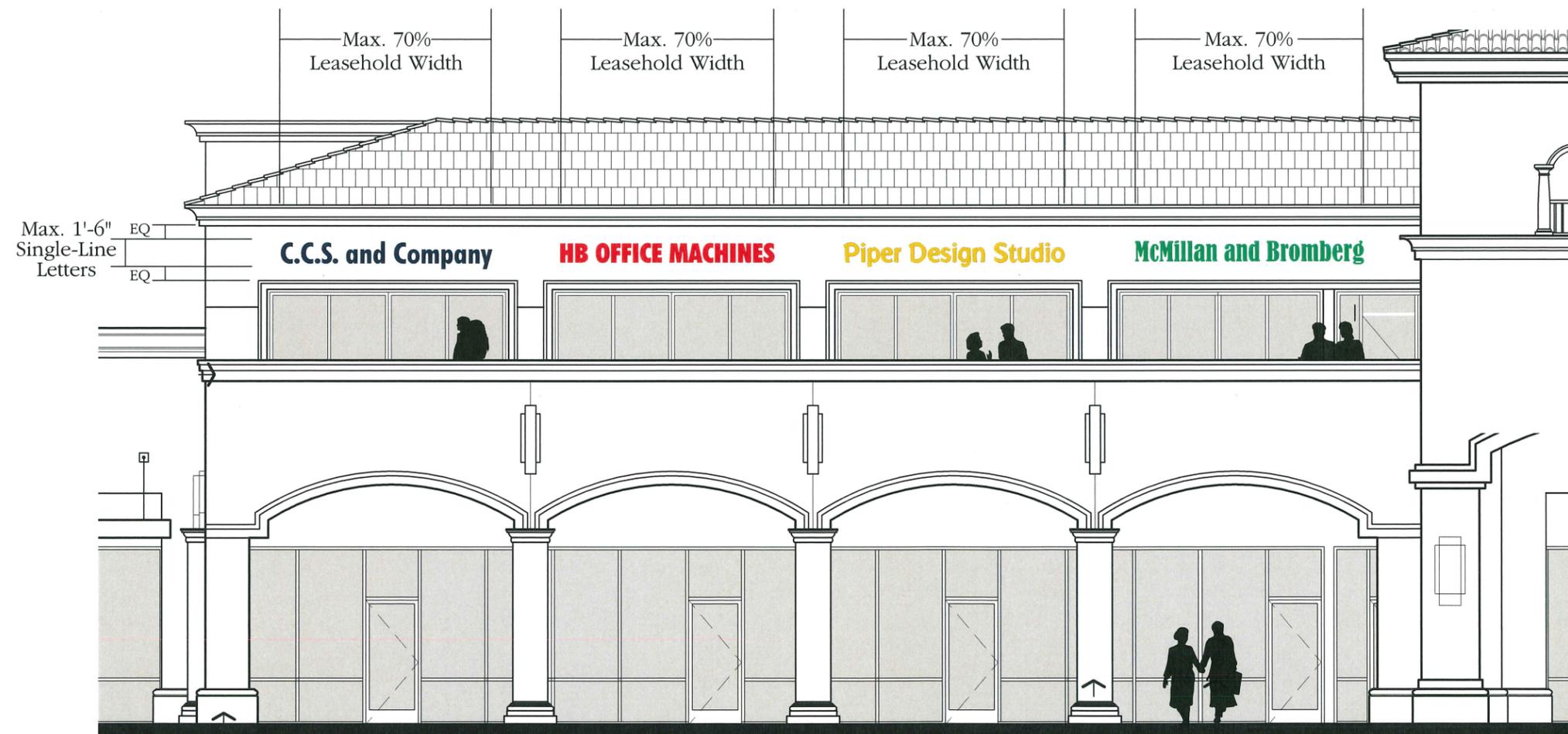
Max. heights shown on page 15 of this document, per sign location. In no case shall sign height exceed 75% of sign band height.



SAMPLE BUILDING 'I' PAD TENANT RETAIL TENANT SIGNAGE

SIGN TYPE **WO** **OFFICE TENANT WALL SIGN - Building 'F'**

- Quantity: 1 sign maximum per upstairs tenant with exterior entrance, to be displayed on tenant's storefront sign band.
- Content: Tenant business name as it appears on d.b.a. of Tenant. No logos permitted.
- Length: Maximum of 70% of tenant's leasehold width.
- Area: Maximum of 0.5 square feet of wall sign area per lineal foot of tenant's leasehold frontage. Area to be calculated by drawing a perimeter constructed of no more than eight (8) continuous straight lines (with right angles) formed around the extreme outer limits of the sign message, including the underscore.
- Height: Maximum 18 inch high, single-line letters, upper-case or upper- and lower-case. Letter height to be based on capital letter height. Descending or ascending portions of stylized or lower-case letters may cause the overall sign height to exceed 18 inches, but in no case shall the overall sign height exceed 24 inches or 75% of available sign band height, whichever is less.
- Design: Must be approved by Landlord and Design Consultant as outlined in sign program.
- Construction: Individual 5" deep fabricated aluminum standard pan channel letters with internal L.E.D. illumination. Returns and trimcap must be Duranodic Bronze. 3/16" thick acrylic faces to be proposed by Tenant. Translucent vinyl overlay on faces is allowable. Letters to be installed flush to wall.



PARTIAL WEST BUILDING 'F' ELEVATION

* Or 75% of available sign band height, whichever is less.

SIGN PROGRAM

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Date: December 04, 2017

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

**OFFICE TENANT
WALL SIGN**

WO



BEACH PROMENADE

SIGN PROGRAM

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Date: December 04, 2017

Scale: NTS

SHOP TENANT WALL SIGN

WS

SIGN TYPE **WS** SHOP TENANT WALL SIGN - Buildings 'B, 'D, & 'F'

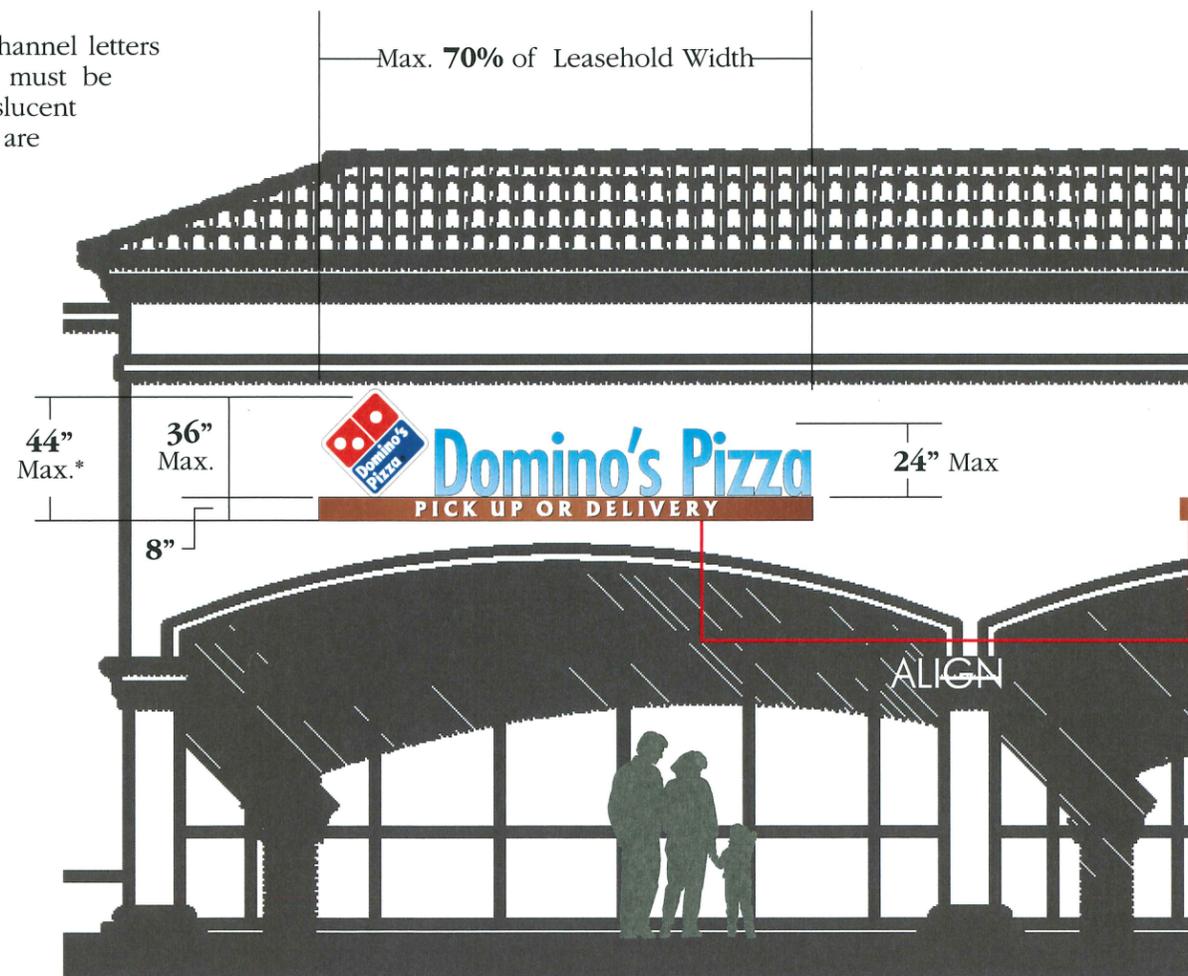
- Quantity: 1 sign maximum per tenant, to be displayed on tenant's front (primary public entrance) elevation.
- Content: Tenant business name, optional logo, and optional illuminated subcopy on shelf face. Copy on top of shelf (channel letters) must be Tenant's d.b.a. Subcopy on shelf face may deviate from d.b.a. (i.e. copy may describe products or services).
- Length: Maximum of 70% of tenant's leasehold width.
- Area: Maximum of 1.5 square feet of wall sign area per lineal foot of tenant's leasehold frontage. Area to be calculated by drawing a perimeter constructed of no more than eight (8) continuous straight lines (with right angles) formed around the extreme outer limits of the sign message, including the underscore.
- Height: Max. 24 inch letter height. Max. 36 inch logo height. Logo height may not exceed 200% of letter height. Notwithstanding the previous maximum heights, overall maximum sign height (including the 8" underscore height) may not exceed 44" or 75% of available sign band height, whichever is less. Single line channel letter copy only permitted.
- Design: Must be approved by Landlord and Design Consultant as outlined in sign program.
- Construction: Sign to consist of individual internally illuminated channel letters atop decorative underscore and a minimum of 1 other sign element as described below.

Channel letters/logo: Individual 5" deep fabricated aluminum standard pan channel letters and optional logo with internal L.E.D. illumination. Returns and trimcap must be Duranodic Bronze. 3/16" thick acrylic faces to be proposed by Tenant. Translucent vinyl overlay on faces is allowable. Strictly rectangular or square logo shapes are not allowed unless part of a nationally recognized trademarked logo.

Decorative underscore: Fabricated aluminum underscore with optional routed copy on face backed with #7328 translucent white acrylic. underscore must be painted to match project color Dunn Edwards "Brown Eyes" (DE 5265). Underscore to have white L.E.D. strips on aluminum baffle spaced 5" behind underscore face, for optional subcopy illumination.

Additional design elements: Sign to consist of the above and a minimum of 1 of the following:

1. Logo may be made dimensional rather than simple channel construction (i.e. push-thru graphics and routed aluminum face).
2. Mesh screens, metal grids, or perforated aluminum accents may be added behind channel letters/logo.
3. Exposed neon accents (i.e. logo border, accent neon on mesh screen behind sign).
4. Other sign elements or enhancements are possible provided they do not violate City code, pending approval of Landlord and Design Consultant.



SAMPLE SHOP TENANT STORE ELEVATION

* Or 75% of available sign band height, whichever is less.



BEACH PROMENADE

SIGN PROGRAM

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Date: December 04, 2017

SHOP TENANT WALL SIGN

WS

SIGN EXAMPLE 1



INDIVIDUAL CHANNEL LETTERS
+ DIMENSIONAL (PUSH-THRU) LOGO
- ILLUMINATED SUBCOPY -

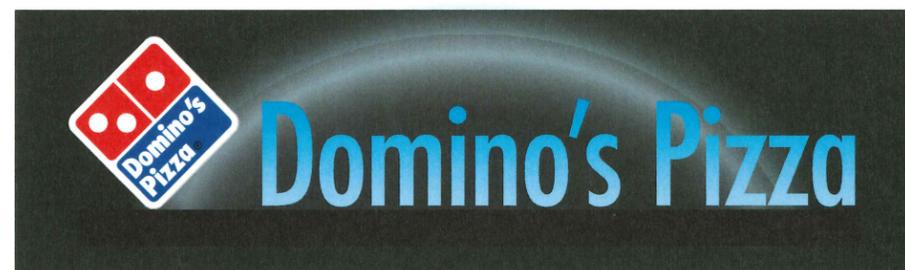


ILLUMINATION EFFECT

SIGN EXAMPLE 2



INDIVIDUAL CHANNEL LETTERS
+ DIMENSIONAL (PUSH-THRU) LOGO
+ PERFORATED ALUMINUM SCREEN
+ ACCENT NEON BEHIND SCREEN



ILLUMINATION EFFECT

SIGN EXAMPLE 2



INDIVIDUAL CHANNEL LETTERS
+ DIMENSIONAL (PUSH-THRU) LOGO
+ PERFORATED ALUMINUM SCREEN
+ ACCENT NEON AROUND LOGO
- ILLUMINATED SUBCOPY -



ILLUMINATION EFFECT



BEACH PROMENADE

SIGN PROGRAM

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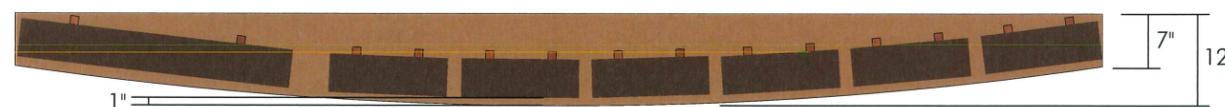
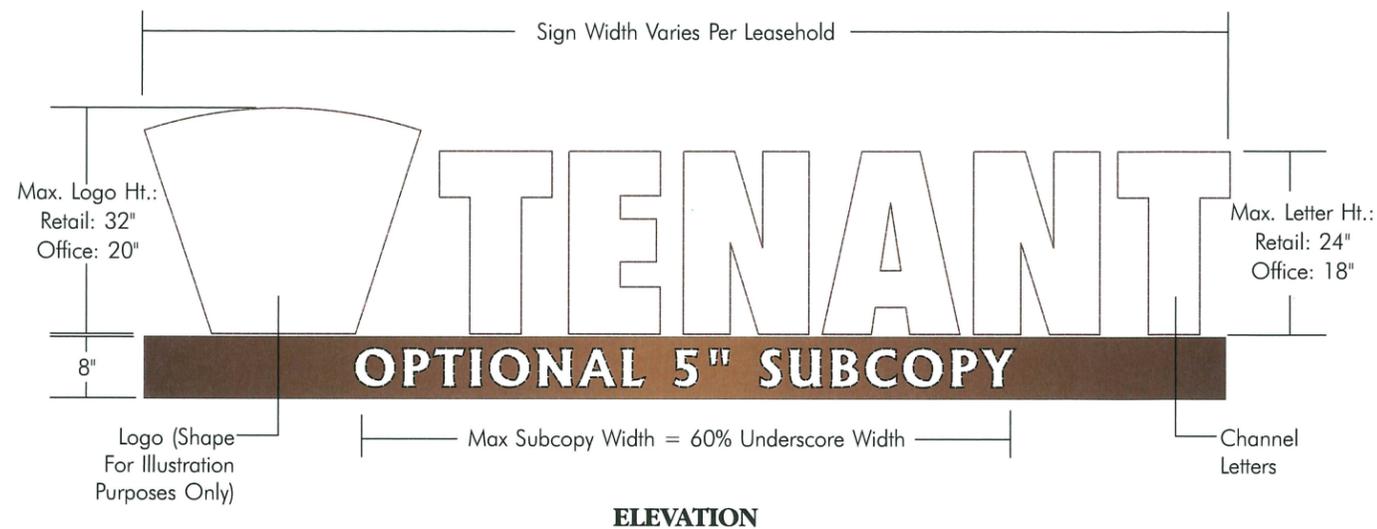


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Date: December 04, 2017

SHOP TENANT WALL SIGN

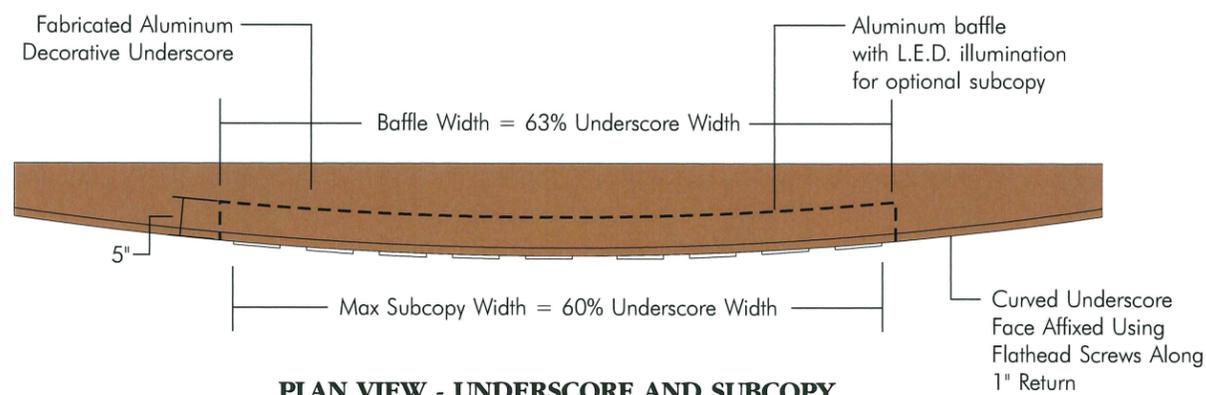
WS



PLAN VIEW - CHANNEL LETTERS AND UNDERScore

PAINT COLOR

 2096-30
GRANDFATHER CLOCK
BROWN



PLAN VIEW - UNDERScore AND SUBCOPY

DESIGN ALTERNATIVE, RACEWAY CAN BE FLUSH OR ROUNDED DEPENDING ON LIGHT FIXTURE



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Huntington Beach, CA 92648

Prepared By:



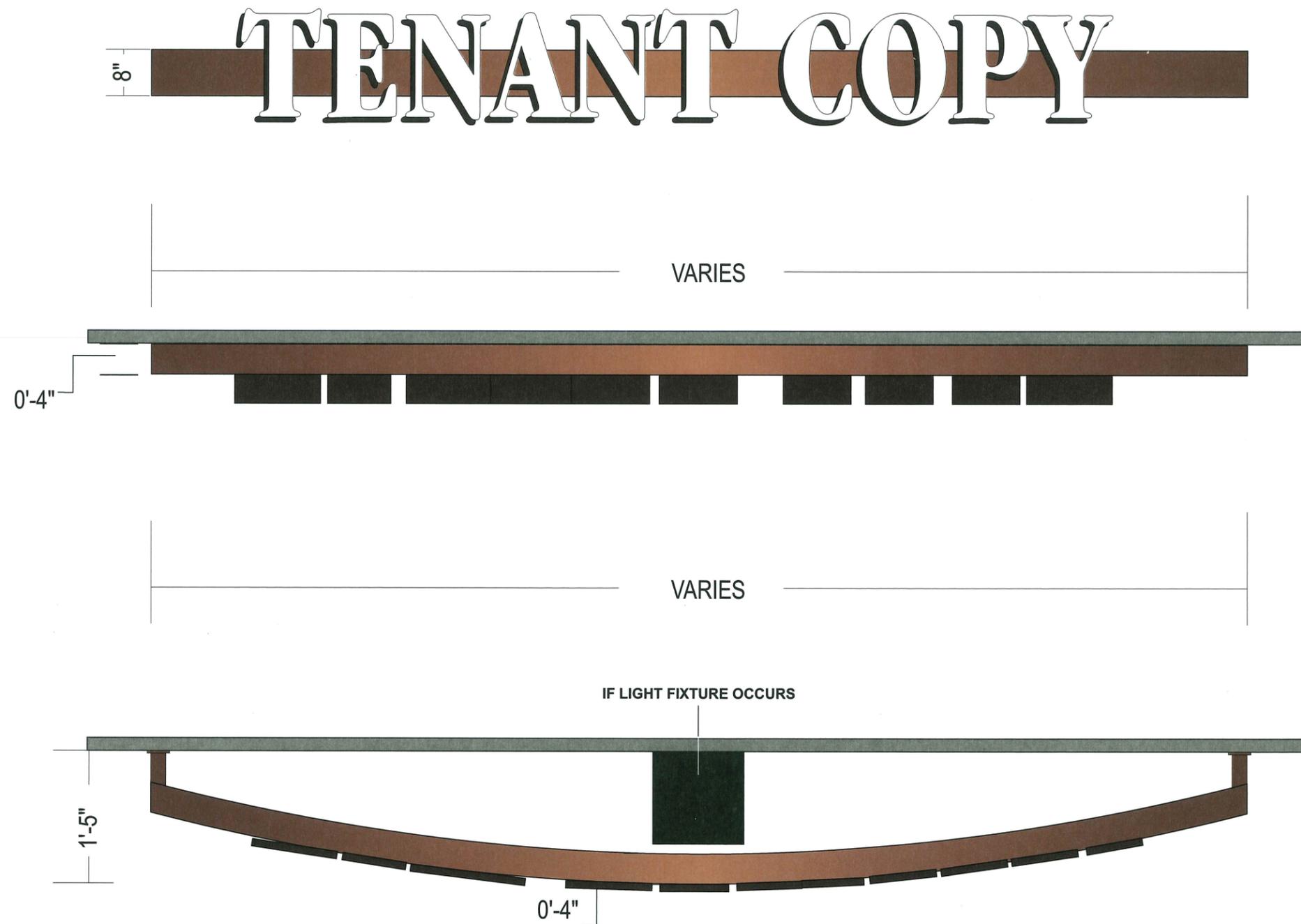
3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: December 04, 2017

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

SHOP TENANT WALL SIGN

WS





BEACH PROMENADE

SIGN PROGRAM

Beach Blvd. & Atlanta Av.
Huntington Beach, CA 92648

SIGN TYPE **A** TENANT ARCADE SIGN

- Quantity: 1 per tenant.
- Location: Suspended from walkway canopy directly in front of and within 4'-0" of main public entrance door(s), perpendicular to storefront, 8'-0" above finished floor.
- Content: Tenant business name and optional logo.
- Area: 8 square feet.
- Construction: As noted.
- Illumination: Non-illuminated.

PAINT COLORS

-  OC-38 ACADIA WHITE
-  2096-30 GRANDFATHER CLOCK BROWN

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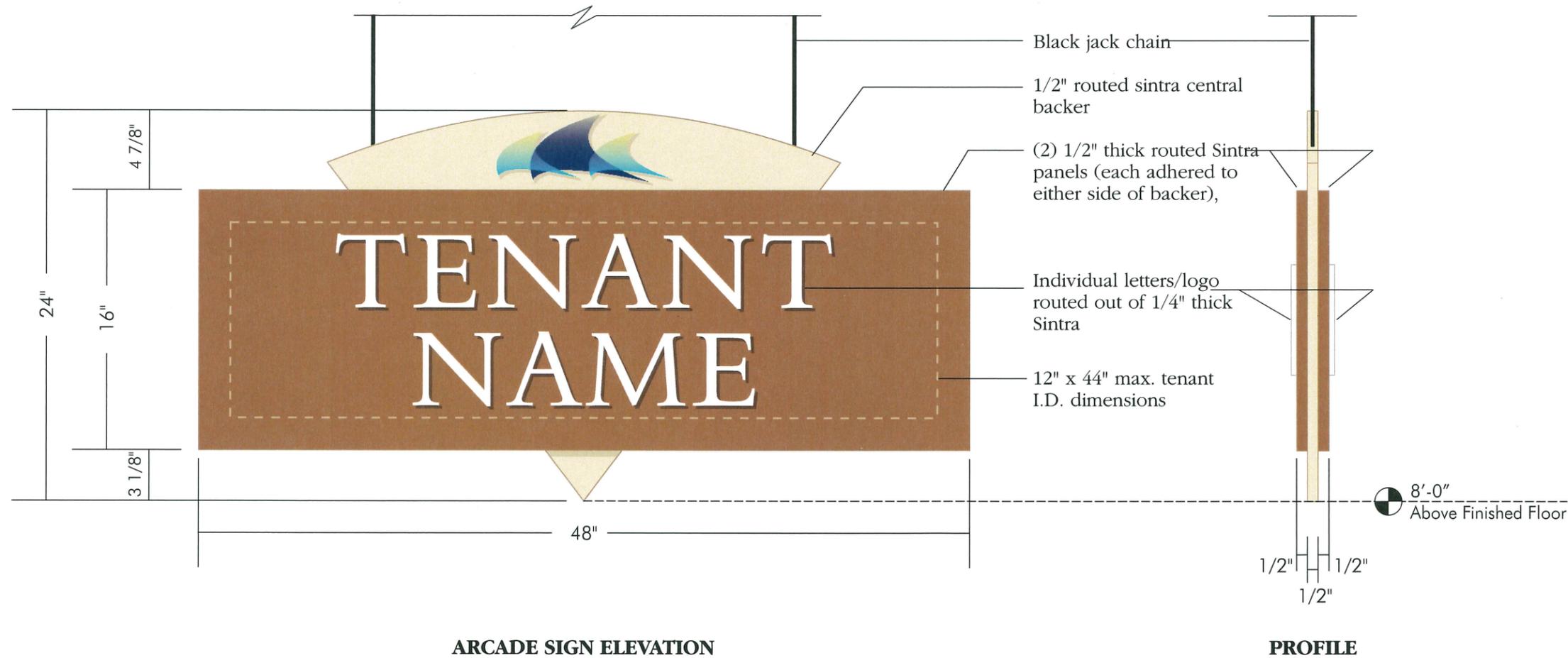
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TENANT LIST PART I

Building	Address	Owner / Address	Sq. Feet	Frontage	Current Tenant	Future Tenant		
						Sq. Ft.	Frontage	Tenant
A	21022	Bijan Sassounian 21190 Beach Boulevard Huntington Beach, CA 92648 (714) 374-5678	8,500		first floor remodel under construction	5,000	115' Atl. 43' Beach	Restaurant
			3,100		second floor remodel under construction	3,500	42'	Restaurant(s)
						25'	Yoga studio	
						0	23'	B of A ATM
B	21032	Sigma Enterprises	2,550	50'	Las Barcas Mexican Restaurant	same as existing		
	21042	111 S. Kraemer Blvd., Suite C	765	15'	The Wave Hair Salon			
	21064	Brea, CA 92821-4676	1,530	30'	Sullivan's Chinese Restaurant			
	21068	Phillip Silver (714) 671-2125, ext. 1	1,530	30'	Surfside Coin Laundry			
	21070		765	15'	Pasquini Gourmet Coffee			
21076		1,020	20'	Magical Nails Salon				
C	21082	PNS Stores, Inc. (Big Lots) 300 Phillipi Road Columbus, OH 43228-5311 Kevin Day (614) 278-6718	26,340	160'	Big Lots Department Store	same as existing		
D	21094	Sigma Enterprises	5,700	70'	Tumbleweeds Tavern	same as existing		
	21128	111 S. Kraemer Blvd., Suite C Brea, CA 92821-4676 Phillip Silver (714) 671-2125, ext. 1	1,300	30'	Beach Cleaners			
E	21032	Breaker Center 21190 Beach Boulevard Huntington Beach, CA 92648 Bijan Sassounian (714) 374-5678	31,000	245'	Rite Aid Drug Store	31,000	245'	Family Market



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TENANT LIST PART II

F	21142	Breaker Center	1,150	163' 1st Floor	Atlanta Hair & Nails Salon	0		these suites demolished as part of market expansion
	21144	21190 Beach Boulevard	1,150	94' 2nd Floor	Sushi Adami	0		
	21146	Huntington Beach, CA 92648	760		Maple Ridge Mobile Home Sales	0		
	21148	Bijan Sassounian (714) 374-5678	1,150		Randazzo Italian Restaurant	0		
	21162		3,620		Seaside Tropical Pets	2,900	34'	
	21168		760		Avon Beauty Products	900	14'	
	21170		760		Tantalize Tanning Salon	900	14'	
	21172		1,300		Domino's Pizza	1,400	22'	
	21182		780		Juicy Fashion	900	14'	
	21184		1,210		O'Neil Fitness Studio	1,400	20'	
	21188		1,100		STOFMA Investments	1,300	20'	
21190		1,200		SAS Development	1,300	25'		
					11,000			
G	TBD	Beach Promenade LLC	9,000	160' Beach	Planned Future Building	1,800		
		21190 Beach Boulevard		60' Atlanta	Food Court - 4-5 tenants	1,800		
		Huntington Beach, CA 92648				1,800		
		Bijan Sassounian (714) 374-5678				1,800		
						1,800		
H	TBD	Beach Promenade LLC	4,260	74' Beach	Planned Building			assume single tenant
	21190 Beach Boulevard			Bank or Restaurant				
	Huntington Beach, CA 92648							
	Bijan Sassounian (714) 374-5678							
I	TBD	Beach Promenade LLC	24,936	188' Parking lot	Planned Building			
	21190 Beach Boulevard							
	Huntington Beach, CA 92648		76' Beach					
	Bijan Sassounian (714) 374-5678							